



West Hayden Island Project Briefing

Planning and Sustainability Commission
August 14, 2012



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Purpose of this briefing:

- Project Update
- Introduce Emerging Proposal
- Highlight some Advisory Committee Ideas
- Update on Health Impact Research



Next Steps:

9/7/12 - AC Work Session (Transportation)

9/12/12 - Open House

9/21/12 - AC Work Session (Environment)

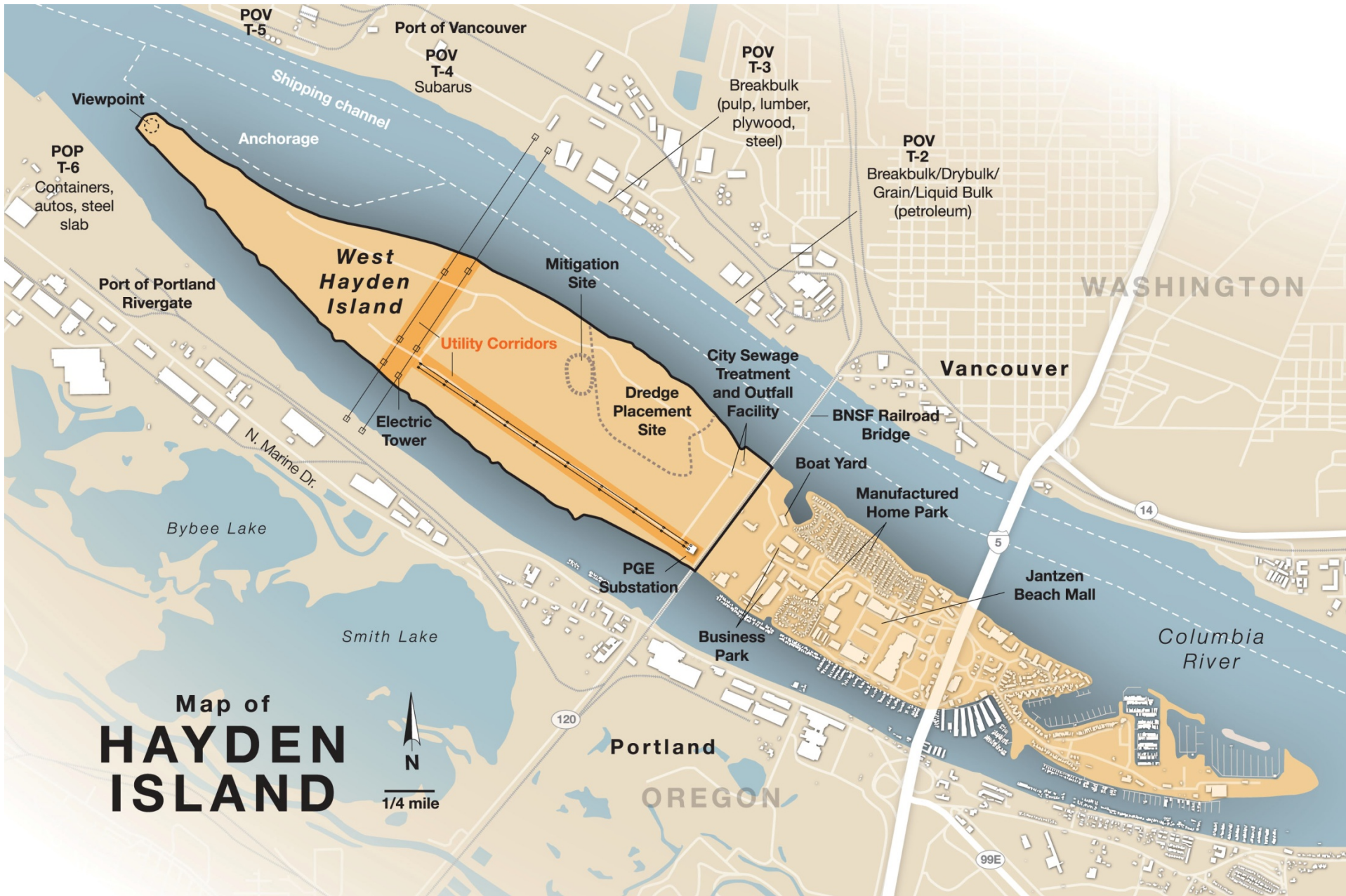
9/28/12 - AC Work Session (Health)

