



West Hayden Island Project Briefing

Planning and Sustainability
Commission

May 8, 2012



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West Hayden Island Project Briefing

- Completion of studies to meet Council Resolution
- Key Milestones:
 - Concept Plan
 - Transportation Analysis
 - Cost/Benefit Report
 - Harbor Lands Inventory
- Public Process
- Zoning Code and Agreements
- Key Issues



Project Purpose: Resolve how West Hayden Island will be used in the future



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Background

- Site west of the BNSF Railroad
- 800+ acres
- Unincorporated Multnomah County
- Brought into the UGB in 1983
- Metro identified as Regionally Significant Industrial Area in 2004
- Metro designated as Habitat Conservation Area in 2005
- Metro Directed City and Port to develop a plan

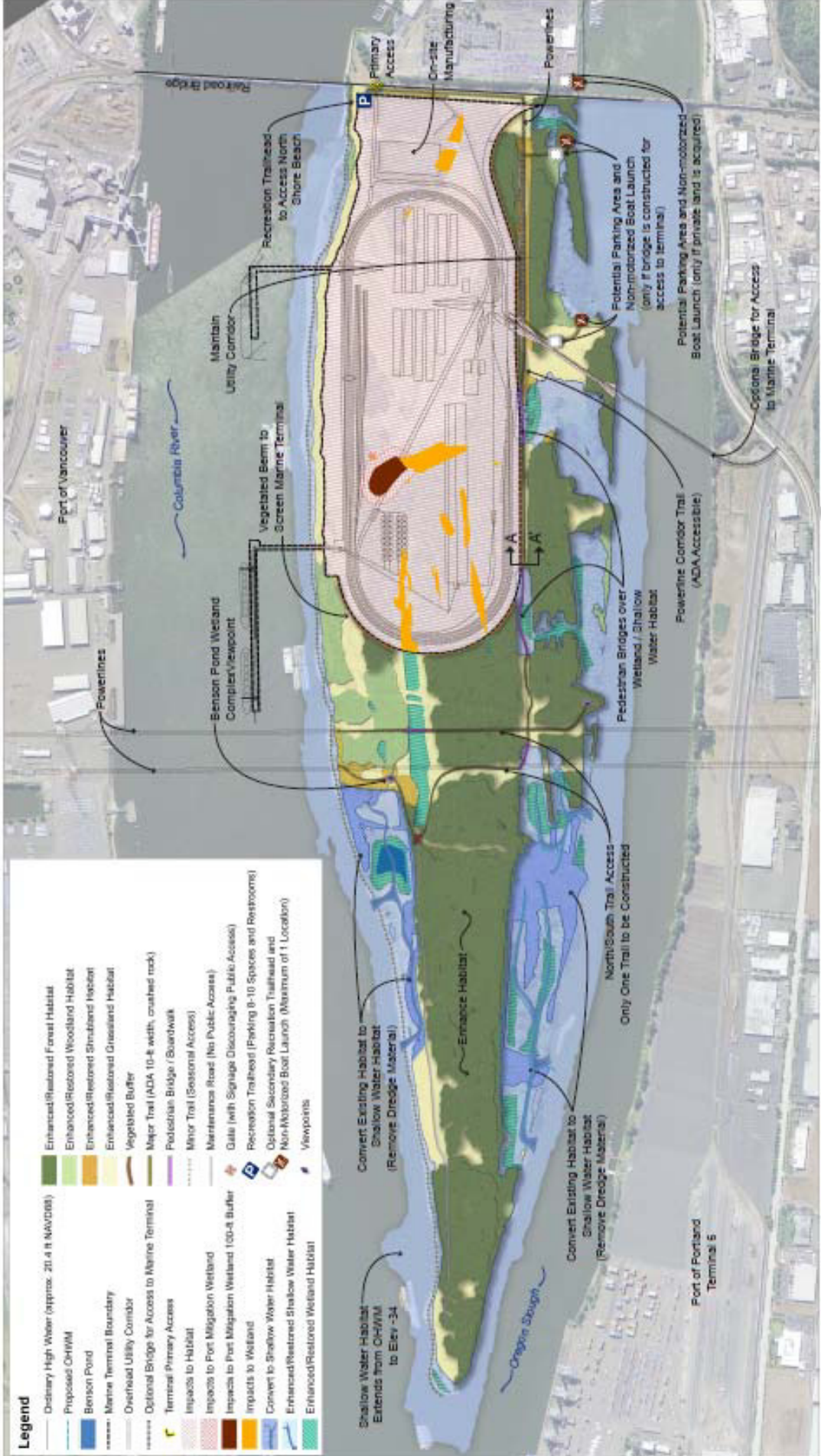


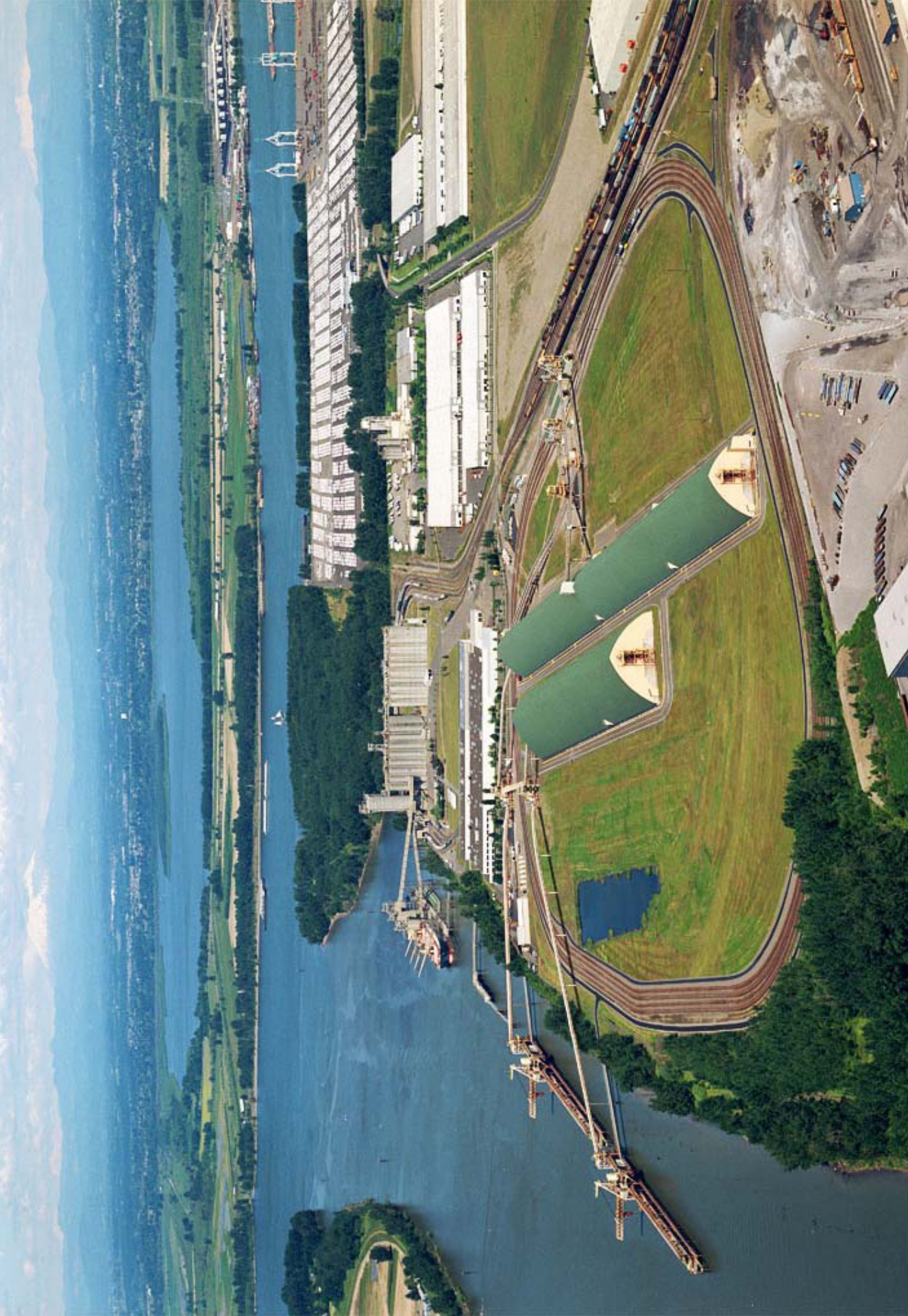
Resolution 36805

- Directed BPS to develop a proposal for annexation of WHI
- Directed BPS to develop a concept plan to protect at least 500 acres of open space, and identify no more than 300 acres for future deep water marine terminal
- Directed additional studies, including: access plans and traffic impacts, land management options, international operational and site design best practices to reduce the footprint, Port-to-Port coordination opportunities, Benefit-Cost Analysis, etc.



WHI Concept Plan





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Concept Plan Elements

Terminal Operations and Transportation Layout

- Bulk Products and Autos
- Footprint under 300 acres and pushed east for preservation of habitat
- Main access from North Hayden Island Drive (optional bridge shown)
- Manufacturing element

Infrastructure

- Offsite utilities reasonably available
- Sanitary Sewer may need to be upgraded (or on-site facility built)
- Existing streets on East Hayden Island can handle traffic at the link level of service; some intersections may need upgrades
- Reclassification of North Hayden Island Drive possible
- Improvements to North Hayden Island Drive needed



