

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





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





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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.





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







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)





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



2013 through 2029																	
	Appeals/Program Setup			Design / Marketing / Early Mitigation			Mitigation / Permitting			Fill and Construction				Operations			
Event / Activity	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
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	open space strategy and planning																
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	parks acquisition (\$3.0M) parks/trails construction and O&M (\$11.8M) sewer and water planning, engineering and construction \$6M)																
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	fill plan fill engineering and construction (\$34M)																
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Terminal Operations													REVENU	JE STREA	AM BEGI	NS	
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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







