

West Hayden Island Long Range Planning Project

July 29, 2010

City Council Hearing



City of Portland Bureau of
Planning and Sustainability

Sam Adams, Mayor | Susan Anderson, Director

West Hayden Island Long Range Planning Project

Today's City Council Hearing:

- Key findings of Foundation Studies
- Community Working Group Report
- Consider Mayor's resolution to continue planning



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West Hayden Island Long Range Planning Project

Two Project Phases:

Phase 1:

- Completion of foundation studies
- Identify if it is feasible to accommodate a mix of uses on the island (CWG deliberations June 2010 and Council July 2010)

Phase 2:

If resolution is passed:

- Concept plan development
- Future consideration of annexation and application of city zoning



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W 8TH ST

Portland boundary

N MARINE DR

N PORTLAND RD

West Hayden Island Long Range Planning Project

Key Environmental Features

- Habitat for migrating birds and other species (including some “species of concern”).
- Includes large stands of Cottonwood/Ash forest, wetlands, meadows, beaches and other natural areas.
- Shallow sandy areas provide critical habitat for juvenile salmon.
- Metro has identified WHI as a habitat conservation area.



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Key Economic Features

- Located adjacent to Columbia River Shipping Channel.
- Island is situated between Port of Portland's Terminal 6 and the Port of Vancouver, Washington.
- Site has proximity to Rail, Interstates and Airport.
- Parcel size provides flexibility for different types of marine terminals.
- Metro designated site as Regionally Significant Industrial Land.



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Community Working Group:

The charge of the CWG is to advise City Council on how marine industrial, habitat, and recreational uses might be reconciled on West Hayden Island; and, if the CWG determines that a mix of uses is possible on WHI, to recommend a preferred concept plan.



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Community Working Group Members

Member	Organization	Member	Organization
Anne Squier	Chair	Victor Viets	Vercoe Yacht Sales
Bob Sallinger	Audubon Society	Brad Howton	Columbia Crossing
Travis Williams	Willamette Riverkeeper Lower Columbia River Estuary	Tom Dana	HI Manufactured Home Park
Chris Hathaway		Bruce Holte	ILWU
Timme Helzer	Friends of WHI	Bruce Halperin	Oregon Trucking Association
Bob Akers	40-mile Loop	Corky Collier	Columbia Corridor Association
Richard Carhart	HiNoon	Ray Valone	Metro
Sebastian Degens	Port of Portland	Eric Engstrom	Bureau of Planning & Sustainability
		Mike Rosen	Bureau of Environmental Services

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Technical Advisory Pool

Provides technical information to the project staff, Port and the Community Working Group (CWG). They have assisted in helping to refine the consultant's scope of work and review of the foundation studies for technical rigor.



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Technical Advisory Pool Members

Representatives from the following organizations:

Department of Environmental Quality	Bureau of Environmental Services
National Oceanic and Atmospheric Administration	Portland Parks and Recreation
Port of Portland	Environmental Protection Agency
Portland Bureau of Transportation	US Fish and Wildlife Service
Audubon Society	Metro
Oregon Department of Fish and Wildlife	Oregon Department of Transportation
Portland Development Commission	Pacific Northwest Waterways Association
Bureau of Development Services	Department of Land Conservation & Development
	Business Oregon

