



West Hayden Island Annexation Public Hearing

Planning and Sustainability Commission
November 15, 2012



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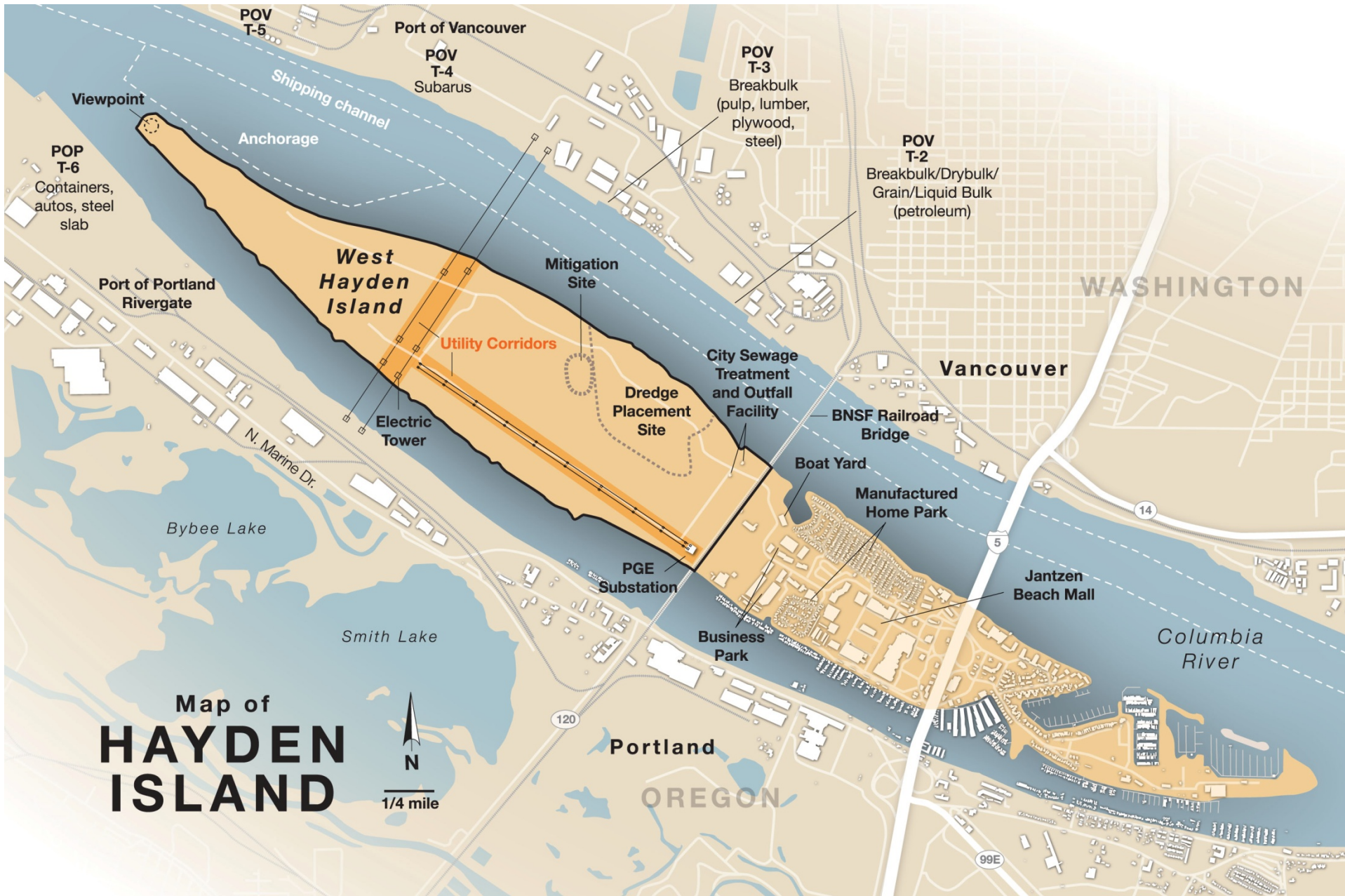


