Balancing Land-Use Conflicts and Solutions
AAPA Capital Projects Seminar – 8 May 2018
Heather Wood, CPE – Regional Director, Ports & Intermodal
Craney Island Marine Terminal

• The Port & Project Overview
• Land-use Constraints – Construction & Mitigation
• Challenges and the Path Forward
• Creative Solutions – Think Outside of the Box
THE PORT - A HISTORY OF WELCOMING BIG SHIPS

Vessel Capacity (TEUs)

- COSCO DEVELOPMENT: 1200 FT.
- USS GEORGE H. W. BUSH: 1092 FT.
- EIFFEL TOWER: 984 FT.
- WESMUN, YA BEACH: 508 FT.

- 2014: 8,500
- 2015: 9,000
- 2016: 10,000
- 2017 (May): 13,098
- 2017 (July): 13,300
- 2017 (Aug): 14,400

Stewards of Tomorrow
Project Overview

FUTURE CONSTRUCTION : TERMINAL

- Craney Island Marine Terminal (CIMT)
  - 2.87 million container capacity
  - 522 acres
  - 8,400 ft long berth
  - 15 container cranes
  - On-terminal rail access to NS & CSX
Project includes expanding CI to the East by 522 Acres.
1. Extend useful life by 10 years
2. Suitable platform for a Port Facility

Mitigation work represents $65M of the overall project cost of $976M.

Primary Mitigation Components include:
1. Creating or restoring 56 acres of wetlands within the Elizabeth River Watershed
2. Three Sediment Remediation Sites
3. Creating 16 Acres of Oyster Reefs
The Land Use Challenges - CIMT
The Land Use Challenges - CIMT
A Creative Solution to Permitting

A “LANDSCAPE APPROACH”

411 ACRES RESTORATION

Legend

- Sediment Restoration
- Wetlands Creation
- Oyster Reef Creation
- Existing Restoration Sites
Land Use Challenges - Mitigation

Ragged Island
8 acres of coastal habitat that will include four acres of marsh and four acres of wetland and shallow water habitat.

Hoffler Creek
1 acre of oyster ground is to be constructed within the Hoffler Creek Wildlife Preserve, which is located adjacent to Hoffler Creek, a tributary to the James River.

Lafayette River
Oyster Reef Creation

Scuffetown Creek
Sediment remediation will be conducted at Scuffetown Creek in the Elizabeth River watershed. The U.S. Army Corps of Engineers, Norfolk District has completed the sampling and design phases for this site.

Jones & Gilligan Creek
This site abutting Jones and Gilligan Creeks exhibits favorable conditions for wetlands creation. There is potential for approximately 21 acres of tidal mitigation. Oyster reefs will be created at Gilligan Creek.

Paradise Creek Park
The Elizabeth River Project is overseeing this site’s development. 11 acres of tidal wetlands creation will be constructed at this site.

Western Branch
Oyster Reef Creation

Gilmerton Bridge
Oyster Reef Creation

Deep Creek
These sites about Deep Creek, approximately 1 mile from the mainstem of the Southern Branch. Approximately 10 acres of marsh are proposed for this site.

Money Point North
The Living River Restoration Trust has completed a conceptual remediation plan for this site. The Craney Island Mitigation Plan will clean about 10 acres at this site.

Republic
The 52-acre site is considered a primary site for sediment remediation.
The Path Forward
The cross dikes have been constructed to ≈ 8 ft. above water

SE Cell construction rendering
A Creative Solution - Mitigation
A Creative Solution - Mitigation
LEVERAGING FEDERAL INVESTMENTS

- The Port contributing 9 state & private dollars for every one federal dollar
- $300M federal funding needed to complete SE Cell Main Dike

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<th>State $M</th>
<th>Federal $M</th>
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LEVERAGING FEDERAL INVESTMENTS

- Providing $300M (FY19 & FY20) to complete Phase 1 will:
  - Create 1,100 immediate jobs
  - Produce $16B in national economic benefits & 54,000+ sustainable jobs after port construction
  - Benefit-to-Cost Ratio of 9.4 @ 3.375% discount rate (4.7 at 7%)
QUESTIONS
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