



Portland Planning and Sustainability Commission

Comprehensive Plan Hearing 9/23/2014

Commissioners:

Thank you for the opportunity to appear before you today to discuss the draft Comprehensive Plan. My testimony today is specific to West Hayden Island. As a planner for the Port, I am aware of the long tradition of trade on the Willamette and Columbia Rivers. I am concerned that the major policy and direction setting document for the city support and encourage investment in that economic engine. Among the several policies in chapter 6 that do support the maritime future of the city- the policy on West Hayden Island addresses the longer-term future.

Policy 6.41 calls for the future annexation of WHI. Future annexation is supported by City Council resolution 36805 and action taken by this commission in the fall of 2013. Thank you for supporting annexation of this key piece of maritime and riverine land resource.

Future annexation is supported by the Planning and Sustainability Commission and City Council passed Economic Opportunity Analysis, which identified a need for an additional 550 acres of rail yards and marine terminal facilities. The future annexation of WHI is critical to meeting that land demand.

Annexation provides a place where middle income jobs could grow for Portland residents in support of the equity goals for job diversity in the Portland Plan. These types of jobs are characterized by low barriers to entry and are disproportionally held by residents of east Portland.

Future annexation and development would trigger millions of dollars of infrastructure investment. A capital intensive development, of approximately \$100 million, would generate more than \$20m in tax revenue over 10 years. The largest gains would go to the State, the City of Portland and Portland Public Schools. These revenues help pay for the services this community values.

Portland's future hinges on our success of linking to the international market place. Because 95% of the world's consumers live outside of the US, Portland business growth can be achieved with good international access. The harbor is an important link to international markets- as much for the direct access as for "internationalizing" Portland. West Hayden Island is an important element of that future.