



West Hayden Island Project Briefing

Planning and Sustainability Commission
October 23 2012



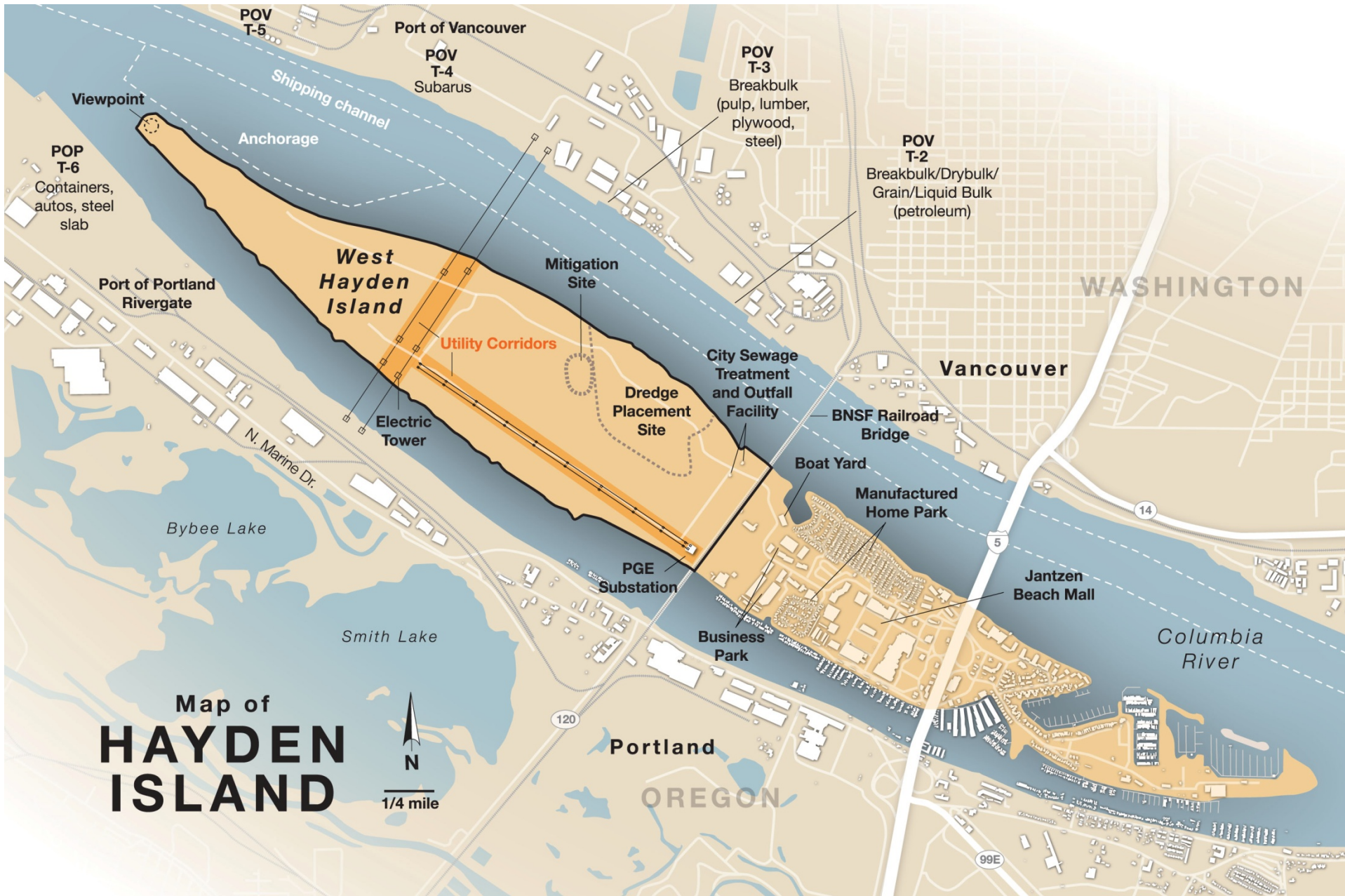
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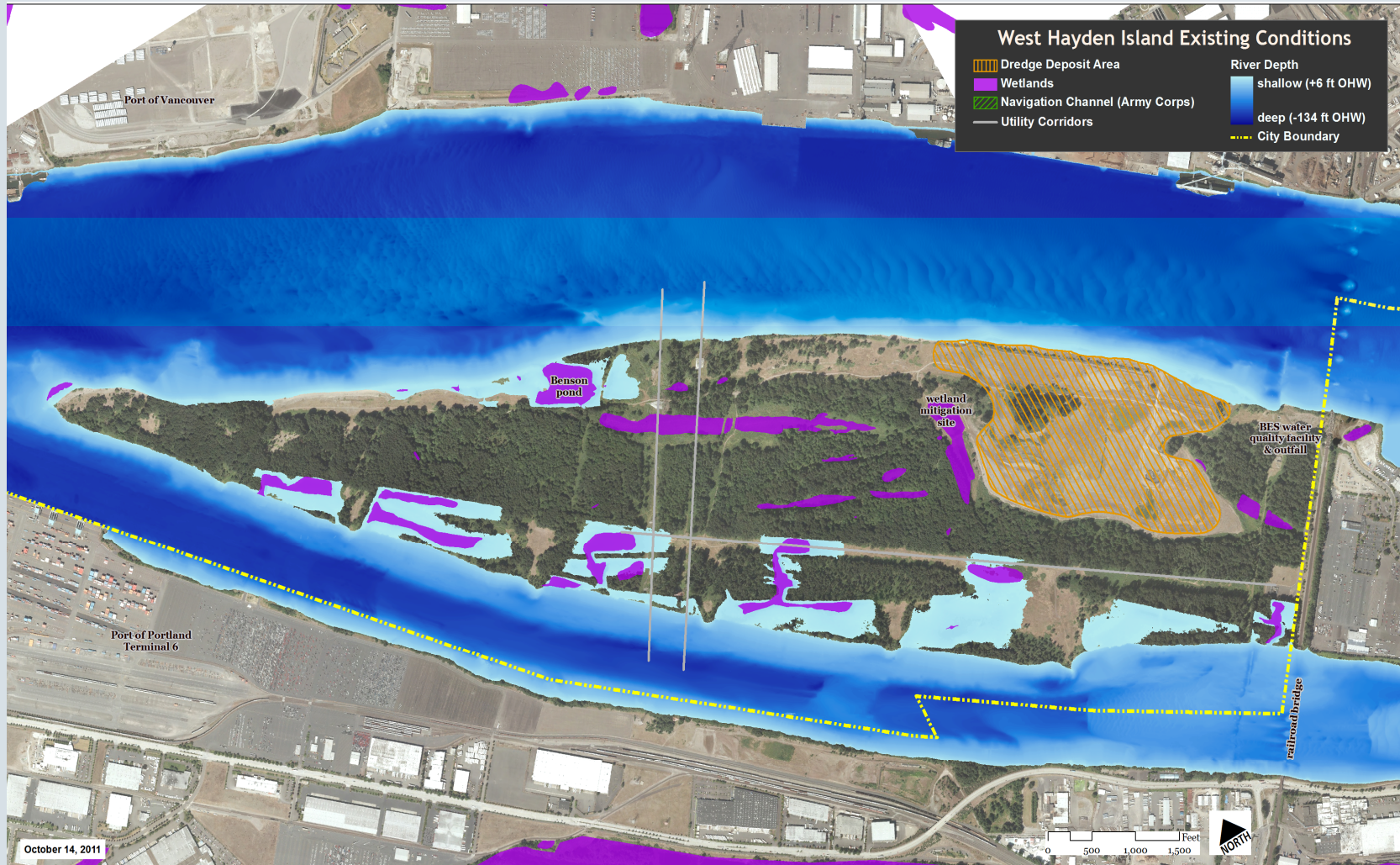
Purpose of this briefing:

- 1) Overall Project Update
- 2) Review Recent AC Meetigs
(Transportation Elements, Finance, Environmental Mitigation, Health Report progress - more on 11/13)





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
- 8 open houses and office hour sessions
- 20 other presentations, briefings, technical work sessions, tours, etc.



Recent Meetings:

8/14/12 - Proposed Draft Released

8/14/12 - PSC Project Briefing

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

9/12/12 - Open House

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

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

10/22/12 - AC Work Session (Health)



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



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



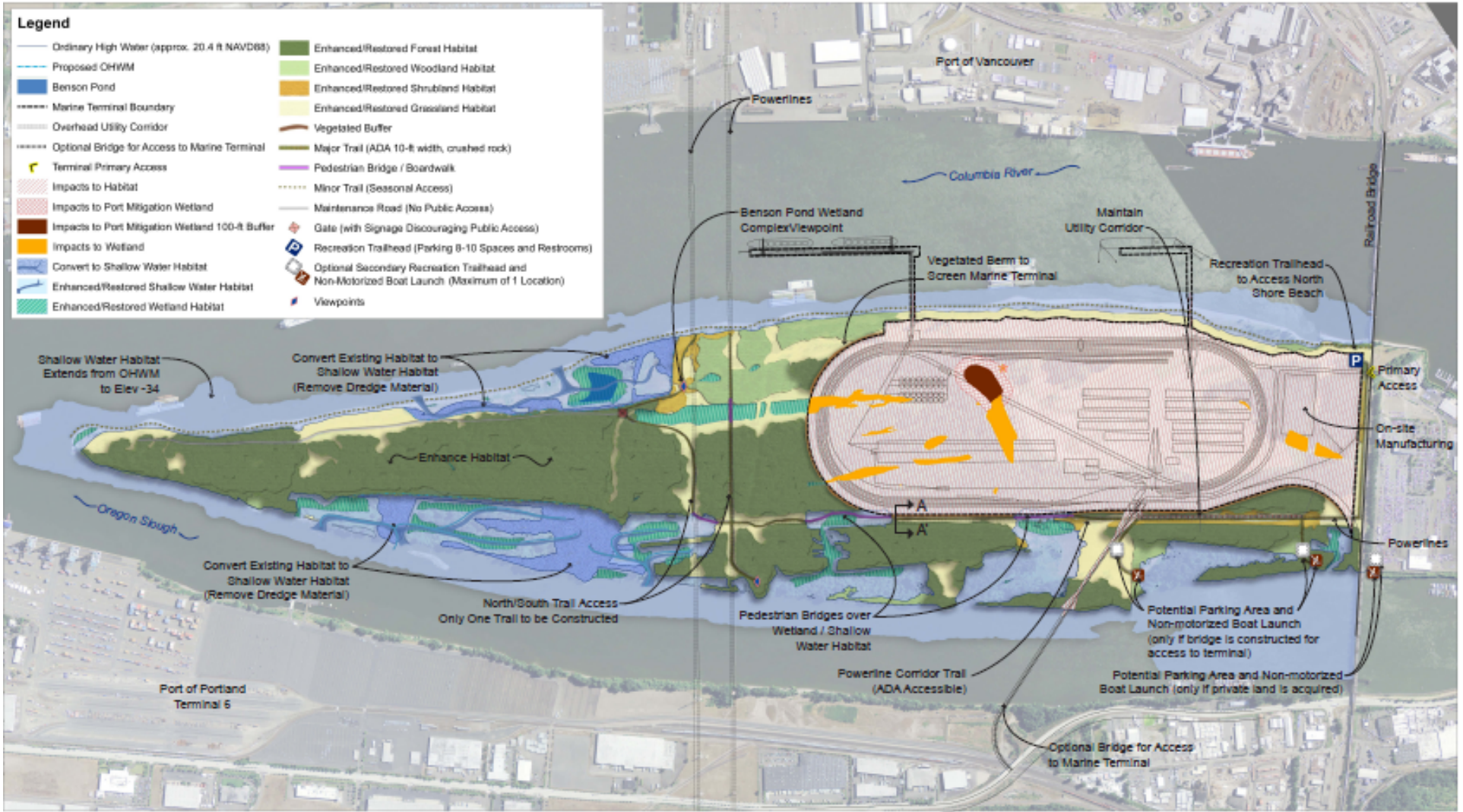
Resolution 36805

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