Public hearing to consider annexation of West Hayden Island, adoption of related Comprehensive Plan and Zoning, and IGA



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Project Process

- 2008:** City initiated project due to CRC and Hayden Island Plan, project scoping
- 2009:** IGA with Port, Community Working Group
- 2010:** 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, natural resources, health report etc.), WHI AC meetings, open houses, PSC briefings, draft annexation proposal per Resolution 36805



Public Involvement & Input

- 22 Advisory Committee meetings
- 40 neighborhood group and homeowner association meetings
- 15 meetings with other interest groups
- 9 open houses and on-island open office hour days
- 20 other public staff 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



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





West Hayden Island Health Analysis

November 2012

Multnomah County Health Department in collaboration with:
Oregon Public Health Institute (<http://www.orphi.org>)
Centrum Public Health (<http://www.centrumpublichealth.com/>)
City of Portland Bureau of Planning and Sustainability
<http://www.portlandonline.com/bps/>

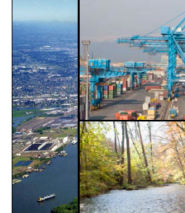


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West Hayden Island Health Analysis

Preliminary



June 15, 2012

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Vancouver & Portland Port Coordination

Page 1

Introduction

In July 2010, the City Council passed a resolution directing the staff of the Bureau of Planning and Sustainability to develop a legislative proposal to potentially annex West Hayden Island into the City of Portland and develop zoning that may allow up to 800 acres for development of a marine terminal. As part of the resolution, the Council requested several additional studies to help them determine a policy direction for future development. One of the studies is an evaluation of opportunities for increased coordination with the Port of Vancouver.

The purpose of this memo is to evaluate existing coordination between the Port of Portland and the Port of Vancouver, and illustrate opportunities for greater coordination. This paper does not make a policy recommendation, but includes the following:

- Review background and structure of each of the Ports.
- Review port niches, competition, and existing coordination efforts.
- Look at opportunities for increased coordination, and identify barriers.
- Consider potential tools and mechanisms to increase coordination ranging from IGA's up to a joint authority.
- Review existing Joint Port Authorities within the U.S. and consider benefits and obstacles to formation and management.
- Outline process steps required to create a single Inlandwater Port Authority (including identifying government requirements, barriers, and logistics).

Any discussion of a single Inlandwater Port Authority is purely hypothetical, and is driven by the Portland City Council's interest in understanding the full range of coordination that is possible. There is no interest by port of state authorities, nor is there a proposal to form a joint port authority. Any attempt to form such an authority would require several additional steps including local, state (Oregon and Washington) and federal approvals as documented below.

Background of Ports

Brief History

Both the Port of Portland and the Port of Vancouver have a long agency history. The Port of Portland in its current form is the result of the merger of two agencies: the Port of Portland and the Portland Dock Commission (an agency formed by the City of Portland).

PORT OF PORTLAND - The original Port of Portland was created in 1891 by the Oregon Legislature, to construct and permanently maintain a shipping channel from Portland along the Willamette and the Columbia out to the sea. The port's geographic proximity transcended the boundaries of the city of Portland and influenced the health of the state, but was focused on the operation and maintenance of the shipping channel. State legislation gradually allowed an increase of the Port's responsibilities, which included expanding and connecting Swin Island through the placement of fill and scrubbing and running Portland's support. The Port also expanded their real estate holdings and became more involved in development projects, especially those that supported their transportation mission. Increasing real estate holdings also provided alternate sources of revenue.