10/2/12 - AC General Meeting

10/9/12 - PSC briefing, Health Report

10/23/12: PSC Public Hearing

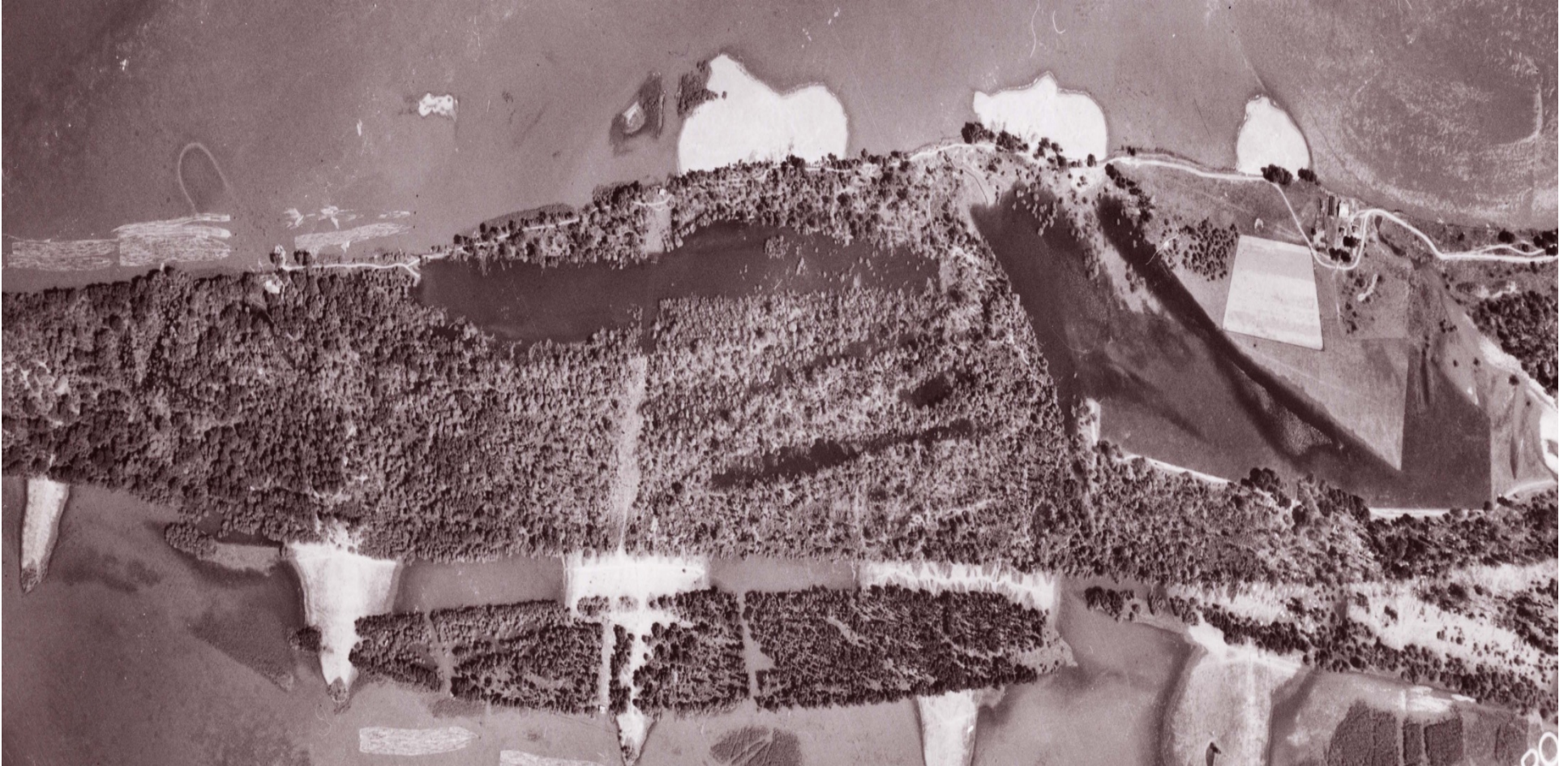




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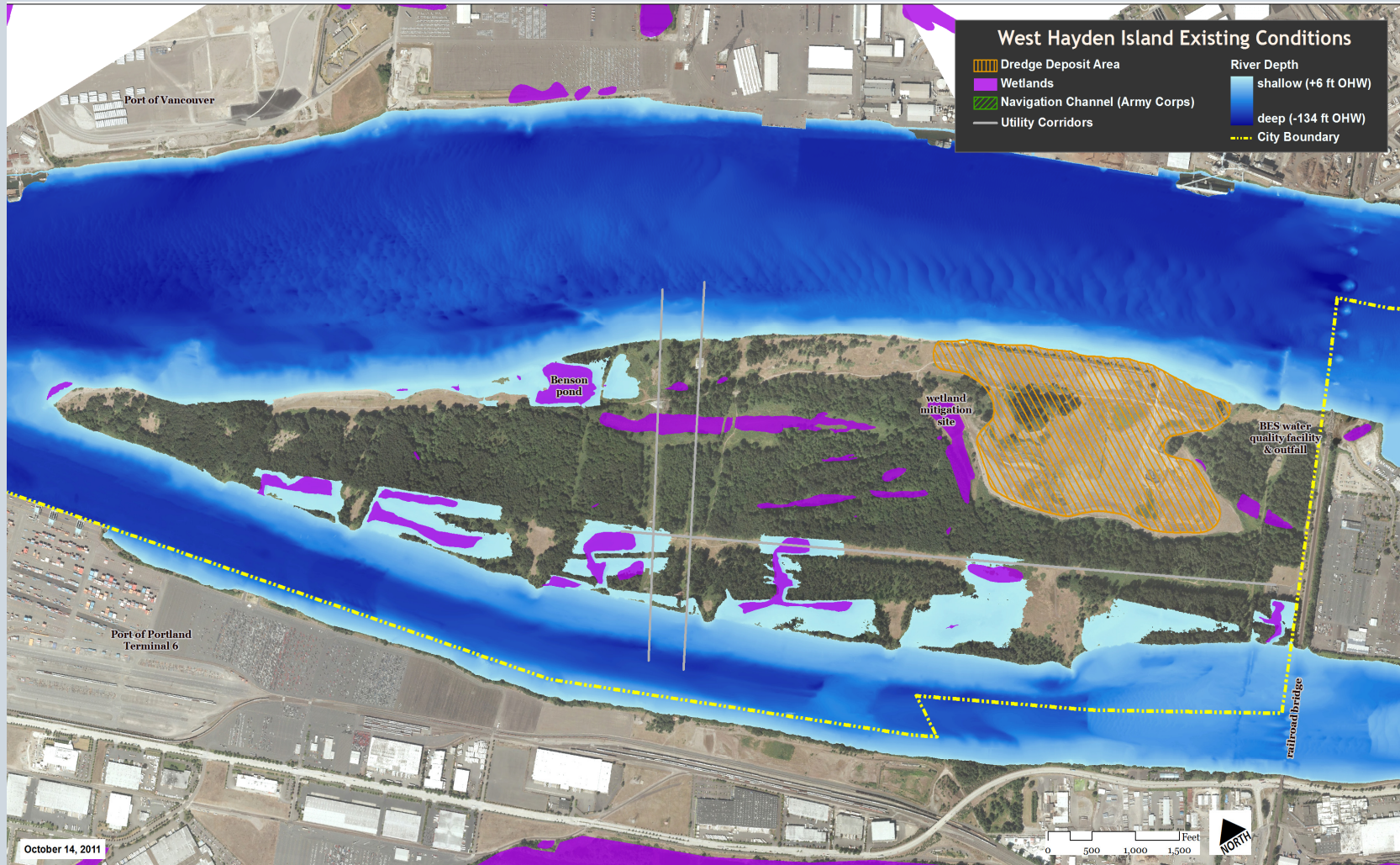
West Hayden Island



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West Hayden Island



Project Process

- 2008:** City initiated project due to CRC and Hayden Island Plan, project scoping
- 2009:** IGA with Port, Community Working Group
- 2010:** Entrix Foundation Studies, Resolution 36805, Revised IGA, WHI AC formed, public involvement summit meeting
- 2011:** WHI AC meetings, additional study scopes and consultant hiring, Concept Plan, open houses, Council briefing
- 2012:** Additional studies completed (Cost/benefit, harbor lands inventory, HINRI, etc.), WHI AC meetings, open houses, PSC briefings, health research initiated, draft annexation proposal per Resolution 36805



Public Involvement & Input

- 21 Advisory Committee meetings
- 30 HILP and HiNoon meetings
- 10 other neighborhood and homeowner association meetings
- 15 meetings with interest groups and other parties
- 7 open houses and office hour sessions
- 14 other presentations, briefings, technical work sessions, tours, etc.



Advisory Committee

- Susan Barnes, Oregon Department of Fish and Wildlife
- Andrew Colas, Colas Construction, NAMC
- Andy Cotugno, METRO
- Pam Ferguson, Island Resident
- Don Hanson, BPS Planning & Sustainability Commission
- Chris Hathaway, Lower Columbia River Estuary Partnership
- Brian Owendoff, Portland Business Alliance
- Emily Roth, Portland Parks and Recreation
- Sam Ruda, Port of Portland
- Bob Sallinger, Audubon Society (*resigned 6/12*)
- Bob Tackett, NW Labor Council
- Victor Viets, Island Resident





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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