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

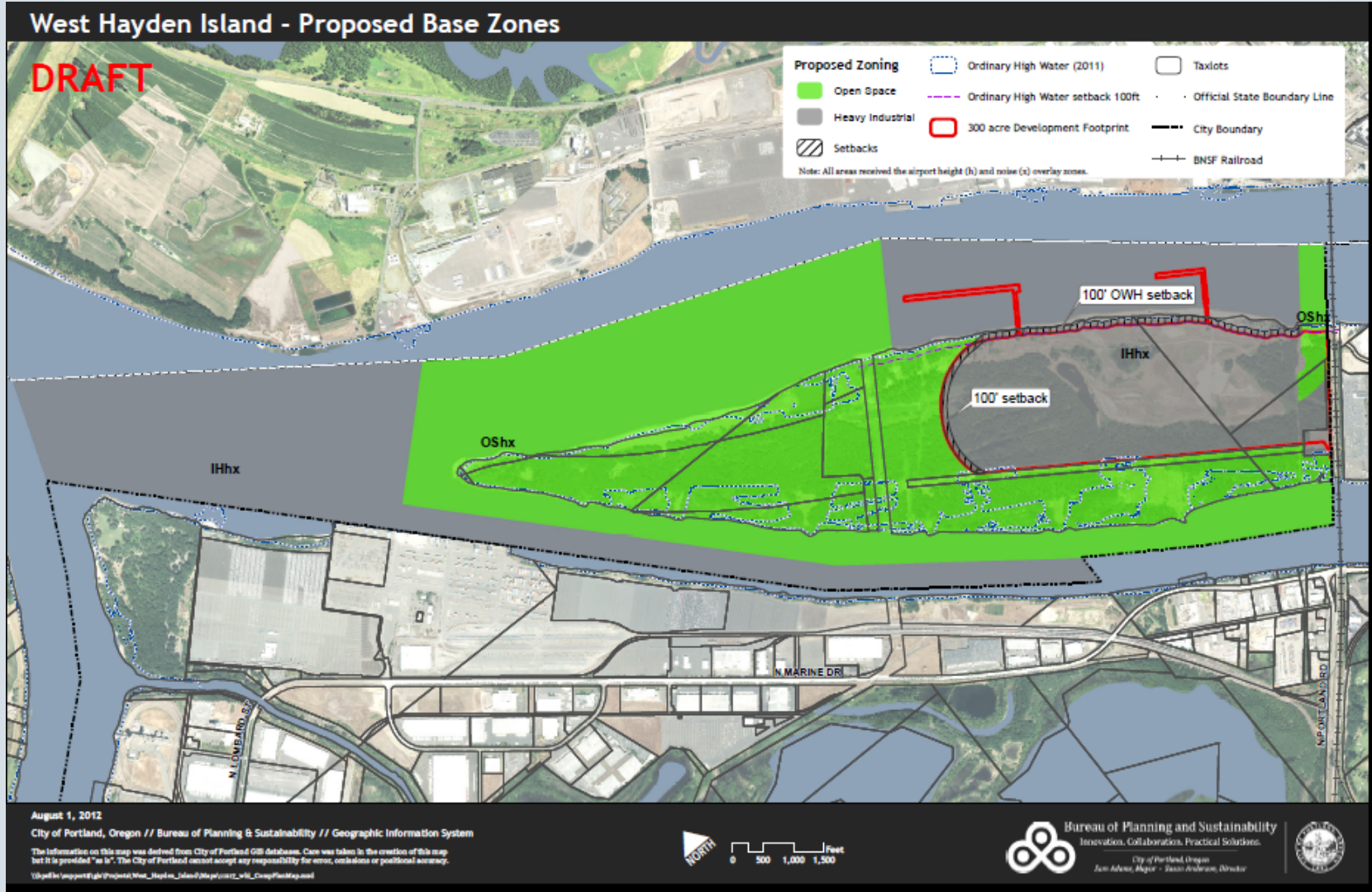


Zoning Proposal

- 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

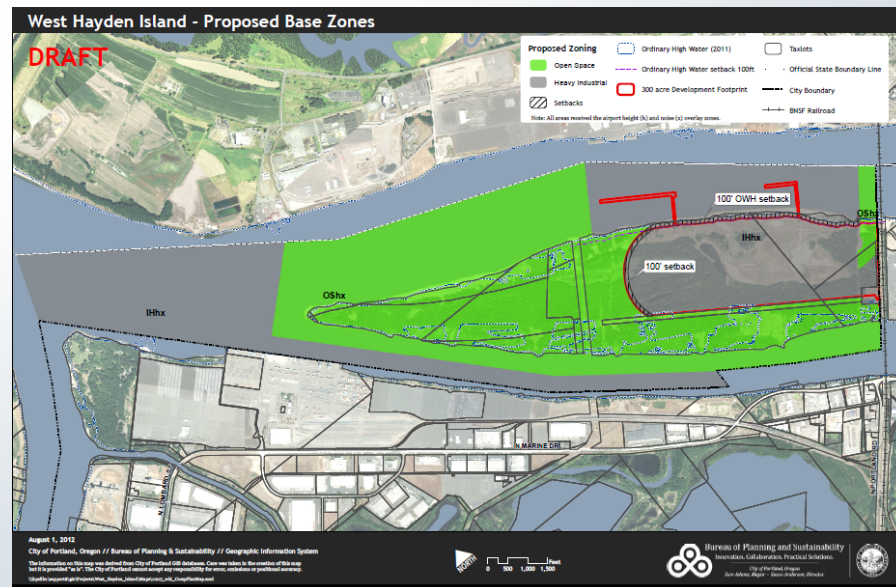


Zoning Map

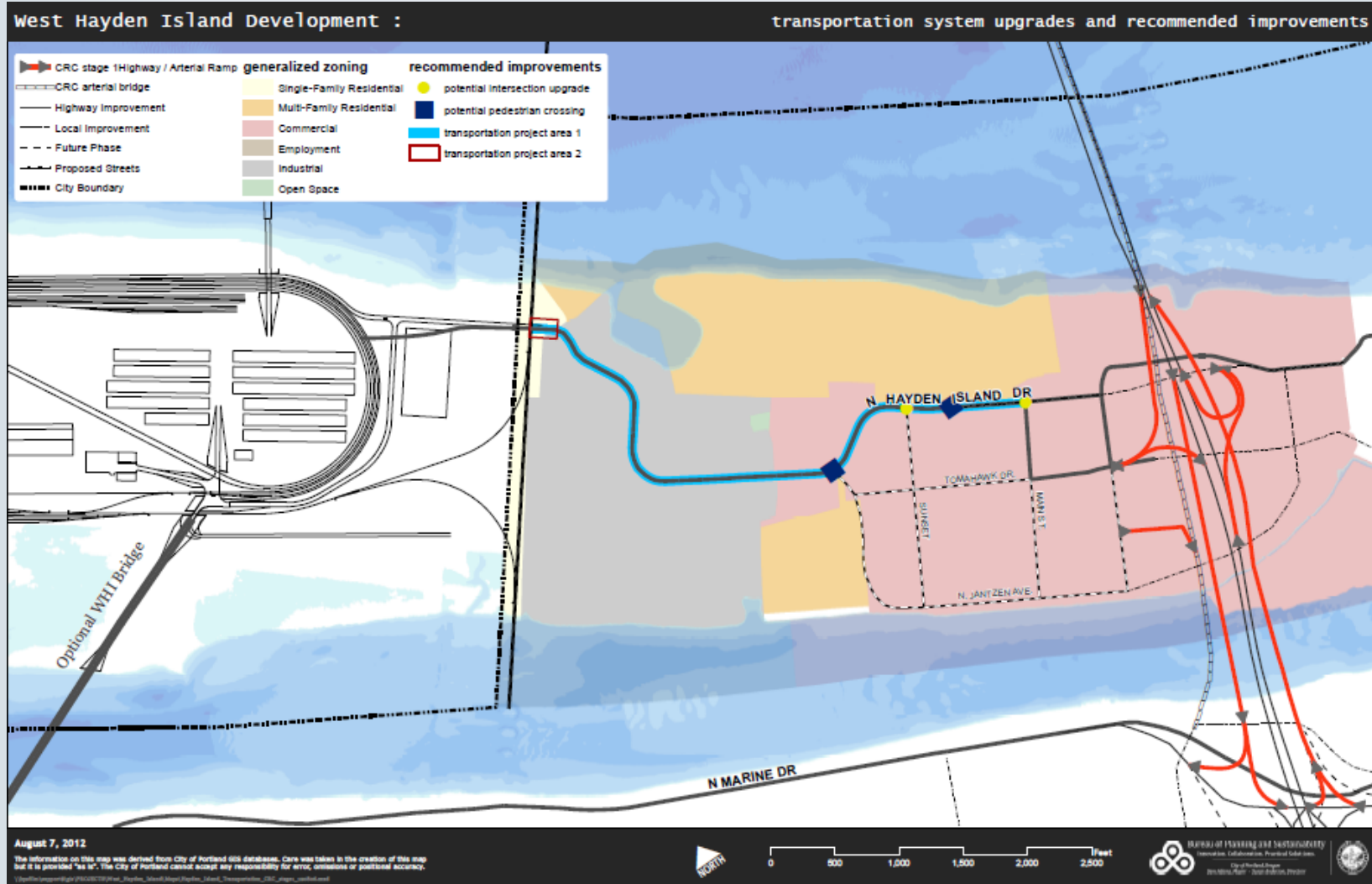


Zoning Proposal

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



Transportation Impacts



Transportation Work Session