Concept Plan Elements

Natural Resource enhancements/preservation

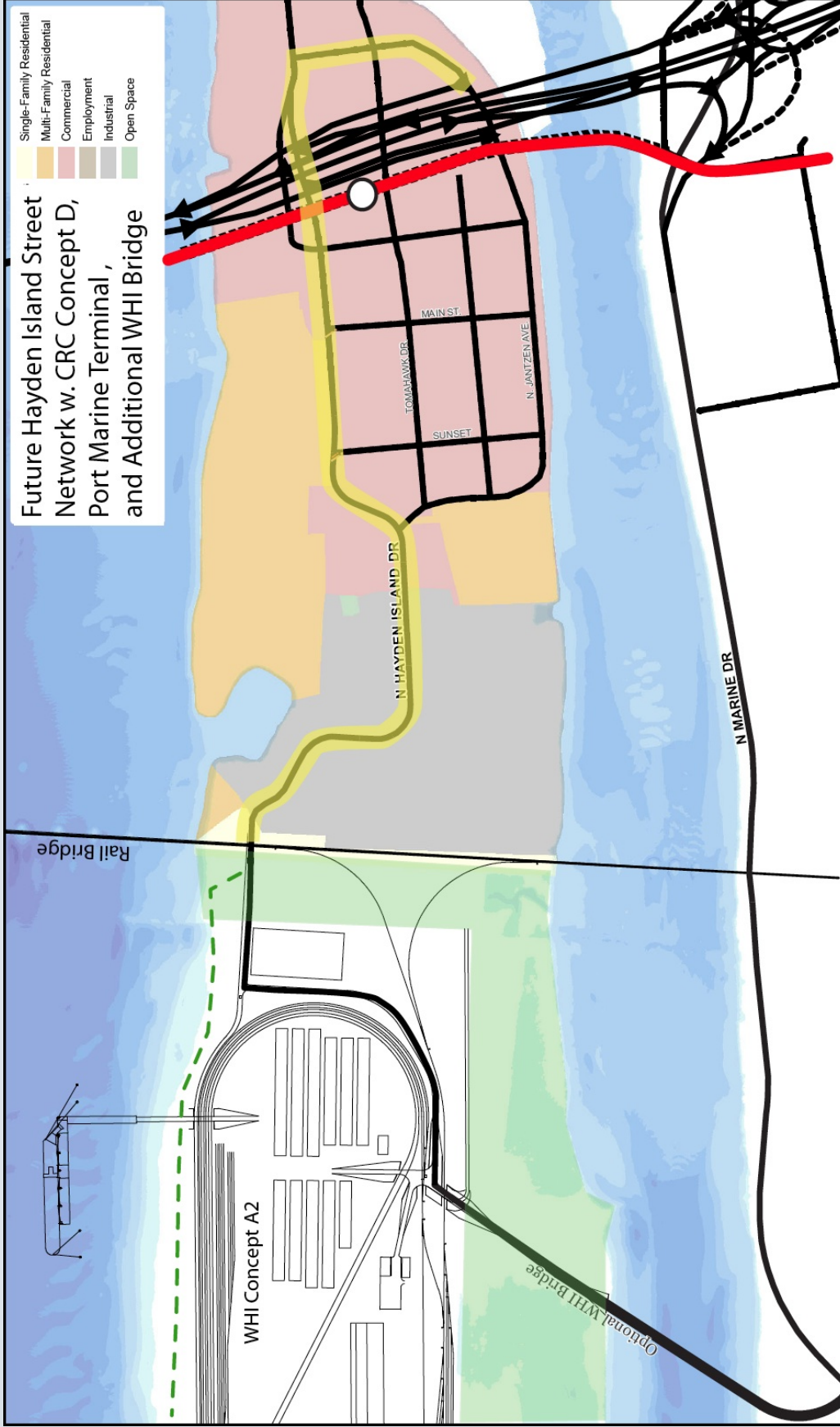
- Habitats on island are currently highly functioning
- Increasing shallow water habitat by creating back water channels and expanding existing wetlands
- Improving forest habitats near edges; controlling invasive species
- Enhancing sparsely vegetated (grass and shrubland); removing non-native species

Recreational Access on WHI

- Non-motorized boat launch
- Trails (to south side, along beach, to Benson Pond)
- Viewpoints, interpretive information
- Small parking area/comfort station at trail head



Transportation Impacts



Future Hayden Island Street Network w. CRC Concept D, Port Marine Terminal, and Additional WHI Bridge

west hayden island | proposed transportation system with CRC Concept D

May 3, 2012

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DRAFT

West Hayden Island



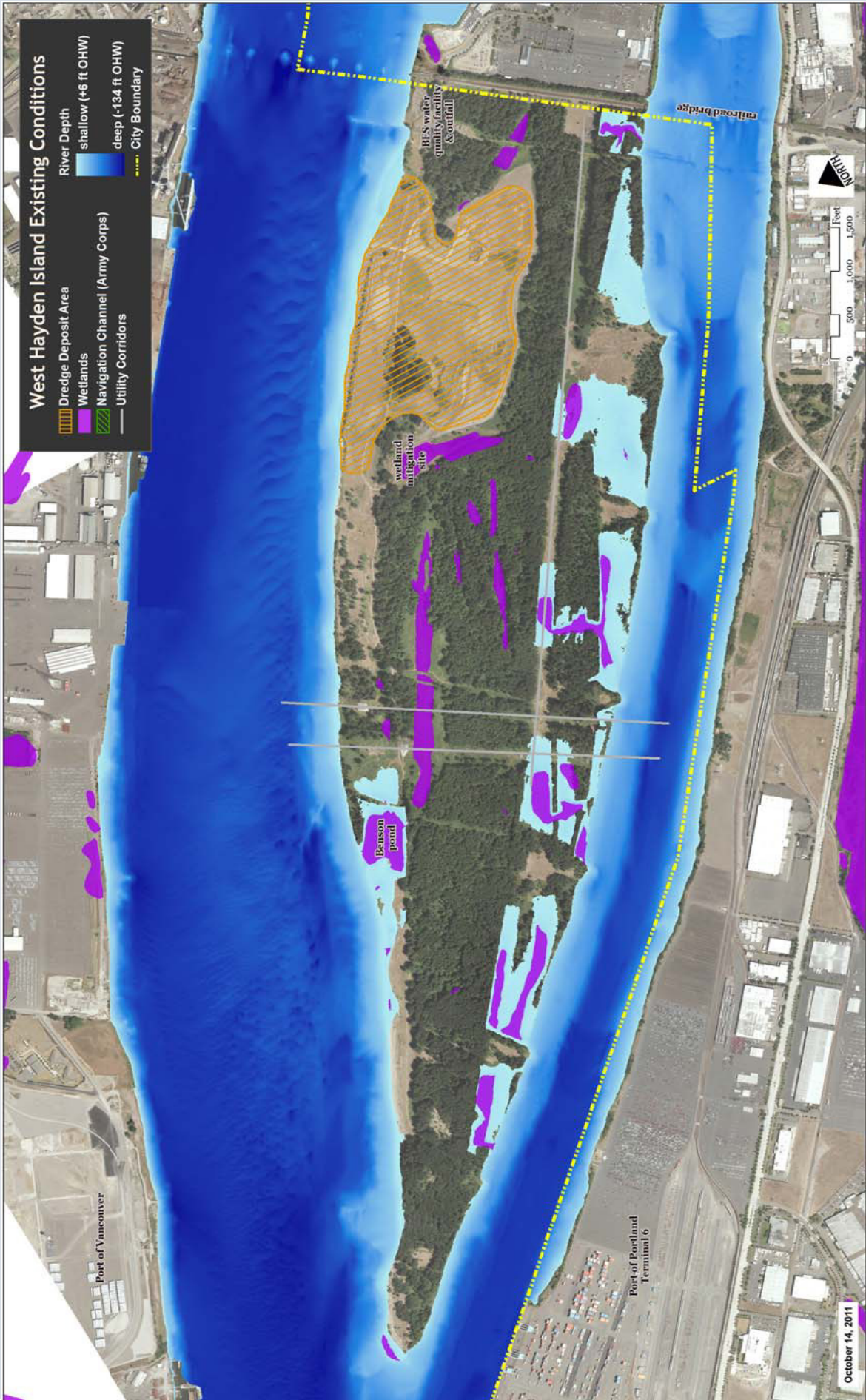
City of Portland
Planning and Sustainability
October 2011



