




# PORT OF VANCOUVER USA WPPA Spring Conference

May 18, 2017

 Port of Vancouver USA

THE PORT OF / *Possibility*



# PORT OF VANCOUVER USA

- *800 acres of operating port – marine and industrial*
- *Over 500 acres for future development*
- *More than 50 industrial tenants*
- *5 marine terminals; 13 shipping berths*

# BOARD OF COMMISSIONERS



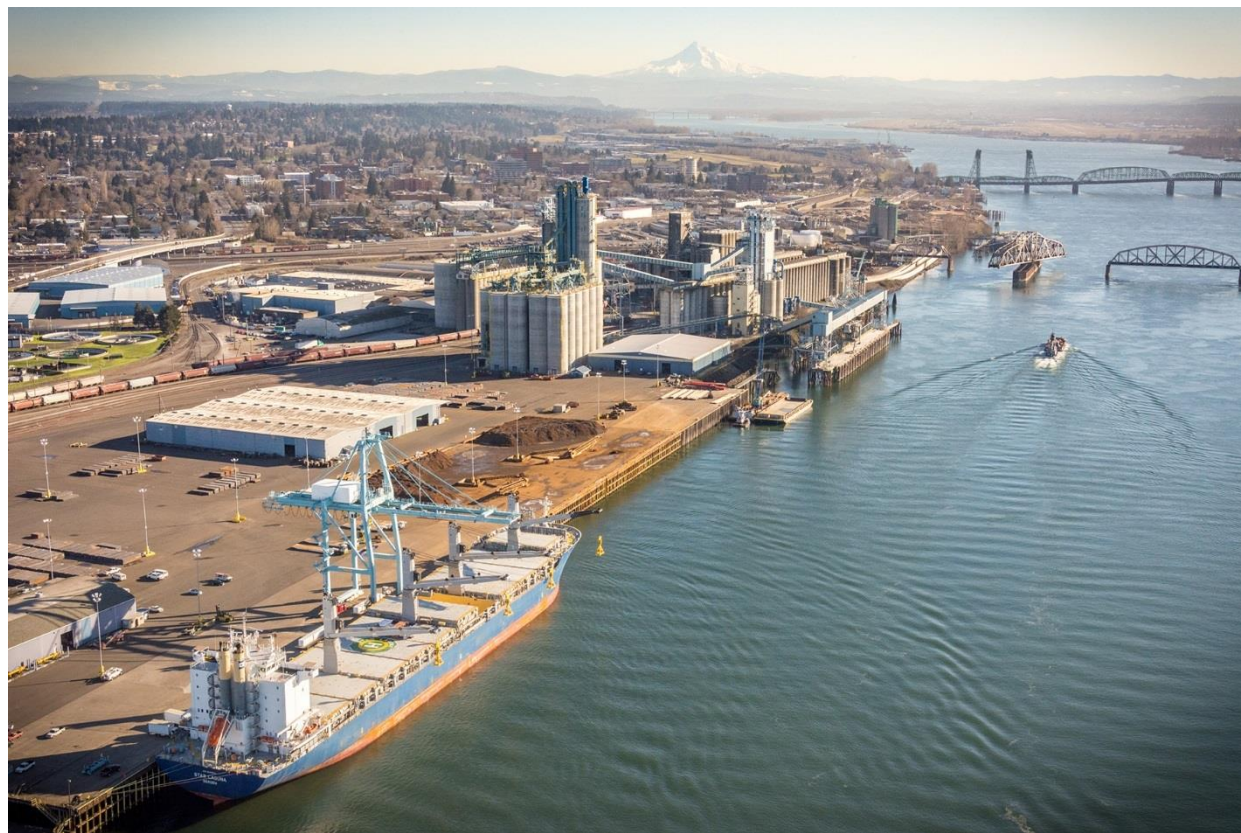
*Jerry Oliver, Commission Secretary  
Eric LaBrant, Commission Vice President  
Brian Wolfe, Commission President*

# ECONOMIC Impacts

	2010	2014
Economic benefit to the region	\$1.6 billion	\$2.9 billion
Salaries, wages and consumer spending	\$449 million	\$584 million
Direct, induced, indirect, related jobs	17,000 jobs	20,200 jobs
Local and state taxes	\$82 million	\$102 million
Business revenue	\$551 million	\$767 million
Local goods and service purchases	\$160 million	\$397 million