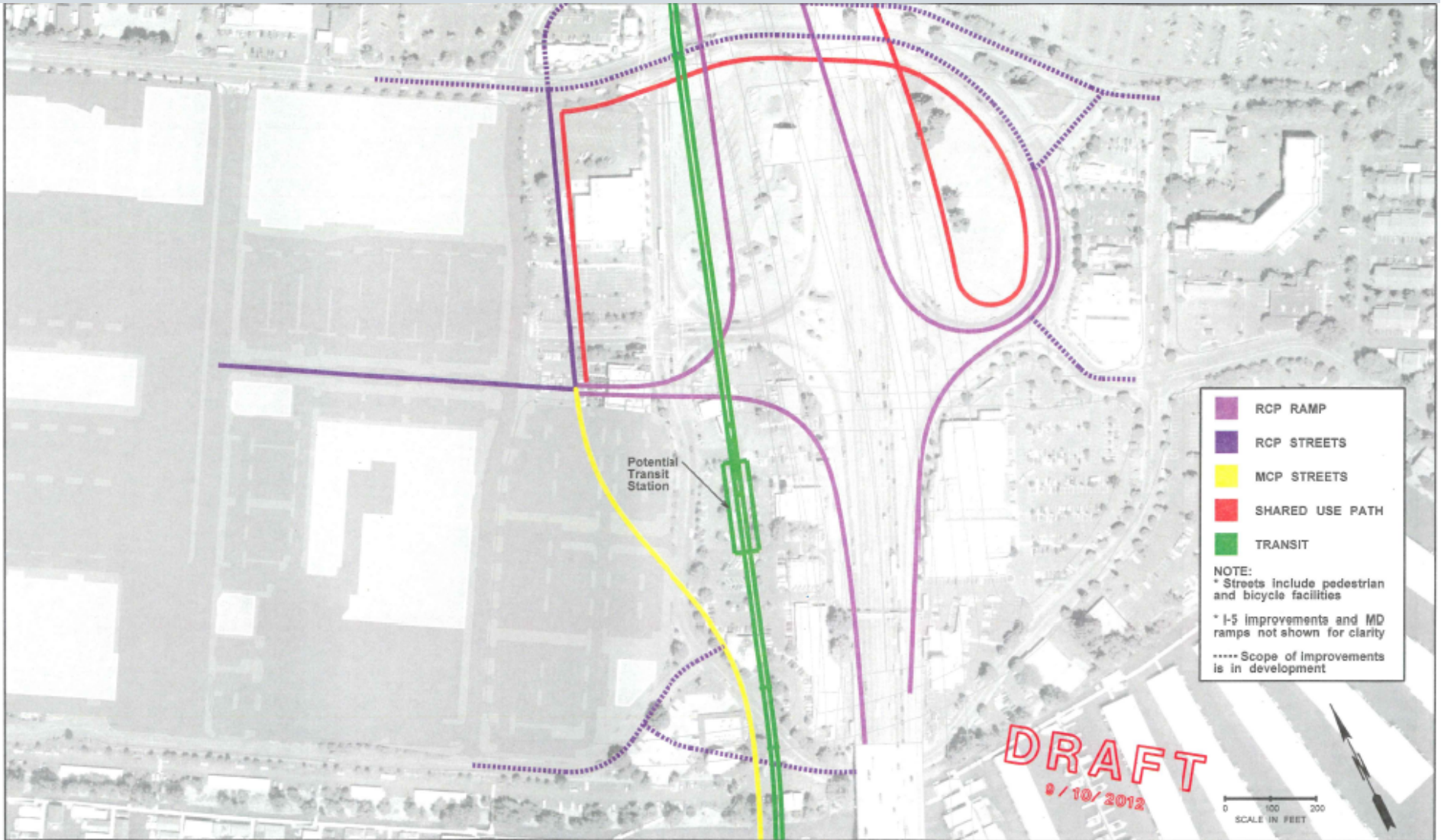
- North Hayden Island Drive: Discussion on improvement costs, traffic volumes and design
- Truck Trips Impact Management: Discussion on viability of truck cap on development
- CRC Construction and Timing: Discussion on phased intersection improvements, relationship to Hayden Island plan and WHI development
- WHI Bridge: Consultant review of bridge costs and alternatives (2 vs. 4 lane)



