



West Hayden Island Work Session

Planning and Sustainability Commission
January 22, 2013



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



PSC Work Session /Hearing Process

- Work Sessions: Jan. 22 & 29; Feb. 12 & 26
- Release of new plan: March 5th
- Public Input taken on plan thru March
- PSC Briefing: March 12th
- Hearings: April 2 & 9 (continuation if needed) -Public testimony taken
- April 23: Work Session/vote



The goal for today's work session

- Overview of the existing IGA
- Project timeline for WHI Development
- Port financial presentation



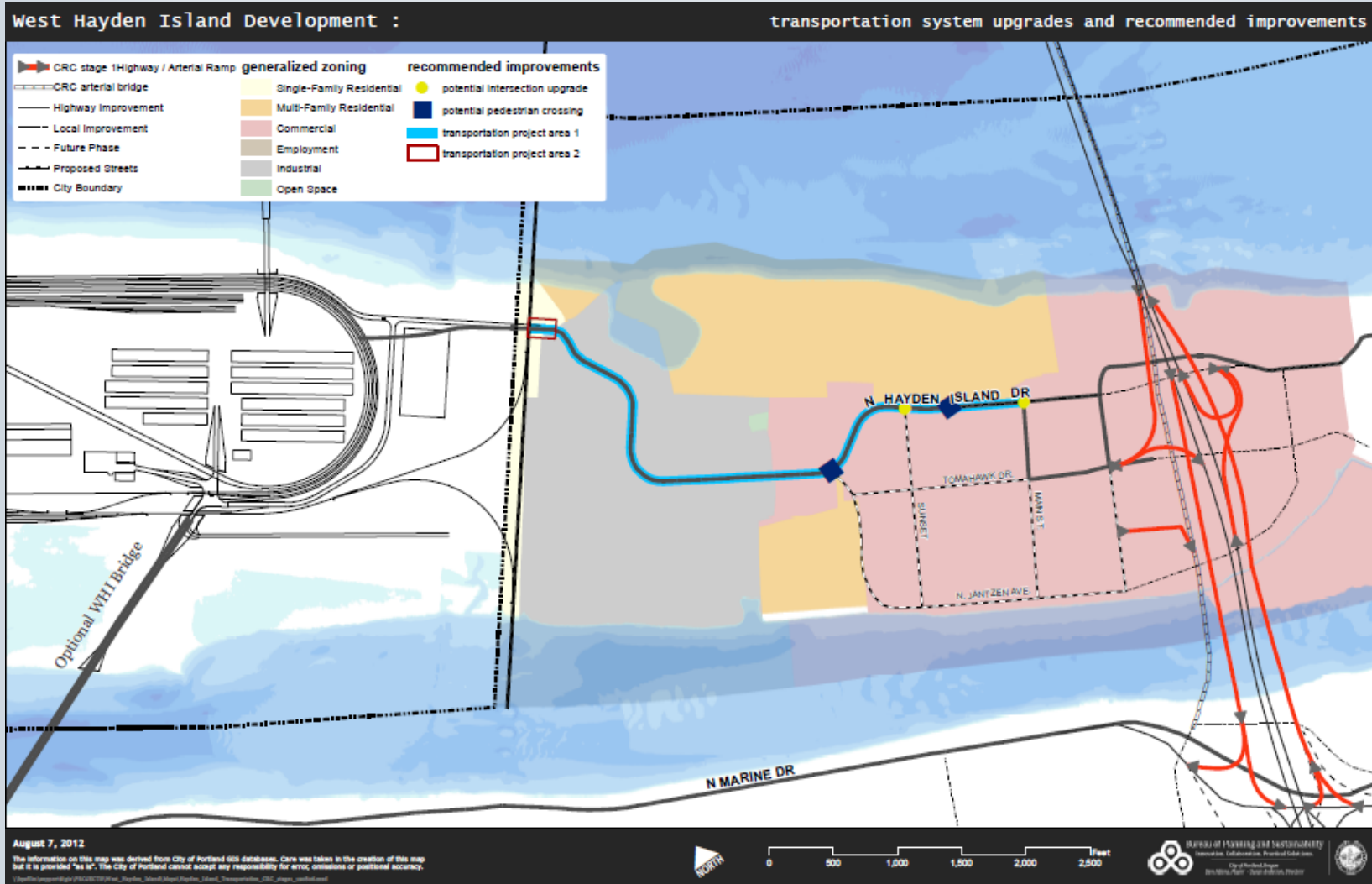
Intergovernmental Agreement

Transportation

- North Hayden Island Drive reclassification and reconstruction (3.1.1)
- Improvements designed for tractor trailers, passenger vehicles, bicycles, and pedestrians (3.1.1)
- Buffering treatments to mitigate roadway noise (3.1.1)
- City cost sharing up to \$5.25 million (3.1.1.1)
- Port obligation for remainder - they are likely to seek grants (3.1.1.5)
- Trucks capped at 205 trips (102.5 in/102.5 out=205) (IGA -3.1.3 & Code 33.595.220)
- Re-open agreement if no CRC (3.1.4)
- Advocate for regional freight rail improvements (3.1.7)



Transportation Improvements



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Intergovernmental Agreement

Natural Resources Mitigation:

- Agreement to retain OS zoning in the future and include 3rd party as part of future agreement (4.1.1 & 7.4)
- Forest - Planting and enhancement work on both Government Island and WHI (4.3.3 & 4.3.4)
- Forest - No forest clearing permitted outside dredge area prior to securing federal permits (4.3.7)
- Port allowed to convert up-front forest work to mitigation bank in the event of transfer to a 3rd party if terminal is not built during term of agreement.



