

WATERFRONT CITIZENS' ADVISORY COMMITTEE

“WAC”

* SECOND MEETING SUMMARY*

NOVEMBER 29, 2006 - 5:00 – 7:00 p.m.

MEETING ATTENDANCE:

Port Representatives (Support)

Alan Hargrave

Sheldon Tyler

Byron Hanke

Committee Members

Arnold Cogan, Facilitator

Jennie Brown

Russ Chambers

Ashley Eckman

Paul Fearn

Charmaine Harvey

Sandy Krahn

Casey O'Dell

Pat Sheaffer

Gary Simmons

John Svilarich

Roberta Tidland

Barbe West

Excused Absence: Larry Blaufus

Arnold Cogan, Facilitator, opened the meeting at 5:00 and welcomed Washougal High School student Ashley Eckman to the Committee.

General Discussion

Arnold stated that he had called and interviewed all members of WAC. One concern seemed to be the taping of the meetings, and the reason(s) behind it. Arnold called on Marianne Guetter - who has been taping the meetings - for an explanation. Marianne stated that she and her husband have had a business located on Port property for 7 ½ years and they and their employees are concerned about the impact the RiverWalk development may have on their future. She also stated that other members of her family own and operate the Puffin Café and they, too, are concerned. She said that no one from the Port or RiverWalk has contacted them to discuss their future at the Port, and it's for this reason alone that she is taping the meetings. She is sharing the information learned at the meeting with her family and her employees. The Committee members had no comment.

Studies on Port Property

John Svilarich asked about the studies that were done on Port properties. His understanding was that that information was going to be provided to them, either before or at this meeting. After discussion, it was decided that a list of the studies would be created, with the title, date of the study and a brief synopsis. Russ Chambers requested that the list include a summary of what each study represented and the citizens' recommendations, if any, which were made and acted upon. The studies, themselves, will be available for review at the Port Offices.

One idea that was discussed but no consensus reached, was to form small committees which would each be assigned to read one or two of the studies and then recommend to the Committee as being relevant or not to their mission. Roberta Tidland said she would like to look through the one done by Greg Ermis.

Byron Hanke

Byron Hanke gave a brief outline of several of the studies. He stated that the ports of Everett and Bellingham have done developments similar to what the RiverWalk project may be and suggested that WAC look at the processes used, particularly with regard to gathering community input. He said that, to date, RiverWalk's community outreach includes:

- ✓ Press releases
- ✓ Letters received from neighborhood associations
- ✓ Websites – riverwalkonthecolumbia.com and portcw.com
- ✓ Online surveys [Mark Benson said they are working to assemble online survey results.]
- ✓ Community forum
- ✓ Mailings

The Committee asked that website survey information be provided to them on a regular basis.

Riverwalk on the Columbia LLC

John McKibbin and Mark Benson from RiverWalk LLC spoke about their visions for the development. They explained that the designs that were presented at the public forum are simply conceptual; nothing is set in stone. They've spent time at *and* researched the developments for Everett, Bellingham, Tacoma, Olympia and Caldwell, as well as Troutdale's plans for a mixed use development. Their vision for RiverWalk:

- ✓ An 18-hour community
- ✓ Not 'vacant' – vibrant
- ✓ Drystack storage
- ✓ Restaurant
- ✓ An REI or Cabella's = sales tax revenue
- ✓ Office space = jobs
- ✓ Retail around the Historic Park
- ✓ Hotel w/conference space
- ✓ Underground amenities (Bellingham has underground parking)
- ✓ Highlight the Marina
- ✓ Condos on the water + greenspace
- ✓ Grocery – Trader Joe's = variety
- ✓ Cornerstone: accessibility to water – maybe a boardwalk for family use
- ✓ Connectivity along the waterfront from Vancouver Lake to the Gorge
- ✓ Trail System as signature piece

- ✓ Something for everyone
- ✓ Want to look 100 years down the road – not just 10 or 20 years
- ✓ Focus on sustainability and green growth
- ✓ Earliest we'd see development – after design implementation, permitting, studies, EIS, etc. may be 2008.

The Committee asked about financial impacts. John McKibbin listed:

- ✓ Cost to build is currently an unknown. Est. \$300-\$400 Million
- ✓ Project will generate property taxes, sales taxes, and leasehold taxes.
- ✓ Tax structure will benefit the state of Washington first, then Washougal
- ✓ RiverWalk and the Port have agreed to split net proceeds 50/50

Committee member Sandy Krahn requested demographic information from RiverWalk.

The Committee asked about landowners of non-Port-owned property. Alan Hargrave stated that he was involved in an ongoing conversation with Jim Hambleton. The Port has contacted two out of the three landowners on non-Port-owned land in the 65-acre proposed development site.

Committee Input

Arnold asked the Committee their ideas for possible riverfront uses:

- ✓ Condos for range of owners – families, young, others.
- ✓ Year-round uses, as well as seasonal
- ✓ Something to bring boaters here year-round – similar to St. Helens
- ✓ Family-related services
- ✓ More than a typical waterfront park; needs to have a signature piece
- ✓ What fits Washougal
- ✓ A project with a theme
- ✓ Consider river connections to other waterfront developments
- ✓ Quality project
- ✓ Retail, but not big box
- ✓ Marina-related services and boat storage facilities
- ✓ Accessibility and launch facility for 'human-powered' water craft, i.e., kayaks.
- ✓ Access to waterfront and to a beach
- ✓ Bike and pedestrian path
- ✓ Larger marina

Timeline

Next, the Committee reviewed and discussed the Proposed Timeline. A change was suggested by Arnold: rather than holding "open houses" during Phases II and III, Arnold suggested replacing that item with "public input process." When the Committee reaches that point in the timeline, they can discuss and decide what public input process

would be best. When the Committee feels an open house is timely, another location may be considered.

Next Meeting – December 13, 2006 – 5:00 to 7:00 p.m.

At the December 13th meeting, Parkers Landing Historical Park will be discussed. Roberta Tidland will offer historical background on Parkers Landing. The Committee will be provided information prior to the meeting, via mail, so they will have some background on the subject.

Before Next Meeting

The following materials are to be distributed to WAC: prior to the December 13th meeting:

1. A list of the studies with the title, date of the study and a brief synopsis (from RiverWalk). Russ Chambers requested that the list include a summary of what each study represented and the citizens' recommendations, if any, which were made and acted upon. The studies, themselves, will be available for review at the Port Offices. [Mail out info prior to the December 13th meeting:]
2. Demographics information (from RiverWalk)
3. Website survey information (from RiverWalk)
4. Information on Parker's Landing Historical Park (from the Port)

Future Meetings

January 2007: Two meetings were scheduled for January 10th and 24th from 5:00 to 7:00 p.m. The Committee decided to schedule February meetings at the last meeting in January.

The Press

A discussion on dealing with the media was had, with input from the Committee members, as well as Sheldon Tyler, Byron Hanke, and Arnold. The consensus was that if a Committee member is asked a question about the Committee's work, the press is to be referred to the Port Office.

Public Comment

Marianne Guetter talked about a statement on the Historic Park that had been presented to the Washougal City Council.