

Thank you Chairman Baugh, and Members of the Planning and Sustainability Commission,

My name is Micah Meskel, I am a Northeast Portland resident and a board member of the Northeast Coalition of Neighborhoods. NECN is a nonprofit organization comprised of twelve inner North and Northeast neighborhoods in the City of Portland that represents thousands of Portland residents.

Today, I am speaking on behalf of myself, to some general themes of the draft comprehensive plan that NECN's land use committee and full board may consider addressing in detailed written comments in the coming weeks.

In general, the City needs to take a more sustainable and balanced approach in its strategy for addressing industrial land demand in its comprehensive plan. Industrial zoned lands provide jobs and help drive portions of our local economy and community, but the quest to secure additional industrial land should not trump the health of our communities and environment. The livability of our neighborhoods is a huge asset and should not be compromised. In the draft comprehensive plan there are several industrial land sanctuaries (most notably are proposed changes #297 Broadmoor Golf Course, #298 Riverside Golf Course, and #321 West Hayden Island) which are proposed in North and Northeast Portland. These specific proposals would pave over significant swathes of existing open space and natural areas and develop portions of them as industrial sanctuaries. Upon rezoning and the development that follows, the surrounding neighborhoods will likely see an increase in pollution and loss of significant environmental benefits that these open spaces provide, with no real promise of economic benefits to the effected communities.

Instead of looking to pave over our last few remaining large intact open spaces, like golf courses and natural areas near our neighborhoods, the City and Bureau should look for other ways to secure industrial lands and jobs for our city and communities. The city should take a more sustainable strategy forward;

- A strategy that includes a greater emphasis on cleaning up existing brownfields, one that strives to redevelop greater than 60% of existing brownfields.
- A strategy that looks at promoting the intensification of jobs on current and future industrial lands which will provide more jobs per acre
- A strategy that restricts the ability of industrial landowners to up-zone industrial land for other uses

If these strategies don't bring the City to reaching its industrial lands goals then it needs to consider taking a serious look at seeking a Goal 9 exception from the State of Oregon. Goal 9 is the driving force behind many of these proposals that will adversely affect our North and Northeast Portland neighborhoods. The City needs to determine if a landlocked Portland can really continue to find large parcels of developable lands without completely compromising the health of its communities and environment now and into the future.

I would like to thank the City and Planning and Sustainability Commission for hearing testimony this evening and NECN will be submitting detailed written comments in the coming weeks.

Thank You