

# Portland Harbor Land Use Challenges

Linnton Community Planning  
Conflicts Over Place and Policy



AAPA  
Economic Development  
Workshop  
June 19, 2007

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# Portland Harbor Land Use Challenges

## Linnton Community Planning

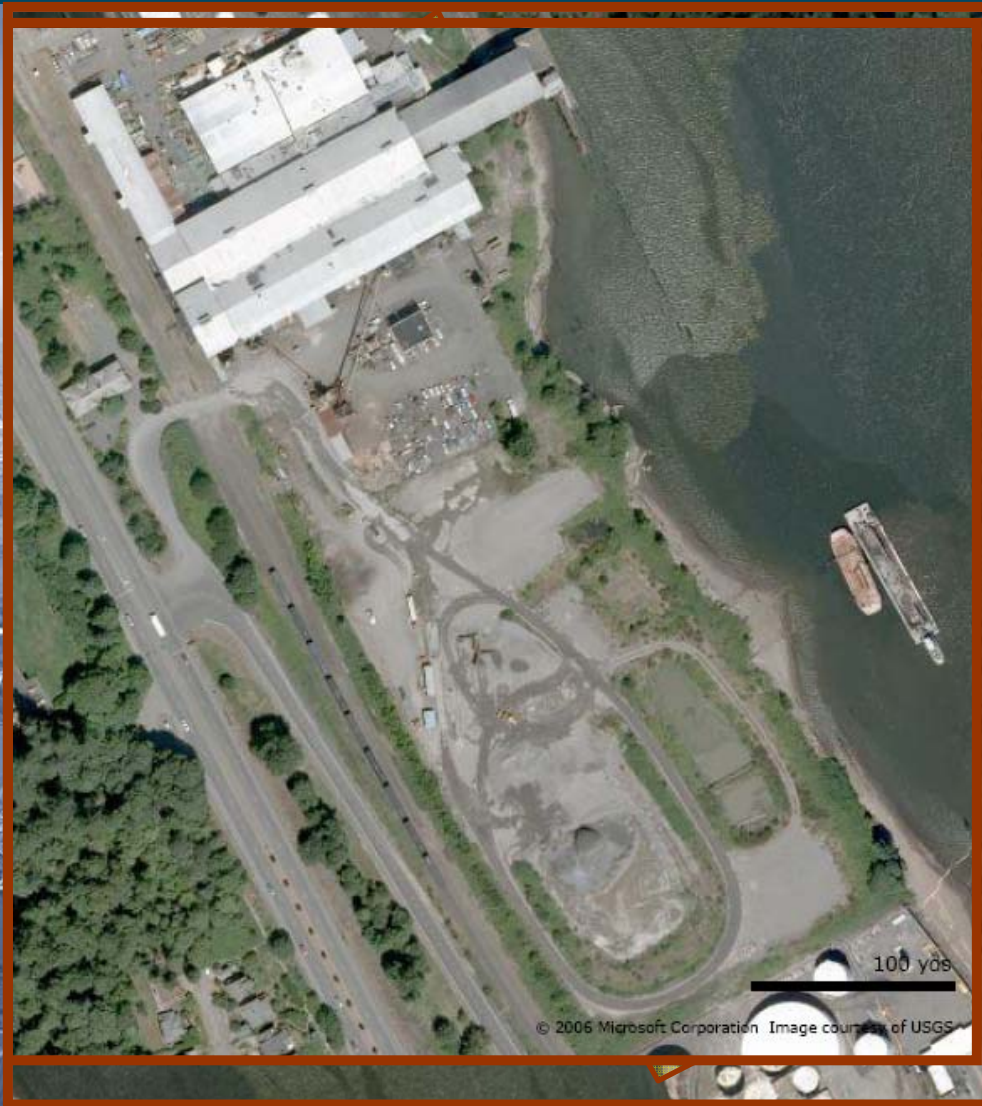
- Place and Infrastructure
- Policy and Regulation