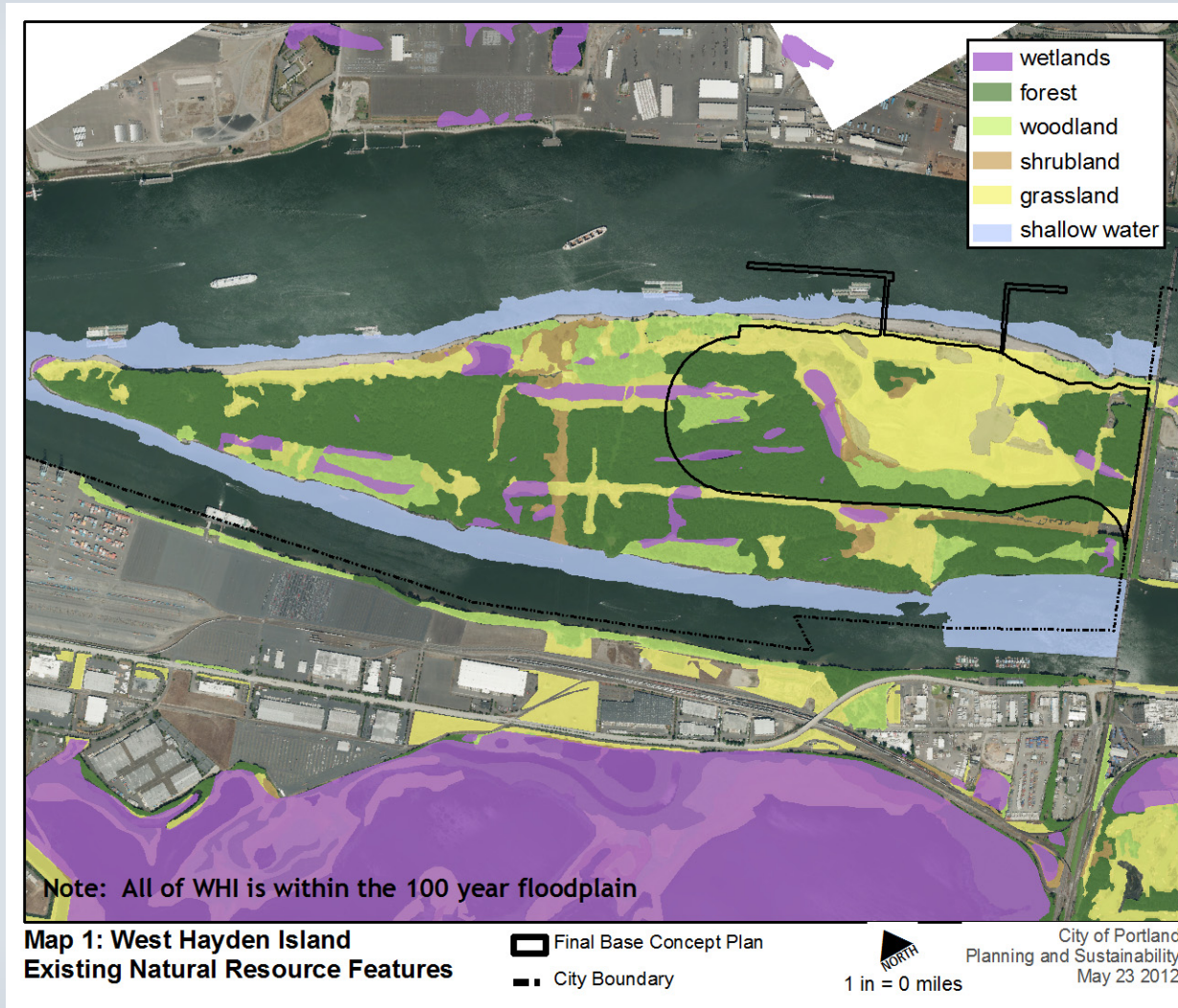
Intergovernmental Agreement

Natural Resources Mitigation:

- Shallow Water - Impose local land use process for shallow water (33.595.300-500)
- Wetlands - Require early consultation for wetlands, with minimum replacement (4.2.4 - 4.2.5)
- Flood plain - Port required to complete ESA consultation before re-mapping (4.3.7)
- Grassland - Contribution to Western Meadowlark conservation (4.4)
- Additional \$ and BES/Parks participation in master planning for 500 acres (7.2.1)



Natural Resource Impacts



Intergovernmental Agreement

Community Impact Mitigation:

- Commitment to on-site Best Management Practices (BMPs) (5.2.1)
- Community benefit grant fund (\$100k/yr 10yrs, at least \$25k after based on heavy truck traffic) (5.3.2-5.3.4)
- Manufactured Home Park Grant Fund (\$3.6million) (5.3.5)
- Sequence for future health analysis/HIA and establishment of fund to implement additional mitigation(5.4.3-5.4.5)
- Ongoing Advisory Committee and Good Neighbor Agreement (7.2.2)
- Local Hiring Practice (6.1.3)