West Hayden Island Long Range Planning Project

Process to Date

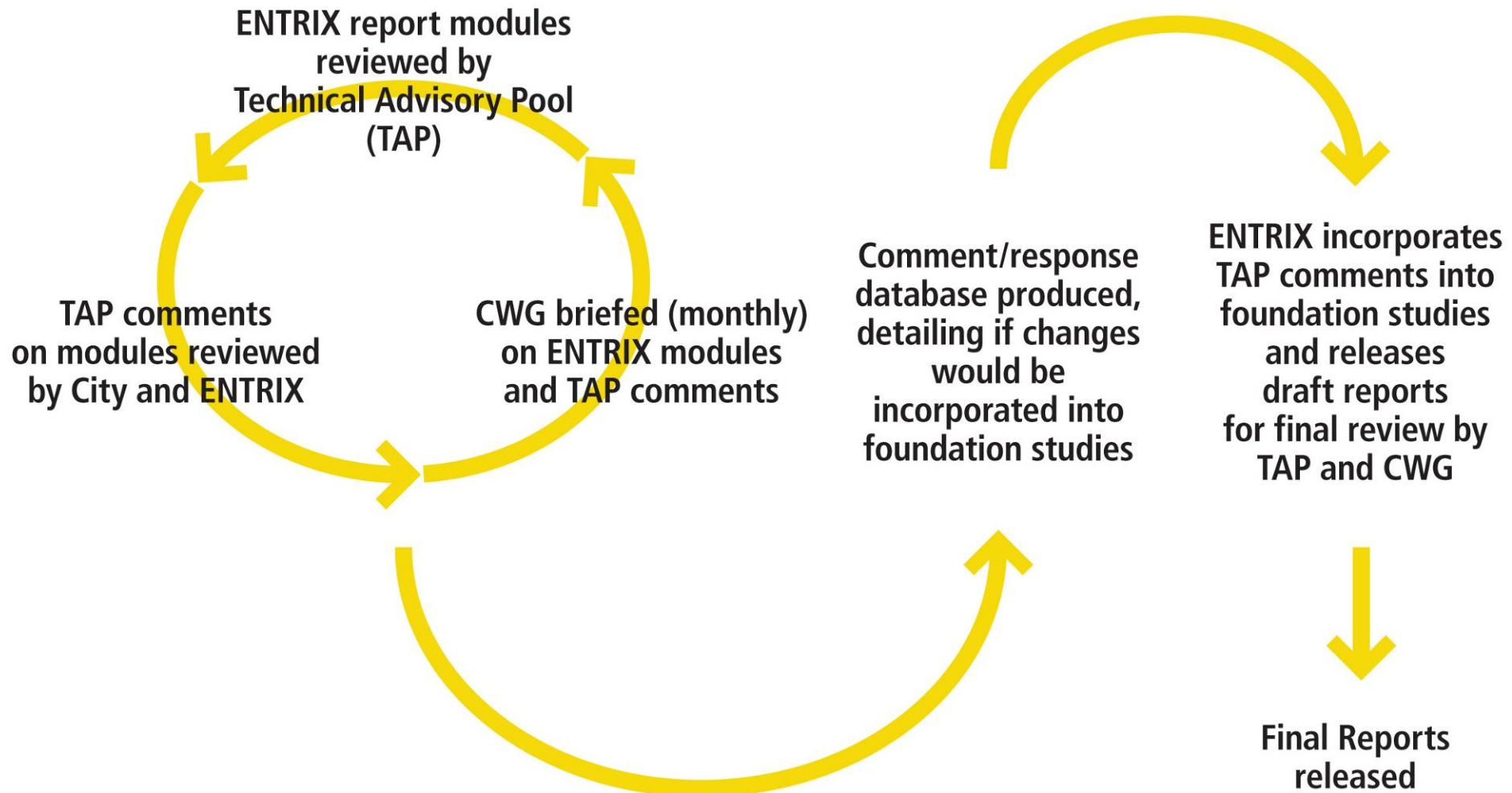
- Completion of foundation studies (with ENTRIX, inc)
- Community Working Group (CWG) met monthly to hear updates on the foundation studies
- Technical Advisory Pool (TAP) reviewed and commented on consultant studies



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Foundation Study Review Process (January – June 2010)



2010

JANUARY

FEBRUARY

MARCH

APRIL

MAY

JUNE

Key Findings - Economic

- Cargo and manufacturing activities dependent on waterborne transportation contribute significantly to the metro region's economy.
 - 20,000 jobs and \$1.4 billion in income,
 - overall harbor area may support approximately 100,000 jobs and \$3.5 billion in regional income.
- Recent cargo forecast estimates (2007-2040) show varying growth rates from 0.2 percent to 3.7 percent annually



