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## NIBA - April Newsletter

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Mon, Apr 3, 2023 at 9:42 AM

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## Newsletter

### April 2023



**Join over 450 NIBA area businesses in learning firsthand about State, County and City of Portland policies affecting our industrial area. Help us to join together in one cohesive voice when advocating for our support or response to these policies.**

If you haven't visited our website you can learn more about us at [www.nwindustrial.org](http://www.nwindustrial.org).

## Meetings Recap and Upcoming Meetings

## Meeting Recap

### March

Corky Collier to presented the [MP2H final report](#) that was done after Columbia Corridor, Working Waterfront Coalition and NIBA Board members worked with BPS and the Public Working Group for on this project,

Corky explained that the extension of the streetcar line from Montgomery Park to Hollywood area (MP2H) would require that zoning in the area around the old ESCO property would be changed from mostly HI to mixed use and other retail/commercial zoning. Although the city has made a final suggestion to submit to City Council, NIBA, CCA and WWC worked to create a survey and final report. This final report was discussed in the meeting and it would be presented to Barry Manning with BPS and also put up on the NIBA website. Corky fielded some questions and mentioned that the survey that was done was an attempt to confirm that the loss of good paying living wage industrial jobs would be impacted and eliminated with a major zoning change from industrial to other mixed/residential zoning.

Chris Crever introduced Russ Hubbard to discuss some recent crime in the area including about \$80,000 worth of tools taken from one of his tenants, Schmeer Sheet Metal off of Vaughn. There was a group of business owners BCS, Lovett, Hubbard Construction who met to discuss possibly joining with each other to hire a private security firm.

## NIBA News

The extension of the streetcar line from Montgomery Park to Hollywood area (MP2H) would require that zoning in the area around the old ESCO property would be changed from mostly HI to mixed use and other retail/commercial zoning. The city has made a final suggestion to submit to City Council, NIBA, CCA and WWC worked to create a survey and final report.

You can review the [MP2H final report](#) created by Columbia Corridor, Working Waterfront Coalition and NIBA Board members for BPS and the Public Working Group for the MP2H.

This final report will be presented to Barry Manning with BPS.

## Upcoming Meetings

### April

#### April's monthly meeting agenda.

Our next monthly meeting will feature a presentation from Echelon security services cofounder Reid Kerr Reid will lay out a plan for how local businesses in our district can benefit by hiring Echelon. Many of you have expressed deep concern over increased crime and vandalism lately and Echelon may be a solution for some of the businesses in the northwest industrial district, because this is a relevant topic with many of you we expect a large turn out and we ask that you [RSVP](#) if you plan to attend.

[Become a Member](#)

[Renew Membership](#)

## Local News and Resources



### April 11

#### CON10GENCY CLEAN & SAFE TRAINING

2:00 PM - 6:00 PM

Event information: Downtown Portland Clean & Safe is excited to host a four-hour training for our downtown security and loss prevention professionals. We have partnered with Con10gency, [www.con10gency.com](http://www.con10gency.com), to provide our Public Safety Coordinators ...

### April 13

#### FORUM BREAKFAST: PORTLAND'S GREEN EVOLUTION: PUBLIC-PRIVATE PARTNERSHIPS FOR A SUSTAINABLE ECONOMY

8:30 AM - 10:00 AM

Stay tuned for event details

### April 16-19

#### PORTLAND AND SEATTLE 2023 DC FLY-IN

5:00 PM - 3:00 PM

Along with our partners at Oregon Business Council and Oregon Business & Industry please hold these dates on your calendar for a special twist to an old tradition. Chambers across the nation travel to our nation's capital to meet with congressional ...

### April 19

#### CON10GENCY CLEAN & SAFE TRAINING

7:00 AM - 11:00 AM



THE BUREAU OF **PLANNING & SUSTAINABILITY**

## Planning and Sustainability

The Bureau of Planning and Sustainability (BPS) develops solutions to make Portland more equitable, healthy, prosperous and resilient. Through long-range planning, climate action, waste management, Smart Cities and the Portland Clean Energy Community Benefits Fund, we build a better future for all.

- [News](#)
- [Events](#)
- [Programs](#)
- [Advisory Groups](#)

### Planning Commission Meeting

Agenda includes: Parking Compliance Amendments Project hearing

April 11, 2023 12:30 pm – 3:30 pm

Public Meeting

Available Online

### Community Involvement Committee Meeting – April 2023

April 11, 2023 5:00 pm – 7:00 pm

Public Meeting

Available Online

### Climate Conversations: Clean Electricity for All

Enjoy an interactive conversation about 100% Clean Electricity with the Bureau of Planning and Sustainability's (BPS) Climate Team in the second "Climate Conversations with BPS" virtual event.

Downtown Portland Clean & Safe is excited to host a four-hour training for our downtown security and loss prevention professionals. We have partnered with Con10gency, [www.con10gency.com](http://www.con10gency.com), to provide our Public Safety Coordinators with ...

BUSINESS AFTER HOURS AT DOMAINE SERENE WINE LOUNGE PORTLAND

5:00 PM - 7:00 PM

About Business After Hours: Business After Hours offers an opportunity to create new business relationships by networking in a relaxed setting that offers delicious appetizers, door prizes, and refreshments. \*Business After Hours is a members ...