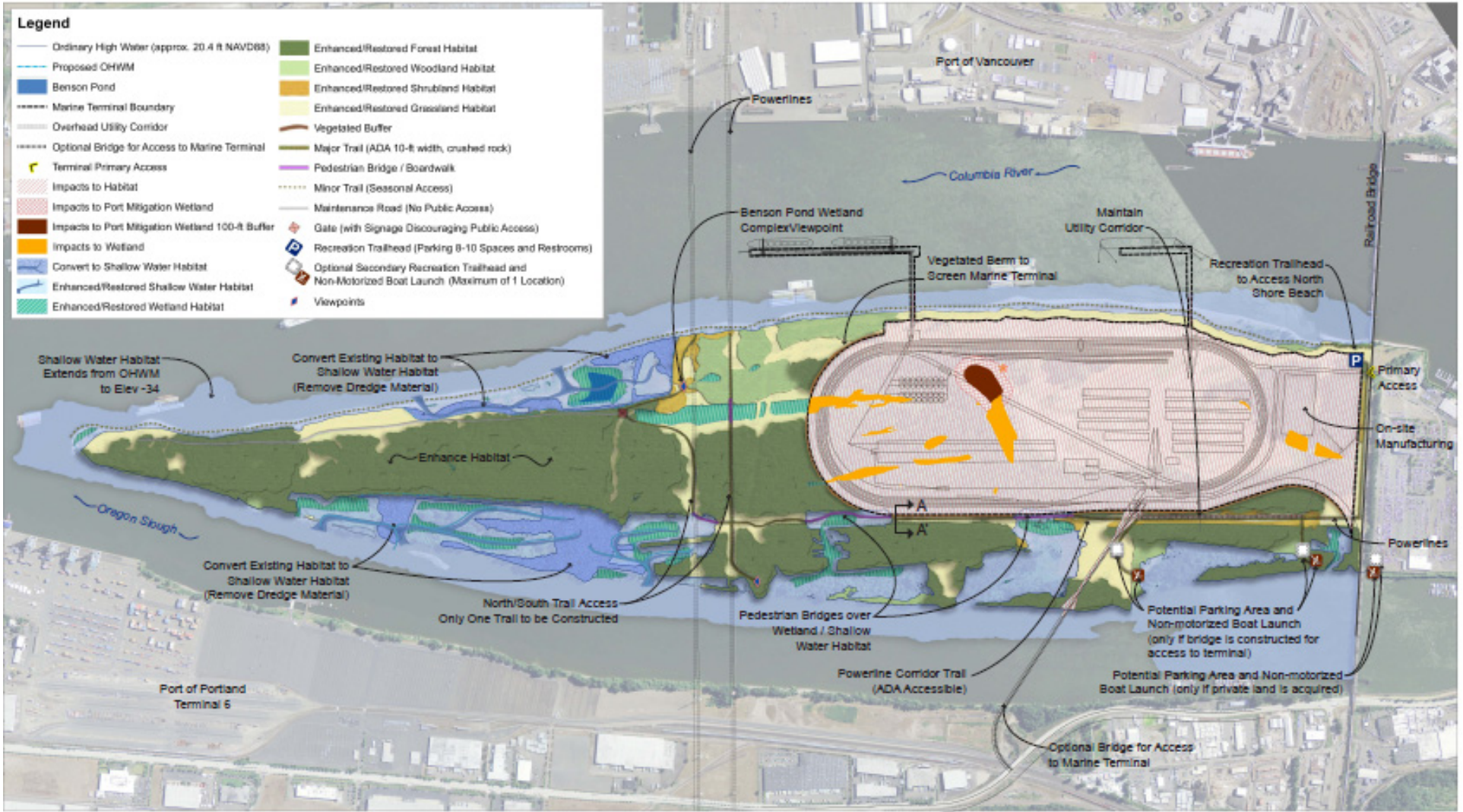
Resolution 36805

Directed additional studies, including:

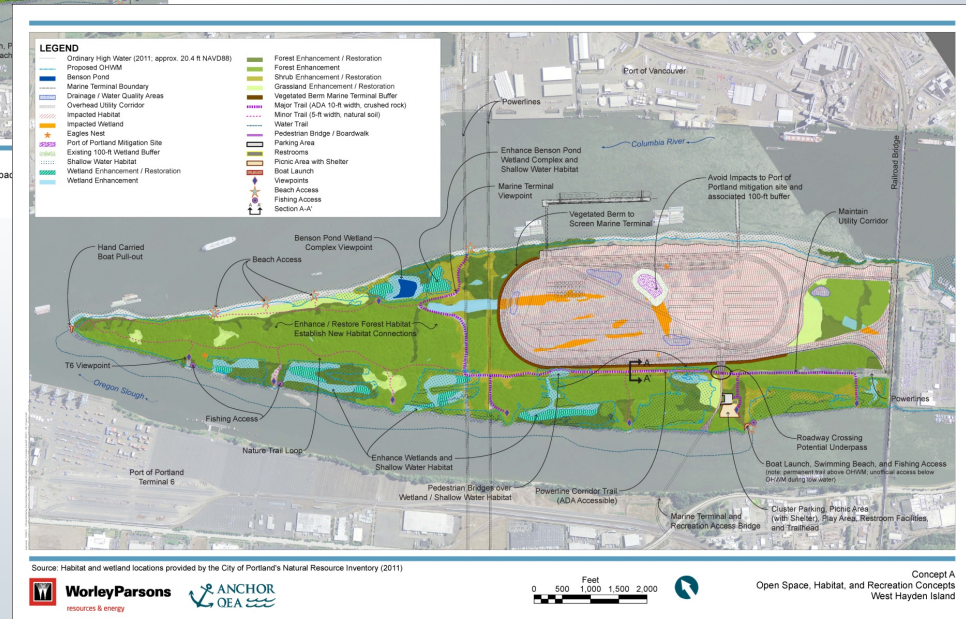
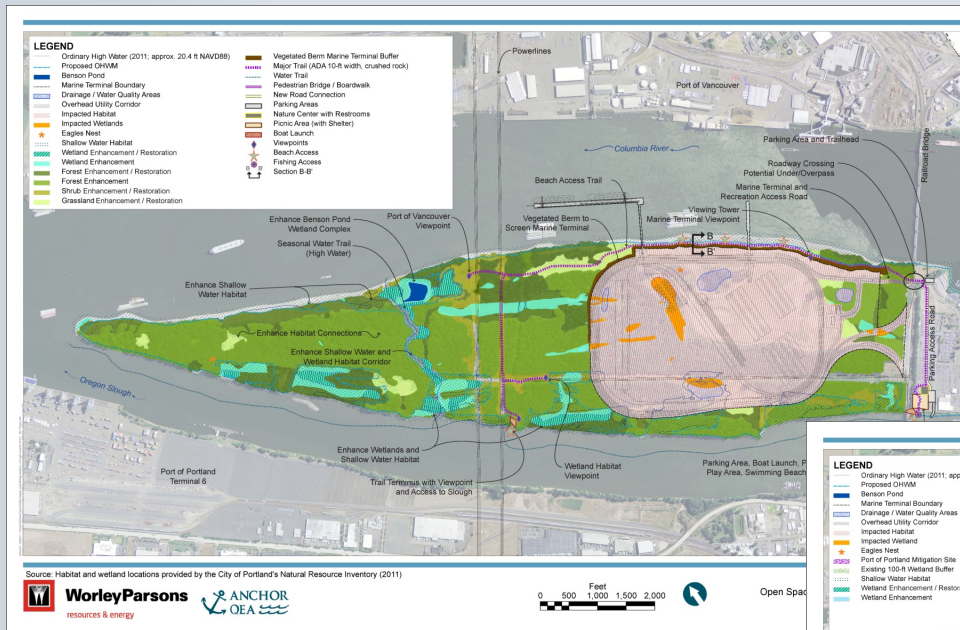
- Access plans and traffic impacts
- Land management options (for open space)
- International operational/site design best practices (to reduce the footprint)
- Port-to-Port coordination opportunities
- Benefit-Cost Analysis
- Harbor Land Inventory



WHI Concept Plan



WHI Concept Alternatives



A variety of site plan alternatives were studied in late 2011



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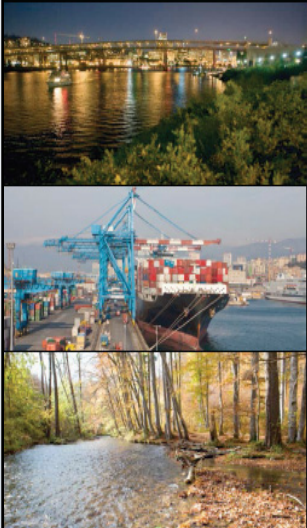


Public Benefit/Cost Analysis



West Hayden Island Public Cost / Benefit Analysis

March 2012



ECONorthwest
PLANNING • CONSULTING • PARTNERSHIP

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Eugene, OR 97401
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Benefit/Cost Analysis

- Value of the ecosystems services reduced by \$4.5 - \$11.5m
- Mitigation cost estimated at \$24.5million*, creates \$1.9 - \$5.9m of ecosystem services
- \$1.5 - \$5.0 million in additional recreational benefits
- Recreational improvements cost \$2.4 - \$5.3m

(all costs are 100-year NPV)



Benefit/Cost Analysis

- Air pollution costs from traffic range from \$.02 to \$.04 per vehicle mile traveled.
- Port-related rail traffic may impact property values within 275 meters
- Congestion related impacts estimated at \$23,500 annually
- Recommended Health impact Assessment.



Benefit/Cost Analysis

“We conclude that if the port facility generates \$5.5 million per year in net economic benefits, it would justify the expenditure of costs incurred by the City and Port of Portland. We conclude that it is likely that this would be the case. Thus we expect that the local benefits of the development scenario would exceed the local costs.”

(EcoNorthwest, June 2012)



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



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:
Maul Foster & Alongi, Inc.
and
Bonnie Gee Yosick Inc.