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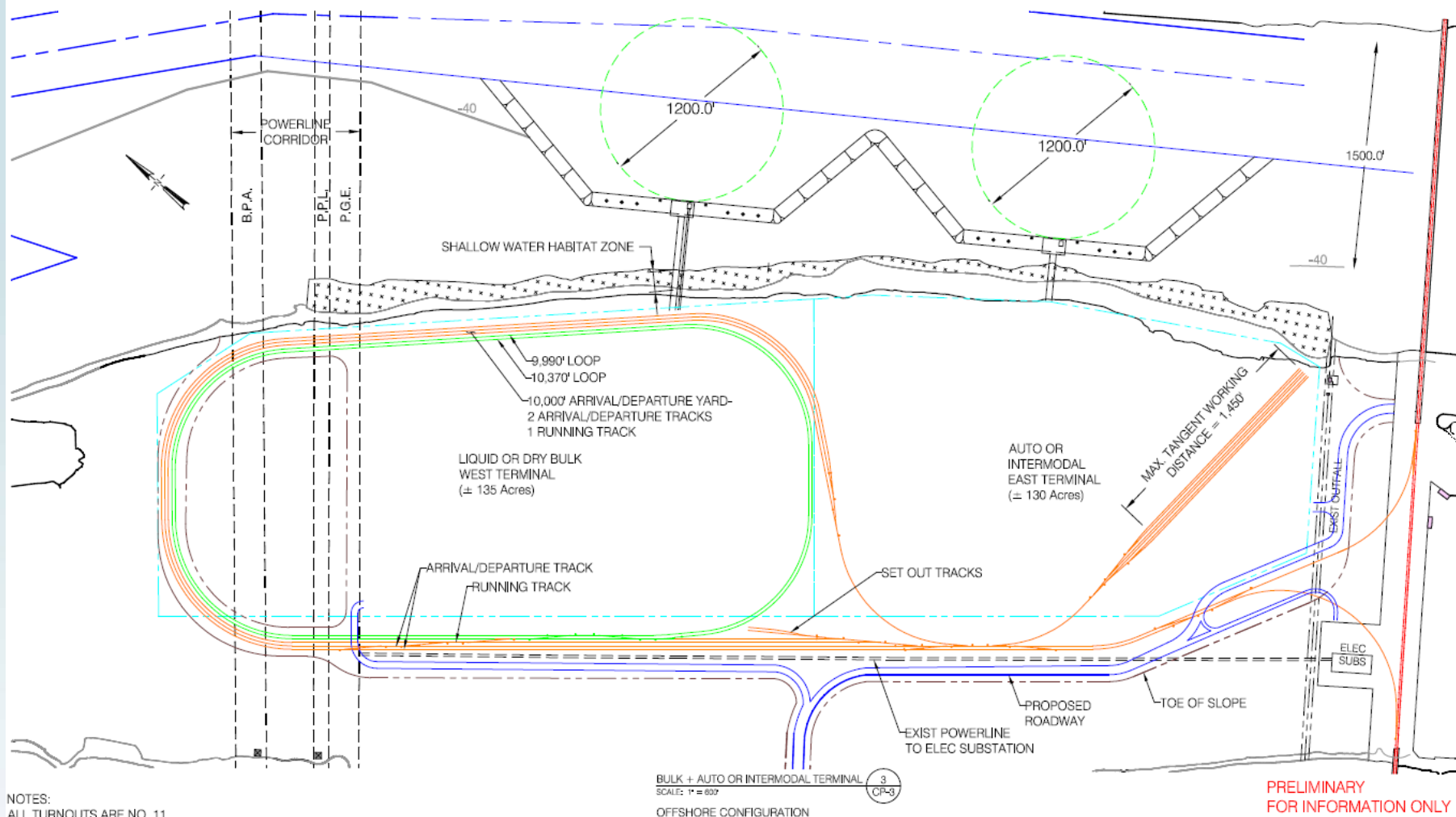
Key Findings - Economic

- **Ship size for most cargo types is increasing** resulting in larger berth lengths and deeper river depth
- **Trains are getting longer** requiring larger sites (100+ acres) especially for grain and international/national dry bulk cargoes



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No.					Date	By	Chk.	Revisions	Designed by	WS/KR	<div><div><div>HDR</div><div>HDR Engineering, Inc.</div></div><div>1001 SW 5TH AVENUE SUITE 1800 PORTLAND, OR 97204 (503) 423-3700</div></div>	Scale	1" = 600'	<div>WEST HAYDEN ISLAND MARINE STUDY BULK + AUTO OR INTERMODAL TERMINAL GENERAL ARRANGEMENTS - ADDENDUM #1 RAIL CONFIG. FOR PROJECT CONSTRAINTS REVISION</div>	FIGURE:	CP-3A
								Drawn by	PW/SF	Revision						
								Checked by	SL/DH	Production						
										Date		OCT 2009				
									GRAPHICAL SCALE (M)							



