



# West Hayden Island Work Session

Planning and Sustainability Commission  
January 29, 2013



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# WHI PSC Schedule

## Work Sessions

- 1/22 - project timeline, Port financial structure
- **1/29 - environment, tribal interests, and ownership**
- 2/12 - community health, transportation
- 2/26 - economics, financial

## Decision Sequence

- 3/5 Release new plan
- 3/12 Briefing
- 4/2 & 4/9 Hearings - public testimony taken
- 4/23 Vote



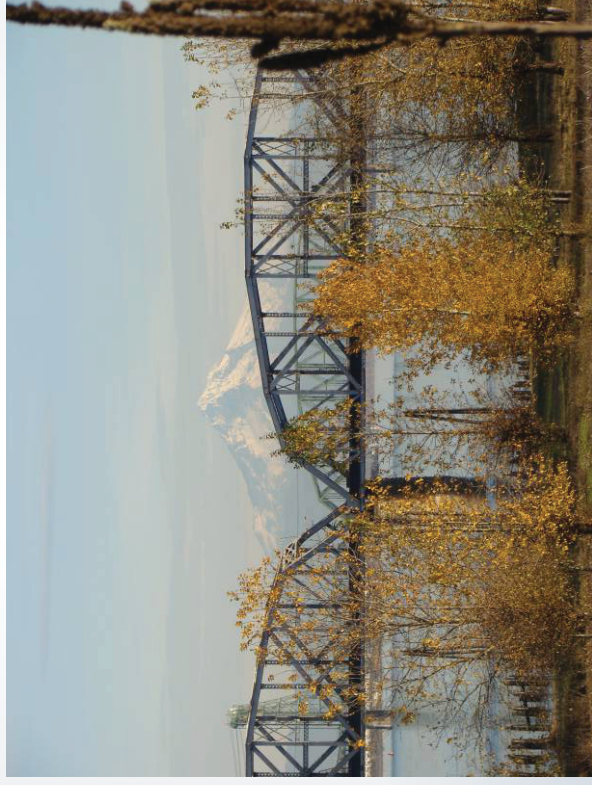
# Today's Agenda

- Review packet
- Identify experts and core stakeholders
- Environmental recommendations
  - *Discussion*
- Tribal involvement and related recommendations
- Update on Council Resolution 36941
  - *Discussion*



# Work Session Goal

Receive direction on the environmental and tribal involvement recommendations



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# What's in the Packet

- Cover Memo - discussion topics, stakeholders/experts consulted with and staff recommendations
  - Attachment A - Summary Q&A
  - Attachment B - Detailed staff responses
  - Attachment C - Partner/stakeholder comments
  - Attachment D - Mitigation Staff Report
  - Attachment E - NRDA Trustee's letter to AC
  - Attachment F - City's Forest Mitigation Framework
  - Attachment G - WHI Tax Lot Area and Ownership Map
  - Attachment H - City Council Resolution 36941



# Environmental Recommendations

- Location of environmental mitigation
- Wetland mitigation
- Floodplain functions
- Ownership of WHI and mitigation implications
- Mitigation costs and phasing





# Recommendations

## Location of Mitigation

- Maximize on-site opportunities
- Consolidate off-site mitigation at 1-2 large sites within acceptable geography
- Reference City Forest Mitigation Framework for future flexibility



# Recommendations

## Shallow Water

- Mitigation evaluated through local review, in addition to state/federal permits
- Refine approval criteria (more specific focus on dock design and mitigation, rather than consideration of alternate sites)

## ■ Wetlands

- Emphasis on state and federal permits
- IGA includes minimum acres and monitoring period





# Recommendations

## Floodplain Functions

- Balanced cut and fill not an appropriate tool on this site, given annexation objectives
- Apply baseline FEMA regulations (includes no-net rise standard), and employ ESA consultation



# Recommendations

## Ownership of WHI

- Port ownership during initial mitigation and construction period (define as a 30 year period)
- Negotiate transfer of open space ownership to a public entity with a more focused open-space mission within 30 years



# Recommendations

## Climate Change

- Investing in water and rail freight infrastructure is consistent with Climate Action Plan (less carbon intensive)
- Some floodplain function loss (resiliency)



# Recommendations

## Costs

- Phasing the forest mitigation  
(discuss on Feb. 26)



# Discussion



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