

# GALVANIZERS COMPANY



2406 N.W. 30th AVENUE

PORTLAND, OREGON 97210

7/15/16

PSC  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland, OR 97201

Dear PSC Commissioners:

I gave a brief and unplanned testimony at the July 10, 2016 PDC meeting, concerning the closure of NW Roosevelt Street between NW 29<sup>th</sup> Avenue and NW 30<sup>th</sup> Avenue. I wanted to expand upon that testimony to make sure my concerns were shared with you.

Cairn Pacific LLC is under contract to purchase Royal Oak Metal Craft (2135 NW 29<sup>th</sup> Ave.). Their intent is to close Roosevelt Street and combine the Royal Oak property with the adjoining Naito property and erect a mixed use development on that site. This property borders the Guilds Lake Industrial Sanctuary (GLIS). In a letter from Travis Henry of Cairn Pacific dated May 21, 2016 he states, "We believe that this property is a gateway to the NW District from the North, and represents an opportunity to bring a mixture of uses and services that will be desirable to area residents".

Mr. Henry doesn't seem to understand what the Guilds Lake Industrial Sanctuary is all about. The GLIS became effective December 21, 2001. It was on November 14, 2001 that the City Council voted unanimously to pass, with one amendment, Ordinance No. 176092, which adopted the GLIS and amended the Comprehensive Plan and Zoning Code.

The purpose of the GLIS is to maintain and protect this area as a unique place for a broad variety of industrial land uses and businesses. The plan recognizes the unique role of industrial land in Portland's economy and the importance of industrial businesses in providing living-wage jobs. Galvanizers Company provides living-wage jobs to 35 households. These households are depending upon long term employment with a company who has been operating at its current site for 75+ years. Much of Portland's infrastructure has been galvanized for corrosion protection by our facility. The Tri-met light rail system, the East Bank Esplanade, many of Portland's traffic signal poles and light poles along the freeways, the majority of the highway sign bridges structures which guide traffic in and out of our city, and many of the high rise buildings in downtown Portland have canopies or internal support systems that were coated at Galvanizers Company.

The huge influx of apartment buildings and condo's as well as non-industrial businesses is encroaching upon the GLIS. As noted in the Guilds Lake Industrial Sanctuary Plan, "GLIS has come under increasing pressure for changes to land use and development patterns that could diminish its role as a premier industrial district". The existence or expansion of nearby residential and mixed-use areas (such as Cairn Pacific's proposed plan) creates potential land use and traffic conflicts with industrial operations in the GLIS. Additionally, noted in the plan, "The GLIS is a unique and important part of the city and the region. As a valuable source of well-paying jobs

and regional, national and international commerce, the GLIS is a vital component of the region's economy".

In 1996, the City Council recommended that the four northwest neighborhood associations with industrial zoning agree on issues related to long-term industrial land use. NINA (Northwest Industrial Neighborhood Association) sponsored a workshop to determine how the four neighborhoods could work together. An outgrowth of this workshop was the Northwest Industrial Sanctuary Working Group (SWG). In 1999 the SWG coalition reached a consensus on recommendations for criteria and boundaries of industrially zoned areas, including establishing "buffer areas" between industrial and residential mixed-use areas. As noted in the plan, "Whenever appropriate and possible, the two-block buffer zones should exclude new residential zoning". The Cairn Pacific proposed property would not fall in line with this recommend "buffer area".

Industry by its very nature can be loud, dirty, and rely heavily upon a transportation system that allows large trucks, barges, and other heavy equipment. The beauty of the GLIS is its excellent road, rail and water transportation networks. This includes NW Nicolai Street which becomes St. Helens road and runs in front of the Cairn Pacific proposed property. This proposed mixed-use development is going to put a strain on the transportation system, place families in a living situation which faces a very heavily traveled truck route, and several heavy industrial operations. The current use of the property provides that "buffer area" and is a good use of the property.

As noted in the GLIS plan, "GLIS businesses have helped Portland become a national model for sustainable development by integrating environmentally sensitive industrial practices with economic efficiency. The GLIS has helped Portland meet regional targets for job growth during the past twenty years. Several thousand family-wage jobs have been added through business expansion increases in production capacity and employee density and through redevelopment of obsolete and contaminated sites".

It is imperative that the PDC and City Council honor and support the continued existence of the Guilds Lake Industrial Sanctuary. Industry has been and needs to continue to be an important part of Portland's economic growth. Encroachment upon the GLIS by developments such as the Cairn Pacific proposed plan will ultimately result in closure of operations such as ours. This type of encroachment will force industry out of business and mean the loss of thousands of living-wage jobs.

