



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

MEMO

DATE: January 15, 2013
TO: Planning and Sustainability Commissioners
FROM: Eric Engstrom, BPS Principal Planner
CC: Susan Anderson, Joe Zehnder
SUBJECT: West Hayden Island January 22nd Work Session

Background

On November 27, 2012 the Planning and Sustainability Commission (PSC) asked staff to develop a work plan and timeline to further examine major unresolved topics related to the [November 21st WHI draft plan](#). On December 11 PSC approved a workplan and timeline which includes a series of work sessions and hearings through April 2013.

You asked that staff prepare written responses to all PSC questions with the assistance of technical experts and core stakeholders. One week prior to each work session you will receive a packet which will contain: 1) answers to PSC questions to be discussed at the session, 2) all feedback received from technical experts and stakeholders, 3) significant outstanding issues, and 4) staff recommendations. This is the first such packet.

Discussion Topics

The discussion topics for the first session on January 22 will include:

1) Overview by BPS of the November 21 IGA and associated timeline of activities and expenses (attached). Currently, there is not full agreement between the Port and the City on the timing or the \$ amounts for some of these activities. The areas of disagreement will be revisited at each of the subsequent work sessions as we discuss project specific issues. The purpose of this initial discussion is to understand how the IGA would play out in time, if adopted as currently written.



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2) A brief introduction to the Port's financial structure: More detailed discussion of financial topics is expected at the February 26th session. The purpose of this initial discussion is to give some financial context for the subsequent discussions.

Partner and Stakeholder Input

Since the last PSC work session, staff has established regular meetings with core stakeholders, including the Port, Hayden Island community leaders, environmental interests, interested city bureaus, and tribal government staff. We have also initiated communication with a number of topic-specific technical experts. Subsequent packets will include stakeholder and topic expert feedback.

Recommendations

There are no specific recommendations with this packet. Subsequent packets will include topic recommendations.

Attachments

1) WHI Project Timeline for Development and Mitigation



West Hayden Island

Event / Activity	Appeals/Program Setup				Design / Marketing / Early Mitigation				Mitigation / Permitting				Fill and Construction				Operations			
Administrative	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029			
	appeals																			
	IGA effective																			
	form ongoing AC																			
Infrastructure																				
	NHID planning, design, construction (\$10.1M)																			
	open space strategy and planning																			
	parks acquisition (\$3.0M)																			
	parks/trails construction and O&M (\$11.8M)																			
	sewer and water planning, engineering and construction \$6M)																			
Environmental Mitigation	OS covenant																			
	Government Island forest design and construction (\$3.0M)																			
	WHI forest design and construction (\$4.1M)																			
	grassland endowment (\$1.5M)																			
	wetland mitigation planning and construction (\$5M)																			
	shallow water mitigation planning and construction (\$5M)																			
Community Mitigation																				
	community fund (\$1M over time)																			
	housing fund (\$3.6M)																			
	stage 2 HIA (\$.1M)																			
Development																				
	seek terminal developer																			
	fill stockpiling inside DDMA																			
	fill plan																			
	fill engineering and construction (\$34M)																			
	dock and terminal planning and permitting																			
	dock and terminal construction																			
Terminal Operations																				
	CRC construction																			
	REVENUE STREAM BEGINS																			

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.