## April 25

EPOP LAST TUESDAY AT THE MET TAVERN

5:00 PM - 7:00 PM

EPOP is a program that offers emerging professionals a place to prosper and develop their careers, build a peer network, and gain exposure to business leaders. EPOP offers programming focused on educational and professional development, as well as ...

## April 26

ELECTED OFFICIALS MEET AND GREET

4:00 PM - 6:00 PM

Please join us as we continue our popular series of informal happy hours with local elected officials. These monthly networking events are free and open to any Portland Business Alliance member. February's event will focus on ...

April 13, 2023 12:00 pm – 1:00 pm

Public Meeting

Available Online



## CCA's Annual Real Estate Trends & Forecasts

Our most popular forum of the year!

Wednesday, April 26th

8-9:30 am

[RSVP on our Website](#)

It's time for our look at what's happening with industrial real estate in the Portland area. Our panel of real estate experts will show us the trends in Portland's industrial real estate market and offer their predictions on the coming year.

This year is especially interesting with the Portland Economic Opportunities Analysis underway, ever increasing land costs, constraints on our industrial land supply from pressures such as a streetcar extension in NW, increased taxes and the costs of crime.

Join us for an enlightening morning and provocative discussion.

## Swan Island Security Efforts

One company dealt with a rash of catalytic converter thefts, another watched as a man tried to steal a company vehicle and then stole from the mini-mart when he got hungry. We've all become aware of the problem but struggle with solutions. Led by Daimler, businesses on Swan Island are increasing security steps such as:

- Increasing patrols by private security
- No trespassing and private property signage
- LVT surveillance trailers on the property
- Engaging city and state government regarding the issues on Swan Island

- Re-instituting the Portland Police Community policing program and providing space in our facilities to accommodate officers
- Landscape changes, increased lighting, removal of access to power and water on the exterior of buildings, fencing, etc.

If you'd like to participate in our monthly meetings, contact [James Horsley](#).



Photo of a local industrial sanctuary citizen was taken at the Gunderson plant. Photo: ©HH Click

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***If you would like any news or events added to our Newsletter, please send us an email to [niba@nwindustrial.org](mailto:niba@nwindustrial.org)***

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## Northwest, Portland, OR Crime



# Monthly Neighborhood Offense Statistics

Strategic Services Division, Portland Police Bureau

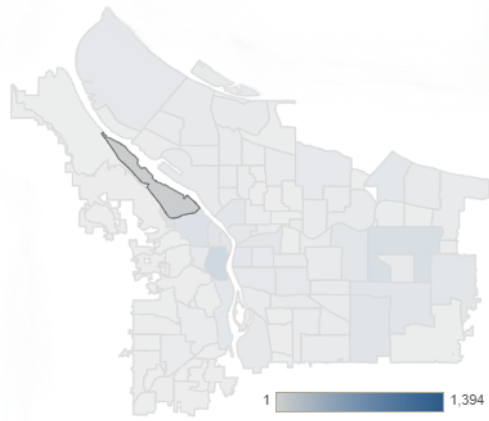


Filter by Reported Date of Offense:

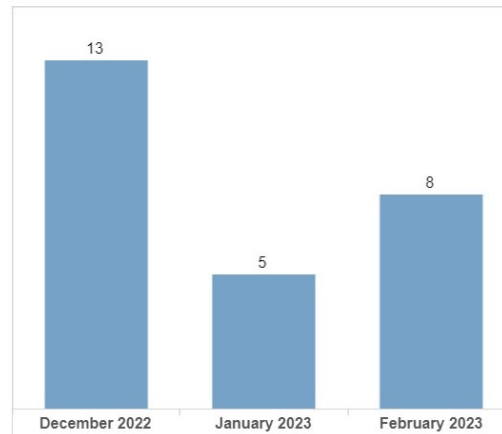
February 2023 - February 2023

## Offense Count by Category

<b>Person</b>	Assault Offenses	0
	Homicide Offenses	0
	Human Trafficking Offenses	0
	Kidnapping/Abduction	0
	Sex Offenses	0
	<b>Total</b>	<b>0</b>
<b>Property</b>	Arson	0
	Bribery	0
	Burglary	2
	Counterfeiting/Forgery	0
	Embezzlement	0
	Extortion/Blackmail	0
	Fraud Offenses	1
	Larceny Offenses	1
	Motor Vehicle Theft	0
	Robbery	0
	Stolen Property Offenses	1
	Vandalism	2
	<b>Total</b>	<b>7</b>
	<b>Society</b>	Animal Cruelty Offenses
Drug/Narcotic Offenses		0
Gambling Offenses		0
Pornography/Obscene Material		0
Prostitution Offenses		0
Weapon Law Violations		1
<b>Total</b>		<b>1</b>



## Offense Count by Month



## Guilds Lake Industrial Property Comparisons

### Guilds Lake Industrial Property Comparisons

	Portland:	Guilds Lake
<b>Vacancy:</b>	3.3%	4%
<b>Market Sale Price/SF:</b>	\$182	\$160
<b>12 Mo Sales Volume:</b>	\$834M	\$13.6M

### Highlighted Vacancies in Guilds Lake:

Available: [3591 NW Yeon Ave](#) (22,500 SF)

Available: [3135 NW Industrial St](#) (54,600 SF)

Available: [4456 NW Yeon Ave](#) (30,683 SF)

Former Intrepid Marble and Granite: [4000 NW ST Helens Rd](#) (71,546 SF) (w/ bridge)

cranes)



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