

**COLUMBIA CORRIDOR**  
A S S O C I A T I O N

Gregory Frank  
Land Use Hearings Officer  
City of Portland  
1900 SW Fourth Avenue  
Portland, OR 97201

24 March 2008

CCA Testimony to Planning Bureau Hearing Officer in support of Applicant

Case File: LU 05-138386 CP ZC

Dear Mr. Frank,

The Columbia Corridor Association's (CCA) mission is to improve prosperity in the Columbia Corridor. More than jobs and salaries, prosperity includes the amenities that improve our lifestyles, such as parks. To this end, CCA has supported the Metro Parks Bond Measure and has recently served on the Portland Parks SDC Task Force.

Almost three years ago, representatives of Colwood Golf Course presented their plan to our Board of Directors. Our Board asked Colwood to hold an open house on the subject, which they did. At that event, I heard three concerns:

1. Neighborhood concerns about airport expansion. Those concerns are currently being addressed in the Airport Futures program.
2. General questions about increased traffic on Columbia Blvd. These questions are being answered by the Portland Dept. of Transportation mitigation plan.
3. By far the most common comment was that it was a shame to lose so much open space, however it was an appropriate use of the land. Furthermore, the donation of 22 acres to Portland Parks would be a wonderful gift.

I don't need to elaborate on how constrained the industrial land supply is, particularly for parcels over 50 acres. If the Urban Growth Boundary is to be successful, we must have an adequate supply of industrial land in the core of our metropolitan region. Even 13 acre parcel 4 is very significant; more so when viewed as a package with the other parcels.

In my view, there is a simple test as to whether this land should be turned into a park: ask the City of Portland or Metro to buy it. Metro is flush with cash for parks. The City has approved a tripling of SDC fees, bringing in more cash for new parks. Yet neither is planning to purchase the property, presumably because there is better value elsewhere.

The need for keeping Colwood zoned as open space can be demonstrated by the success of the golf course. Or lack of it. The need can be demonstrated by the desire to purchase 13 acre parcel 4. Or lack of it.

On the other hand, the need for industrial land can be demonstrated by the City of Portland's desire to move the downtown Post Office to a location near the airport. This move would allow a better use of the downtown parcel while relocating the postal facilities to a more appropriate location. While the post office relocation is a separate issue at a separate location, the clear message is that available industrial land is needed in the Portland area. The Columbia Corridor is the most important industrial area in Oregon, where we encourage a healthy industrial economy that coexists and thrives with valuable natural habitat.

Respectfully submitted,

A handwritten signature in black ink that reads "Corky Collier". The signature is written in a cursive, flowing style.

Corky Collier  
Executive Director