Port of Vancouver USA

Port of Vancouver USA

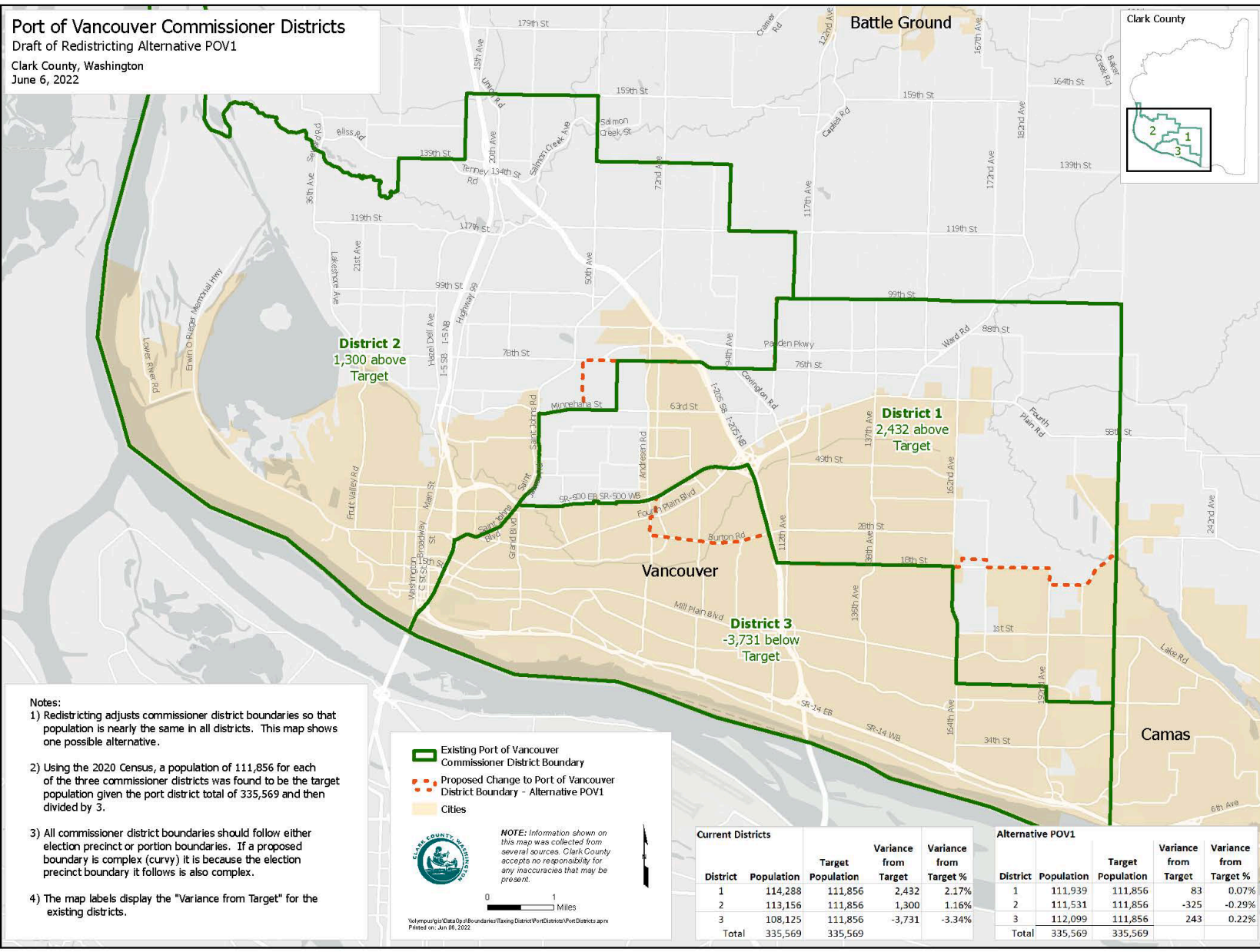*Board of Commissioners Meeting*

SEPTEMBER 13, 2022

Open Forum

To provide virtual oral comment during the board meeting, you must register no later than 12:00 p.m. Monday, September 12, 2022, by emailing povcommissioners@portvanusa.com