West Hayden Island Existing Conditions

- Dredge Deposit Area
- Wetlands
- Navigation Channel (Army Corps)
- Utility Corridors
- City Boundary

- River Depth
- shallow (+6 ft OHW)
- deep (-134 ft OHW)



October 14, 2011



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Public and Private Costs

Worley Parsons Capital Cost Estimates:

- Order of Magnitude (confidence +/- 50%).
- Base Public Infrastructure costs of \$100m +. W/bridge - additional \$100m)
- Private Terminal Developer - \$150m +
- City participation possible in transportation, sewer, recreation, and community benefits - \$10-20m (~ 2025-2035)

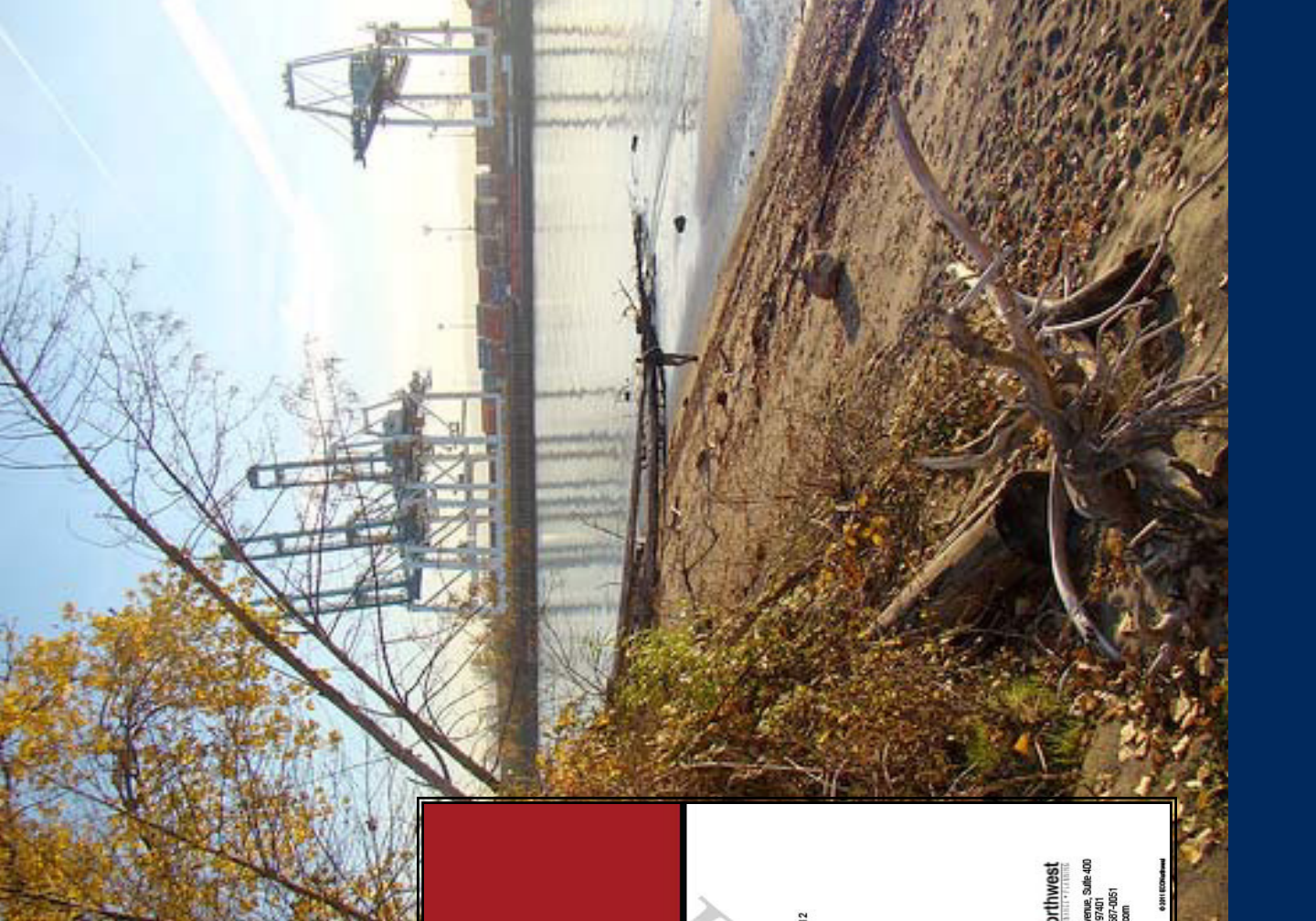


Public Involvement & Input

- Concept plan open houses, on line surveys, office hours
- Neighborhood meetings
- Hosted presentations
- Technical work sessions to vet each consultant/city study
- Open houses June-July for feedback on draft plan