April 28, 2016

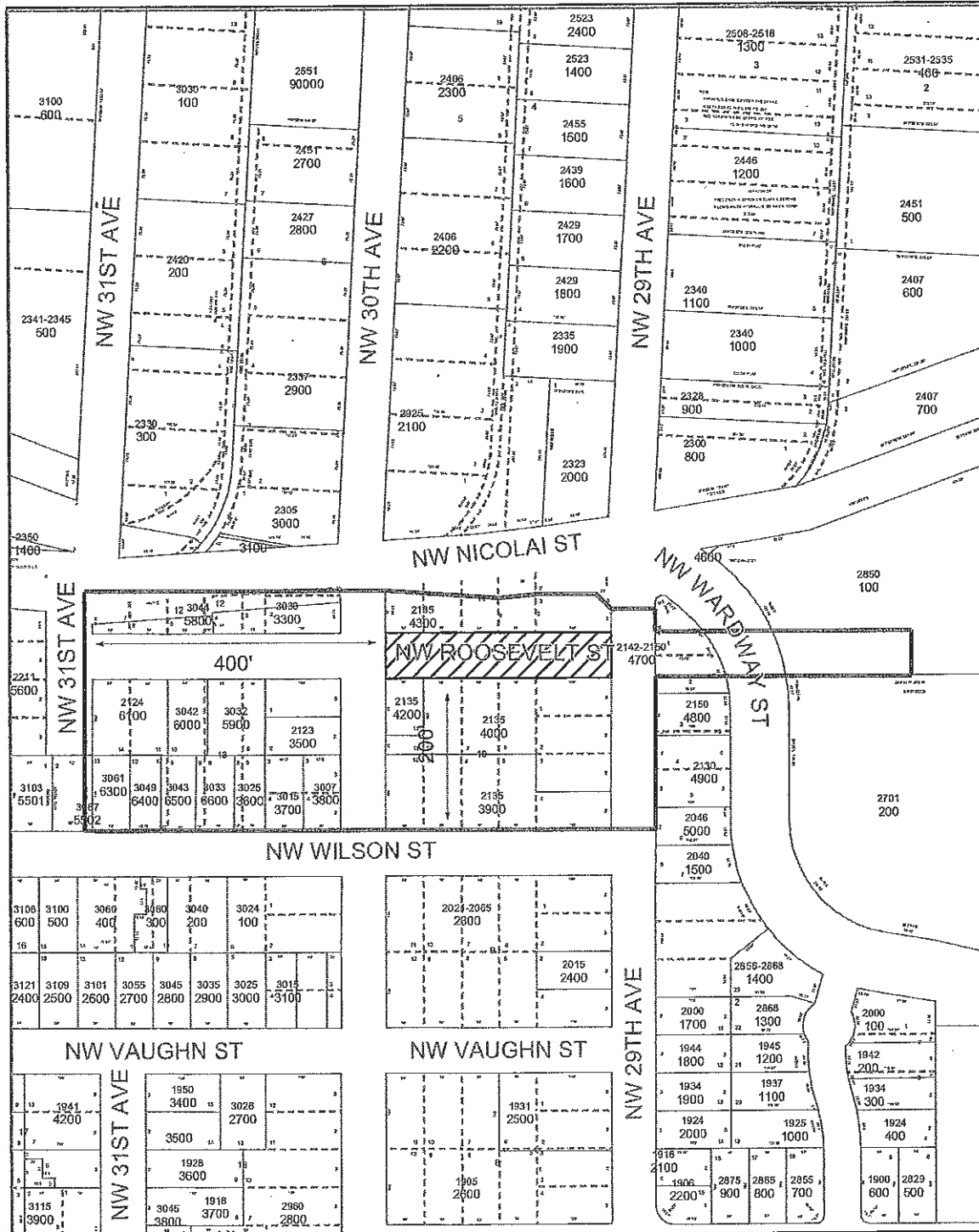
Cordially,



Craig Hamilton  
Plant Manager

Enclosure: Exhibit A Map

# Exhibit A



## NW Roosevelt St between NW 29th and 30th Aves

Petitioner: Cairn Pacific Acquisitions LLC

Area proposed for vacation
  Affected Area

1/4 Section: 2826      Section: 1N1E29DB



1 inch = 200 feet