

1 Appendix B

2 **RECENT AND PENDING DEVELOPMENT**

3 Information on recent and pending development was compiled from stakeholder interviews with City
4 of Portland staff, field reconnaissance, and previous data-gathering exercises.

5 Recent and pending development on Hayden Island since the publication of the CRC FEIS is described
6 below. Projects are listed from south to north. Projects shown completed since the publication of the
7 CRC FEIS are included in this noise study. Development projects that have recently been issued
8 building permits and/or are under construction and including the noise study area are shown in bold
9 below.

- 10 • Portland Expo Center – The Expo Center is located west of I-5, north of N Expo Road, and south
11 of N Marine Drive. A study is underway (launched in early 2020) to assess the value and
12 opportunities for development at the Portland Expo Center. Potential future scenarios were
13 presented to community open houses for feedback in Spring 2021. The scenarios will be
14 refined to five potential options for further review.
- 15 • Harbor Sky Lot 1 Development – A five-story, 113-apartment building is under construction (as
16 of fall 2021) at 1245 N Anchor Way.
- 17 • Harbor Sky – A multifamily building was built in 2017 east of I-5 along the riverfront at 1055 N
18 Anchor Way.
- 19 • Marine View – A multifamily building was built in 2016 at 905 N Marine Drive.
- 20 • Floor and Décor – A new 80,000-square-foot, single-story flooring retail store was built in 2021,
21 directly east of and adjacent to I-5.
- 22 • Jantzen Beach Center Redevelopment – The commercial center, located west of I-5, north of N
23 Jantzen Avenue, and south of N Hayden Island Drive, was recently redeveloped and includes
24 several available spaces for lease.
- 25 • Retail – A new commercial retail building was built in 2013 west of and adjacent to I-5 at 12235
26 N Center Avenue.
- 27 • Wood Springs Inn – This proposed development is in the planning phase and will consist of a
28 123-room hotel along the north property boundary and a 4,000-square-foot retail store and
29 gas station abutting the N Hayden Island Drive right-of-way.

30 Specific recent and ongoing development projects in this area, from south to north, include:

- 31 • Vancouver Waterfront – Currently in the construction phase, this project’s master plan
32 consists of a pier and parks/open space, hotels, 3,300 new residential units, 1.25 million feet
33 available for office space, and 250,000 feet for restaurants and retail space. The development
34 is located west of I-5 along the waterfront.
- 35 • Terminal 1 – This project is located west of I-5 along the waterfront. It is currently in the
36 construction phase and consists of approximately 10 acres of land to be developed for a hotel,
37 public marketplace and dock, public spaces, mixed-use development (office, residential, and

- 1 retail space), a public trail, and public spaces. The master plan provides a schedule of
2 completion in 2027 with the first three blocks completed in 2023.
- 3 • Waterfront Gateway – A 6.4-acre City-owned site located west of I-5 between the Columbia
4 River waterfront and historic downtown. The properties are situated south of W 6th Street,
5 north of the railroad berm, west of Columbia Street, and east of Grant Street. Future
6 development is anticipated to include office, commercial, retail and housing space in a
7 multistory mixed-use environment.
 - 8 • 103 Columbia Street – A commercial building in the construction phase, consisting of 104,000
9 square feet, located west of I-5 at 103 Columbia Street.
 - 10 • Kirkland Renaissance Boardwalk Project – This project, started in 2021, is located to the east
11 of I-5 along the waterfront and consists of four new buildings including residential and a mix
12 of retail, office, and restaurant space.
 - 13 • Hurley Building Condominium – A commercial office condominium building built in 2018, is
14 located at 275 W 3rd Street.
 - 15 • 210 W 4th Street – A commercial office space remodel completed in 2021.
 - 16 • 400 Washington Street Apartments – A 36,000-square-foot apartment building under review;
17 it is located west of I-5.
 - 18 • 101 E. 6th Street – Commercial office building built in 2015.
 - 19 • Vancouver Center Condo – Multifamily mixed-use building with apartments and retail built in
20 2019 at 608 Washington Street.
 - 21 • Block 10 – A six-story, mixed-use building at 815 Columbia Street is currently under
22 construction and scheduled to be finished in 2022. The development will include
23 110 multifamily units, 79,000 square feet of office space, and 10,000 square feet of retail.
 - 24 • Vancouver Community Library – The new library was completed in 2011 and consists of 80,000
25 square feet of space.
 - 26 • The Academy – This project is under construction and proposes to rehabilitate the Providence
27 Academy building (located adjacent to I-5) and redevelop part of the campus by building
28 mixed-use apartment buildings including 140 apartments, 13,000 square feet of retail, and a
29 5,000-square-foot public plaza.
 - 30 • New Seasons Downtown Vancouver – Projected to open in 2023, the New Seasons grocery
31 store will encompass 26,000 square feet at 1506 Main Street north of Mill Plain Boulevard.
 - 32 • Vancouver Innovation, Technology and Arts Elementary School – A new elementary school to
33 open in fall of 2022 is located east of the I-5 corridor at 1111 Fort Vancouver Way.
 - 34 • Several multifamily buildings have been built around Mill Plain Boulevard and to the north,
35 primarily to the west of I-5.
 - 36 • Vancouver Barracks – The federally established Vancouver National Historic Reserve includes
37 many buildings previously used by the United States military.
 - 38 • In 2012, the East and South Barracks were transferred from the U.S. Army to the National Park
39 Service. The National Park Service completed a master plan for the East and South Barracks in
40 2012 which envisioned a mix of public offices and museum space, with nonprofit and

1 private-sector offices, businesses, shops, and restaurants. Rehabilitation and infrastructure
2 improvements were conducted on the Vancouver Barracks between 2013 and 2020. In 2018,
3 design and archaeological work was conducted to move the Vancouver Barracks toward the
4 “public-service campus” envisioned in the master plan.