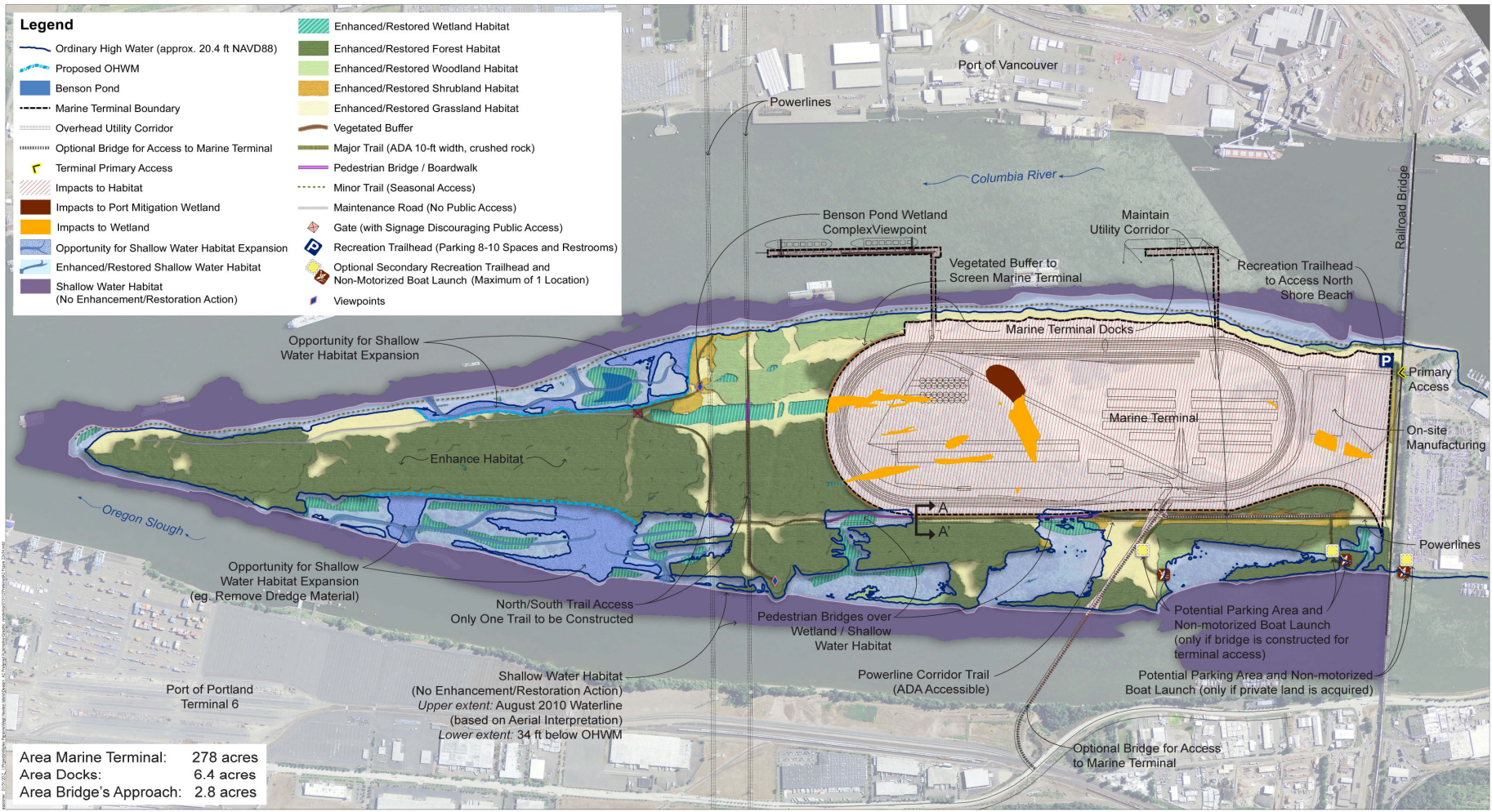
Intergovernmental Agreement

Community Impact Mitigation:

- Recreational improvements, trails, parking lot, restrooms and overlook on WHI (\$1.8 million) (3.2.1)
- Park acquisition (Port)-6 acres on East Hayden Island. Port provides \$7M to City for design, engineering, capital improvements. City provides \$1M. (3.2.2.1)
- Operations and Maintenance funding for Parks for WHI rec. improvements and East Hayden Island parks(3.2.4)