Public Hearing:
Port Redistricting

To provide virtual oral comment during the public hearing, you must register no later than 12:00 p.m. Monday, September 12, 2022, by emailing povcommissioners@portvanusa.com

Port of Vancouver Commissioner Districts
Draft of Redistricting Alternative POV1

Clark County, Washington
June 6, 2022

District 2
1,300 above Target

District 1
2,432 above Target

District 3
-3,731 below Target

Vancouver

Battle Ground

Camas

Clark County

Notes:
1) Redistricting adjusts commissioner district boundaries so that population is nearly the same in all districts. This map shows one possible alternative.

2) Using the 2020 Census, a population of 111,856 for each of the three commissioner districts was found to be the target population given the port district total of 335,569 and then divided by 3.

3) All commissioner district boundaries should follow either election precinct or portion boundaries. If a proposed boundary is complex (curvy) it is because the election precinct boundary it follows is also complex.

4) The map labels display the "Variance from Target" for the existing districts.

Existing Port of Vancouver
Commissioner District Boundary

Proposed Change to Port of Vancouver
District Boundary - Alternative POV1

Cities

NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Volympurigis\DataOps\Boundaries\Taxing District\PortDistricts\PortDistricts.aprx
Printed on: Jun 06, 2022

0   1
Miles

Current Districts

District	Population	Target Population	Variance from Target	Variance from Target %
1	114,288	111,856	2,432	2.17%
2	113,156	111,856	1,300	1.16%
3	108,125	111,856	-3,731	-3.34%
Total	335,569	335,569		

Alternative POV1

District	Population	Target Population	Variance from Target	Variance from Target %
1	111,939	111,856	83	0.07%
2	111,531	111,856	-325	-0.29%
3	112,099	111,856	243	0.22%
Total	335,569	335,569		

Action Items

Action Item E-1

Approve First Amendment to Lease between the Port of Vancouver USA and Vancouver Warehouse and Distribution Company

COMMERCIAL TEAM LEASE PROCESS

Staff reviews business opportunity including deal points, finances and site evaluation

Leadership review and approval of business opportunity

Lease deal points negotiation with tenant

Lease document negotiation

Tenant signs final lease documents

Final approval and signatures

Implement lease, tracking, accounting and files

Exhibit "B" Site and Building Outline

BL2707

BL2701

SR 501

Legend
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 2,373

395.5   0   197.74   395.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this infromation.

Action Item E-2

Approve Public Works Contract Bid 22-40: Northwest 35th Circle Extension Project

VICINITY MAP SEC. 20 T2N R1E W.M.
NTS

FRUIT VALLEY
SITE
PORT OF VANCOUVER

SIDEWALKS EXIST ALONG NW 35TH CIRCLE EAST OF THE SUBJECT PARCEL.
THERE ARE NO EXISTING BICYCLE LANES OR PATHWAYS ALONG NW 35TH CIRCLE.
REFER TO SIGNING/PAVING PLANS FOR UTILITY LOCATIONS.
T-L NUMBER: TRANSIT STOP IS NEAR THE INTERSECTION OF NW LOWER RIVER ROAD AND W FOURTH PLAIN BLVD.
C-TRAN ROUTE #6.

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

SITE PLAN NOTES

EXISTING SITE DATA:
PRESENT USE: VACANT AND UNUSED
EXISTING ZONING: LIGHT INDUSTRIAL (IL)
GROSS SITE AREA: PARCEL 986037-050 IS 4.31 ACRES (187,744 SF) ACCORDING TO CLARK COUNTY GIS, ADJUSTED PARCEL 986037-050 IS 3.26 ACRES (142,050 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

TRANSIT ROUTES & STOPS: NEAR INTERSECTION OF LOWER RIVER ROAD AND W FOURTH PLAIN BLVD. C-TRAN ROUTE #6.