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Key Findings - Economic

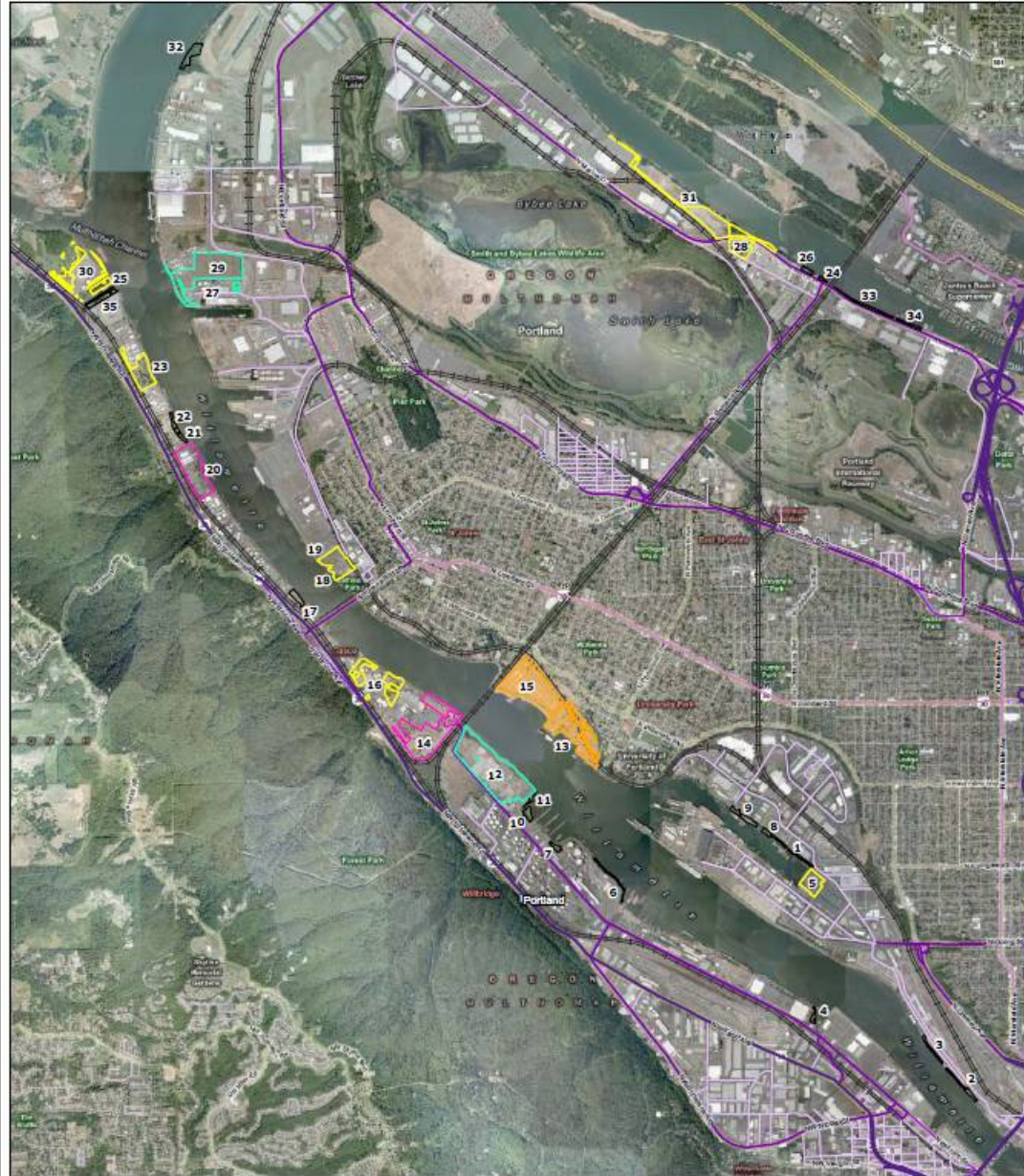
- **No other vacant sites on the waterfront are large enough** to accommodate future rail needs and ship size characteristics.
- **Currently in Portland Harbor** there are:
 - 11 vacant sites larger than 5 acres
 - No sites available larger than 60 acres
- **300 Acre Terminal would create 1,000+ jobs**
(generating more than 20 million in tax revenue for the state).



