

GUIDING PRINCIPLES

Adopted March 17, 2008

1. BROADER POLICY QUESTIONS

Land use conflicts between existing Industrial Park tenants and surrounding land uses (refuge) and future tenants should be minimized.

2. PREVIOUS OR IN-PROCESS ENTITLEMENTS

A change of direction from the currently permitted range of industrial uses to a broader range of business park and commercial uses would need to provide significant economic and public value so that the potential loss of entitlement would be acceptable.

3. ECONOMIC IMPACT

The economic impacts of a different range of uses must be equal to or more favorable than the economic impact of the range of uses that are currently permitted.

4. RECREATIONAL OPPORTUNITIES & PUBLIC ACCESS

Any new alternative must provide for the continued use of the levee trail and Columbia River waterfront by the public.

5. SELLING PORT PROPERTY

The considerations for selling Port property are (1) when the Port determines the sale is advantageous to the community and (2) the following additional factors are addressed:

- Type of industry
- Meet a level of employment of 7+ jobs per acre
- Level of capitalization
- Environmental responsibility
- Value added to the Community
- Diversification to the industrial base
- Leaves the Port with an acceptable inventory of remaining property