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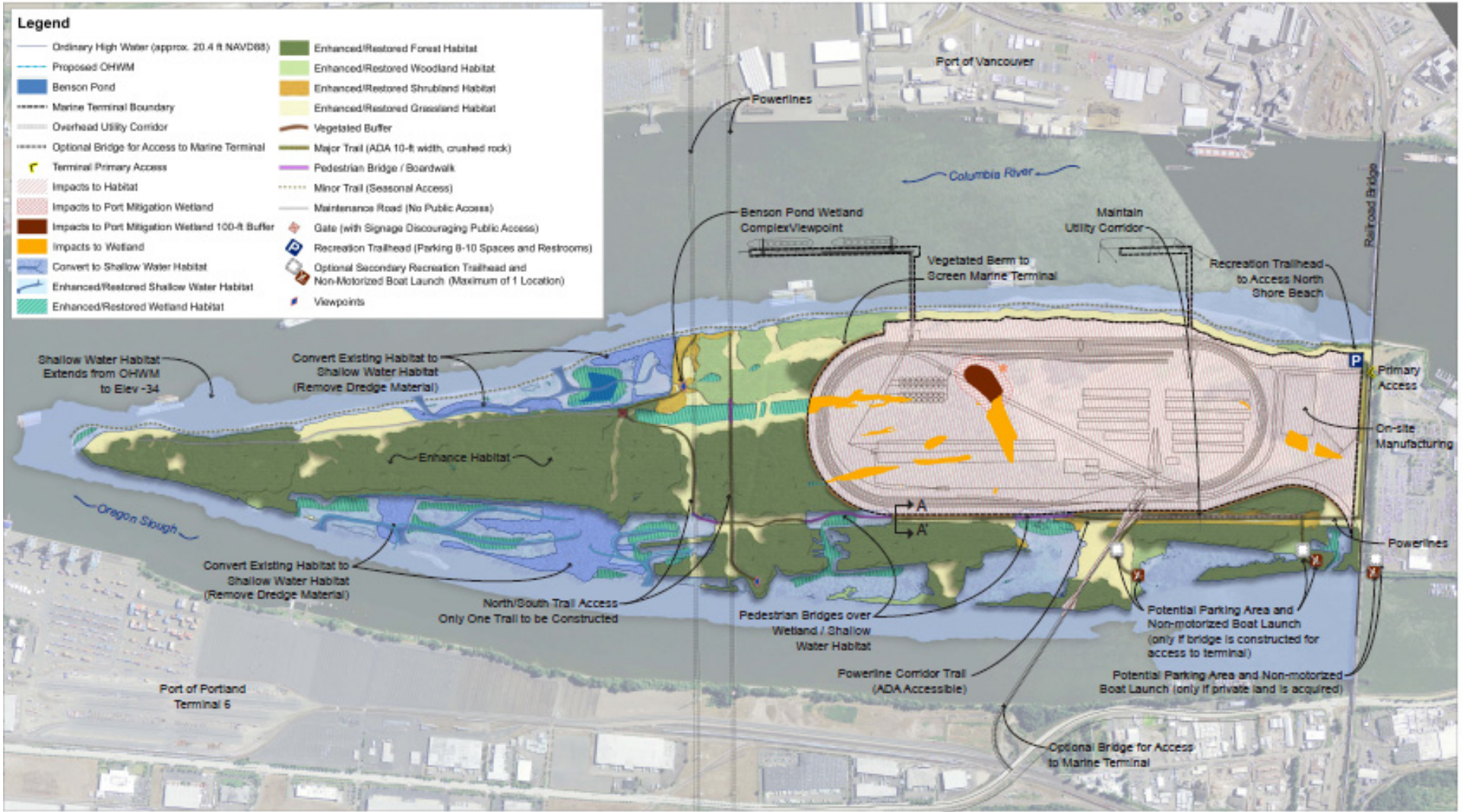
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WHI Concept Plan