Public Benefit/Cost Analysis

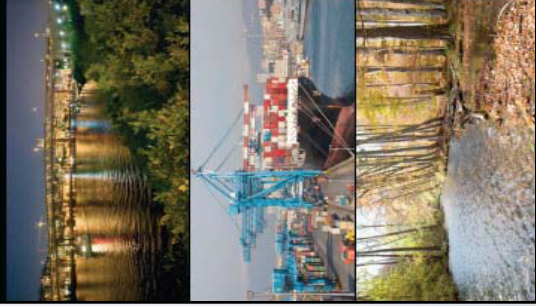


West Hayden Island Public Cost / Benefit Analysis

March 2012

ECONorthwest
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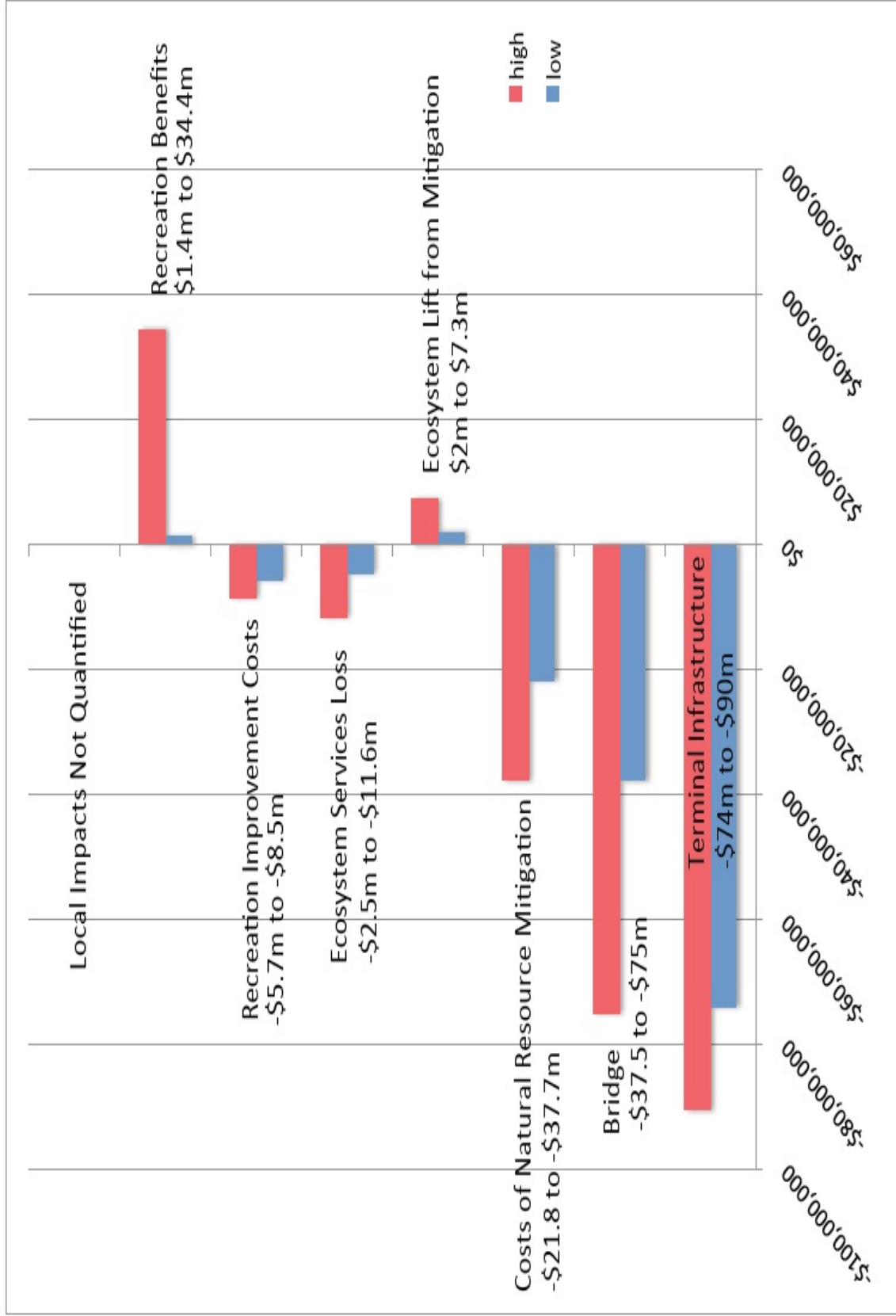
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100-Year NPV of Benefits and Costs (Excluding Port-Derived Benefits)
translates to cost of \$6.7-\$9m annually w. bridge
or \$3.7-\$6.7m wo. bridge