Transportation Updates

- ODOT: Transportation Planning Rule - draft finding: future WHI “no significant effect”
- PBOT roadway investigation underway: higher confidence cost estimate
- CRC: Different alternatives under review with community - split access between HI Drive and Tomahawk
- PBOT greenhouse gas and traffic safety memos - for the health analysis





- RCP RAMP
 - RCP STREETS
 - MCP STREETS
 - SHARED USE PATH
 - TRANSIT
- NOTE:
 * Streets include pedestrian and bicycle facilities
 * I-5 improvements and MD ramps not shown for clarity
 ----- Scope of improvements is in development

DRAFT

9/10/2012

0 100 200
SCALE IN FEET

FILE NAME: c:\work\pwr_work\crlower\rdms03977\ayden_island_exhibits_RCP.dgn		MISSION NO. / STATE: 10 / WASH		FED.AID PROJ.NO.		Washington State Department of Transportation Oregon Department of Transportation Columbia River CROSSING		I-5 COLUMBIA RIVER CROSSING		PLAN REF. NO. 0.5	
TIME: 11:44:05 AM	DATE: 9/10/2012	DESIGNED BY: Owen	CHECKED BY:	PROJ. ENGR.:	REGIONAL ADM.:			REVISION:	DATE:	BY:	SHEET OF SHEETS

Finance Work Session

- Port estimate of viable market cost per sq ft- \$5-7
- Discussion of different cost elements that feed into cost per sq ft of a future WHI:
 - Fill - to make project shovel ready
 - Environmental mitigation
 - Transportation
 - Community benefits
- Assumptions about public/private investments, and future developer responsibilities
- Consultant completed an analysis of other state Port financial structures



Natural Resource Mitigation

- Forest Mitigation: Some AC support for city methodology
- Goal: Concern about achieving net increase in ecological function (current proposal is 88%)
- Cost: Continued discussion about assumptions
- Floodplain: Concern/questions about floodplain functions
- Port Letters: Proximity penalty and floodplain



Forest Mitigation Element	Summary of Forest Mitigation Proposals				
	Port Proposal	City's Current Draft IGA	Max WHI + GI	NRDA on WHI	Audubon Approach
Protect WHI forest	234 ac 16%	234 ac 16%	313 ac 21%	313 ac 21%	500 ac 34%
Enhance WHI forest	NA	145 ac 23%	224 ac 35%	NA	NA
Plant WHI forest	NA	NA	22 ac 7%	NA	NA
Enhance GI forest	100 ac 6%	296 ac 18%	296 ac 18%	296 ac 18%	NA
Plant GI forest	150 ac 27%	174 ac 31%	174 ac 31%	174 ac 31%	NA
Grant to 3 rd Party	NA	NA	NA	\$10.9 m grant (equal to 30%+)*	\$26 m grant (equal to 66%+)
~ % of obligation by City methodology	49%	88%	112%	100%+	100%+
Estimated cost by City methodology	\$9.4 million**	\$20.4 million**	\$23.6 million**	\$27.0 million**	\$26.0 million