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Distribution of Waterfront Parcels by Size



Legend

- | | |
|---|-------------------------|
| < 5 acres | Regional Truckway |
| 5 - 20 acres | Priority Truck Street |
| 20 - 40 acres | Major Truck Street |
| 40 - 60 acres | Truck Access Street |
| University of Portland
Not Considered Industrial | Freight District Street |
| | Railroad Main Line |

Map 5-1

Distribution of Vacant
Waterfront Parcels
by Size
West Hayden Island
Economic Foundation Study



DRAFT
January 2010



12030 NE 92nd St., Suite 1410
Vancouver, WA 98662
pr (360) 863-0191
fax (360) 863-0292

www.entrix.com

Map Projection: Mercator, WGS84

Key Findings - Environmental

- **WHI provides high quality habitat due to :**
 - Large size and proximity to other natural areas,
 - Diversity of vegetation and
 - connectivity to water
- **5.8 miles of critical shoreline habitat for salmon .**
- **Mature cottonwood/ash stands, wetlands and grasslands**



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Key Findings - Environmental

- **WHI provides nesting and stopover opportunities for migratory birds.**
- **Habitat patch size is a key limiting factor for wildlife**
- **Ecosystem services benefits**
 - \$613,000- \$4.7 million annually
 - Majority attributed to shallow water habitat



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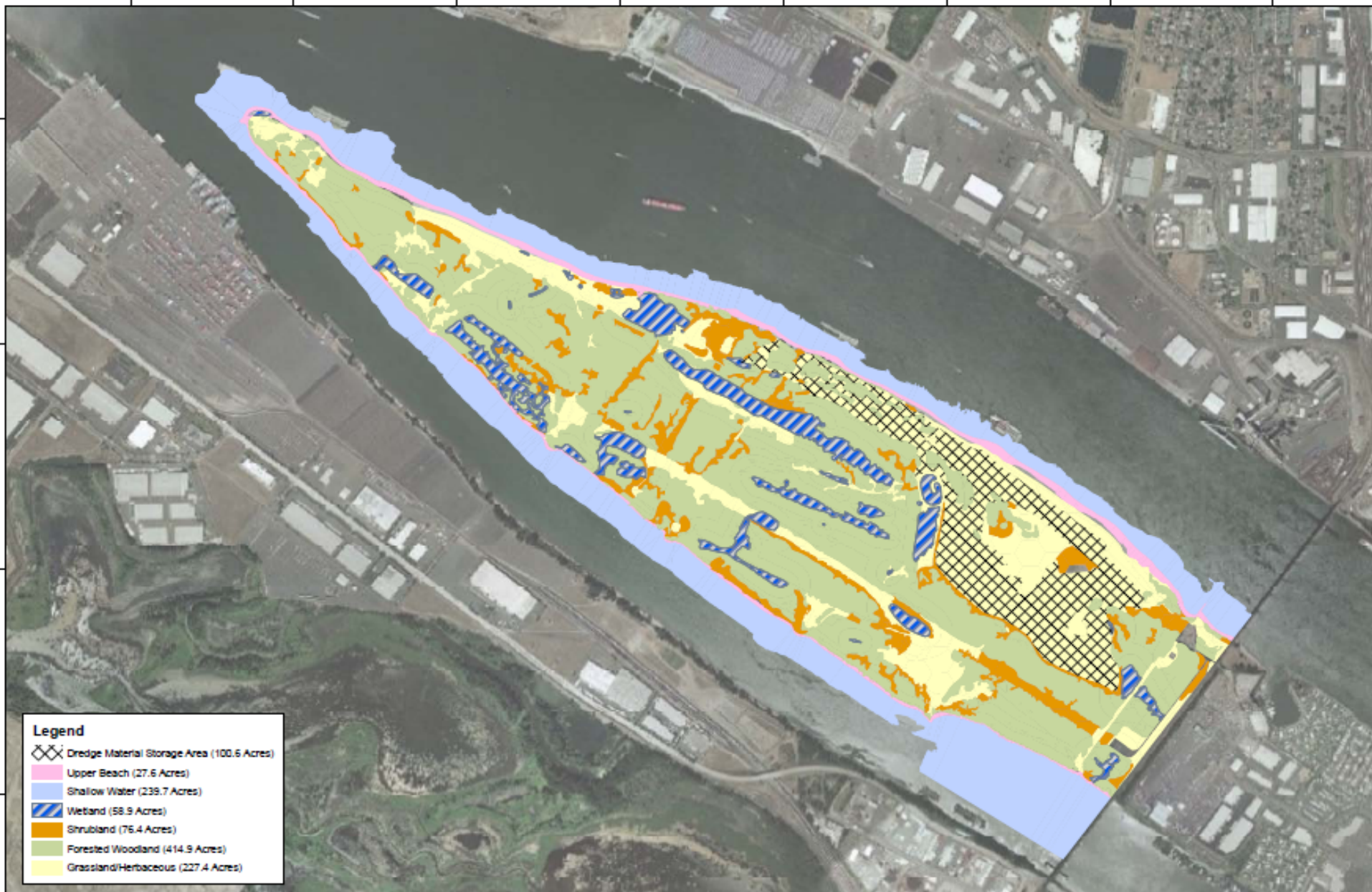
Key Findings - Environmental