*Economic impact study by Martin Associates 2014*

# MARINE TERMINAL

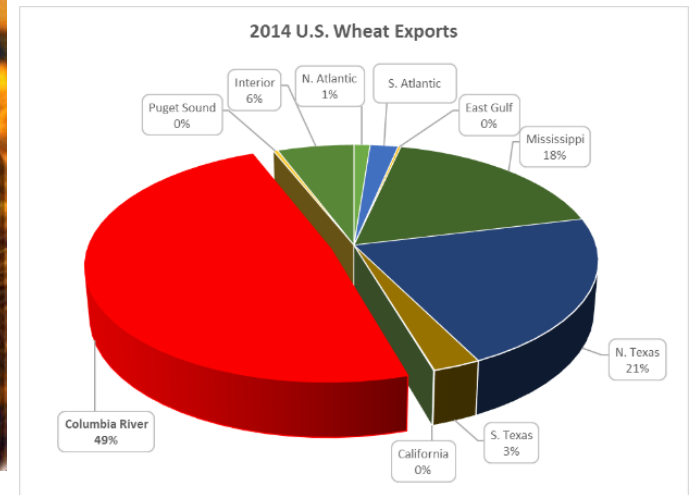


- *85% export,  
15% import*
- *Grain, wood pulp,  
minerals, steel, wind  
energy, Subarus, etc.*

# TOP EXPORT: GRAIN



- *Columbia River #1 in U.S. wheat exports*
- *10% of wheat exports flow through the POV*



# INDUSTRIAL



- *50+ industrial tenants*
- *Fruit packing, malt roasting, aluminum extrusion, cabinetry, heater manufacturing, malt roasting and more*
- *99% occupancy since 2014*

# CENTENNIAL INDUSTRIAL PARK



Port of Vancouver USA  
1000 West Broadway, Vancouver, BC V6C 3E8  
604-681-2222  
www.portvancouver.com



# RUFENER FARM

- The port purchased 265 acres from the Rufener family in 2004
- Port began permitting the property in 2006
- In 2009 the port executed a Development Agreement with City of Vancouver, vesting the port's CIP development rights for 20 years