* Used Sauvie Island site as proxy to calculate amount needed to fill gap

** Scenarios do not incorporate value of Government Island and WHI land

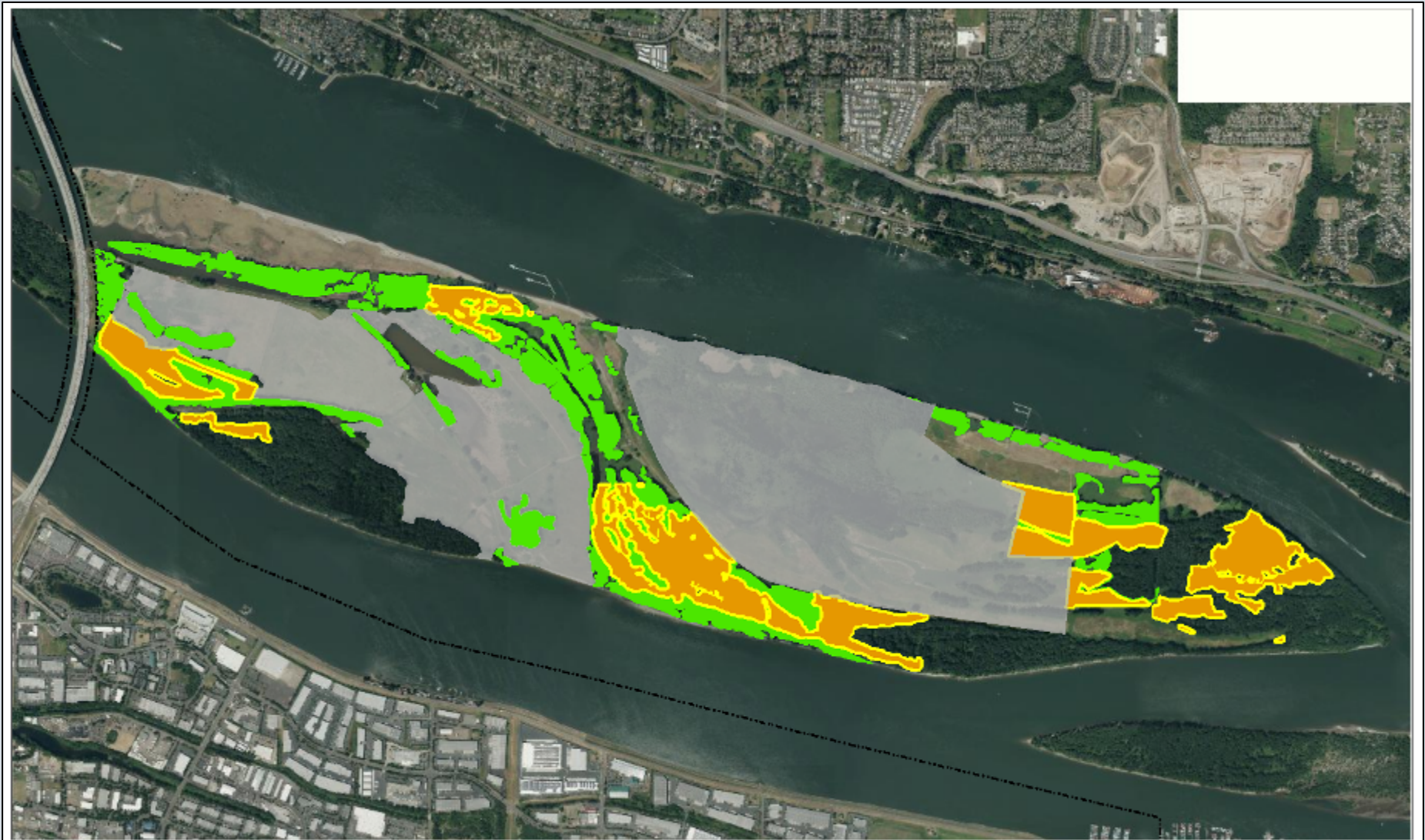


Natural Resource Mitigation

Mitigation Element	Port Proposal	City Proposal (current IGA)	City Proposals (net improvement)	Audubon Approach
Forest Mitigation	\$9.4M	\$20.4M	\$23M - \$27M	\$26M + (grant)
Wetland and Shallow Water (State/Federal)	\$8.5	\$8.5	\$8.5M	\$8.5M
Grassland	NA	\$1.5M	\$1.5M	included above
Land Value on WHI and GI	\$3-10M	\$3-10M	\$3-10M	NA
Total	\$20.9M - \$27.9M	\$33.4M - \$40.4M	\$36M - \$47	\$34.5M +
Cost per sq ft.	\$1.60 - \$2.13	\$2.56 - \$3.09	\$2.75 - \$3.60	\$2.64 +

other shovel ready costs would include fill, transportation infrastructure, recreational funding, and any community benefit costs