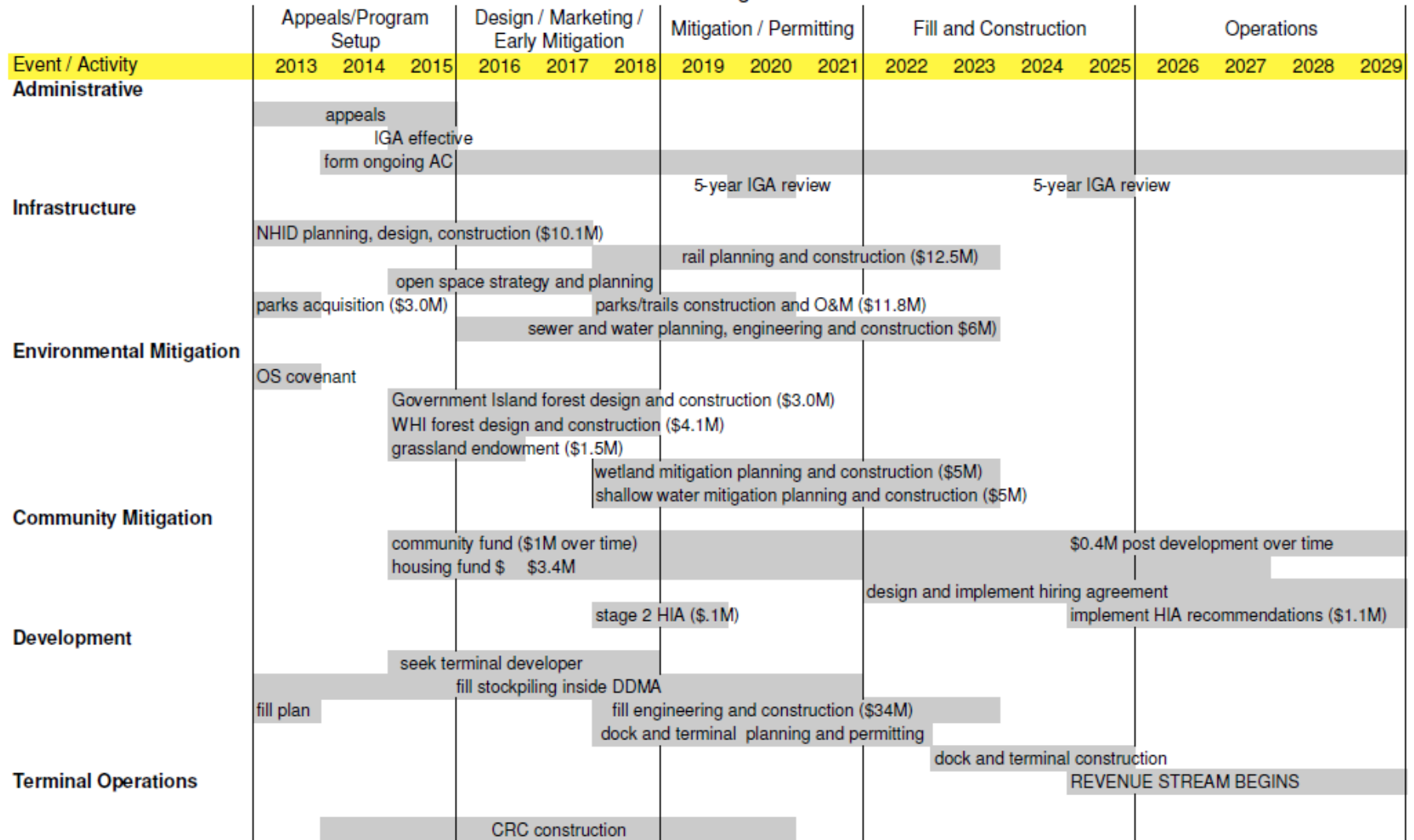
Final Base Concept Plan



Final Base Concept Plan



**West Hayden Island
Project Timelines for Development and Mitigation
2013 through 2029**



This document is a hypothetical sequence of events based on the November 21 draft of the City-Port WHI IGA. The purpose of this document is to enable further PSC discussion of potential timeline and cost sequencing concerns raised by stakeholders.



Key IGA Issues

- Generally: timing and \$ amounts for environmental mitigation, community and housing funds and recreational funds
- Recreation: total \$ amount, “environmentally clean” and disagreement over responsibility for design, engineering, capital improvements
- Fund VS. Endowment
- Forest - \$ amount for plantings; % improvement and the timing
- Shallow Water habitat land use process-standards vs. land use review
- Wetland mitigation acreage
- Truck Cap and process for exceeding cap



Reminder - Upcoming Work Sessions

- 1/29 - Environmental & Tribal Involvement
- 2/12 - Community Health & Transportation
- 2/26 - Economic, Finance & Legal





Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

