

## WHAT'S INSIDE...

[New Building at Terminal 1](#)

[Industrial Tenant Growth](#)

[Community Fund Update](#)

[Bird-Safe Design](#)

# Community Report

A NEWS UPDATE FROM THE



Port of Vancouver USA

FALL 2024

## New Commercial, Retail Building with Public Art and Greenspace Celebrated at Terminal 1

This fall marked the opening of the latest project at Terminal 1. A two-building complex featuring 366,000 square feet of Class A office space, 12,000 square feet of ground floor retail space, and premium commercial amenities was completed at Vancouver's waterfront. The unique building design also features an outdoor terrace known as The Launch which gives the public a chance to relax and take in sweeping river views.

The project, developed by Lincoln Property Company, will be the new global headquarters for ZoomInfo, the Vancouver-based go-to-market AI platform provider.

The complex features 10- and nine-story buildings, 10,000 square feet of undulating landscaped green spaces and outdoor seating that will soon be open to the public. A significant number of parking spaces will be available on nights and weekends.

"We are thrilled to have worked with the Port of Vancouver, the City,

and a myriad of other exceptional partners to deliver the Terminal 1 project and contribute to creating a truly vibrant community," said Lincoln Property's Patrick Gilligan.

Once complete, the entire Terminal 1 redevelopment will generate up to 4,000 permanent jobs.



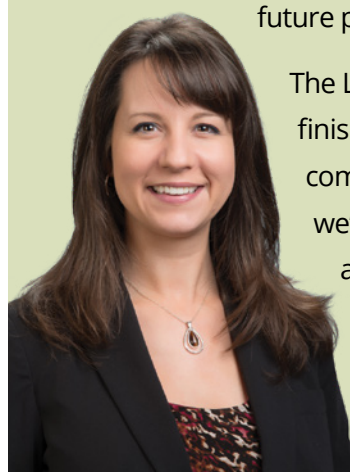
## Different Views from the Port

Julianna Marler, CEO

Thanks to "The Launch" sitting atop the new buildings at Terminal 1, the public will be able to enjoy incredible views from several stories above the Columbia River.

You'll enjoy reading the story above detailing how Terminal 1's new office and retail spaces supporting The Launch will be utilized.

In the coming years, additional shops, restaurants and residential opportunities will be built within the surrounding blocks— and of course, the future public market.



The Launch is receiving some finishing touches, but once it's complete in the coming months, we're excited for the public to ascend this new perch and gain a new perspective on the port's role in transforming the waterfront.

### MANUFACTURING AT THE PORT HAS A BRIGHT OUTLOOK

It's a different kind of view, but the economic outlook is bright for industrial business tenants at the port.

Many businesses signed lease extensions and expanded their footprints in 2024. Axiom Packaging, an Ohio-based company that has found dynamic ways to create products, located its first facility in the Northwest right here at the port.

In this edition of the Community Report, you can read about our tenant businesses that are making truly innovative machines, parts and other goods.

With thousands of jobs and \$226 million in wages generated from the port's industrial ecosystem, port businesses have a clear view of further growth and opportunity.



# Habitat Expansion Planned for Purple Martins

Each spring and summer, the cheerful chirps of purple martins can be heard from the port’s wetland mitigation bank. These migratory birds come each year to lay eggs and raise their chicks. The port’s nesting program began 13 years ago, when the port’s environmental team partnered with avian experts and wildlife agencies to help increase Southwest Washington’s purple martin population.

They installed avian-friendly structures that replicate the natural nesting cavities preferred by purple martins. What started as 16 bird-friendly structures grew quickly to 32. With over 60 hatches in 2023 and 2024, the current habitat needs to expand again. Next spring, a new tower with eight additional gourds will be installed.

For the first 12 years of the program, volunteers under a

federally issued permit were required to place individually numbered bands on each hatchling to track movements, longevity and migration patterns.

In 2023, the banding process was deemed no-longer-necessary by the state’s wildlife agency based on the program’s consistent success. Port staff, however, continues to count hatchings to ensure they’re keeping up with the “demand for housing.” While purple martins are on the Washington State Species of Concern List due to their low numbers, efforts like these are having a positive impact on the population.

“It’s so encouraging to see how well these birds are doing here, and they’re coming back in strong numbers each year,” said port Environmental Manager Matt Graves.