SURROUNDING USES WITHIN 100' OF THE SITE:
NORTH: VACANT IL ZONED PROPERTY.
SOUTH: STORMWATER FACILITY ON IL ZONED PROPERTY.
EAST: INDUSTRIAL USES ON IL ZONED PROPERTY.
WEST: STORMWATER FACILITY ON IL ZONED PROPERTY.

PROPOSED SITE DATA:
PROPOSED USE: 25,000 SF AND 12,000 SF LIGHT INDUSTRIAL BUILDINGS
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: NONE PROPOSED
PROPOSED PRIVATE ROADS: NONE PROPOSED
PROPOSED EASEMENTS: AS SHOWN
PROPOSED ON-SITE ROAD RIGHT-OF-WAY: NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC: AS SHOWN
PROPOSED VEHICLE PARKING: AS SHOWN
PROPOSED BICYCLE PARKING: NONE PROPOSED
PROPOSED LOADING ZONES: AS SHOWN
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES: NONE PROPOSED
PROPOSED TRANSIT FACILITIES: NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE: NONE KNOWN
PROPOSED SIGNS: NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING: AS SHOWN ON LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC: NONE PROPOSED
EXISTING BUILDINGS TO REMAIN: NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN): AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS: AS SHOWN
ABOVE-GROUND UTILITIES: REFER TO CIVIL ENGINEERING PLANS
PROPOSED FENCES: NONE PROPOSED

ALL PROPOSED ADA ACCESSIBLE PARKING AND AISLES SHALL HAVE A MAXIMUM SLOPE OF 1:48.
ALL ACCESSIBLE ROUTES OF TRAVEL MEET ACCESSIBILITY STANDARDS.

IF ANY CULTURAL OR HISTORICAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES MUST BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND/OR FINES.

FIRE LANE MARKINGS ARE REQUIRED AS INDICATED ON THE APPROVED CIVIL ENGINEERING PLANS.
IN ORDER TO ENHANCE TRAFFIC AND SAFETY ELEMENTS, THE DEVELOPMENT IS REQUIRED TO MAINTAIN ADEQUATE SIGHT DISTANCE AT THE SITE ACCESS POINTS AND INTERSECTIONS. DRIVEWAY, PUBLIC, AND PRIVATE STREET INTERSECTIONS AND EXITS SHALL MEET THE SIGHT DISTANCE REQUIREMENTS PER VMC 11.90.060, CITY STANDARD PLAN T04-04 AND BE DEMONSTRATED ON THE SITE PLAN.

SITE PLAN CALCULATIONS
TOTAL PROJECT SITE AREA 142,050 SF
BUILDINGS AREA 37,000 SF (26.1%)
LANDSCAPE AREA 24,035 SF (16.9% OF GROSS SITE AREA, 22.8% OF NET SITE AREA)
PAVED AREA (INCL. TRASH ENCL.) 81,015 SF (57.0%)
PARKING LOT LANDSCAPE AREA REQUIRED 19,705 x 10% = 1,971 SF
PARKING LOT LANDSCAPE AREA PROVIDED 3,249 SF (16.5%)

PARKING CALCULATIONS
PARKING REQUIRED 37,000 SF MANUFACTURING AND PRODUCTION USE
37,000 SF / 800 SF (1 STALL PER 800 SF) = 46 STALLS
PARKING PROVIDED 51 STANDARD STALLS, WHICH INCLUDES 6 ADA STALLS

PARKING NOTES
ALL PARKING STALLS HAVE A 2-FOOT CONCRETE/LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY AT LEAST 2 FEET TO COMPENSATE.