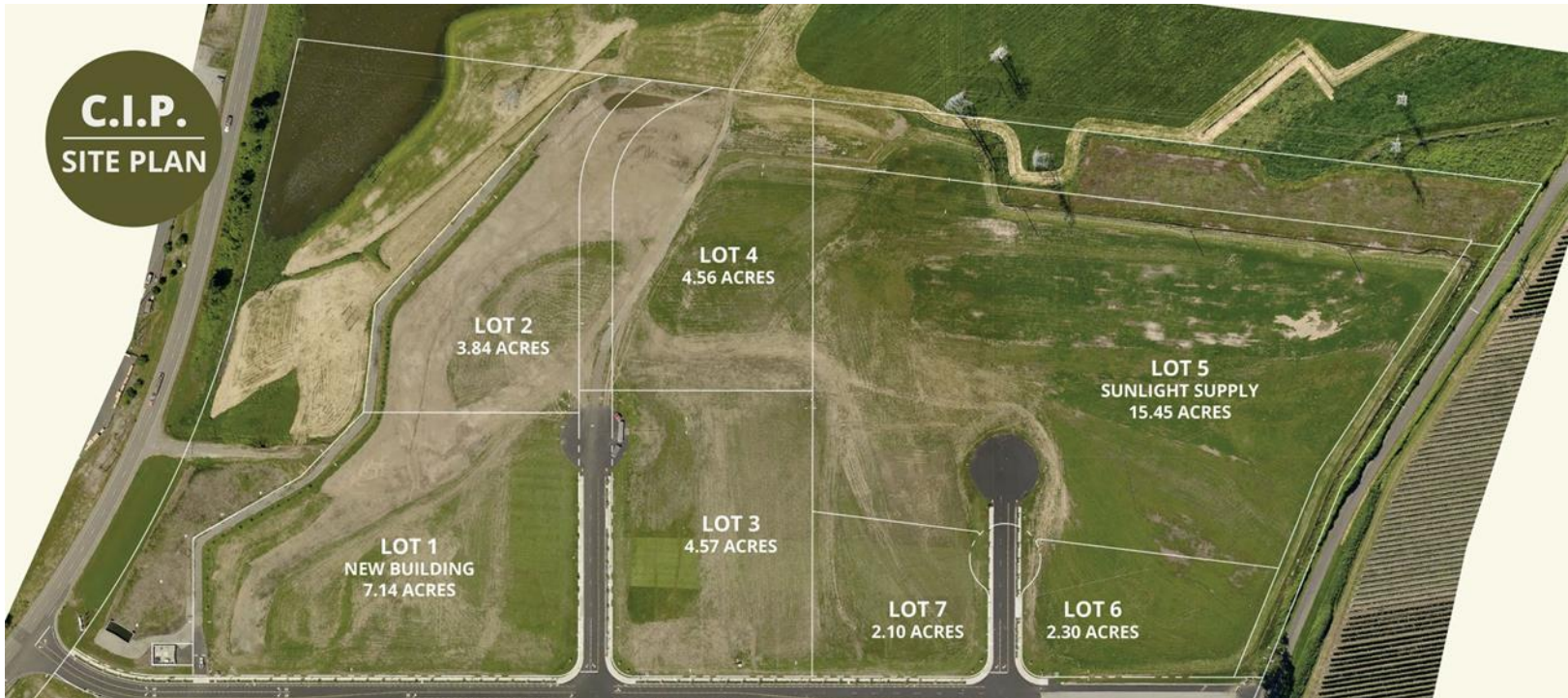


# CENTENNIAL INDUSTRIAL PARK



- Deconstructed farm in 2010 to reduce amount of materials sent to landfill
- \$5.7 million grant – Washington State Dept. of Commerce Jobs Now Act
- Completed park infrastructure in 2012 and created shovel-ready sites in 2013

# CENTENNIAL INDUSTRIAL PARK



**Marketing park and individual sites to companies, brokers and site selectors**

# CENTENNIAL INDUSTRIAL PARK PORT INDUSTRIAL BUILDING



# CENTENNIAL INDUSTRIAL PARK

## PORT INDUSTRIAL BUILDING

- Perimeter foundations completed
- Floor slab completed
- Pouring tilt-up panels



# CENTENNIAL INDUSTRIAL PARK

## SUNLIGHT SUPPLY – LOT 5

- Property sold to Sunlight Supply
- More than 300 jobs consolidated to this location
- Greenhouse construction complete
- Interior buildout underway
- Landscaping and fencing underway



# **WEST VANCOUVER FREIGHT ACCESS PROJECT**



# Port of Vancouver USA

## West Vancouver Freight Access

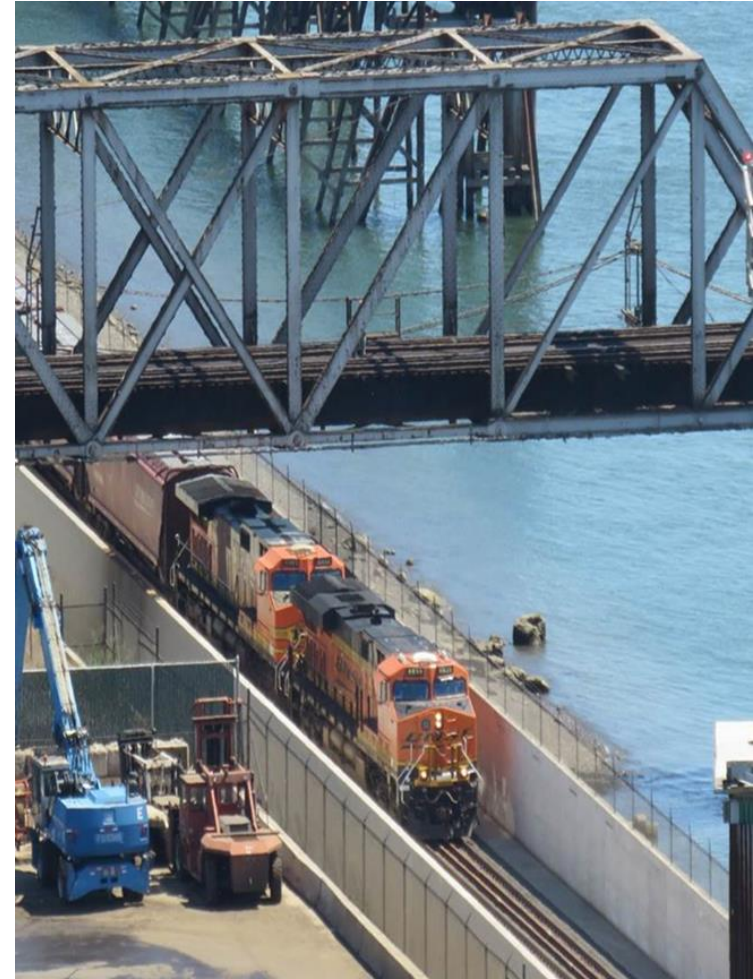
### *Rail Construction Project Elements*