*Click here or scan the QR code to learn more about the port’s environmental programs.*





The purple martin sanctuary at the port is a testament to the notion that ports and preservation can not only coexist, but thrive.

## Growing Footprint: Manufacturers at Port Putting More People to Work

### NEW TO THE PORT: AXIUM PACKAGING, 360 SHEET METAL BOTH OPEN MANUFACTURING FACILITIES AT CENTENNIAL INDUSTRIAL BUILDING

#### Axium Packaging

Ohio-based packaging maker Axium moved into the port’s Centennial Industrial Building in July—the business’s first location in Washington.

Axium will utilize its new 75,000 square foot facility at the port to bolster its creation of packaging used in food, health care, nutrition products and more.



*Centennial Industrial Building, the newest building in the port’s industrial portfolio, is home to new tenants Axium Packaging and 360 Sheet Metal.*

“Sustainability” is central to how Axium talks about its operations. From using post-consumer recycled plastic in many of its products, to reducing its emissions footprint by locating closer to its Northwest customers, the company’s actions match its commitment.

#### 360 Sheet Metal

In June, the port welcomed 360 Sheet Metal to the Centennial Industrial Building. This local business designs and creates the parts that facilitate heating and cooling systems in commercial buildings.

360 Sheet Metal and the port agreed to a 15-year lease providing 32,000 square feet for manufacturing and office space. The company plans to hire up to 10 additional full-time employees in the coming years.

### LEASE EXTENSIONS AND SPACE EXPANSIONS SIGNAL GROWTH FOR INDUSTRIAL TENANTS

#### Sigma DG

Many products are made here at the port, and some—like the threaded fiberglass rods manufactured by Sigma DG—are totally unique. These innovative parts weigh only a fraction of the steel versions used in concrete projects like bridges and water treatment facilities.

Sigma DG has been a port tenant for more than a decade, and recently signed a five-year extension and added 6,000 square feet. With its additional space, Sigma will fabricate its

own line of concrete forming hardware for its proprietary fiberglass threads. To keep up with the products’ growing popularity across North America, Sigma plans to hire more full-time employees.



*An employee at Sigma DG cuts lengths of fiberglass rebar for a customer order.*

#### Wickum Weld

Wickum Weld makes high quality truck accessories right here at the port for work and play. Its business continues to grow; this year Wickum extended its lease through 2029 and expanded its space at the port by an additional 10,320 square feet! Wickum currently has 41 employees and expects to grow to 49.



*Vancouver Mayor Anne McEnerny-Ogle visits Wickum Weld.*





Left: Dark sky compliant, downward directional lighting at Vancouver Landing.

Right: The newest building at the port's Terminal 1 development incorporates bird-safe windows with a dot-grid pattern.

# Terminal 1 Project a Demonstration in Bird-Safe Design

Terminal 1's newest building is a notable achievement for the port, its business partners, the community and many others. That group includes migratory and resident birds.

The port's location along the Pacific Flyway migratory flight path, coupled with its proximity to the Columbia River and Vancouver Lake Lowlands, makes the area ideal habitat for many types of birds. It also increases the importance of bird-safe buildings.

Each year, it's estimated that between 500 million and 1 billion birds die from colliding with glass structures, mistaking reflections for open air. The port is working to mitigate the impact of buildings within its footprint on birds in flight by ensuring they use bird-safe glass which can be stickered, etched or engineered with patterns that alert birds to potential hazards without compromising visual integrity.

Bird-safe lighting practices are also important in design and

construction. Light pollution can attract birds and cause them to either strike a building or keep them circling until exhausted. To minimize such lighting impacts, the port requires lower lumen, downward directional lighting that is dark sky compliant.

Incorporating bird-safe glass and lighting aligns environmental stewardship with development, demonstrating that business growth and sustainability can indeed go hand in hand.

To learn more about the port's bird-safe design and find ways you can help mitigate bird strikes, [click here](#) or scan the QR code.



## What We Did This Summer

Remember having to give that report about what you did during your summer vacation? Well, port staff were very busy this summer with a variety of events.

Ten port public tours were completed between May and September, bringing approximately 450 visitors to see the port's cargo, berths and docks.

Thousands of Clark County Fair visitors had the opportunity to watch highlights from the port's prior year at a port-sponsored a "parklet" at the fair. This area gave people a place to sit, rest, and recharge mobile devices while viewing the port's annual state-of-the-port video on a large screen.