- **Opportunity for ecosystem services gains through restoration activities:**
 - Channel habitat connections
 - Revegetation of forest & grasslands
 - Increase & enhance wetlands
- **WHI environmental resources cannot be readily replaced through mitigation**

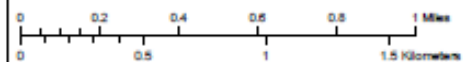


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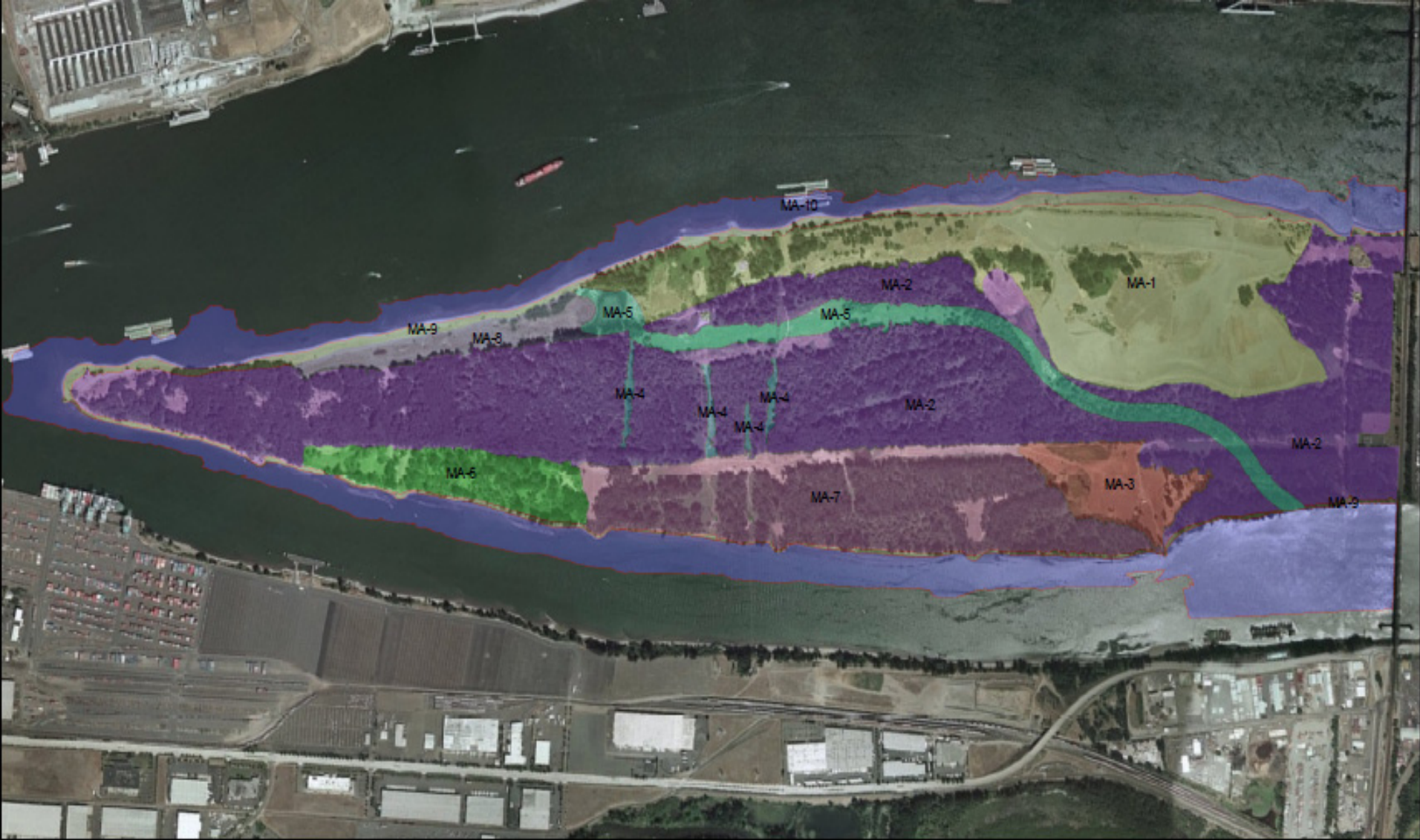


Scale = 1:30,000
1 Inch = 2,500 feet



Map 2
Habitat Classification Map
West Hayden Island
Environmental Foundation Study

