



Proposed terminal

# West Hayden Island Proposal

April 2013

**T**he West Hayden Island 800-acre site is the largest parcel designated for industrial use within the urban growth boundary with outstanding transportation attributes. It is situated on a deep water navigation channel, connected to rail and in close proximity to Interstate 5. It also features hundreds of acres of forest and wetlands. As such, West Hayden Island can serve the region's economic needs while becoming one of the largest open space and habitat areas within the city limits.

## NATURAL RESOURCE PARCEL - 500 ACRES

- The Port will reserve 500 acres of the 800 acre site as non-developable land. The site would be annexed into the city of Portland with a very limited set of open space uses which would include trails, non-motorized boat access, habitat restoration and mitigation that would benefit the wildlife on the island.
- The 500 acres would become the largest open space and habitat area in North Portland - larger than Washington Park, Oregon Zoo and Hoyt Arboretum combined (475 acres).
- With development and associated with state and federal permitting, the Port will restore approximately 19 acres of wetland and shallow water habitat to benefit endangered salmon in the Columbia River.

## MARINE TERMINAL PARCEL - 300 ACRES

- Future job growth is estimated at 2,300 - 4,000, which includes direct, indirect and induced jobs.
- The new terminal would generate \$200 - 300 million in personal income and provide \$18 - 30 million in local and state taxes.
- Hayden Island and North Portland residents would be given first preference for local hiring.
- The new state of the art facility would include green performance terminal operations such as Dark Sky lighting design, zero waste, LEED certified water utilization standards, noise minimization programs and renewable or alternative energy sources.
- With development, North Hayden Island Drive improvements would include upgrades to the roadway, bike lanes, landscaping, pedestrian crossing and sidewalks.
- Cargo such as coal, liquid natural gas and containers will be prohibited.

## GOVERNMENT ISLAND BENEFITS

- The Port will restore and manage a 250-acre site on Government Island. Triggered by development, the Port would plant 150 acres of native trees and remove and manage invasive species on an additional 100 acres.

## Regional Benefit

Direct, indirect and induced

**2,300-4,000 jobs**

Annual personal income generation

**\$200-300 million**

Annual state and local tax revenue

**\$18-30 million**

## Habitat and Recreation

Protected habitat

**500 acres**

Restored wetland and shallow water habitat

**19 acres**

Trail development

**1-2 miles**

Government Island restoration

**250 acres**

## Estimated Port financial contribution

North Hayden Island Drive improvements

**\$12 million**

Government Island restoration and planting

**\$11 million**

Security Improvements

**\$1.7 million**

Recreation

**\$1 million**

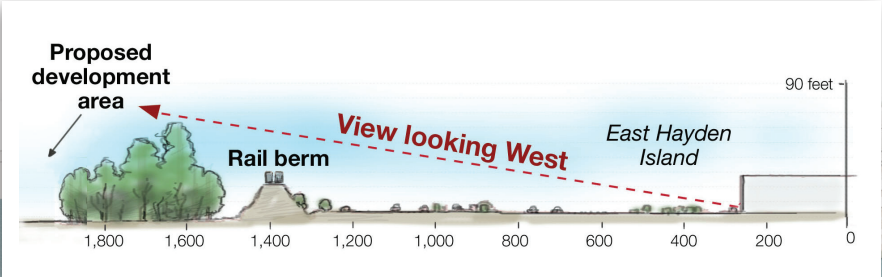
Community Benefit Grant

**\$0.6 million**



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- Forest
- Grassland
- Possible Trail
- Enhanced/Restored Shallow Water
- Enhanced/Restored Wetland
- Possible Trail (Seasonal Access)



Conceptual design

Sources: City of Portland and WorleyParsons, Concept Plan 2012