

The West Hayden Island Planning Process



City of Portland Bureau of
Planning and Sustainability
Sam Adams, Mayor | Susan Anderson, Director

Beginning in 2008, the City of Portland initiated a planning process to consider the long term future of West Hayden Island. A central question is determining if a mix of natural resource areas, industrial development and recreation is appropriate. The result of this project will be a legislative proposal for the City Council to consider. The proposal will include a concept plan for open space, natural resource protection, and industrial development. The proposal will also include draft zoning codes and maps, and a draft annexation agreement. The City Council will consider and vote on the proposal in late 2011. Below is a summary of the planning process and the next steps.

Island Overview



Hayden Island is located in the Lower Columbia River at the confluence with the Willamette River. The island is part of a regional network of natural areas that provides habitat for migrating birds, fish and many other species. Hayden Island is bisected by the Burlington Northern Santa Fe Railroad line. The western half of the island, known as West Hayden Island,

comprises 800+ acres of relatively undeveloped land. Much of West Hayden Island is vegetated with black cottonwood trees and an understory of Himalayan blackberry and other native and non-native plants. There are also meadows, wetlands, open sandy fill areas, beach and shallow water areas. Development on West Hayden Island includes electrical power lines, transmission towers, the Columbia Wastewater Treatment Plan pump house and de-chlorination facility, and dredge spoil dewatering and storage.

Recognizing a shortage of available property to support growth of marine-related uses, in 1983 Metro brought West Hayden Island into the Urban Growth Boundary. The Port of Portland purchased West Hayden Island in 1994. In 1995, Metro designated West Hayden Island as regionally significant industrial land, and in 2005 Metro designated the same area as a regionally significant Habitat Conservation Area. Although West Hayden Island is within Portland's Urban Services Area, it is actually part of Multnomah County and would need to be annexed to the city for any planning policies to take effect.

Phase I — WHI project begins; Mayor convenes CWG

In late 2008 a city-initiated planning effort for West Hayden Island began. This planning process was to build on the planning work currently being done on the Columbia River Crossing (CRC) project and East Hayden Island. Mayor Sam Adams created a Community Working Group (CWG) and



directed staff to hire consultants to provide key economic and environmental studies. These studies were intended to help determine whether West Hayden Island could be developed for multiple uses, including marine industrial, habitat and recreational. The studies were also designed to help determine whether the land could accommodate these uses while retaining its quality of natural resources and provide economic value to the region. In early 2009 the CWG was tasked with providing City Council with a recommendation based upon the findings of the studies.

By June 2010, the CWG could not reach an agreement on a recommendation. The CWG produced a report that clearly articulated points of commonality and the most critical differences in perspective or rationales to aid the City Council in deciding how next to proceed. On July 29, 2010, after considering the CWG's input, and hearing extensive public testimony, City Council passed a resolution directing the Bureau of Planning and Sustainability to continue planning efforts. Resolution 36805 specified that at least 500 acres of West Hayden Island would be protected as open space and no more than 300 acres provided for future deep water marine terminal development. As part of this resolution, the Council directed staff to produce and coordinate several additional studies to help inform any future planning decision. Council asked staff to analyze the costs and benefits of developing part of the island, consider nature-based recreational opportunities and assess livability impacts, such as traffic, noise, dust and light on neighboring properties.

Next Steps — Phase 2

Phase 2 of planning for the island will occur through December 2011. During this time, several additional technical reports and studies will be completed to help inform the concept plan and legislative proposal. The studies will focus on rail configuration, harbor lands inventory, terminal operational efficiencies, cost/benefit analyses, natural area land management options and local impacts.

During 2010-2011, BPS will draft a legislative proposal for the City Council to consider.¹ The proposal will include a concept plan for open space and industrial development, zoning codes and maps, and an annexation agreement. Below is a summary the process steps:

- **Coordination and Production of Technical Reports** (Fall 2010–Spring 2011): Staff and consultants produce additional technical reports for discussion with City Council and the Port Commission; check-ins with City Council and the Port Commission regarding the outcomes.
- **Concept Plan Development** (Winter–Spring 2011): A set of concept plans formalized and a design workshop held with experts, stakeholders and the public to formulate a preferred option; City Council and the Port Commission are briefed on the process and conclusions.
- **Legislative Proposal** (Summer–Fall 2011): Staff prepares a draft legislative proposal, which will be available for public comments prior to submitting to the Planning and Sustainability Commission; open houses in the community.
- **Public Hearings on Proposal** (Fall 2011–Winter 2011): Hearings held with the Planning and Sustainability Commission and City Council; the Port Commission is briefed; Council to decide whether or not to accept the legislative proposal to annex West Hayden Island .

In addition, staff will be completing a Natural Resource Inventory that covers all of Hayden Island as well as the south side of the Columbia River's Oregon Channel, which may lead to proposed revisions to environmental zoning in this area. The program update is needed to inform City decisions regarding potential annexation of West Hayden Island, and to contribute toward City compliance with Metro Titles 3 and 13, the Clean Water Act and the Endangered Species Act. This work will be done in conjunction with the West Hayden Island Planning process.

¹ It should be noted that this timeline represents the City staff process needed to propose a legislative process to plan and annex West Hayden Island as directed by Council resolution. It does not assume a final decision on any land use planning action with respect to West Hayden Island. The City Council will have the opportunity to make the final decision to the proposal during their hearings in the Winter of 2011. Council may choose to accept or reject the proposal, or direct staff to modify it.



For more information:

Phil Nameny

City of Portland Bureau of Planning & Sustainability
503-823-7709
Phil.Nameny@portlandoregon.gov

Rachael Hoy

City of Portland Bureau of Planning & Sustainability
503-823-9715
Rachael.Hoy@portlandoregon.gov

West Hayden Island website

www.portlandonline.com/bps/whi