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Terry Moore & Nick Popenuk

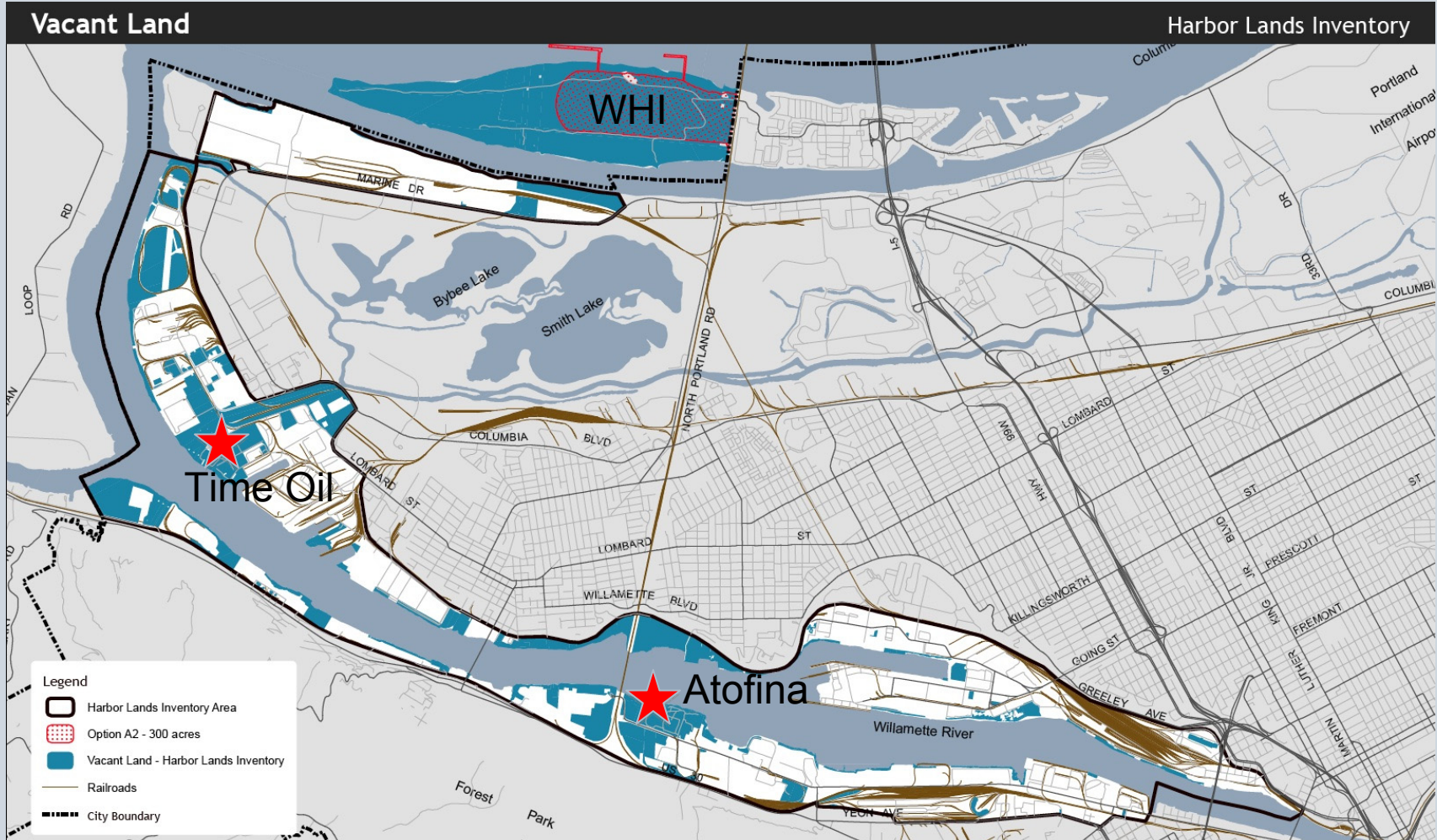
February 2012



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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

May 2, 2012

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

S:\gis\Projects\Economic\Harbor_Lands\Map9\1117_HL_vacant_land.mxd



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City of Portland, Oregon
Sam Adams, Mayor • Susan Anderson, Director



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Harbor Lands Inventory



DRAFT

Harbor Lands Inventory - 2007 aerials - Vancouver

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



May 18, 2011

City of Portland | Bureau of Planning & Sustainability | Geographic Information System

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Harbor Lands Inventory

Key Findings:

- Alternate sites are not big enough to provide efficient rail access
- 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 acres of vacant land available



What does the Proposed Plan include?

- 1) Zoning (Plan District)
- 2) Comprehensive Plan Designations
- 3) Transportation Systems Plan Amendments
- 4) Ordinance for Annexation
(including boundaries and legal description)
- 5) Intergovernmental Agreement
- 6) Technical Reports