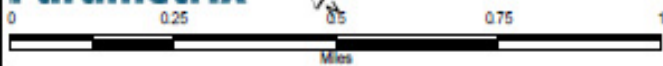
















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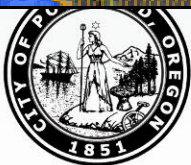
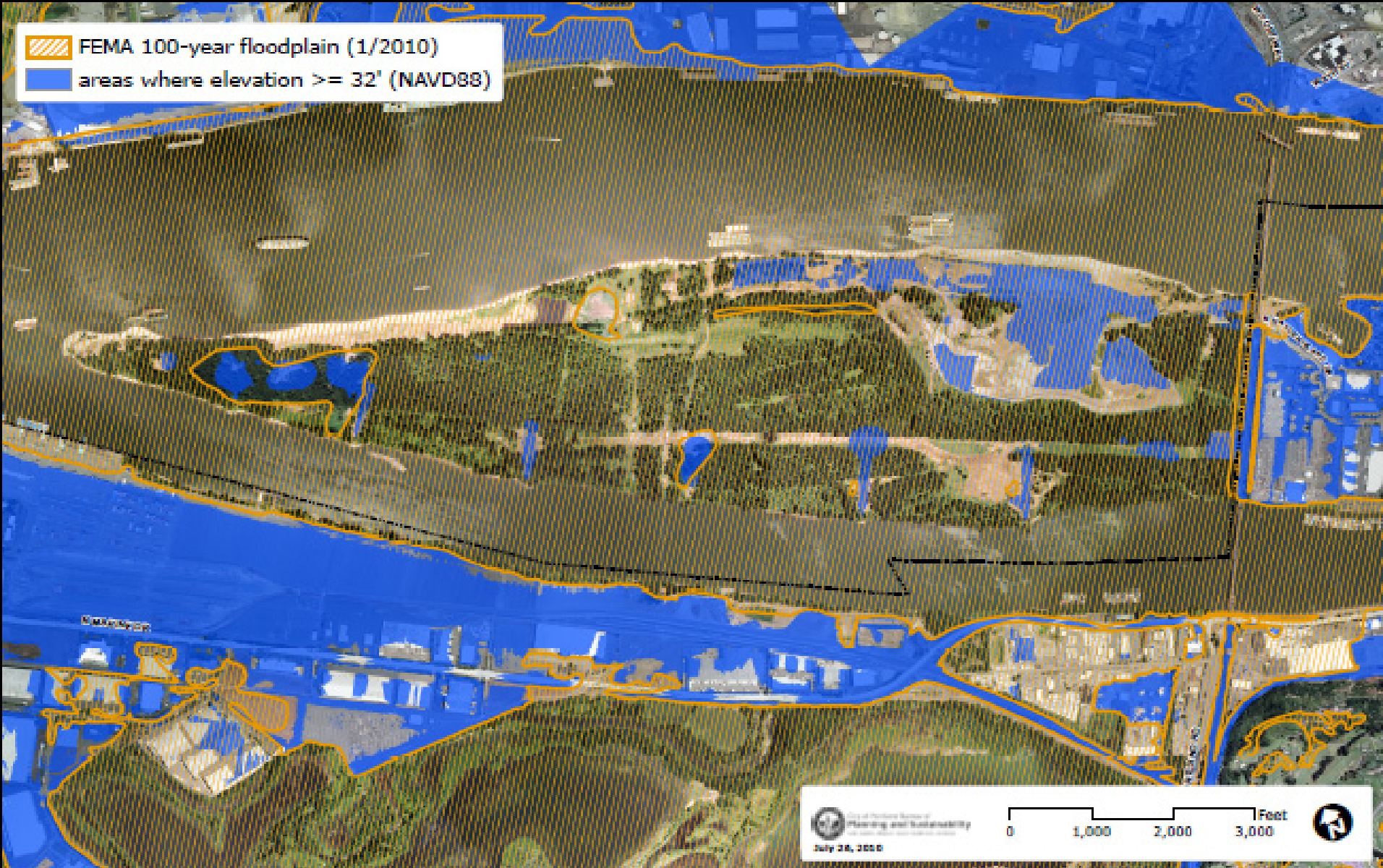
West Hayden Island
Ecosystem Services Restoration Concept Plan:
Figure 1: Management Areas

