

RESOLUTION 3-2019

A Resolution Of The Port Of Vancouver Board Of Commissioners, Clark County, Washington, Amending The Port Of Vancouver Comprehensive Scheme Of Harbor Improvements And Industrial Development

Improvements

WHEREAS, as an element of the Port of Vancouver's (the "Port") long-term terminal modernization plan called the Terminal Rehabilitation and Improvement Program ("TRIP"), the Port intends to construct an approximately 230-foot downriver extension of Berth 9 and infill the open wharf areas of Berths 8 and 9 as shown on **Exhibit A**. The new structures will be pile-supported and the project will include ground improvements as necessary. Construction of the Berth 8/9 improvements will add approximately 100,000 square feet of new over-water structures.

Proposed Surplus of Port Property

WHEREAS, RCW 53.08.090 requires that no property which is a part of the Comprehensive Scheme of Harbor Improvements and Industrial Development ("Comprehensive Scheme") thereof shall be disposed of until the Comprehensive Scheme has been modified to find the property surplus to Port District needs; and

WHEREAS, the Port has developed Centennial Industrial Park ("CIP"), located in Vancouver, Washington, on approximately 58 acres near the intersection of NW Lower River Road and NW 32nd Avenue. CIP development consists of seven separate lots and is part of the Port's strategic plan to expand economic activity and create living wage job opportunities for the community. Lots in CIP have been or will be developed for office/light industrial use; and

WHEREAS, the Port is considering the sale and development of CIP Lot 2 as shown on **Exhibit B** for office/light industrial use and, therefore, the Port is contemplating declaring surplus of this CIP lot; and

WHEREAS, Property owners will be required to sign the Covenants, Conditions, and Restrictions developed for CIP as part of a contract of sale.

Summary of Proposed Amendments

WHEREAS, the Port proposes to amend the Comprehensive Scheme to allow (i) improvements to Berths 8 and 9; and (ii) the surplus of CIP Lot 2; and

WHEREAS, the Comprehensive Scheme was most recently amended by Port Resolution 02-2017, adopted September 26, 2017; and

WHEREAS, it is now deemed necessary and advisable that the Port amend its Comprehensive Scheme; and

WHEREAS, the above proposed action has been reviewed, as required, under the provisions of the State Environmental Policy Act (SEPA) and the related comment period expired at 5:00 p.m. on August 9, 2019; and

WHEREAS, a public hearing was held on August 13, 2019 at 8:30 a.m., subject to the agenda of the Board of Commissioners, after notice of such hearing was duly given as provided by law, on the question of whether or not the Comprehensive Scheme should be amended as provided; and

WHEREAS, after discussion and consideration, this Board of Commissioners has determined that said Comprehensive Scheme should be amended and finds: (i) improvements at Berths 8 and 9 are required to support the Port's long-term terminal modernization plan; and (ii) CIP Lot 2 surplus to the Port's needs and no longer needed for district purposes.

NOW THEREFORE, BE IT RESOLVED, that the Port of Vancouver's Comprehensive Scheme of Harbor Improvements and Industrial Development, as previously amended, is hereby further amended as follows:

1. **Improvements at Berths 8 and 9** as described herein and as located on **Exhibit A** shall be added to the Comprehensive Scheme.
2. **CIP Lot 2**, as identified and depicted in **Exhibit B**, has been determined to be surplus to the Port's needs and no longer needed for district purposes.

ADOPTED, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this 13th day of August, 2019, and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER
BOARD OF COMMISSIONERS



