



Waterfront Revitalization Planning

FACT SHEET

October 26, 2011

What is happening on the waterfront?

The Port of Camas-Washougal is evaluating the acquisition and revitalization of property on the Washougal Waterfront, including a portion of the former Hambleton Lumber Mill property. The planning area is approximately 40 acres between the Columbia River and State Route 14 and extends from the Port's marina and offices east to 6th Street.

Who owns the property?

In addition to its properties near the marina, the Port owns several properties along 6th Street. The Hambleton Brothers Lumber Company currently owns the Mill property. The port historically owned the Mill property from the 1940's to the 1970's when it sold the land to the Hambleton Company.

Why is the Port involved?

The waterfront is a major community asset that provides opportunities for public access, economic development, and habitat enhancement. The port owns property to the east and west of the Mill property. Connecting these properties, improving public access to the river, and bridging gaps in regional trail systems is a priority for the port. In 2010, the port updated its Comprehensive Scheme of Harbor Improvements through a lengthy public planning process. The first stated goal of this strategic plan is to 'enhance economic development through partnerships to leverage strategic investments.' Specifically, "The port mission is to make strategic investments and develop effective partnerships that enhance the community's quality of life by bringing jobs, infrastructure, and recreational opportunities to East Clark County." The waterfront presents exactly the type of opportunity that falls within the stated goals of the port's long-term plan. The community lost more than 40 family-wage jobs when the Mill closed and there is great potential to redevelop that property within the context of a revitalized waterfront. However, the redevelopment of a former industrial site like a lumber mill often requires public support to address and remedy historical issues and promote transition to a new use that provides community, economic and environmental benefits.

Has the port signed any commitments or agreements?

The Port has retained the environmental consulting firm of Maul, Foster and Alongi, to evaluate the redevelopment potential of the waterfront. The Port has not made a commitment to acquire the Mill property. The Port has an interest in seeing the property developed while maintaining public access to the waterfront and may acquire a portion of the site for future development. The Port is exploring financial and operational arrangements that include joint property development, coordination of future use planning and site preparation activities, and grant funding to accomplish these purposes.

What are the goals for this planning study and site analysis?

The Port is particularly interested in putting property into productive use and expanding public access to the waterfront. In addition, it has identified the following priorities for this waterfront planning effort:

- Understand and develop a path forward to address any challenges to redevelopment
- Revitalize the waterfront to create jobs and increase revenues
- Protect and enhance the Columbia Riverbank
- Connect Port land holdings to the east and west of the Mill property

How much money is the port spending for this planning study?

The study is being funded entirely by a \$200,000 Integrated Planning Grant from the Washington State Department of Ecology, awarded to the port in July 2011. The port retained environmental consulting firm Maul, Foster and Alongi to conduct the planning effort. The Integrated Planning Grant is funded from the Model Toxics Control Account that is funded by a fee applied to the first possession of hazardous materials, including petroleum, in the state. The Model Toxics Control Account was established as part of a voter approved initiative passed in 1988.

What is the schedule for the study?

Fall 2011 – Community Meeting and Interviews and Technical Studies of the Waterfront

Winter 2011-2012 – Develop Conceptual Plan Alternatives

Spring 2012 – Community Meeting to Review Planning Alternatives

How will the public provide input and stay informed about the process?

The Port has planned a series of informal and formal public meetings to gather community input. In addition, the Port website contains a project page that will be regularly updated with electronic copies of reports and plans as the process continues. It is found here:

http://portcw.com/index.php/projects/waterfront_revitalization/.