

The West Hayden Island Planning Process



City of Portland Bureau of
Planning and Sustainability
Sam Adams, Mayor | Susan Anderson, Director

Fact Sheet – Updated Spring 2010

West Hayden Island is uniquely located, both in terms of natural systems, near the confluence of two major rivers and along the Pacific Flyway, and transportation facilities that include marine terminals, rail, Interstate-5 and the Portland International Airport. Can the island be both a natural resource and a developed property? The city is attempting to find out.

The City of Portland's Bureau of Planning and Sustainability (BPS) is leading a public process to evaluate alternative long-term uses for West Hayden Island (WHI). The City process will be fact-based and will include input from multiple stakeholder groups, technical experts and the local community.



Hayden Island is located in the Lower Columbia River at the confluence with the Willamette River. The island is part of a regional network of natural areas that provide habitat for migrating birds and many other species. Hayden Island is bisected by the Burlington North Santa Fe Railroad line. The western half of the island, known as West

Hayden Island, is 800+ acres of relatively undeveloped land. Much of West Hayden Island is vegetated with black cottonwood trees and an understory of Himalayan blackberry and other native and non-native plants. There are also meadows, wetlands, open sandy fill areas, beach and shallow water areas. Development on West Hayden Island includes electrical power lines, transmission towers, the Columbia Wastewater Treatment Plan pump house and de-chlorination facility, and dredge spoil dewatering and storage.

In 1983, Metro brought West Hayden Island into the Urban Growth Boundary recognizing a shortage of available property to support growth of marine-related uses. The Port of Portland purchased West Hayden Island in 1994. In 1995, Metro designated West Hayden Island as regionally significant industrial land and in 2005 Metro designated the same area as a regionally significant Habitat Conservation Area.



Some key questions that the City-led process will help reconcile include:

- Can West Hayden Island be developed for multiple uses such as marine industrial, natural resources and recreational uses?
- Can the island accommodate different uses and still retain the quality and functions of the natural resources and provide economic value to the region?



Who will help answer these questions?

The City has formed the following groups to inform the process and help make the policy decisions:

Community Working Group (CWG) will advise City Council on the pros and cons of mixed uses on West Hayden Island and consider a concept plan for future development. The CWG comprises representatives from environmental organizations, local businesses, community neighborhood groups, and local and state government.

Technical Consultant (Entrix) will produce two foundation studies that include 1) a detailed natural resource analysis of the island and at a regional scale; and 2) an economic analysis of marine related industrial land needs in the area forecasting demand for the next 30 years.

Technical Advisory Pool (TAP) will review the economic and environmental studies for technical accuracy and advise the City on impacts of different development and no-development concepts.

Why undertake a West Hayden Island Plan right now?

This is a city-initiated planning process to coincide with the planning work currently being done on the Columbia River Crossing (CRC) project and East Hayden Island. This planning effort, for the future of West Hayden Island, will seek to meet multiple city and regional goals to protect and enhance natural resources, provide recreational opportunities and support a strong economy. Reaching agreement on a planning framework for the site will allow planning, management and enhancement efforts to proceed.

The basis of the planning effort will be an environmental and economic study, produced by the consulting firm Entrix,, that will provide fact-based information about the current conditions, functions and future opportunities of West Hayden Island.

Informed by the studies, a recommendation will be forwarded to the City Council regarding the potential to accommodate a mix of uses. If the City Council votes to continue planning efforts, staff will develop a series of concept plans that provides a framework for land uses on West Hayden Island. This information will govern future planning, zoning, and annexation.



Current Status and Timeline

Fall 2009

The consultant, TAP and CWG defined the environmental and economic studies' scope

Winter 2010

Consultant presents draft study findings to the CWG and TAP throughout the winter months.

Spring - Summer 2010

Final consultant studies will be due. The CWG and the Bureau of Planning & Sustainability will report to City Council on the study findings and alternatives, and request policy direction.

Summer 2010 - Spring 2011

If the City Council advises the Bureau of Planning and Sustainability to proceed with planning efforts for West Hayden Island, next steps will include refining the concept plans, applying zoning to the site, and preparing an annexation agreement.

For more information:

City of Portland Bureau of Planning & Sustainability

Visit the West Hayden Island website at:

<http://www.portlandonline.com/bps/whi>

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