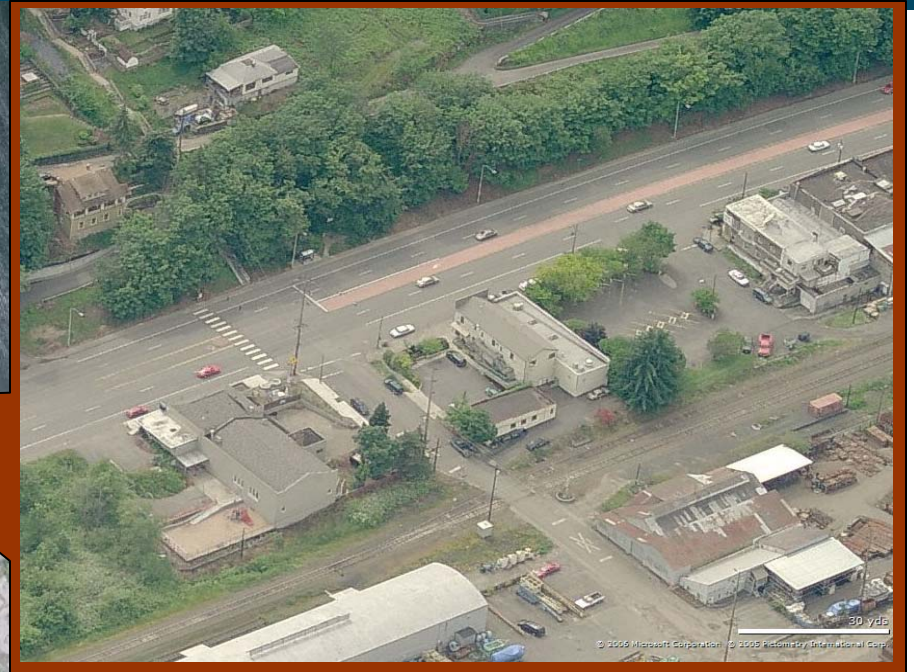
# Place - Linnton Community

## Neighborhood

- 4000 acre site
- Village study area
- Mill site



# Linnton Infrastructure



- Highway 30
- Olympic Pipeline
- Natural Gas Pipeline
- Willamette Harbor Channel
- Portland and Western Railroad



# Policy of Place

## Community Zoning

- Residential hillsides
- Commercial strip
- Industrial waterfront



# Planning Process & Industrial Concerns

## Legislative process

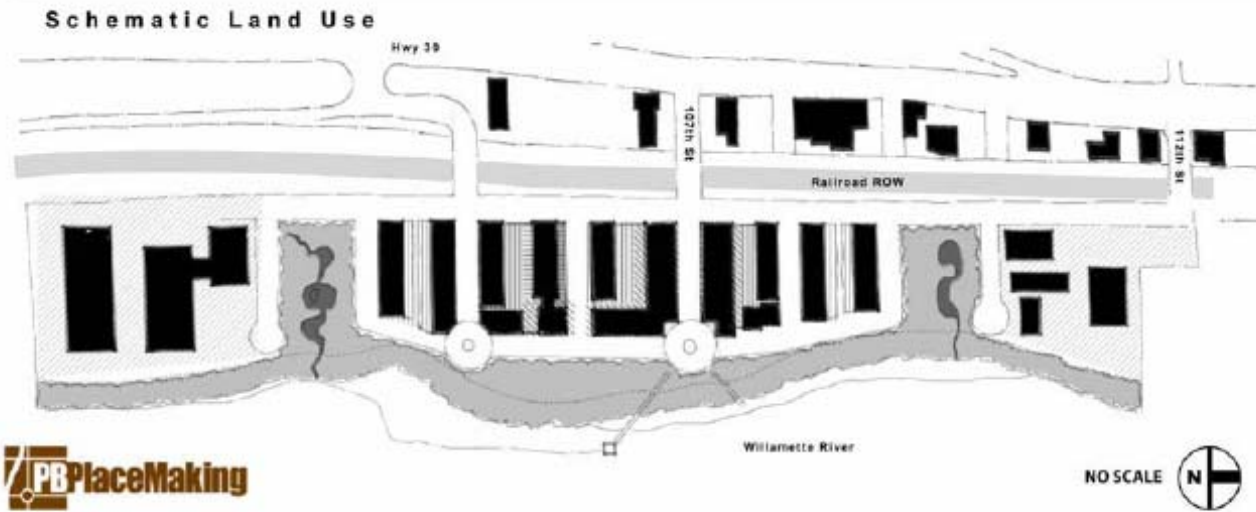
- Community planning process
- Staff recommendation to Planning Commission
- Planning Commission decision and recommendation to City Council
- City Council decision

