

Terminal 1 FAQ

June 9, 2022

What is Terminal 1?

Terminal 1 is a 10-acre area of land owned by the Port of Vancouver USA along the north shore of the Columbia River in the city of Vancouver, Washington. Located adjacent to the present day I-5 Bridge, the area stretches northwest along the shoreline and consists of four buildable lots on the banks of the Columbia River along with an overwater dock and ultimately a public market.

What is the significance of Terminal 1?

Terminal 1 is the Port of Vancouver's birthplace. It's where the port established its first facilities – in partnership with the city of Vancouver – in 1925. Terminal 1 has been home to a prune warehouse, wartime shipbuilding and the first Red Lion hotel in Washington state. The timbers that were in the roof of The Quay Restaurant are the same timbers that supported the original Terminal 1 warehouse. This history is extremely important to the port and the planned redevelopment will help the port share this history with its community and visitors.

What was the original use of Terminal 1?

Terminal 1 was the Port of Vancouver USA's original warehouse starting work in the 1920s as a distribution hub for timber, grains and most notably prunes which were shipped from Vancouver throughout the world. The site also served as home to the Standifer shipyards where large wooden ships were built to support the US war effort in World War 1.

What are the various projects that the port intends to do at Terminal 1?

The port has big plans for the Terminal 1 development. The project depends upon the partnerships with private developers for some of the projects, but other aspects of the development will be constructed solely by the port. Here is a list of the projects to be completed at Terminal 1:

- AC Hotel by Marriott, developed by Vestas Hospitality Group. Opening in June of 2022.
- Vancouver Landing
- Renaissance Trail
- East Portal
- Public market and dock replacement
- Mixed-use development by Lincoln Property Company. Groundbreaking on the first phase of this project will take place in June of 2022.

What are some of the features of the Terminal 1 development?

- Full build out of the site will include several mixed-use buildings, leasing space for offices, residential apartments, retail and restaurants. Lincoln Property Company (LPC) is currently developing these buildings and they have already secured ZoomInfo as their primary tenant. ZoomInfo is a subscription-based software service, based in Vancouver and it is expected that they will create approximately 3,000 jobs.

- In addition to the LPC/ZoomInfo buildings, the development also includes the soon-to-open AC Hotel by Marriott, a beautiful walkway with historical panels funded by the Vancouver Rotary, outdoor gathering areas, public art, a connection to the Renaissance Trail and a public market, which will feature local artisans, fresh food and restaurants, similar to Pike Place Market in Seattle.
- In keeping with the port's environmental goals as stated in its Strategic Plan, the development of Terminal 1 is certified LEED-ND Gold by the US Green Building Council (USGBC). LEED certification is a globally recognized symbol of sustainability achievement.

What projects have been completed at Terminal 1 so far?

The port has finished the work on the Vancouver Landing and is continuing the deconstruction of the old Red Lion hotel through 2022. The port broke ground on Vancouver Landing in the fall of 2019 and held a ribbon cutting ceremony for the landing on June 9, 2022.

The first phase of the Terminal 1 development included the AC Hotel, the Renaissance Trail and the Vancouver Landing. In order to maximize efficiency and create a cohesive, seamless look, the design and construction of these three projects were coordinated together, so the port worked closely with Vestas Hospitality to make sure each of the elements complemented each other.

Work on the dock will begin in fall of 2023 and the East Portal work is projected to begin in 2029. The public market cannot be started until the dock is completed, which is expected to be in 2025.

Work on the Vancouver Landing/Renaissance Trail began in fall of 2019 and included removing the old amphitheater, rebuilding the landing, linking the existing Renaissance Trail to the landing and adding a walkway called Rotary Way.

In 2021, the port entered into a lease agreement with the Lincoln Property Company to develop several blocks of Terminal 1. They will break ground in June of 2022 for two mixed-use buildings, with plans to develop other blocks in the future.

Where did the port get the funding for Vancouver Landing?

Vancouver Landing was partially funded with capital project funds allocated to the port by the Washington legislature in 2019. The \$4.7 million award allowed the port to break ground in fall 2019, with full completion of the project by the end of June, 2022. Other parts of the project were funded by grants, including a \$500,000 grant from the Vancouver Rotary for the work on Rotary Way, including the interpretive panels. Additionally, the port received a grant in the amount of \$485,000 from the Regional Transportation Commission under the Transportation Alternatives Program for the work done on the Renaissance Trail to encourage use by pedestrians and cyclists.

What are some of the unique construction elements of the Vancouver Landing/Renaissance Trail project?

The port project team needed to do a lot of ground stabilization work before actual construction of the landing could begin. These efforts included:

- Drilling of underground concrete shafts to stabilize the riverbank under the Renaissance Trail to prevent the bank from laterally sliding into the river in a significant seismic event.
- Adding Geofoam underneath the soil to limit the weight on the dock. This allowed for the design team to reduce the amount of piles required to be replaced and accommodating enough topsoil for landscaping and also address natural drainage.
- A total of 20 each 24" diameter steel piles were installed at an angle to add lateral seismic capacity for the dock to meet seismic code requirements. Underlying structural steel bracing were also added to support a series of precast concrete sections that were fabricated off site to minimize construction schedule and costs.
- The design materials specified for the landing included over 6,000 square feet of Thermally Modified Ash Decking material called, "[Thermory,](#)" from [Thermory USA](#). This material was chosen because it is harvested from sustainable North American timberland and is an alternative to wood from tropical forests. This decking material was also placed over structural steel framed seating areas with complex shaping, requiring a significant carpentry skillset to install.

Design elements of the Vancouver Landing Project:

Site Interpretive Features/Rotary Elements - 100 year anniversary - Grant Funded

- Rotary Way: Etched and epoxy inlayed of 57 each historical timeline events starting from the west and increasing in time as it descends along wooden boardwalk to the lower Vancouver Landing.
- Site Interpretive Signs: A total of 5 mounted signs providing specific cultural focus areas with historical photos, paintings and braille inserts.
 1. RIVER SUSTAINS LIFE
 - a. Indigenous peoples -
 - i. Detroit Institute of Arts - John Mix Stanley Painting
 - ii. Chinook-style canoe photo
 2. PRUNE CAPITAL OF THE WORLD
 3. VITAL CONNECTIONS
 4. SHIPBUILDING AT THE PORT
 5. PAST TO PRESENT
- Bronze Rotary Wheel: A 6 foot diameter bronze rotary wheel anchored to the concrete deck.

What happened to the Red Lion Inn and the restaurant?

In 2015, as plans to redevelop the property came into being, the Red Lion Inn, longtime operator at the site, opted to let its lease expire, shuttering operations at the facility. The hotel and the rest of the building were deconstructed earlier this year to make way for the new dock over the water that will house the public market.

Is the Terminal 1 project the same as the Waterfront Vancouver?

Terminal 1 is not the same as the Vancouver Waterfront, though it has been mistaken many times as being part of that private development immediately to the west of the Terminal 1 Property.

Does the Port of Vancouver support the waterfront Vancouver project?

Yes. For more than a decade we have partnered with the developer, city, rail industry leaders and others to help achieve the vision of connecting our downtown community to the Columbia River. We leased property to the developer, participated in early studies and planning, invested \$16 million in rail infrastructure necessary for the project, and invested about \$1 million for utilities and infrastructure improvements. We are also redeveloping our adjacent site, Terminal 1, to enhance economic development, increase public access to the waterfront, and complement other developments by the City and Columbia Waterfront LLC.