



Bureau of Planning and Sustainability
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MEMO

DATE: April 9, 2013
TO: Planning and Sustainability Commission
FROM: Eric Engstrom, BPS
CC: Susan Anderson and Joe Zehnder, BPS; Mike Rosen, BES
SUBJECT: West Hayden Island Proposal

In July 2010 the Portland City Council passed a resolution (No. 36805) directing the Bureau of Planning and Sustainability to develop a legislative proposal for the annexation of West Hayden Island to the City.

This document represents the third draft of proposals for the planning and annexation of West Hayden Island, in response to Council's resolution. In August 2012 the Bureau of Planning and Sustainability released the first draft Plan for Planning and Sustainability Commission (PSC) consideration. In November of 2012 a second draft was released, which responded to further input from the project Advisory Committee. The PSC held two public hearings in November 2012, and discussed the draft plan in a number of public work sessions in early 2013.

This third draft responds to initial direction from the PSC and will be the subject of an additional hearing on May 7, with a work session and possible vote expected on May 28. Upon receipt of a recommendation from the PSC, the City Council may consider the proposal.

This revised proposal includes several elements:

- Additions and amendments to the City's Comprehensive Plan and Transportation Systems Plan and related maps.
- Additions to the City's Zoning Code and Zoning Map.
- A draft Intergovernmental Agreement (IGA) between the Port of Portland and the City.

Incorporated into this proposal are a number of supporting reports, such as the Natural Resource Inventory, Economic, Social, Environmental, and Energy (ESEE) Analysis, Cost/Benefit Analysis, Harbor Lands Inventory, and Concept Plan Report. These documents are posted on the project website: <http://www.portlandoregon.gov/bps/WHI>

A summary of the proposal is attached.



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WHI Zoning and IGA Elements – April 9, 2013

This is an outline of the City proposal incorporating Planning and Sustainability Commission recommendations. The Port of Portland has not endorsed these terms.

New elements since the November 2012 draft are underlined.

A. Economic Prosperity

1. Zoning Heavy Industrial (IH) zone recommended on approximately 300 acres. Use of site limited to “Deep Water Marine Terminal”
2. Certainty Emphasis on agreement being contingent upon meeting certain milestones in the development process.
3. Business Plan Commitment to do multi-agency business plan in coordination with state and regional partners.
4. Local Hiring The Port will implement a “first source” agreement giving North Portland residents priority for jobs on WHI.

B. Recreational Amenities

1. Open Space 500+ acres of designated open space with public access to the beach and trails.
2. Trails Low impact improvements on WHI in conjunction with marine terminal development (trails, trailhead, non-motorized boat launch).
3. Neighborhood Park Park land acquisition (3 acres) in Hayden Island Neighborhood, east of railroad tracks. Port funding to make capital improvements. Parks construction timeline to coincide with marine terminal construction.

C. Environment, Sustainability

1. Permanent Protection Open space would have a natural area focus. An easement or covenant with third party that commits all parties to keeping the 500+ acres zoned open space in perpetuity.
2. Ownership City, State, or Metro to have the right of first refusal to purchase the open space zoned portion of the property in the future.
3. Forest Mitigation Port will re-establish or enhance more than 650 acres of cottonwood-ash forest on Government Island and WHI, with a net improvement of ecological function.
4. Shallow Water/Wetlands Shallow water habitat and wetlands mitigation evaluated through local land use review, in addition to state/federal permits.



- 5. Meadowlark Habitat \$1.5 million for grassland enhancement project to benefit Western Meadowlark.
- 6. Floodplain Mitigation Port to implement actions that restore a 100-year flood event to at least 200 acres of land within the historic Columbia River floodplain.
- 7. Monitoring A 30-year monitoring period for forest mitigation, 10 for other mitigation (shallow water, wetland, grassland, floodplain).
- 8. Sustainability Policy Port sustainability policy (incorporated by reference) – governs construction, operations and green port practices.
- 9. Setbacks, Buffers Special setbacks and buffers from river and between the open space and marine terminal.
- 10. Measure 766 Clause affirming City and Port will not use Measure 766 process to bypass local regulatory procedures.
- 11. Tribal Consultation Tribal government consultation commitment.

D. Transportation Plans

- 1. North Hayden Island Dr. Reclassified and reconstructed to handle trucks, with multi-use path and buffering.
- 2. Truck Cap Number of heavy trucks using Hayden Island Drive to enter or exit the terminal gate house will be limited to 205 per day, calculated as a monthly average, with an absolute maximum of 275 trips on any single day.
- 3. CRC Contingency Contingency to renegotiate if CRC bridge not completed as planned.
- 4. Freight Rail Port and City will continue to advocate for several regional freight rail improvements.

E. Other Community Benefits

- 1. HIA Commitment to complete a Health Impact Assessment (HIA), timed to align with expected state/federal development permits.
- 2. Housing Conditions \$3.6 million Manufactured Home Park Grant Fund, aimed at improving conditions in nearby manufactured home park (summarized in separate memo). Implementation to coincide with completion of Health Impact Assessment.
- 3. Community Grant \$1 million+ fund to mitigate for and offset other potential adverse effects on community. Funding would be available after federal permit approval.

