



Columbia Pacific Building and Construction Trades Council

October 14, 2014

Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201

RE: Portland Comprehensive Plan Update

Dear Chair André Baugh and the Portland Planning and Sustainability Commission,

The Columbia Pacific Building and Construction Trades Council (CPBCTC) would like to recognize the City of Portland for its work to date on the Comprehensive Plan Update that will guide the City's growth and development over the next 20 years. Long-term planning is critical to creating the good jobs, strong economy and healthy communities that we all desire, and for that, we commend you.

The CPBCTC represents more than 15,000 members in 25 different skilled crafts in the local construction industry. We are committed to professionalism and quality; we have nine training centers located throughout the Portland-metro area where we train thousands of apprentices and journey level workers. We spend over \$10 million dollars each year, every penny of it from the private sector, to provide our members with access to acclaimed training programs for the construction industry. We believe that, along with our affiliates across Oregon, we have created the most skilled local workforce in the world, all without any public money.

The CPBCTC is fully committed to making Portland as great a place as it can be. Our members are a vital part of Portland. We live, work, and raise our families here. We provide good family-wage jobs here. We build the foundation of the city and its economy. We are proud to call Portland home and to be a part of the diverse communities that make up our city.

With that in mind, we have reviewed the Comprehensive Plan Update and draft map. We believe the plan contains many strong points as well as some areas for additional consideration. As you move forward with the process, we urge you to adopt the following principles:

- **Preserve and expand industrial land in the City of Portland.**

The importance of industrial land and industrial land reserves cannot be overstated. A large supply of industrial land is a key component of any economy that values good middle class

jobs. Maintaining industrial land is necessary to preserve current jobs and economic activity, as is having additional land available to attract new economic activity and jobs. We live in an area with tight constraints on land – natural and human made – and it is critical that every bit of existing industrial land be preserved as industrial. Once industrial land changes to non-industrial uses, it is almost impossible to get back. We ask that all current industrial land be preserved as industrial and additional land be made available for industrial purposes, through opening new land, cleaning up brownfield sites, and other responsible means.

- **Prioritize projects that have existing and/or established funding sources.**

Everyone was hit hard by the recent recession, particularly the construction industry. While the local economy continues to improve, many of our workers are still struggling to find work. In order to help get our members back to work – and allow them to support their families and pay taxes – we ask that you prioritize projects that have identified funding and timelines so we can break ground and move quickly to create good opportunities for workers.

- **Enable the development of West Hayden Island as an industrial site and job creator.**

Building on our previous comments regarding industrial land and shovel-ready projects, we ask that you do all you can to expedite and advance the development of West Hayden Island as a new site for industrial activity, as outlined in the Comprehensive Plan Update.

- **Adopt policies and plans that protect and create good middle class jobs.**

Portland has a reputation as being an open and equitable place. This has made the City a popular place to live and has attracted many new residents over the years. However, we must be careful not to lose our strong roots as a working industrial city. If we truly want to be an equitable place, the Comprehensive Plan must represent all Portlanders from all backgrounds and professions. This means preserving and expanding skilled trades jobs that allow Portlanders to earn a good living, support their family, and learn valuable skills, achieve upward mobility. Land use and planning truly are equity issues and we ask that you treat them as such.

Thank you for your consideration. The CPBCTC wants to be a good partner in building a safe, prosperous and healthy city, and we encourage you to consider us a resource as the process moves forward.

Together, we can work to build a city that we are all proud to call home.

Sincerely,

A handwritten signature in black ink, appearing to read "Willy Myers", with a stylized flourish at the end.

Willy Myers

Executive Secretary Treasurer