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

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


NORTH
1 in = 1,345 ft

City of Portland
Planning and Sustainability
August 2012

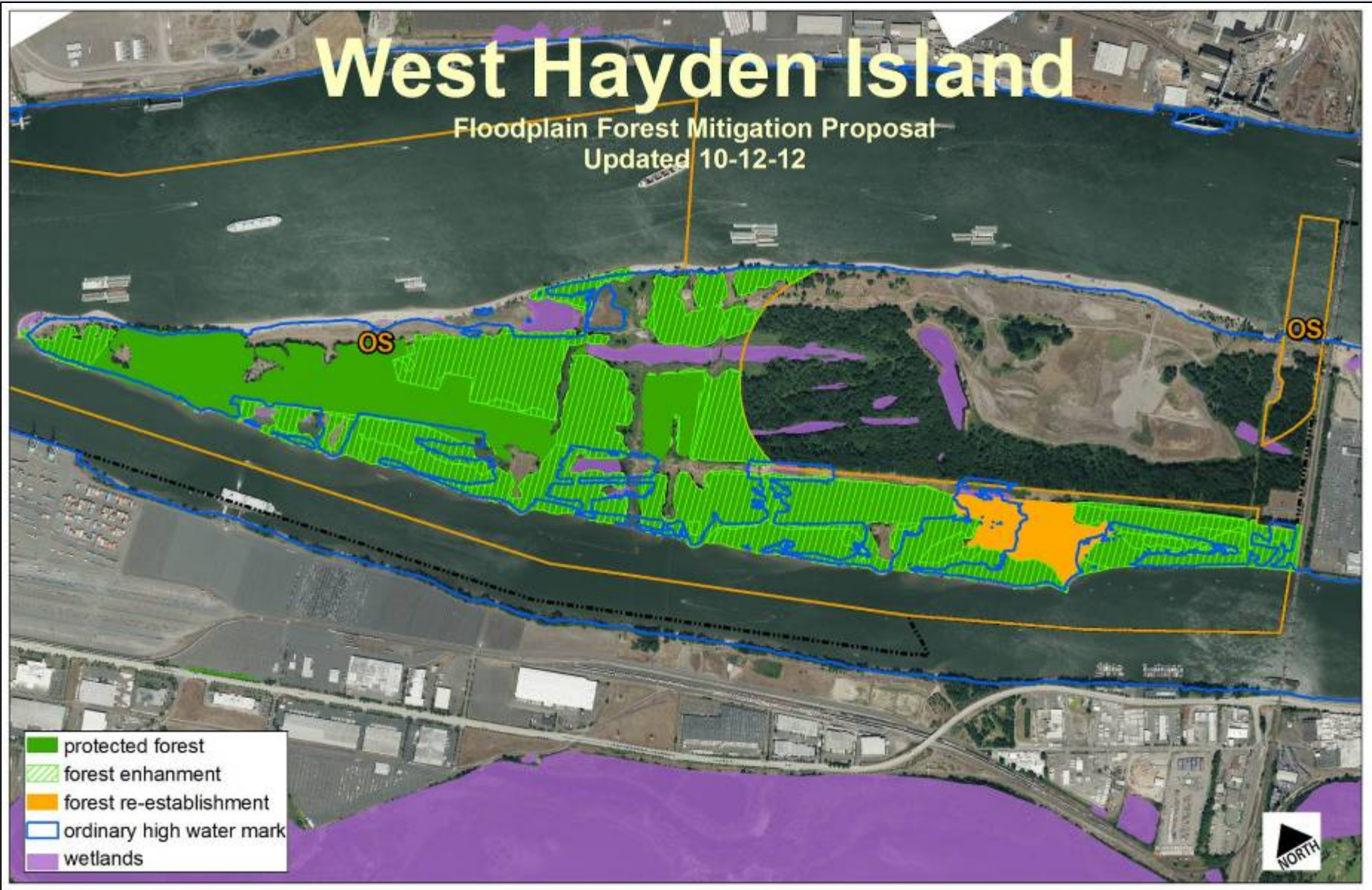


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Floodplain Forest Mitigation Proposal
Updated 10-12-12



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Health Analysis

- Partnership with Multnomah County, OPHI, Upstream Public Health
- Draft completed 10/8/12
- AC/Expert Work Session 10/22/12
- Revised draft (date tbd)
- PSC Briefing 11/13/12



Next Steps:

11/7/12 - Open House

11/9/12 - AC Final Meeting

11/13/12 - PSC Health Briefing

11/15/12 - First PSC Public Hearing





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