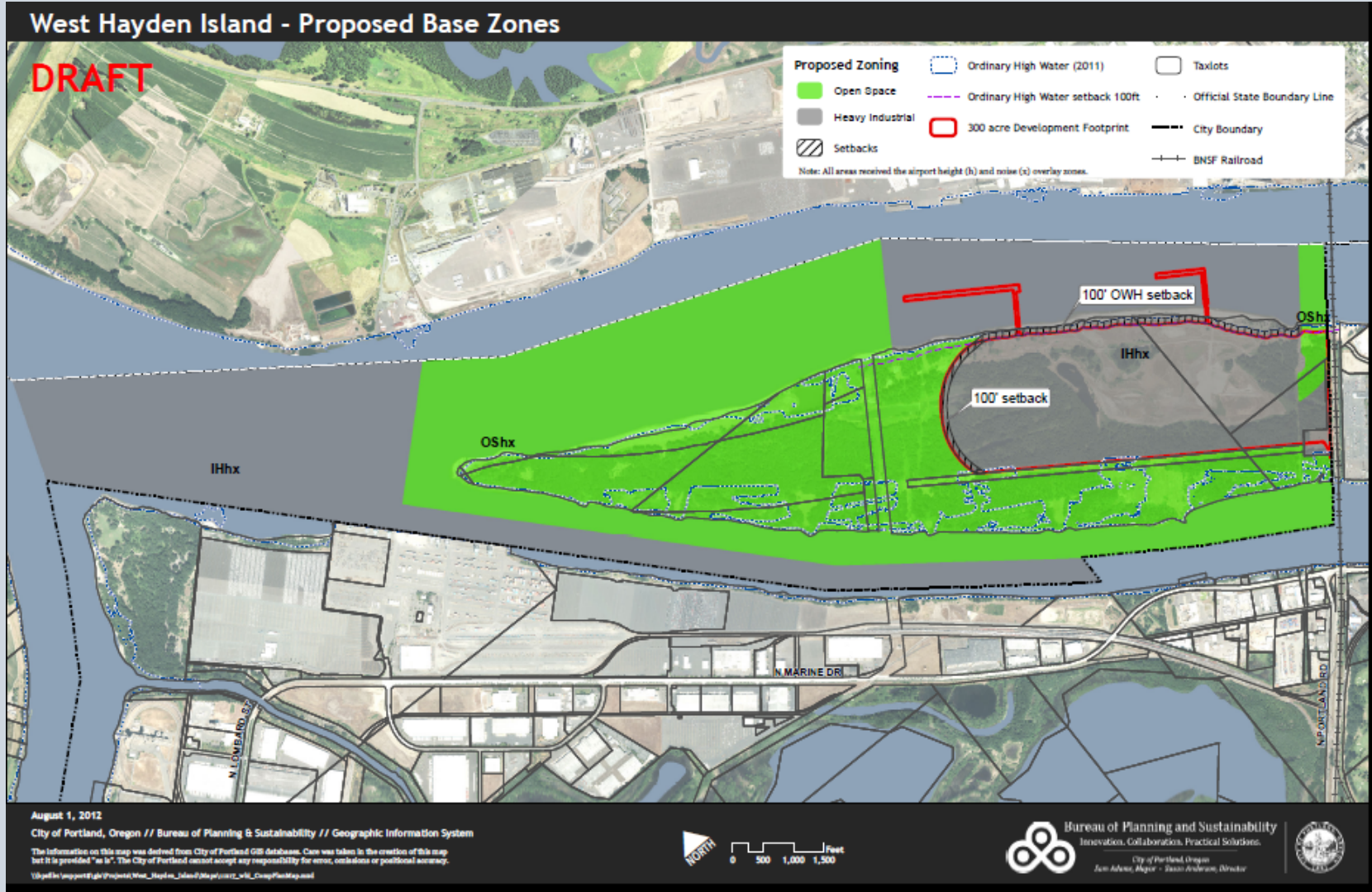


What will the Proposed Plan include?