August found us at National Night Out at LeRoy Haagen Memorial Park with the Fircrest Neighborhood—handing out bike lights to families and sharing port updates.

We also participated in Fruit Valley Movie Night where over 300 neighbors enjoyed free frozen paletas from the port. Additionally, there were games, activities and a free Disney movie at dusk.

We also kicked off our staff school supply drive to assist Vancouver Public Schools' families with notebooks, markers and backpacks needed to start the school year off right.

If you saw the port out and about this summer, we hope you stopped by to say hello!



Lecture Series  
2025

## Join us for the 2025 Port Lecture Series

Join us in early 2025 for our free public lecture series to learn about the port, our river system and the role ports play in our communities. We explore everything from the maritime industry to global trade and the many interesting jobs that keep cargo moving.

Dates and speakers soon to be announced – scan the code below to learn more!

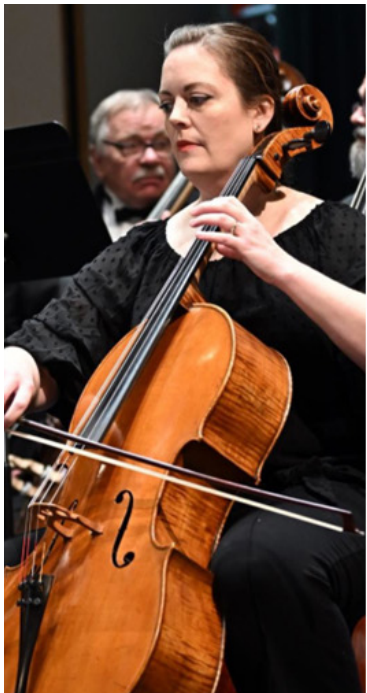


Kiggins Theater - 1011 Main St  
Vancouver, WA 98660  
[portvanusa.com/community/events](http://portvanusa.com/community/events)



# ILWU Retirees Return to the Port

We were very honored to host a group of retired Local 4 International Longshore and Warehouse Union members for a tour this summer. The retirees expressed a deep connection to the port and staff were fascinated by their stories of past cargo and how it moved here. It was truly an honor to meet them and tour them through today's port. Many thanks to retiree Rick Krieger for all his help organizing the group and the tour.



## Vancouver Benefits from Community Fund in 2024

The port oversees an annual \$10,000 Community Fund that will soon be soliciting projects for funding in 2025. Funds must be used for projects that align with the mission of ports: economic benefit in the forms of job creation, job training and promotion of tourism. In 2024, the Community Fund supported four projects:

- Establishment of a youth entrepreneurship program with Partners in Careers
- WHY Racing running events where port funds support free registrations for children and other at-risk groups
- Ke Kukui Foundation's 4 Days of Aloha festival

- Vancouver Symphony's free summer concerts

WHY Racing, Ke Kukui Foundation and the Vancouver Symphony each organize major events downtown that attract thousands of participants who stay in hotels, eat, shop and support local businesses.

More information on submitting a project for the port's 2025 Community Fund can be found at [portvanusa.com/community/community-fund/](https://portvanusa.com/community/community-fund/) or by scanning here.



## CONTACT THE COMMISSIONERS

**ERIC LABRANT:**  
**Commission President**  
[elabrant@portvanusa.com](mailto:elabrant@portvanusa.com)

**JACK BURKMAN:**  
**Commission Vice President**  
[jburkman@portvanusa.com](mailto:jburkman@portvanusa.com)

**DON ORANGE:**  
**Commission Secretary**  
[dorange@portvanusa.com](mailto:dorange@portvanusa.com)

To speak to the commissioners by telephone, please call the port office at 360-693-3611 for contact information.

Written comments can be addressed to:

Port of Vancouver  
Board of Commissioners  
3103 NW Lower River Road  
Vancouver, WA 98660

## Follow Us on Instagram!

Follow @portvanusa for stunning photos and fun facts about trains, grains, cranes and all the great work we do here at the Port of Vancouver USA.

BE SURE TO FOLLOW US ON ALL OUR SOCIAL CHANNELS:



Phone: 360-693-3611  
Email: [info@portvanusa.com](mailto:info@portvanusa.com)  
Website: [www.portvanusa.com](http://www.portvanusa.com)