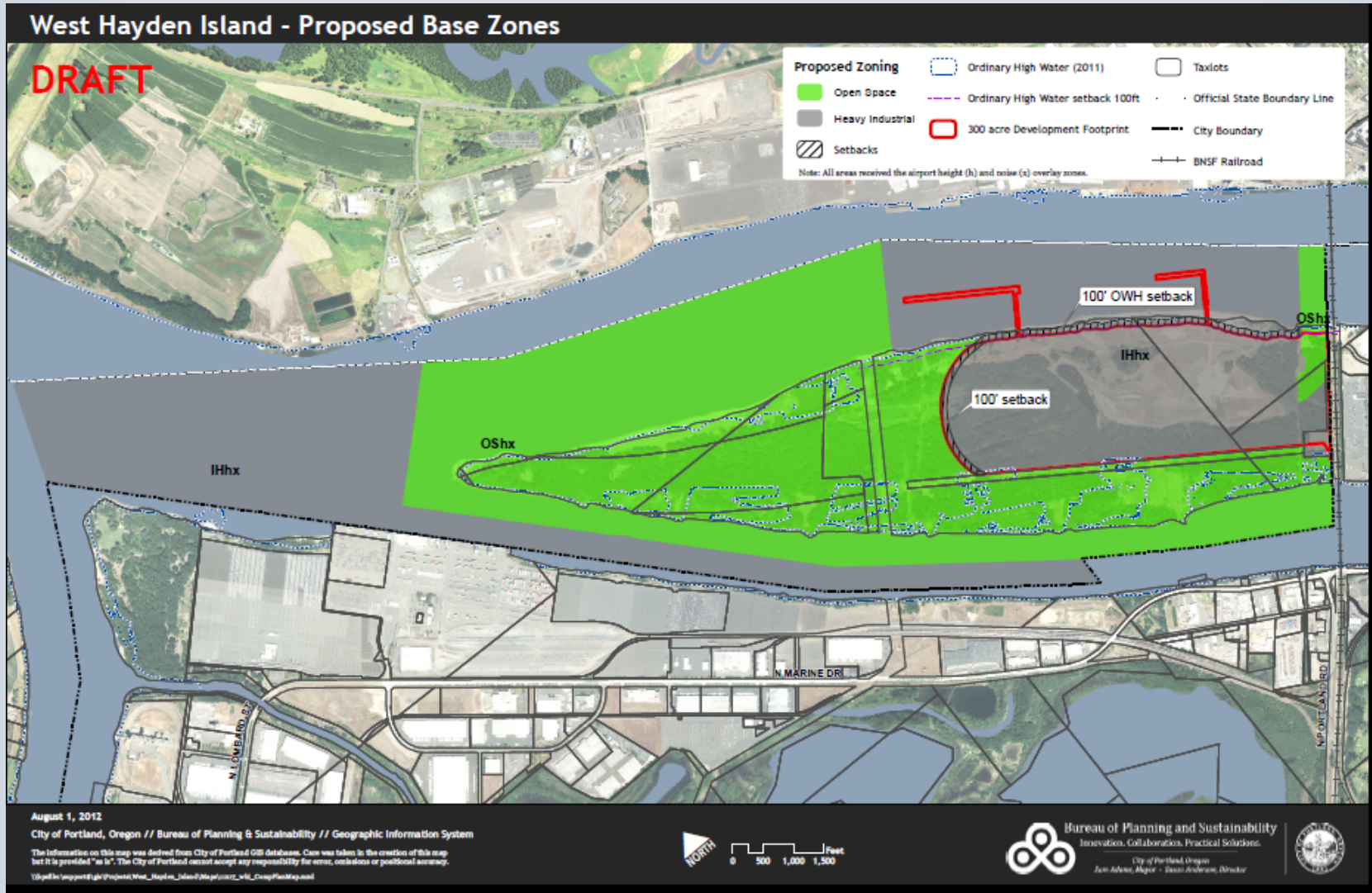


Zoning Proposal

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

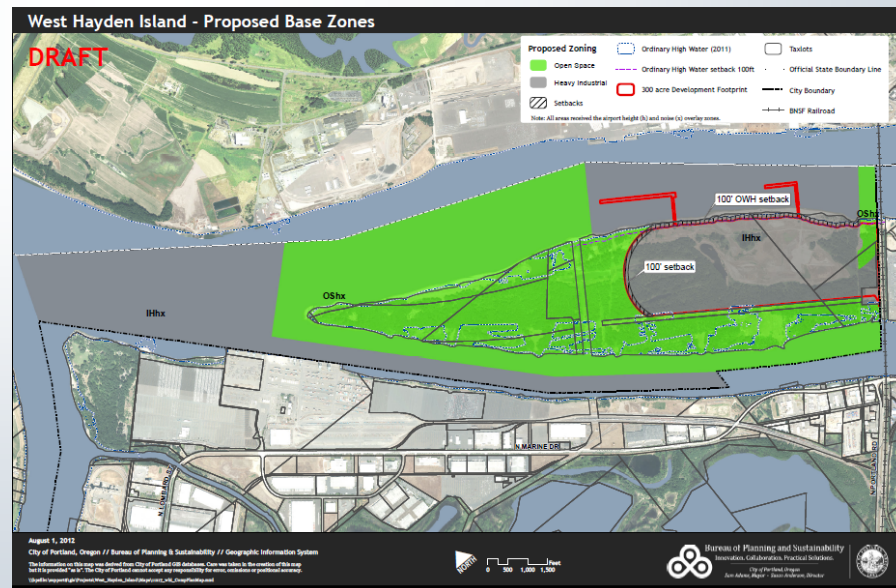


Zoning Map



Zoning Proposal

- Special setbacks & buffers
- Cap on the number of heavy trucks at 175/day
- Special environmental standards



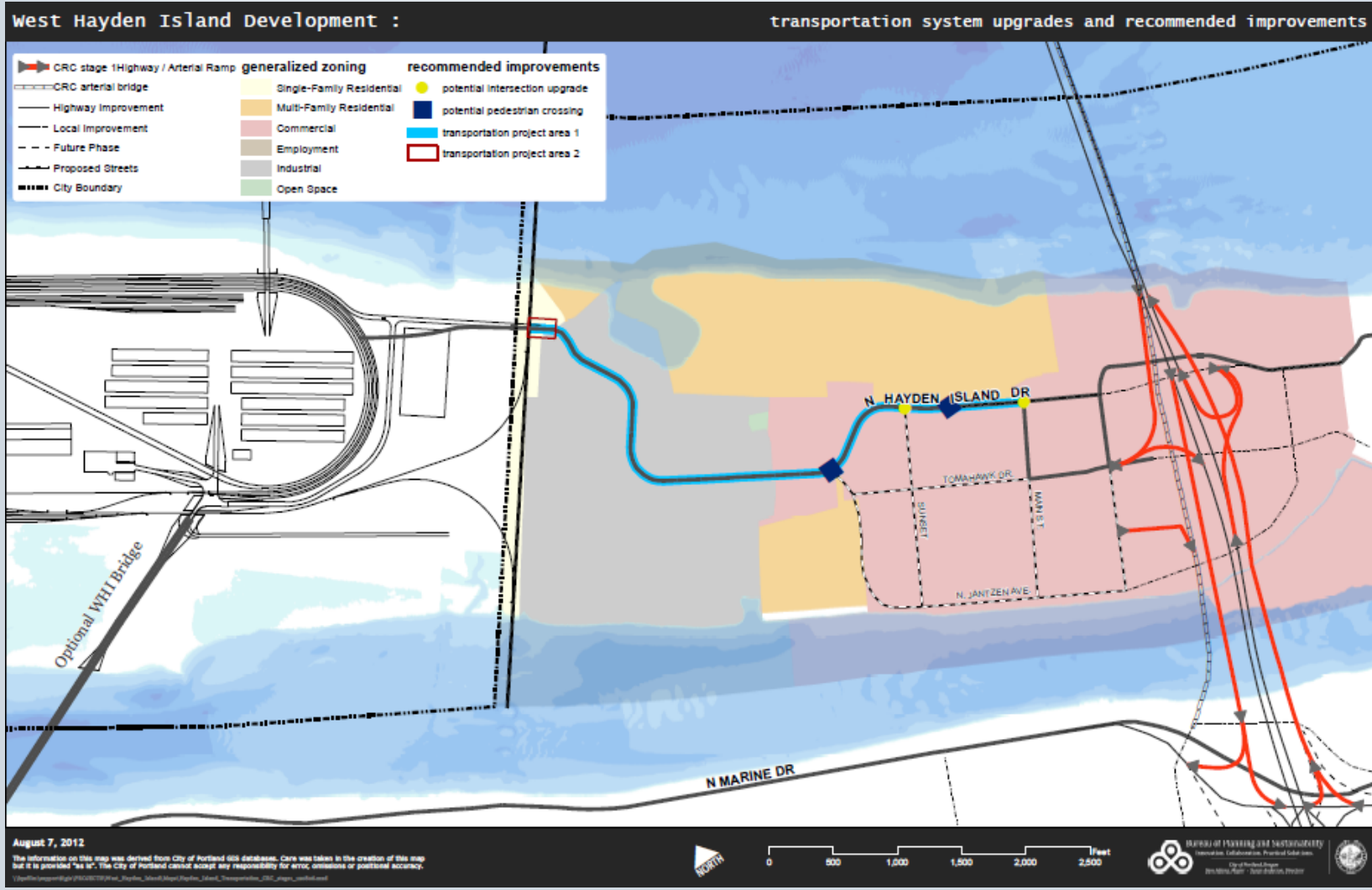
Intergovernmental Agreement

Transportation

- North Hayden Island Drive reclassification and reconstruction
- City cost sharing up to \$5.25 million
- Port obligation for remainder
- Re-open agreement if no CRC
- Advocate for regional freight rail improvements



Transportation Impacts



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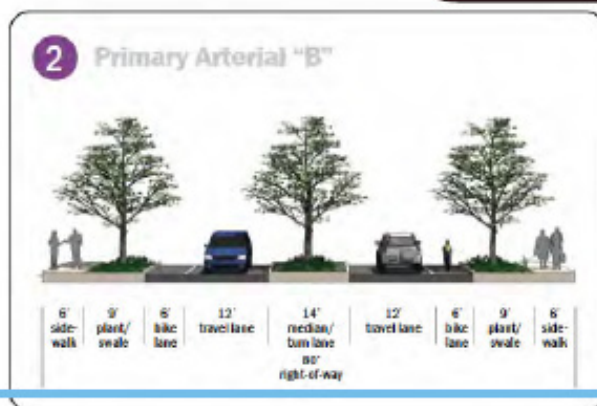
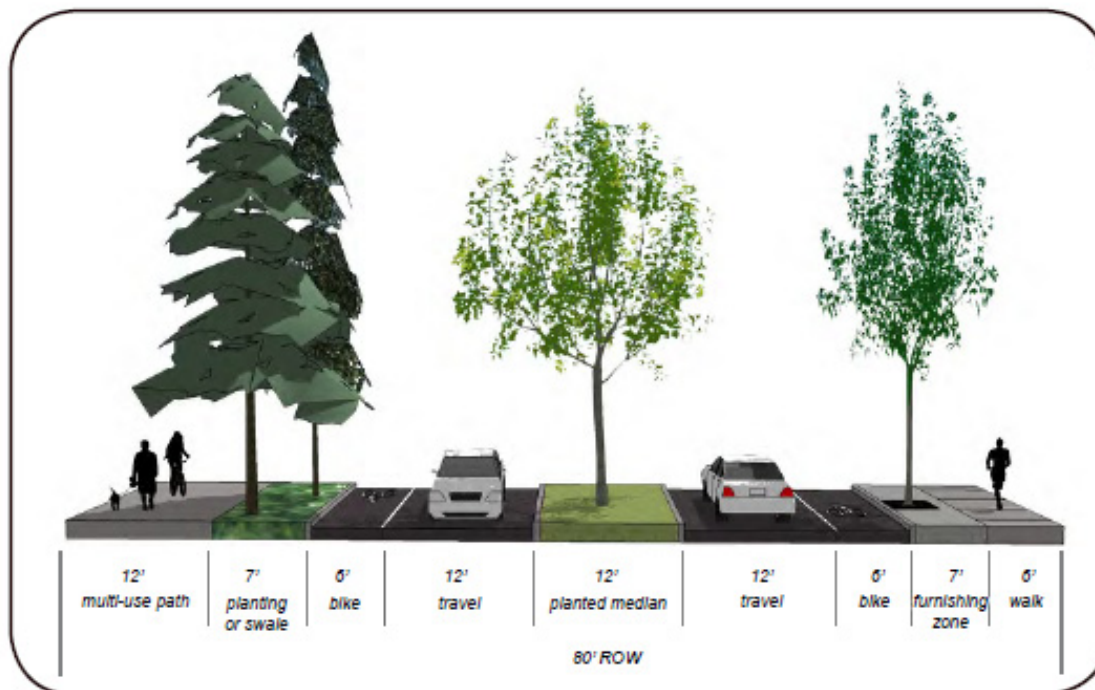