President



Vice President



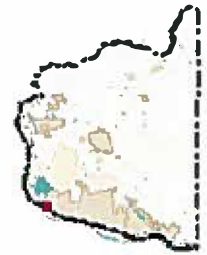
Secretary

EXHIBIT A

**AERIAL PHOTO OF LOCATION OF
BERTHS 9 AND 10 IMPROVEMENTS**

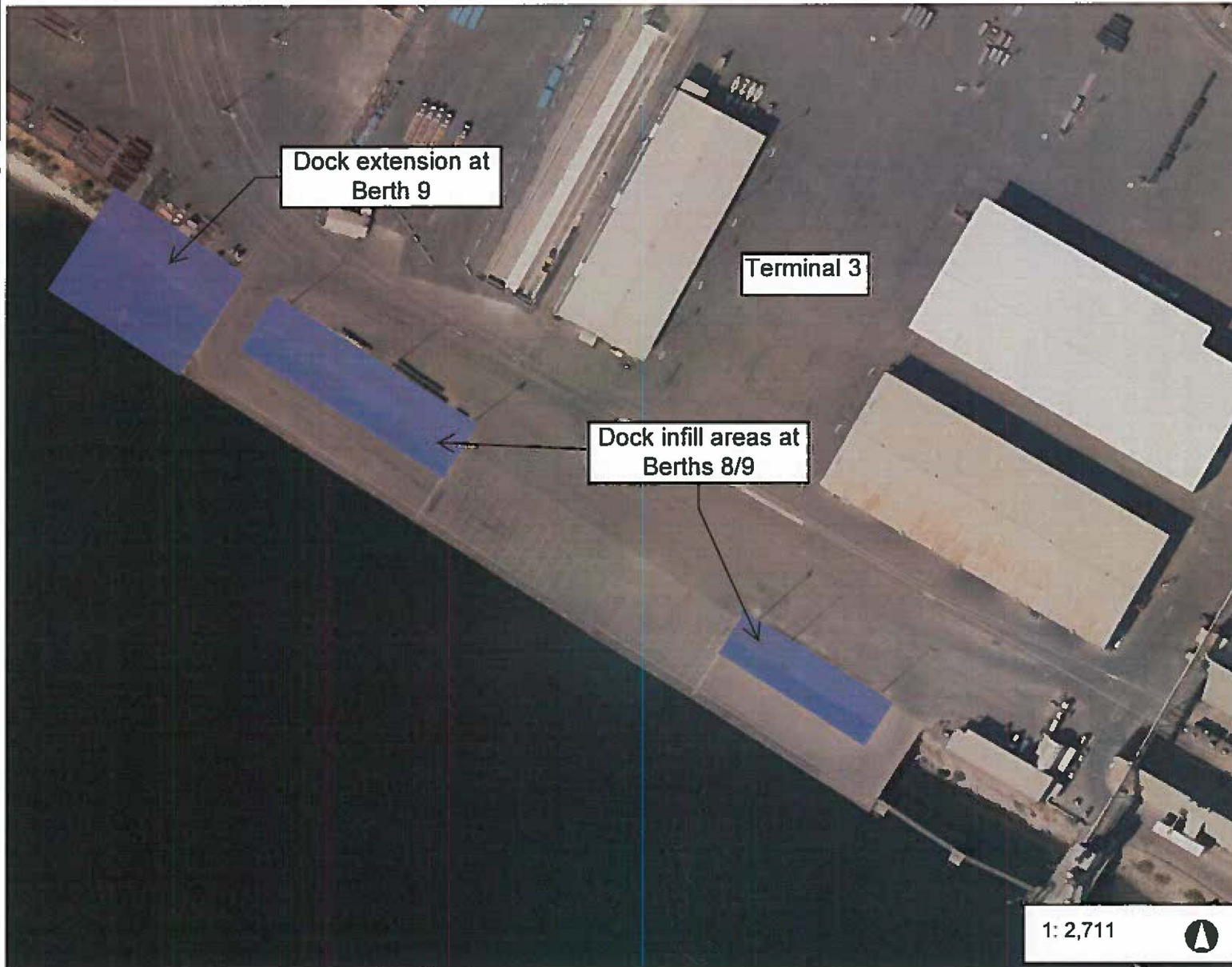


EXHIBIT A



Legend

Notes:



451.9 0 225.95 451.9 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 information.

Berth 8/9 Extension and Efficiency Improvements Project

Community Outreach Plan

Public Engagement Process for Port Projects

The Port of Vancouver (the port) recognizes that environmental justice and disparate community impacts are an important issue for projects the port undertakes. The port continues to hold meaningful conversations and receive feedback from local residents to better shape projects and policies. The Climate Action Plan (CAP), created in 2018, is a successful example of soliciting and incorporating public feedback into the creation of a plan to enhance environmental efforts at the port and in our community. Many of the outreach tactics used in the creation of the CAP are incorporated in the port's community outreach efforts.

In-person

The public is also invited to attend and speak at the port Board of Commissioner's meetings held every other week at the port administration building. The public can provide oral comments in person or by attending the meeting virtually. Meetings are recorded and available to the public via CVTV.org.

Representatives from the port attend public events to engage with the residents neighboring the port, including neighborhood association meetings, outreach events and other public meetings. A special focus on port outreach efforts is made for the Fruit Valley neighborhood. Located directly north of the port, the Fruit Valley neighborhood is in a census tract with several disadvantaged indicators, including persistent poverty, limited English-speaking households and environmental disparities.

The port's Community Outreach Manager helps ensure these residents are included in discussions on port projects and policy by attending neighborhood meetings and engaging with trusted individuals and organizations in the community. To supplement sporadic neighborhood association meeting schedules, the port reached out to Fruit Valley Elementary School and worship leaders to create a communication strategy tailored to the residents. Communication activities include port representation at community, school and neighbor events, sponsoring and hosting tables at events like Fruit Valley Movie Night, engaging with the Fruit Valley Elementary School's Equity Committee, and distributing information through the school, housing communities, community centers and through the mail. Special attention is paid to hosting events at a time and date conducive to families and residents and having information easily accessible and available for all including limited English speakers.

The port's Language Access Plan is utilized at these events to ensure those with limited English proficiency can share their feedback, questions and concerns. Port staff who interact with the public are provided with a resource card that lists language on one side and instructions to receive interpretive services by phone on the other. This tool is especially helpful when communicating with Fruit Valley residents who often speak Spanish, Russian, or other languages

at home.

Online and Mailed Outreach

Webpage: A webpage will be created for the Berth 8/9 Extension and Efficiency Improvements Project and located on the port's website. The webpage will have details on the project and will include an online survey (or other feedback mechanism) on the webpage, inviting feedback from the public.

Mailed Port *Community Report* and Digital *Solstice* (environmental-focused) newsletter:

Information and updates on the project will be included in the port's print and digital newsletters.

PDF Finalized on April 18, 2024