- 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 Map



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 Proposal

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



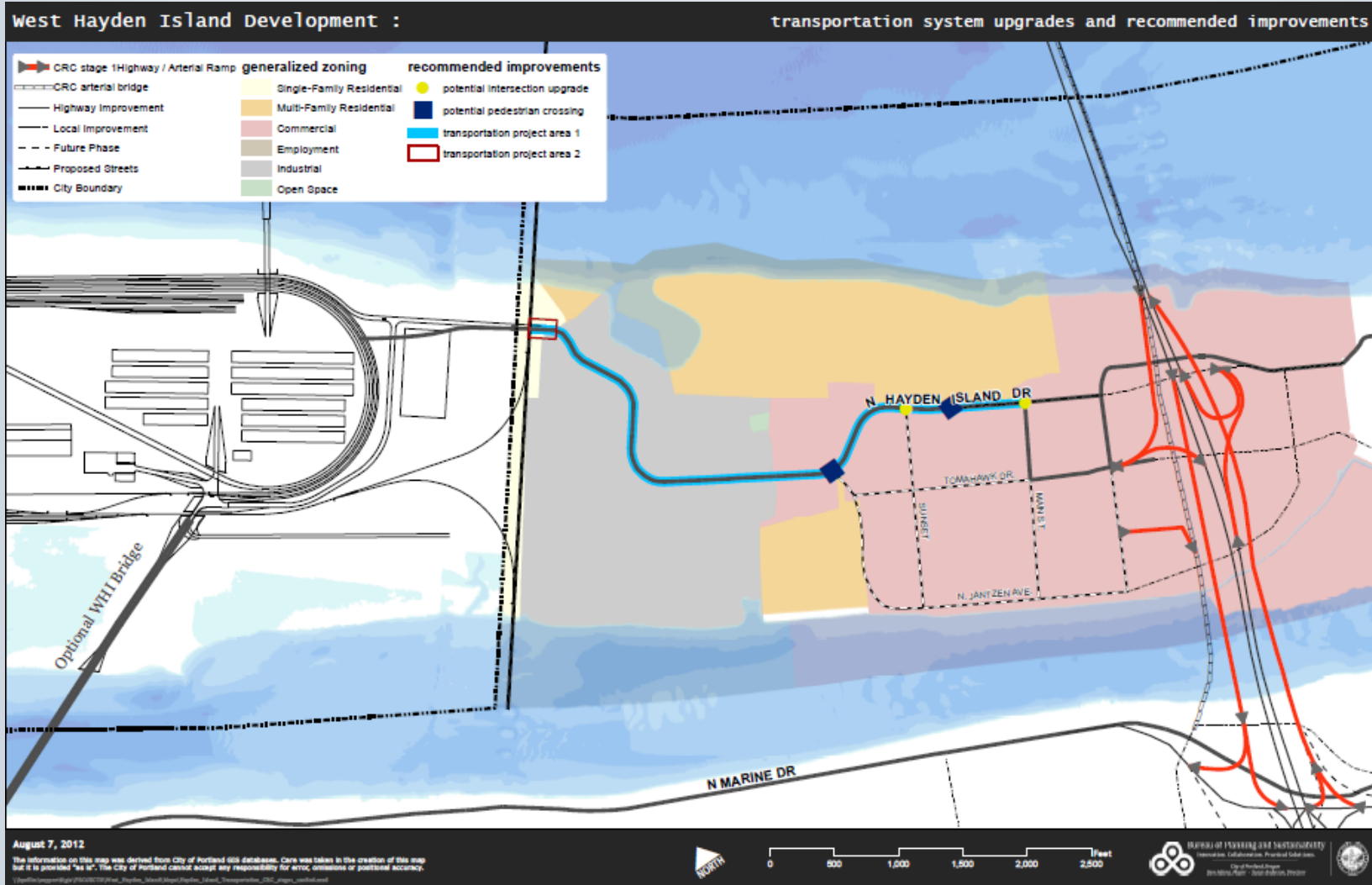
Intergovernmental Agreement

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



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



Intergovernmental Agreement

Community Impacts:

- Commitment to on-site Best Management Practices (BMPs)
- Additional security services
- Community benefit grant fund
- Sequence for future health analysis/HIA
- Forested buffer between residential/industrial
- Recreational improvements, trails (\$1.7 million)
- Street improvements - buffers, sidewalk, bike corridors, crosswalks
- Ongoing Good Neighbor Committee/AC



What has happened since the release of the Proposed Draft on August 14?

- Four AC work sessions: Transportation, Finance, Natural Resources and Health
- Two open houses and one general AC meeting
- Health report completed + PSC discussion on 11/13
- Mayor's proposal
 1. \$20.5M forest mitigation package
 2. \$3.6M program for manufactured home park
 3. Acquisition of additional park land on Hayden island
 4. Community Fund - increase to \$100k/yr



Next Steps

- Advisory Committee final report
- Planning and Sustainability Commission Work Session 11/27
- Discuss recommended revisions to proposal
- PSC recommendation to Council





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