Recent Economic Impact Analysis

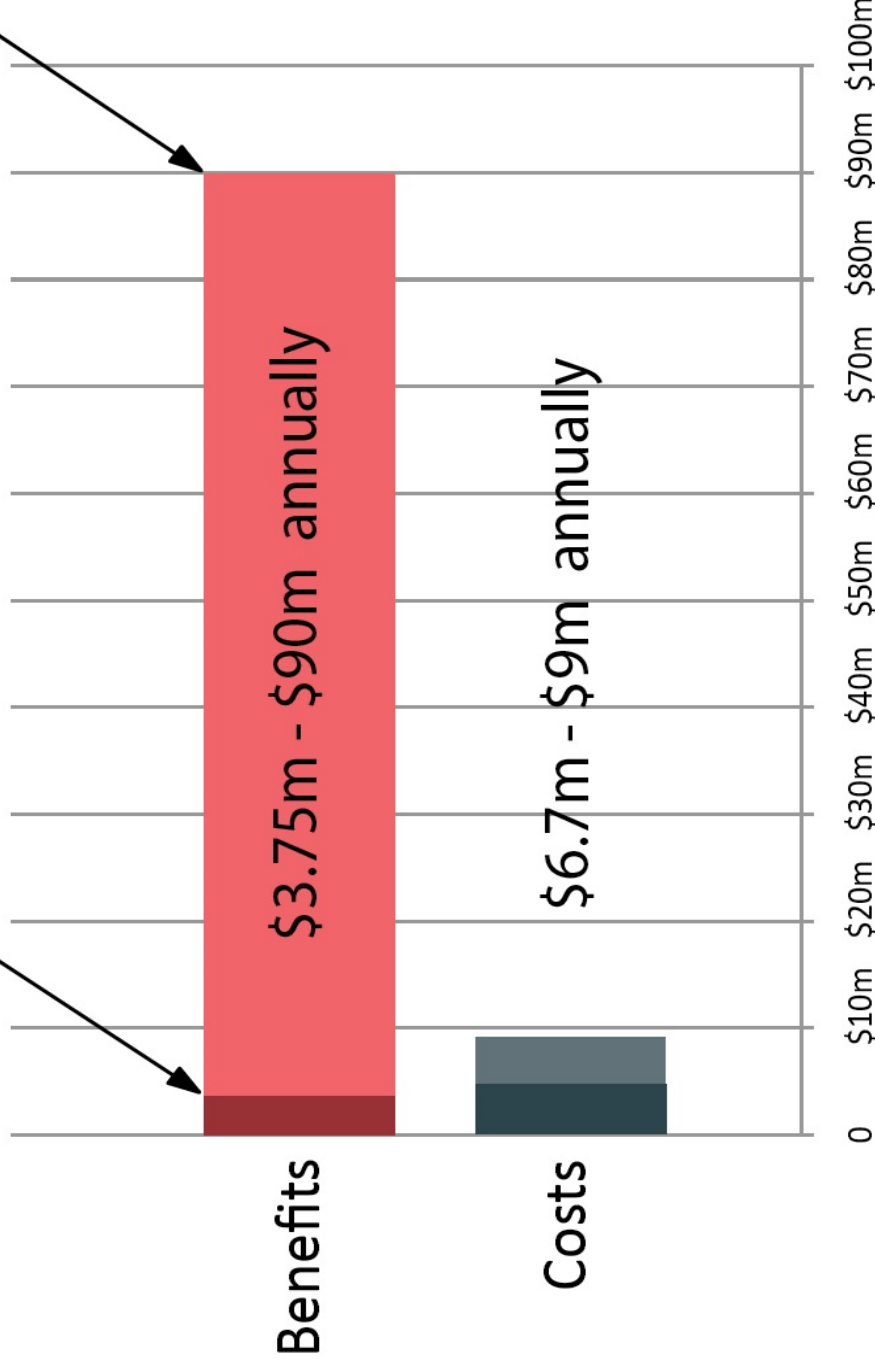
- 2,340-3,613 jobs (direct, induced, indirect)
- \$190m to \$296 million in personal annual income
- \$240 to \$298 million business revenue
- \$18 to \$30 million in annual state/local tax revenue

Source: EcoNorthwest with data from Martin and Associates



Assumes all Martin Study benefits, and developing the new port facility would generate 30% more jobs locally than would be generated by alternative uses of the development funds.

Assumes only 25% of Martin Study benefits are realized, and developing the new port facility would generate 5% more jobs locally than would be generated by alternative uses of the development funds.



Public Benefit/Cost Analysis

Caveats:

- Benefits from development will not exist unless demand for facility exists
- Demand over long time horizon is always uncertain - particularly for specific commodities
- Historically, total throughput has increased relatively consistently over long period
- Not all jobs are new (some of the people and capital would have found other productive employment)



Harbor Lands Inventory

DRAFT

Portland Harbor: Industrial Land Supply Analysis

Prepared for the City of Portland:
Bureau of Planning and Sustainability

Prepared by ECONorthwest

In association with:

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and
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February 2012