N ↑ ○ potential pedestrian crossing

Conceptual design only; subject to revision and PBOT review.

North Hayden Island Dr.
Plan overview



Conceptual section of North Hayden Island Dr. included in the Hayden Island Plan, 2009. Included for comparison.

*North Hayden Island Dr.
Proposed section 2 Jantzen Beach Center*



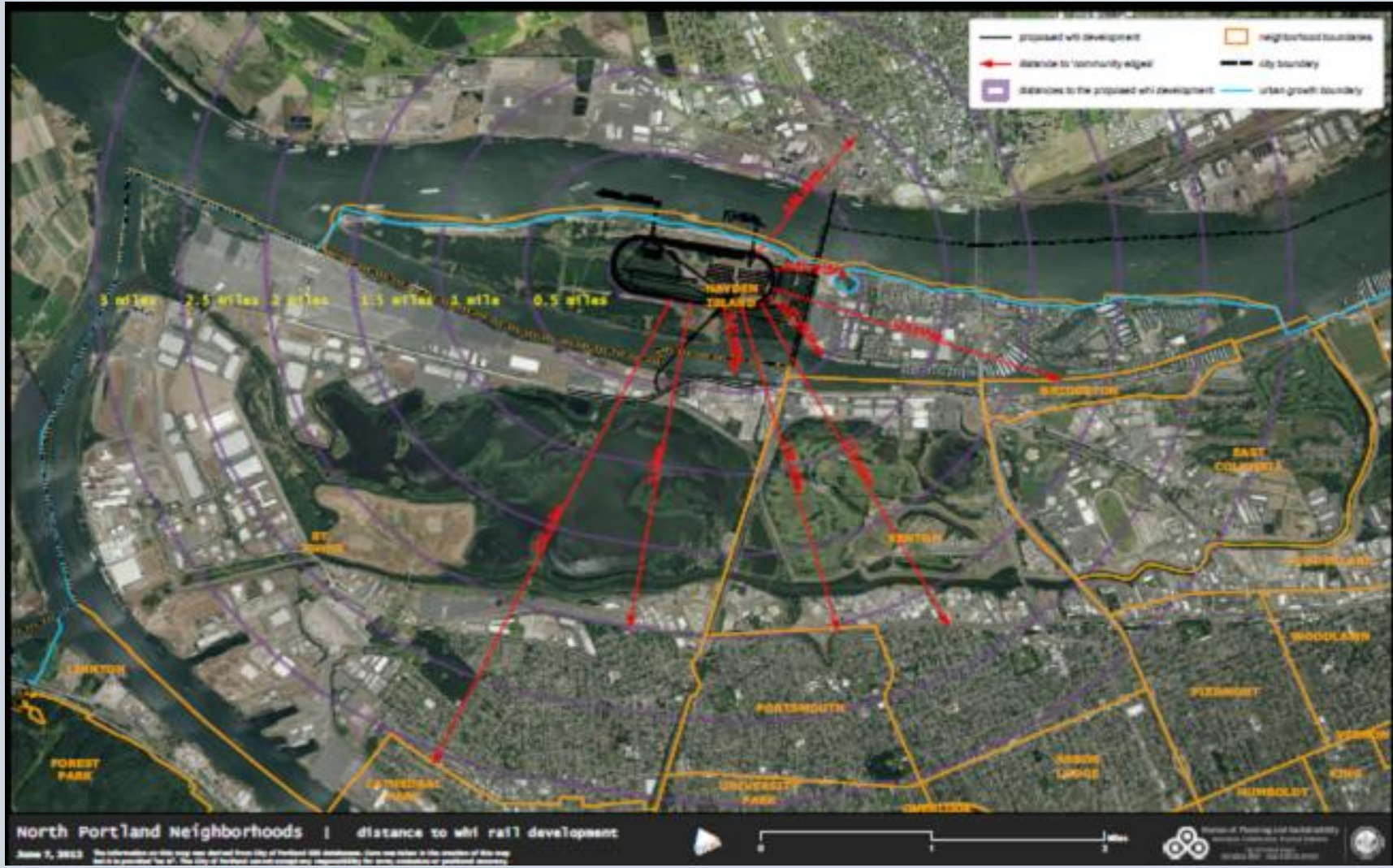
Intergovernmental Agreement

Community Impacts:

- Commitment to on-site Best Management Practices (BMPs)
- Additional security services
- Community benefit grant fund
- HIA - Collecting noise and air quality baseline information
- Forested buffer between residential/industrial
- Recreational improvements (\$1.7 million)
- Street improvements - buffers, sidewalk, bike corridors, crosswalks
- Ongoing Good Neighbor Committee/AC



Community Impacts



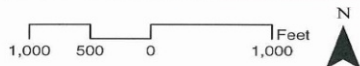
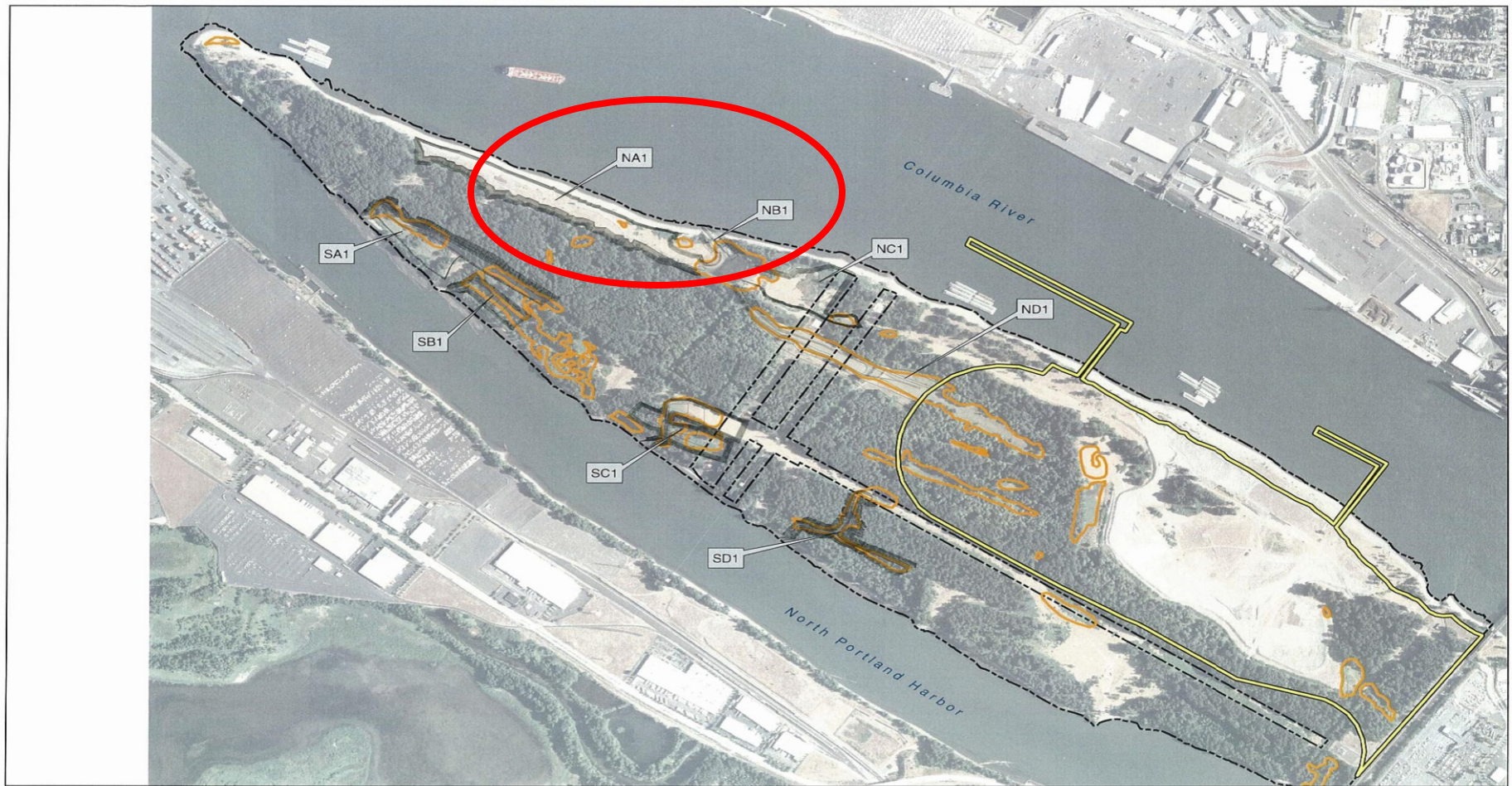
Intergovernmental Agreement