# WEST VANCOUVER FREIGHT ACCESS PROJECT BENEFITS

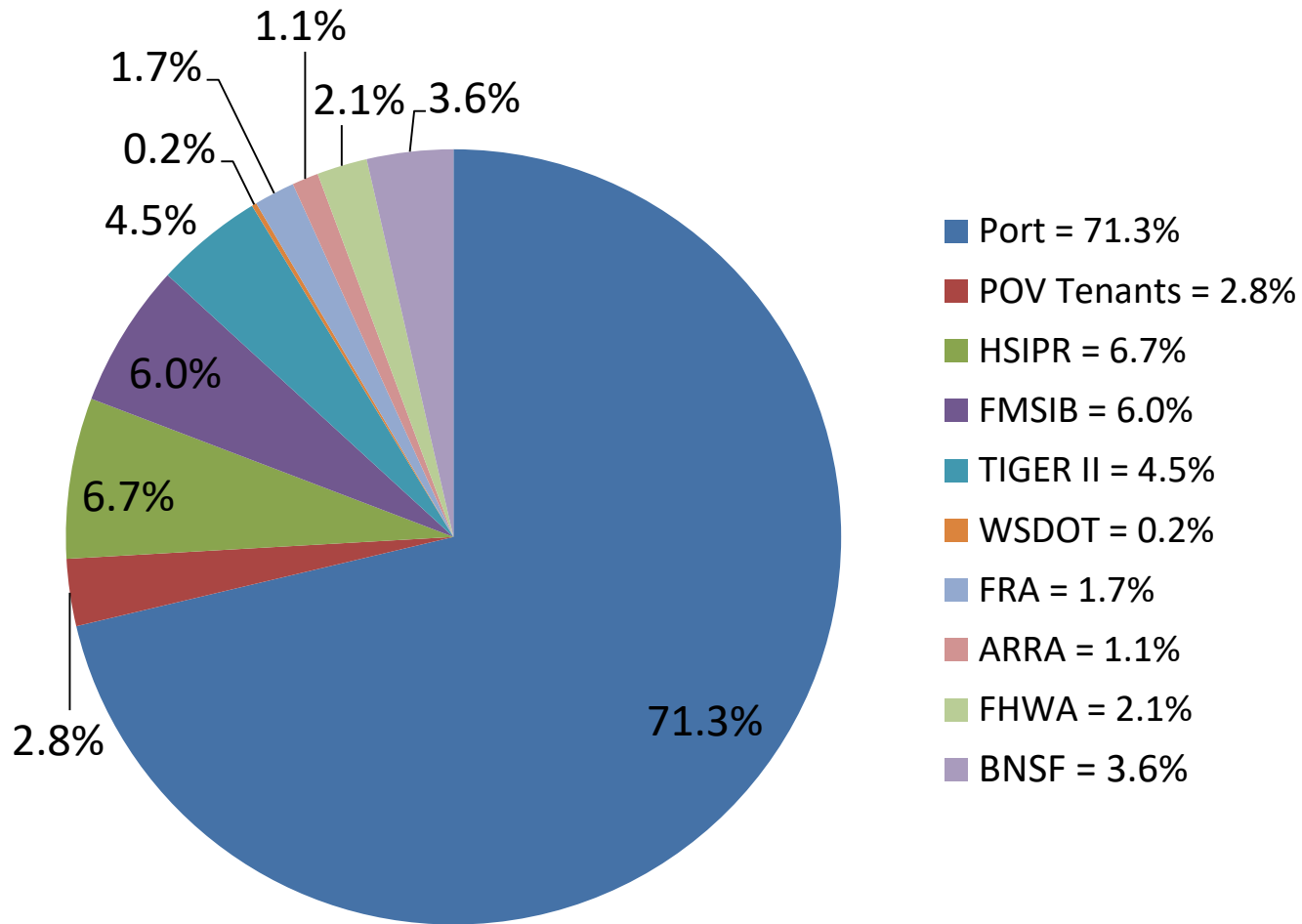
- \$251 million rail infrastructure investment
- Started in 2005; operational August 2015
- Serves existing and future tenants and customers
- Creates new rail entrance
- Increases internal rail track from 16 to 50+ miles
- Builds unit train capacity
- Supports dual rail carrier access
- Increases capacity from 55,000 to 400,000 rail cars
- Creates between 1,000 and 2,000 new, permanent jobs
- Creates 4,000 construction jobs
- Attracted more than \$150 million in investments to date
- Attracted more than \$50 million in grant funding to date
- Reduces congestion on regional rail system by 40%