## Adequate land supply

- Gentrification and redevelopment out of port uses
- Permanent loss of land to conflicting land uses
- Threat to existing infrastructure and other industrial users



# Competing Visions



## Neighborhood

- High Density Housing
- Light Industrial



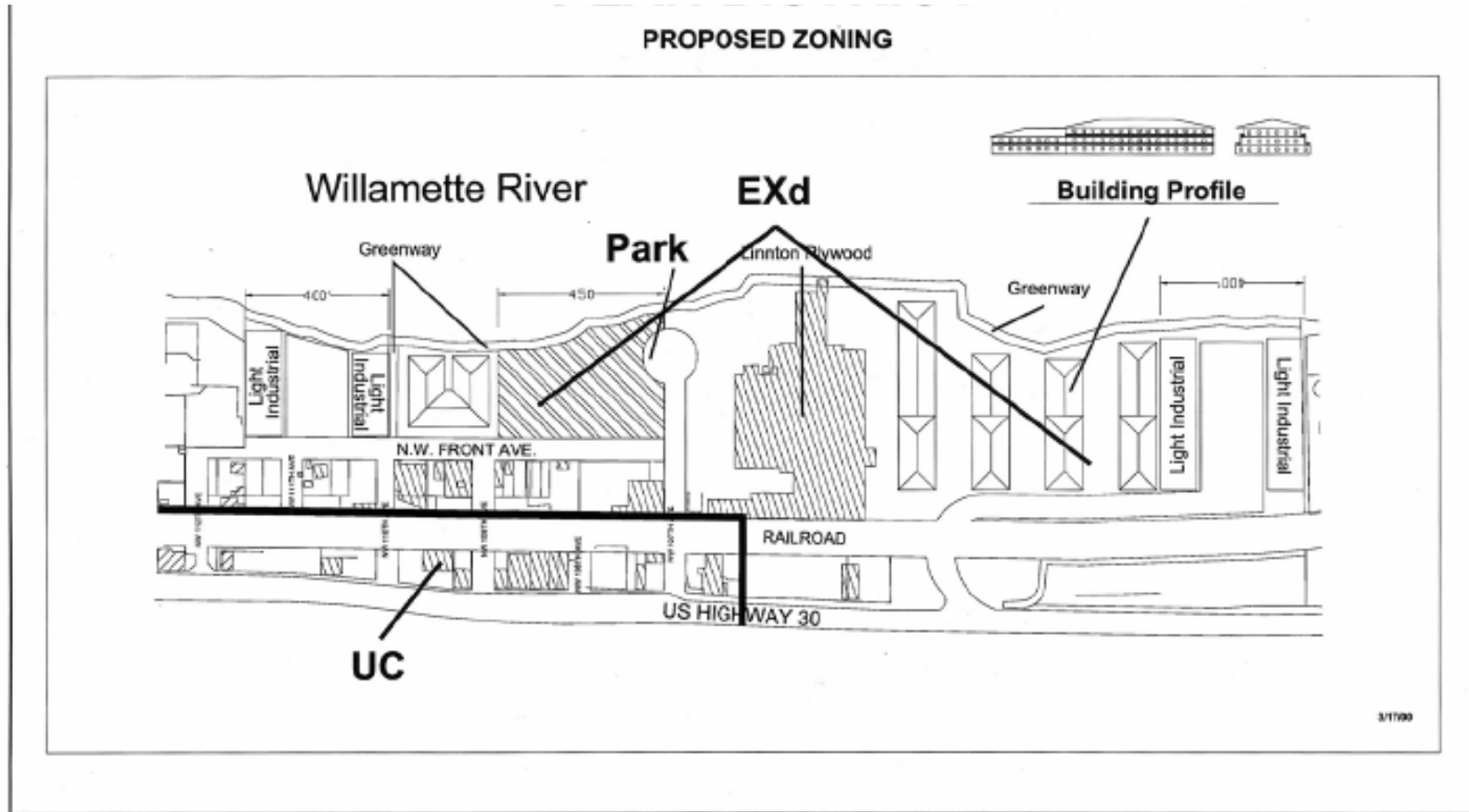
## Industry

- Industrial

# Recommended Vision

## Planning Staff Recommendation

- Mixed use industrial

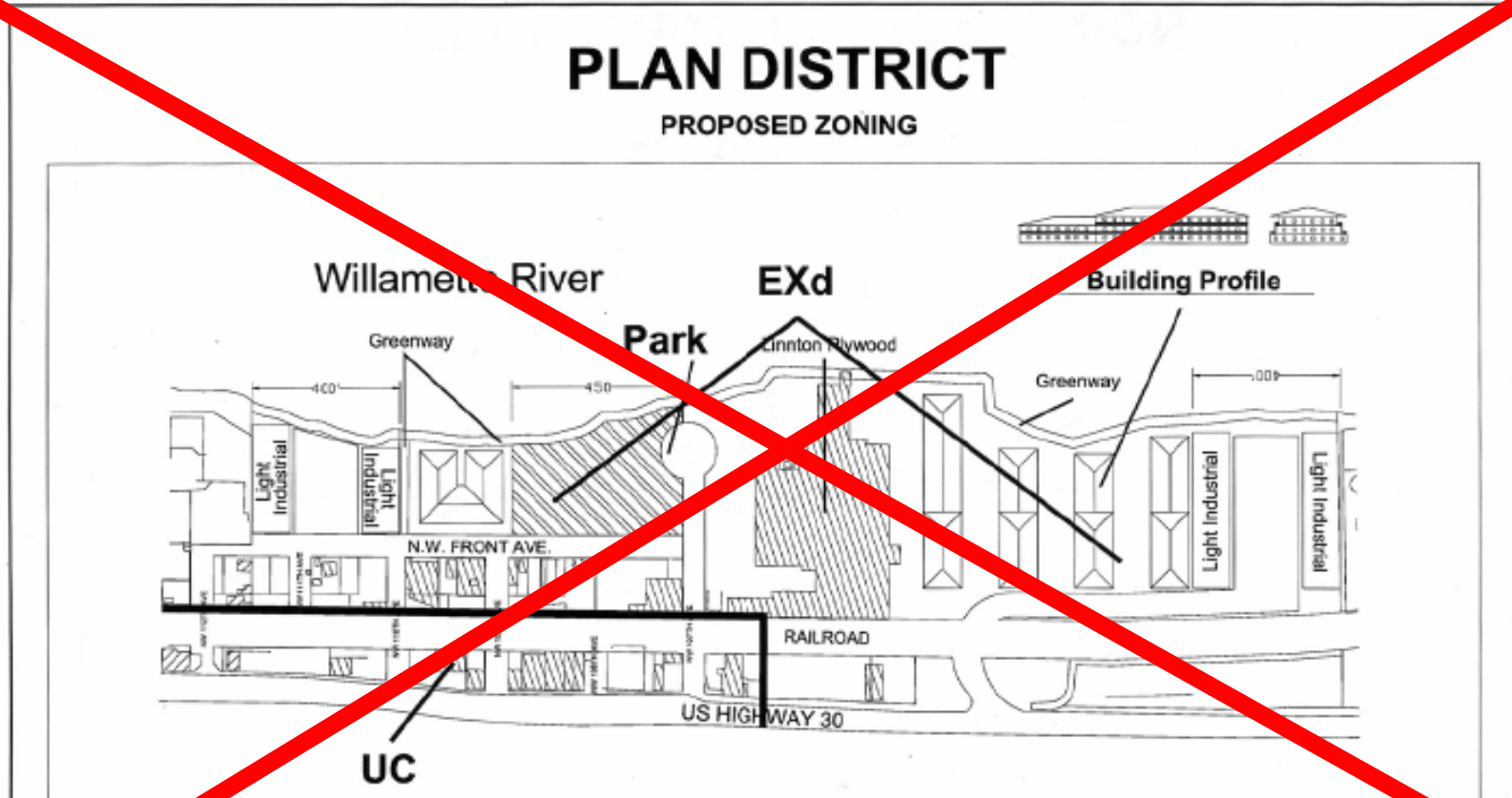




# Village Center Issues



# City Council



## Planning Staff Recommendation

- Mixed use industrial

# Lessons Learned

## Policy (politics)

- Political leadership & support
- Unlikely partners

## Place (infrastructure)

- Road, rail, water, pipeline
- City staff support



## Committed Participation

Creative solutions  
Problem solving

Organizational and Business  
Organize



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