Natural Resources Mitigation:

- Agreement to retain OS zoning in the future
- Shallow Water and Wetlands - identify next steps and City/Port roles for state/federal permit discussion (minimum mitigation stated in IGA)
- Forest - Planting on Government Island and invasive species control on both Government Island and WHI
- Grassland - Contribution to Western Meadowlark conservation
- Follow-up additional master planning for 500 acres



Shallow Water Mitigation Opportunity on Hayden Island



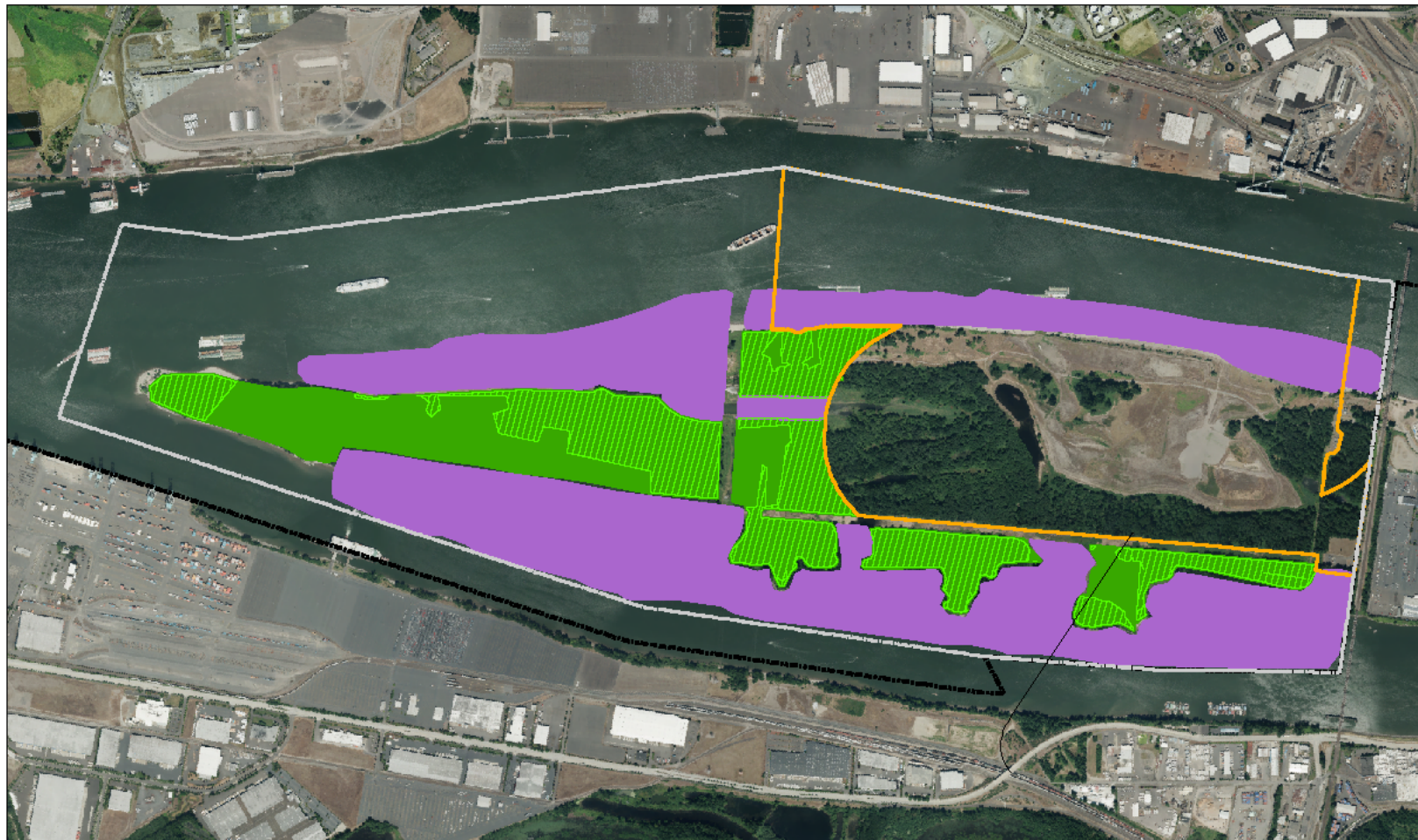
- Legend**
- Approximate Existing Wetland Boundary
 - - - Easement Line
 - - - Proposed Grading