# WEST VANCOUVER FREIGHT ACCESS A NEW RAIL ENTRANCE – THE TRENCH



# WEST VANCOUVER FREIGHT ACCESS PROJECT FUNDING SOURCES



# WEST VANCOUVER FREIGHT ACCESS PROJECT 7



- Constructs replacement of bulk rail unloading facility
- Opens up rail corridor for additional track construction
- Completion scheduled for June 2017

# WEST VANCOUVER FREIGHT ACCESS PROJECT 11B

- Final WVFA project
- Maximizes use of the new rail trench and optimizes rail movement into and out of the port
- Adds approximately five miles of new rail track to port's current infrastructure
- Completion scheduled for spring 2018



# TERMINAL 5

- 86 acres available
- Bulk or auto facility
- 8,500-foot unit train capacity
- 43-foot-deep Columbia River shipping channel
- Quick access for ocean-going vessel traffic and major freight corridors



# VANCOUVER ENERGY OIL TRANSFER FACILITY

# VANCOUVER ENERGY

## PETROLEUM BY RAIL

- Largest proposed transfer terminal in North America
- Final stages of permitting
- North American crude
- Railed to POV and shipped for processing, mainly to West Coast refineries

- Up to four unit trains per day
- 360,000 barrels per day
- Loading one Handymax per day
- 22 million tons annually





# 2016 COMPLETED PROJECTS

# GEAR LOCKER RELOCATION

Total Project Cost: \$2.7 million



# TERMINAL OPERATIONS RELOCATION

Total Project Cost: \$1.4 million



# DOCKWORKERS SUPPORT BUILDING

Total Project Cost: \$342,000



# TERMINAL 4 IMPROVEMENTS

Total Project Cost: \$2 million

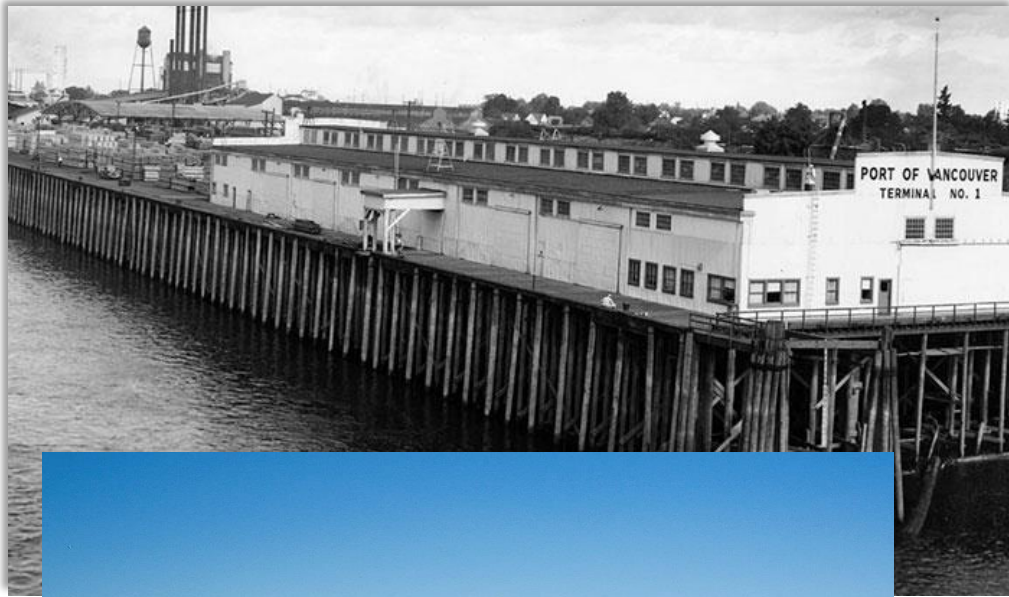


# **WATERFRONT REDEVELOPMENT**

# WATERFRONT PROJECT



# OUR LEGACY



- Birthplace of the Port of Vancouver
- Entrance to our community
- Vital link between downtown Vancouver, the City's waterfront park and Columbia Waterfront LLC development



# WATERFRONT PROJECT TERMINAL 1

- 10-acre waterfront site
- Site could include hotel, retail, commercial and public areas
- Submitted Concept Development Plan application to City of Vancouver in December 2016. Approval expected this summer.
- Busy with new restaurant, events and American Empress riverboat





# Event Space & Catering at the WAREHOUSE

360-750-7256



WareHouse '23

# DEVELOPMENT PARTNERS

- Hotel developer – Vesta Hospitality
- Mixed-use developer – Holland Partners Group



HOLLAND PARTNER GROUP



# PORT OF POSSIBILITY