SOLID WASTE AND RECYCLING CALCULATIONS
BUILDING AREA 37,000 SF
AREA REQUIRED 100 SF + (4 X (37,000/1,000)) = 248 SF
AREA PROVIDED 320 SF

LEGEND

——————— LANDSCAPE BUFFER LINE
——————— EXISTING EASEMENT
——————— PARKING LOT CURB
——————— PARKING LOT STRIPING
——————— PROPERTY LINE
——————— ASPHALT ROAD/STREET/DRIVEWAY
——————— ROAD CENTERLINE
——————— SIDEWALK/CONC. PAD/TRAIL
——————— ADJACENT TAXLOT
——————— FIRE APPARATUS TURNAROUND TEMPLATE
——————— PROPOSED EASEMENT
——————— EXISTING GRAVEL
——————— SIGHT DISTANCE/VISION CLEARANCE
         SIGN
         DETECTIBLE WARNING
         ELECTRIC VEHICLE STALL
         ADA STALL
         FIRE HYDRANT
         STREET LIGHT
         LANDSCAPE AREA
         TEMPORARY ASPHALT ACCESS

RESERVED PARKING

1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.
2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".
3) SIGN PROVIDED BY CONTRACTOR.

VAN PARKING (WHERE REQUIRED)

2" (ID) STANDARD GALVANIZED PIPE

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE WAC 51-20-3107(C).

18" DIAMETER POURED CONCRETE BASE

NOT TO SCALE

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE WHITE ON BLUE BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

Site Plan Drawing Labels

T.L. 4 986037-052
T.L. 3 986037-051
66.00' RADIUS TEMPORARY TURN-AROUND EASEMENT AF# 5215833 EAS
NW 35TH CIRCLE (PUBLIC)(ASPHALT)
ROAD TRACT 986037-061
END OF ROADWAY IMPROVEMENTS
FIRE APPARATUS TURNAROUND
EMERGENCY ACCESS AND RESERVE EASEMENT TO PORT OF VANCOUVER (FUTURE R/W)
TEMPORARY ASPHALT ACCESS
REMOVE TEMPORARY CUL-DE-SAC
MEET/MATCH EXISTING CURB AND CURB ELEVATION
NW 35TH CIRCLE IMPROVEMENTS TO BE COMPLETED AS PART OF A SEPARATE PORT OF VANCOUVER PROJECT. ROADWAY LAYOUT SHOWN IS FOR REFERENCE PURPOSES ONLY.
VARIABLE WIDTH WATER EASEMENT AF# 5216527 WEAS
10' WATER EASEMENT TO C.O.V.
WATER METER BOX (NO METER)
N 76°45'26" W 547.80 437.75
5' L1 LANDSCAPE BUFFER
50' PACIFICORP EASEMENT RECORDED UNDER AF# 5196529 EASAMD
50.00'
PACIFICORP POWER POLE
EX. FIRE HYDRANT
GATE POST
15.00' WATER EASEMENT TO CITY OF VANCOUVER AF# 5550378
"NO PARKING" SIGN
10' WATER EASEMENT TO C.O.V.
BUILDING 1 25,000 SF ONE-STORY LIGHT INDUSTRIAL BUILDING METAL CONSTRUCTION
ADA SIGNAGE (TYP.)
ADA RAMP (TYP.)
DETECTIBLE WARNING (TYP.)
ADA STALL (TYP.)
BUILDING 2 12,000 SF ONE-STORY LIGHT INDUSTRIAL BUILDING METAL CONSTRUCTION
ADJ. T.L. 1 986028-623
10.00' WIDE GUY ANCHOR EASEMENT TO PACIFICORP AF# 5196529 EASAMD
POWER LINES AND LIGHT POLES (NO EASEMENT)
LOADING ZONE (TYP.)
ADJ. T.L. 2 986037-050
50' PACIFICORP EASEMENT RECORDED UNDER AF# 5196529 EASAMD
PACIFICORP POWER POLE
15.00' WATER EASEMENT TO CITY OF VANCOUVER AF# 5550378
"NO PARKING" SIGN
Δ = 90°00'00"
R = 25.00'
L = 39.27'
S 76°45'26" E 99.50'
25.00' PUBLIC TRAIL EASEMENT AF# 5216008 EAS
8'x40' TRASH ENCLOSURE 320 SF
5' L1 LANDSCAPE BUFFER
15.00' WATER EASEMENT TO CITY OF VANCOUVER AF# 5550378
S 70°25'00" E 104.56'
TRASH ENCLOSURE
15.00' WATER EASEMENT TO CITY OF VANCOUVER AF# 5550377
S 70°26'00" E 71.71'
GUY ANCHOR EASEMENT AF# 5196529 EASAMD
ADJ TRACT A 986037-056