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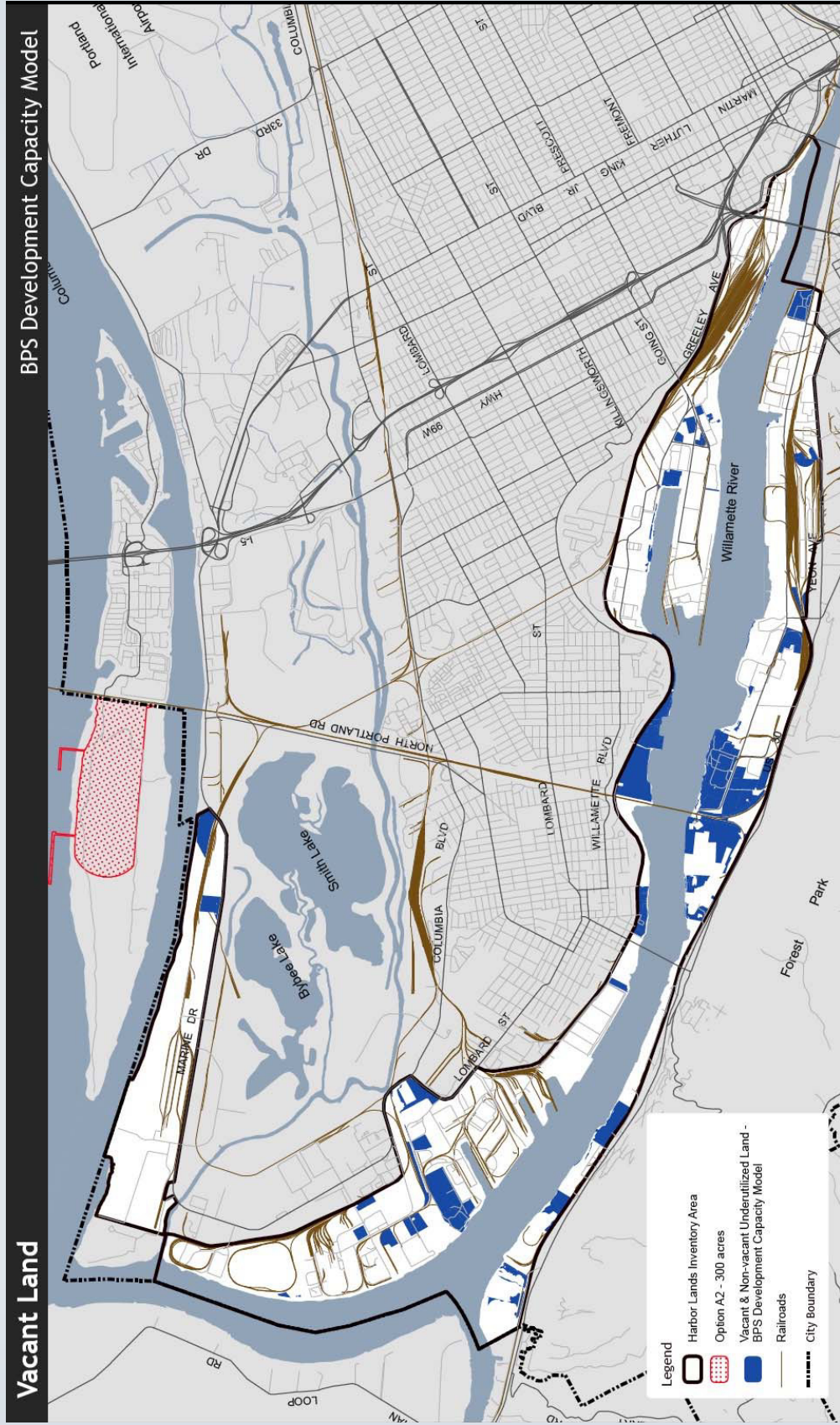


Harbor Lands Inventory

Scope:

- Review of city's land inventory process
- Feasibility of other sites - Time Oil and Atofina (constraints are size, access, contamination)
- Evaluated measures of land efficiency
- Considered the role of Vancouver's port in the regional growth of cargo shipping
- Used the most recent cargo forecasts from BST Associates (includes low and high forecast)
- Vancouver has 350 vacant acres available, plus new 200-acre Terminal 5 with rail loop

Harbor Lands Inventory

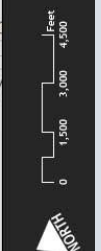


Vacant Land

BPS Development Capacity Model

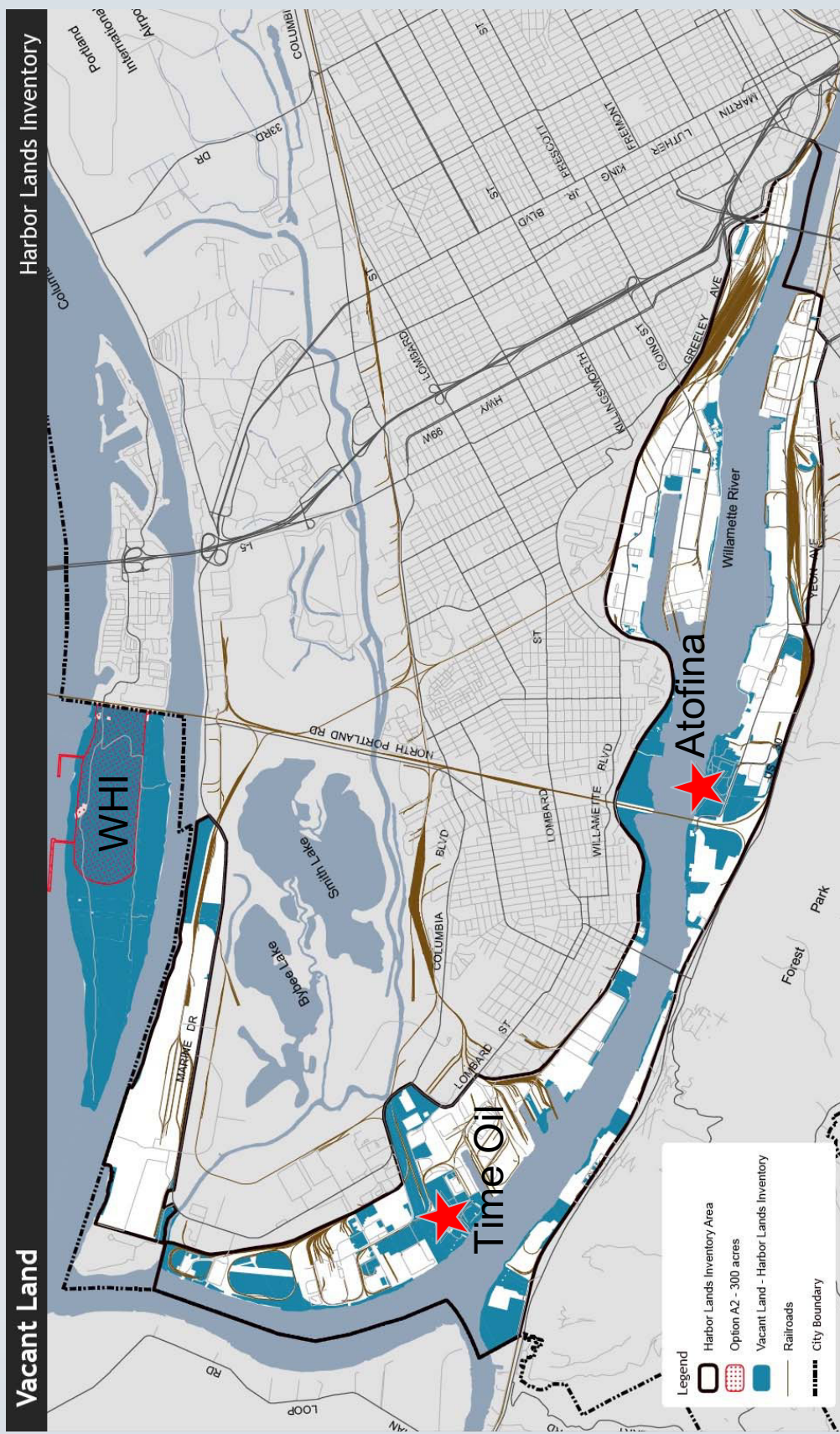
- Legend**
- Harbor Lands Inventory Area
 - Option A2 - 300 acres
 - Vacant & Non-vacant Undeveloped Land - BPS Development Capacity Model
 - Railroads
 - City Boundary