FIGURE 3
WEST HAYDEN ISLAND MITIGATION FEASIBILITY REPORT
CONCEPTUAL MITIGATION GRADING - PLAN 1
DRAFT - June 4, 2012



Forest Mitigation on Hayden Island



**Map 2: West Hayden Island
Forest Protection and Enhancement**

Proposed WHI Plan District
Proposed IH

Forest/Woodland Protection Areas
SWH/Wetland Opportunity Areas

Forest/Woodland Enhancement Areas

1 in = 905 f

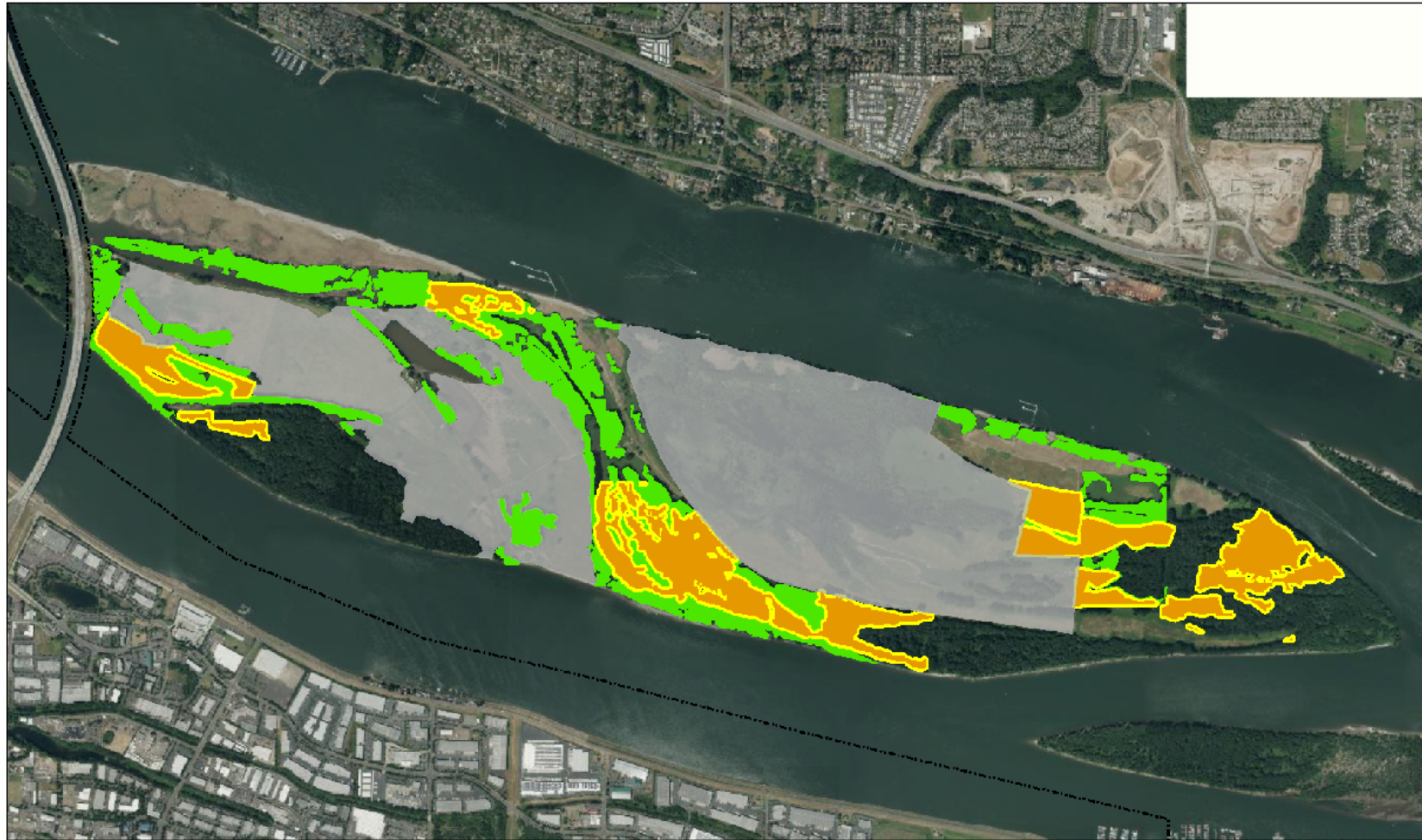
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Forest Mitigation on Gov. Island



**Map 1: Government Island
Forest Re-establishment and Enhancement**

- Existign Port Mitigation Sites
- Forest Re-establishment Areas
- Forest Enhancement Buffers around Plantings
- Forest Enhancement Areas

NORTH
1 in = 1,345 ft

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Summary of Changes

- Focus first stage of HIA work on ESEE
- New truck cap in code
- Changes to North Hayden Island Drive cost share approach
- Revised Best Management Practices (BMPs)
- More specific terms for Community Grant Fund
- Add local hiring preference element



Summary of Changes

- More permanent legal instrument to preclude future industrial use of the 500 acres of open space
- Additional forest mitigation
- More specific language to outline City role in determining mitigation for wetlands and shallow water impacts
- Removed possibility of rail encroachment in the open space
- Financial pledges stated more specifically
- Extension and dispute resolution clauses to be overhauled



Next Steps:

9/7/12 - AC Work Session (Transportation)

9/12/12 - Open House

9/21/12 - AC Work Session (Environment)

9/28/12 - AC Work Session (Health)

10/2/12 - AC General Meeting

10/9/12 - PSC briefing, Health Report

10/23/12: PSC Public Hearing



Health Analysis Scope

- Two stage analysis
- First stage informs annexation and ESEE
- Second stage informs EIS
- Partners: Multnomah County Health, Oregon Public Health Institute, Upstream Public Health
- Draft scope sent to AC



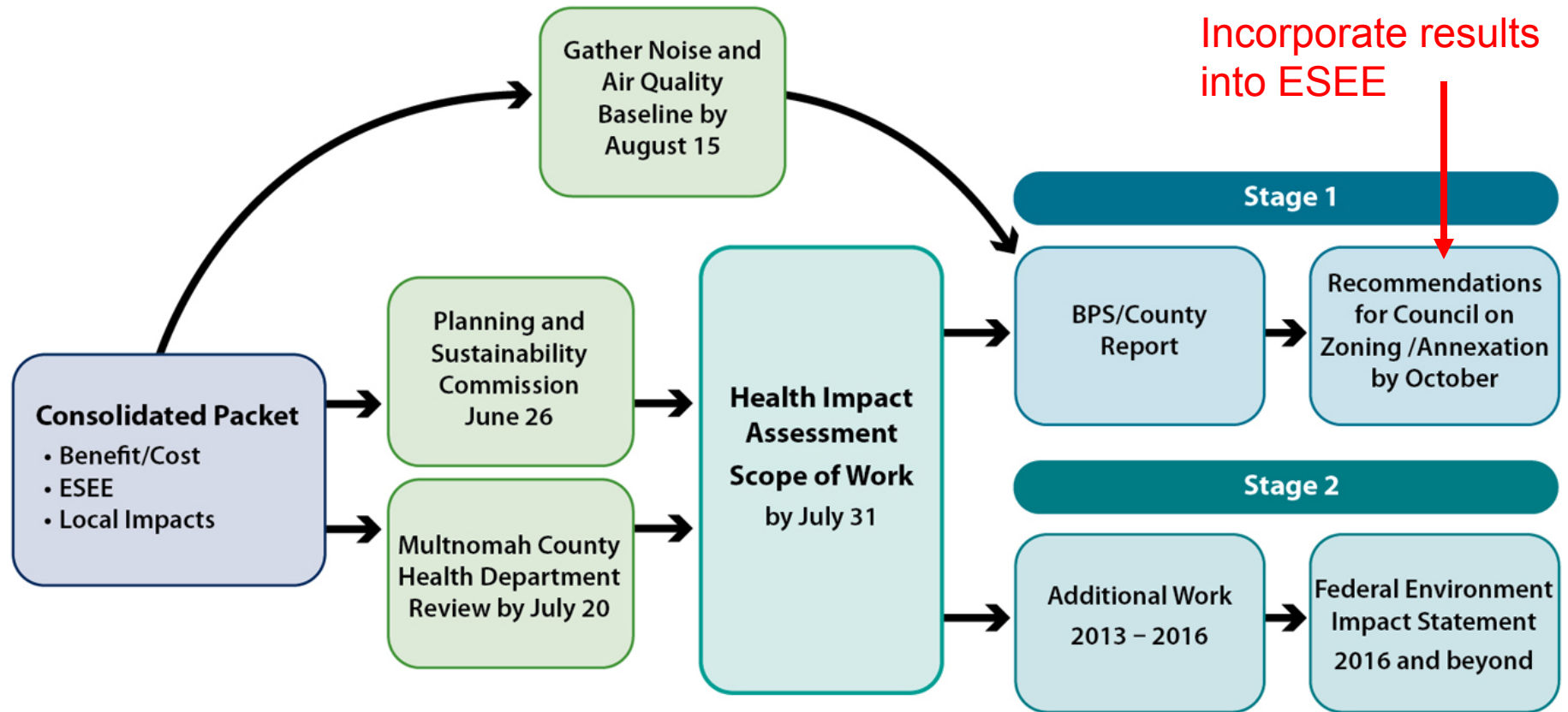
Factors Responsible for Population Health



Health status is determined by: genetics 20 – 30%; health care 10%;
social, environmental conditions, and behavior 60 – 70% J
Health Affairs, 2002 - Slide courtesy Human Impact Partners



Preliminary HIA Approach



Health Analysis Scope

- Additional demographics
- Noise baseline
- Port emissions data
- Regional air quality data and toxics model
- Additional literature review
- Consideration of cumulative impacts
- Technical work session





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