

August 8, 2016

To Whom It May Concern:

The Northwest Industrial Neighborhood Association (NINA) strongly opposes the proposal to use Terminal 1 as a shelter for the homeless. While we believe a suitable solution for our homeless needs to be found, we do not believe Terminal 1 is the answer.

Terminal 1 is zoned for Heavy Industrial use. The 96,000 SF site is zoned IH and should be protected for industrial use under the Guilds Lake Industrial Sanctuary Plan (GLISP) that was approved by the Portland City Council in 2001. The city of Portland should help us in upholding the goal of the GLISP which is to maintain and protect the area as a unique place for a broad variety of industrial land uses and businesses. Industry is more land-intensive than other businesses and the amount of land in Portland suitable for industry is a finite resource. Changing the land use for this piece of land would also be at odds with the *comprehensive plan* that intends to preserve and expand land for industrial use. There are industrial businesses interested in this site to run their operation and this land should be available to them.

Using industrial land for a shelter causes safety concerns. The businesses neighboring Terminal 1 are industrial by nature and are unsafe for potential trespassers or any unauthorized persons. Large machinery, chemicals and other hazardous materials are used daily. Additionally, Front Avenue and the Northwest Industrial Neighborhood as a whole are home to a variety of transportation services such as tractor-trailer rigs, trains and other motor vehicles which make crossing streets dangerous. Traffic would increase exponentially; overburdening existing roadways, causing increased congestion and parking needs that cannot be accommodated. Similarly, more support services would move into the neighborhood which would then pose a threat to even more industrial land.

Nothing Beats a Job. Terminal 1 and the neighboring Sulzer property combine to be over 20 contiguous acres of industrial land. This site has the potential to create 400-1600 jobs that pay living wages while pumping money back into the local and regional economies. Conversely, if Terminal 1 was to be used for non-industrial uses and encroachment on the GLIS continues, we are uncertain as to how the market would react and what kind of ripple effect would occur at the former Sulzer site.

The Guilds Lake Industrial Sanctuary is meant to be just that - protected lands zoned for industrial use. Changing this will have adverse impacts on our business owners, our employees, Portland's economy as a whole and the future of industry in our city.

Sincerely,

Northwest Industrial Neighborhood Association Board