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 Sarah Boush, GIS Specialist, Planning & Sustainability, Bureau of Planning & Sustainability



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 Sam Adams, Mayor - Susan Anderson, Director

Harbor Lands Inventory



Vacant Land

Harbor Lands Inventory

- Legend
- Harbor Lands Inventory Area
- Option A2 - 300 acres
- Vacant Land - Harbor Lands Inventory
- Railroads
- City Boundary

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Harbor Lands Inventory

Findings:

- Inventory methods reasonable
- Alternate sites are very constrained
- Land efficiency rising in terms of tonnage and total \$ value per acre, though direct job density dropping
- Forecast shows growth in auto, grain, dry bulk
- Additional terminals needed for these commodities at the mid-range or high-range forecast
- Vancouver has new 200-acre Terminal 5 rail loop, intended for dry bulk growth, plus 350 more vacant acres available

Harbor Lands Inventory



DRAFT

Harbor Lands Inventory - 2007 aerials - Vancouver

- 1 - building
- 2 - other structures, tanks, utilities, concrete plant
- 3 - exterior storage and work areas
- 4 - loading/maneuvering
- 5 - rail yards/lines
- 6 - employee/guest parking
- 7 - vacant land
- 8 - water (part of lot)
- 9 - water (not Port owned)



May 18, 2011

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City of Portland, Bureau of Planning & Sustainability, 1221 NE Oregon Street, Portland, OR 97232



Zoning and Comprehensive Plan

- Industrial designation on 300 acres
- IH Zoning
- Use limited: “Deep Water Marine Terminal”



Zoning and Comprehensive Plan

- Open Space designation on 500+ acres
- Limited parks/open space uses per concept plan (trails, trailhead, non-motorized boat launch)
- Natural area focus, future mitigation projects anticipated
- Utility corridors allowed w/in existing easements, maintenance roads to serve utility corridors/uses



WHI Plan District

Development Standards

- Special setbacks & buffers
- Public recreational trails
- Maximum development threshold triggers further transportation impact review
- Special environmental standards



Draft Base Zone Map

West Hayden Island

Proposed Zoning

DRAFT

Proposed Zoning areas:
 Total acres IH - 793
 Acres of IH on land (above OHW) - 301
 Acres of IH minus setbacks - 290
 Total acres OS - 956
 Acres of OS on land (above OHW) - 336
 Acres of OS in eastern wedge (above OHW) - 7



May 7, 2012

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Proposed Zoning:

- Open Space
- Heavy Industrial
- Setbacks

Taxlots

Ordinary High Water (2011)

Ordinary High Water setback, 100ft

300 acre Development Footprint

City Boundary

County Boundaries

May 7, 2012

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Intergovernmental Agreements

Development

- Transportation system upgrades- based on thresholds: NHID reconstruction, buffer treatments
- Sewer/Water extensions/upgrades
- Recreation master planning process, trail & trail head facilities
- Funding strategy (City, Port, State, Region, Federal)
- Ownership/future mgmt of 500 acres - advisory committee



Intergovernmental Agreement

Community Benefits:

- On site BMPs
- Security services
- Noise and air quality baseline study
- Forested buffer between residential/industrial
- ROW improvements: potential for buffers, sidewalk, bike corridors, ped crossings
- Ongoing Good Neighbor Committee/AC



Intergovernmental Agreement

Natural Resources Mitigation:

- Shallow Water and Wetland - identify next steps and City/Port roles for state/federal discussion
- Forest and Grassland - A range of possibilities that reflect Port and City proposals



Key Issues

- Land supply studies and industry forecasts
- Interpretation of cost/benefit report
- WHI Bridge or North Hayden Island Drive access
- Infrastructure needs & strategies to pay for them
- Community impacts - noise, traffic, air quality
- Environmental impacts and mitigation plans
- Recreation/land management options



Proposed Next Steps

- Potential PSC hearing July 31st?
- Legislative Package will contain:
 - 1) Plan District
 - 2) Comprehensive Plan Designations
 - 3) Draft Ordinance for Annexation
 - 4) Draft Development agreements
 - 5) Technical studies/memos



Timeline

May

- 8th: Planning & Sustainability Commission Briefing
- 18th: AC Meeting - natural resources mitigation update, community benefits discussion

June

- June 15: AC meeting: draft plan discussion
- June 18-July 9 - public open houses
- June 29: Proposed draft released

July

- July 31: Potential PSC hearing