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Project Alternatives

The Port of Vancouver (USA)'s Columbia Gateway written environmental impact assessment has four alternatives. These alternatives were originally developed as part of a master plan completed by the port in 1998. The four master plan alternatives considered in the environmental impact assessment were refined as part of the EIS development process in order to define the range of uses, characteristics, and intensity of development that could occur at Columbia Gateway. The alternatives are presented in the written EIS in terms of proposed use(s) on each of the individual parcels into which the total area has been divided. These parcels are presented in Figure 16.1 on the next page. A fifth alternative—full build-out of the property—has been added to this example. Whereas the three development alternatives in the Master Plan included on-site mitigation, the fifth alternative includes extensive off-site mitigation, particularly in the state-owned wildlife area immediately to the north of the Gateway area.

The five alternatives that make up the Columbia Gateway draft subarea plan are:

1. **No Action**. Under this alternative, no development occurs. Existing farm and agricultural uses are assumed to continue until the leases expire. When and if farming operations on Parcels 3 and 5 cease, the land would return to unused fallow ground.

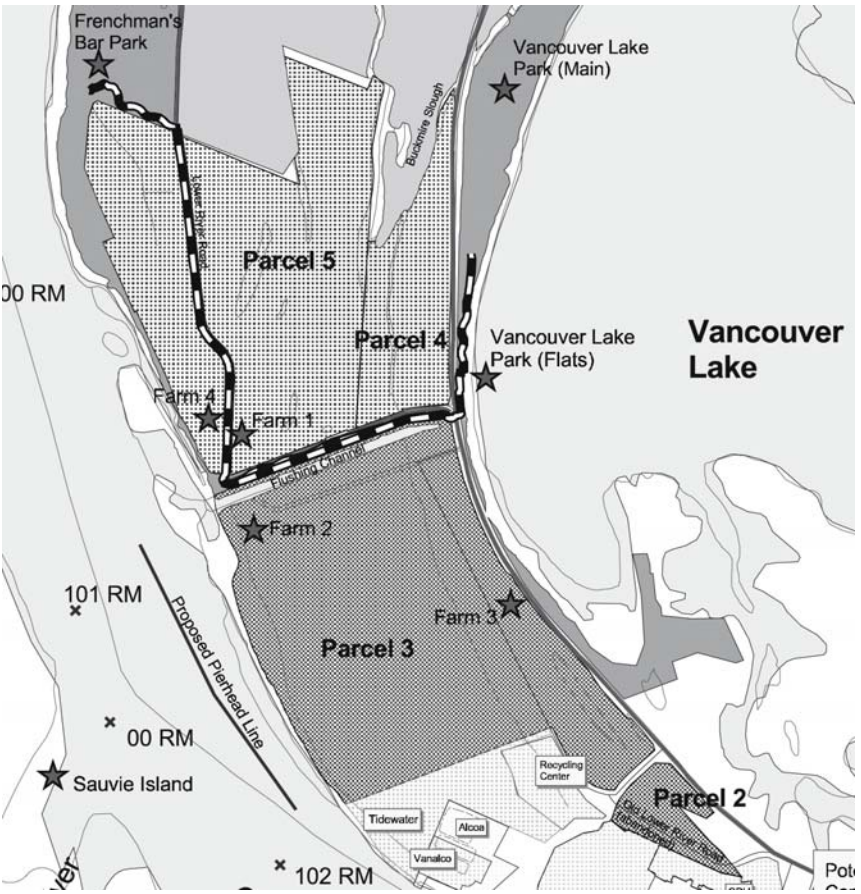

Fig. 16.1. The four parcels (numbered 2–5) that compose the Columbia Gateway area at the Port of Vancouver (USA). Parcel 1 is the developed area, part of which is seen at the bottom center of the map. (From [2]).

2. **Parcel 3 Water Development.** This alternative develops 504 acres of Parcel 3, which would include 47 acres of water-dependent uses[1] located within the first 200 feet landward of the ordinary high wa-

[1] Water-dependent uses are those intended primarily for commercial, public, and recreational uses that require direct contact with the water and cannot exist at a nonwater location due to the intrinsic nature of the operation.