Vancouver Waterfront Project
Creating Community Vision

Mark Leece, PE
Principal Engineer
Historical Northwest Port

Original Hudson’s Bay Company Post Established 1824

Responsible for “outfitting Portland”
Working Waterfront

Port growth continued throughout the 1970s.
Working Waterfront

1889
Michigan Lumber Mill

1909
Pitcock & Leadbetter Lumber

1917
Standifer Ship Yard

1962
Boise Cascade Paper Mill

2003
Mill Closes
Beginnings: Brewery Blocks - 1990
Esther Short Subarea Plan - 1998
Vancouver City Center Vision - 2007
Cascading Development Efforts

Hilton Development

Esther Short Roundabout

Boise Cascade Site Evaluation
Development Milestones

Adopted Vancouver City Center Vision

CWLLC Buys Boise Cascade Property

COV-CWLLC Development Agreement

Access Project Rail Phase Begins (BNSF)

Access Project Street Phase Begins (City Led, TIB Criteria)

JUN 2007  MAR 2008  SEP 2009  JAN 2011  MID 2013
Waterfront Master Plan

- 35 Acres of Brownfield Development
- 3,000+ Residential Units
- 1 Million Square Feet of Mixed-Use Development
- 7-Acre Waterfront Park and Trail
Opening the Waterfront: Freight Access
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Coordinating Funding Partners

- Port of Vancouver USA
- City of Vancouver, Washington
- COLUMBIA WATERFRONT LLC
- Washington State Transportation Improvement Board
- FHWA
- U.S. Department of Housing and Urban Development
- WESTERN FEDERAL LANDS
Utility Plan Phase of TIB Project
Columbia Way, Esther Street, Grant Street - TIB
Development Milestones

- Columbia Way TIB Grant Approval
- Columbia Way Deep Utilities Begins (Port)
- Columbia Way Street & Utilities Begins (COV)
- Columbia Way Opens
- Phase I Construction Complete
- Park & Pier Construction Complete
- Phase II Construction Start

Challenges Addressed

Subsurface Challenges
- Soil Impacts
- Legacy Structures

Columbia River Water Level
- Storm Outfalls
- Manhole Buoyancy
- Parking Garage Design

Road Design Considerations
- Columbia Way Alignment
- Waterfront Way Characteristics
COLUMBIA RIVER SITE PLAN

NOTES:
1. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE.

LEGEND
- PB-6: APPROXIMATE BORING NUMBER AND LOCATION
- TP-6: APPROXIMATE TEST PIT NUMBER AND LOCATION
- B-6: APPROXIMATE BORING NUMBER AND LOCATION BY OTHERS (2006/2009)
- TP-4: APPROXIMATE TEST PIT NUMBER AND LOCATION BY OTHERS (2009)
Subsurface Challenge: Soil Impacts
Challenge: Columbia River Water Level

• **Storm Outfalls**
  – Outfalls submerged in Columbia River
  – High water events could submerge Grant Street underpass
  – Provisions for pump system in high water events

• **Manhole Buoyancy**

• **Parking Garage Challenges**
Reconnecting to the River
Reconnecting to the River
Cultivating Vision: Keys to Success

**Political will.**
Be willing to take risks and invest.

**Leverage success.**
Early investment in adjacent sites establishes a pathway.

**Make it developer-ready.**
Do environmental work up-front.

**Comprehensive approach.**
Develop guiding principals early.
Thank You