Parametrix



- | | | |
|--|--|---|
|  MA-1 |  MA-5 |  MA-9 |
|  MA-2 |  MA-6 |  MA-10 |
|  MA-3 |  MA-7 | |
|  MA-4 |  MA-8 | |

 FEMA 100-year floodplain (1/2010)
 areas where elevation $\geq 32'$ (NAVD88)



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West Hayden Island Sample Terminal and Rail Infrastructure * Overlaid on Habitat Classification Map

- Upper Beach (27.6 Acres)
 - Shallow Water (239.7 Acres)
 - Wetland (58.9 Acres)
 - Shrubland (76.4 Acres)
 - Forested Woodland (414.9 Acres)
 - Grassland/Herbaceous (227.4 Acres)
 - Dredge Material Storage Area (100.6 Acres)
 - Permitted Dredge Materials Area
 - Rail - bulk & auto Version 2
 - Power Lines
- Habitat types developed by Entrix (June, 2010)



*Footnote: This is NOT a development proposal. The Community Working Group used this map as part of a workshop exercise on June 15, 2010 to consider rail and other infrastructure requirements.

June 30, 2010



West Hayden Island Long Range Planning Project

Public Involvement

Neighborhood meetings

- Hi Noon
- Manufactured home park
- Bridgeton
- East Columbia
- Class Harbor moorage



Tours of the island for CWG & TAP members

Additional Land Use chair interviews (to assist with Local Impacts report):

- Cathedral Park, St Johns, Linnton and Pearl neighborhoods



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Public Involvement

Open House

- Mailings: Island residence, adjacent mainland residence, WHI mailing list – approx 3,000 postcards mailed
- E-mail distribution
- 50-75 attended (55 signed in)
- 32 written comments

Tribal Representative updates

- Warm Springs
- Grande Ronde
- Yakama



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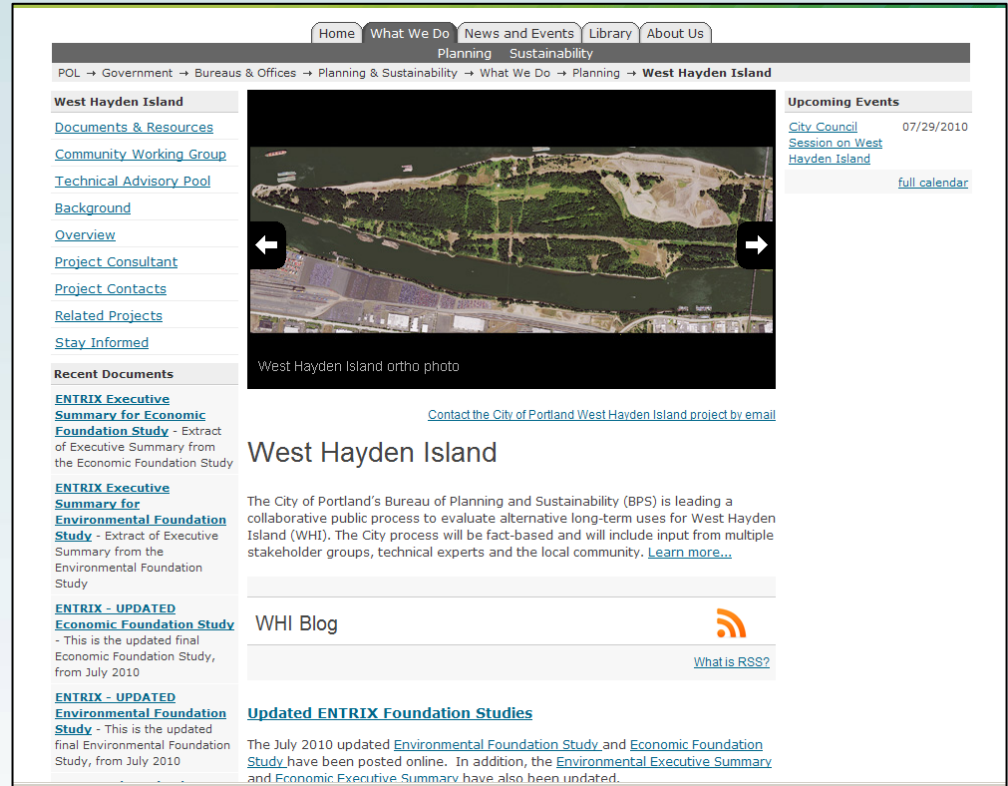
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Public Involvement

Web site development

- Approximately 50,000 hits
- On line discussion board
- Blog of recent updates
- Photo gallery



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