Title Block

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

PRELIMINARY SITE PLAN FOR: NU-TECH MACHINING

PLOT: consultant3.ctb
FILE: J:\data\8000\8800\8800.03.01\Planning\8800.03.01 p.siteplan.prelim.dwg

Action Item E-3

Approve Public Works Contract Bid 22-41: Building 3201 Roof Rehabilitation Project

Unfinished Business

PORT CONTRACTS LOGS

New Business

Accounts Payable

CEO Report

CEO Report I-1

Project Updates

Terminal 1 Renaissance Trail
CONTRACTOR: MCDONALD EXCAVATING, INC.

- Project 95% complete
- Mechanical bead blasting

Terminal 1 Renaissance Trail
CONTRACTOR: MCDONALD EXCAVATING, INC.

- Exposed aggregate strips complete

Terminal 1 Renaissance Trail

CONTRACTOR: MCDONALD EXCAVATING, INC.

- Electrical lighting complete
- Designed to meet Dark Sky requirements

Terminal 1 LPC Zoom Info Bldg. (Not Port Project)
CONTRACTOR: ROBERTSON & OLSON

- Foundation excavation complete
- Foundation work pad complete
- Building rigid inclusion foundation in progress
- Column foundation formwork

Berth 17 Fender System Replacement
CONTRACTOR: NORTH BANK MARINE CIVIL

- Project 95% complete
- Fender system upper assembly installed

Berth 17 Fender System Replacement
CONTRACTOR: NORTH BANK MARINE CIVIL

- Pile coating complete
- Fender rubber cell systems installed
- Fender waler system installed
- Fiberglass walkway decking installed

Terminal 4 Bank Stabilization

CONTRACTOR: TAPANI

- Work began in August

- Erosion control measures

- Vegetation removal

Terminal 4 Bank Stabilization
CONTRACTOR: TAPANI

- Initial aggregate rock install

- Specialized long reach excavator

- Existing guardrail removal

Terminal 4 Bank Stabilization
CONTRACTOR: TAPANI

- Live stake sleeve installation

CIP Lot 2 Nu-Tech (Not Port Project)
CONTRACTOR: O'BRIEN & COMPANY

- Site utilities installed
- Building 1 concrete slab poured
- Curb work forthcoming

CEO Report

Commissioners Reports

Upcoming Events

Next Commission Meeting

- Regular Commission Meeting – Tuesday, September 27, 9:30 a.m.

Community Events

- Hispanic Heritage Celebration Dinner – Wed., Sept. 14, 6-9 p.m., Oregon Convention Center. Tickets through Hispanic Chamber of Commerce.
- Lincoln Neighborhood Assoc. Meeting – Wed., Sept. 14, 6:30 p.m. via Zoom
- Vancouver Neighborhood Alliance – Wed., Sept. 14, 7 p.m., location TBD
- Greater Portland Inc. Economic Summit - Wed., Sept. 21, 8-10 a.m., tickets at GPI's website under "events".
- Port public tour - Thurs., Sept. 22 – last tour of the season (tour is full). Watch early next year for announcement of tour dates for 2023.

Communicating with the Commission

- Share your thoughts during Open Forum, the public comment period for all regularly scheduled commission meetings.
- Email the commissioners at povcommissioners@portvanusa.com
- Speak to the commissioners by calling the port office at 360-693-3611 for specific contact information.
- Mail your comments to:

  POV Board of Commissioners

  3103 NW Lower River Road, Vancouver, WA 98660
- For more information, visit the port's website: www.portvanusa.com

Workshop

CYBERSECURITY