

## APPENDIX C COMPILATION OF PUBLIC COMMENTS FROM OPEN HOUSE

### SUMMARY

#### **Introduction**

The Waterfront Advisory Committee (WAC) sponsored a public open house March 28, from 5 to 8 pm, at the Port of Camas-Washougal office. The architectural consulting team displayed many boards, organized by four categories—orientation, outdoor features, built development and planning process. WAC members greeted attendees and helped answer questions and record their comments.

The open house was advertised via a media release, subsequent articles in the *Camas-Washougal Post-Record*, *Vancouver Business Journal* and *The Columbian*, and on banners posted at several places through the community. Members of the media were invited to a press briefing 30 minutes before the start of the open house.

Approximately 260 people attended the event. While viewing the displays, they had the opportunity to write comments on flipcharts located at each of the four stations. They also were invited to complete comment forms and submit comments via e-mail. To date, the project team has received 91 comment forms and 11 e-mails. As these comments reflect a wide range of opinions on a variety of topics, the numbers for individual features appear low in comparison to the total number of comments received. A summary follows. A full transcription of the responses is included in an appendix.

#### **Responses to Specific Features and Aspirations Reviewed Previously by the WAC**

These are listed in order of preference by participants via comment forms, flipcharts and e-mail. Some may have made the same comment in more than one mode.

##### ■ Natural historic site preserved

Twenty-nine participants place a high value on preserving the historic site. Comments: this is important to the community; the park should be left as it is.

##### ■ Connectivity for pedestrians, bikes, autos

This also is ranked high by 28 participants, with 10 favoring consideration for pedestrians and bicyclists. Other comments: consider auto connectivity, including highway access at 6<sup>th</sup> Avenue; do not place trails adjacent to nearby homes.

##### ■ Marina and supporting services/boat launch ramp(s)

Participants tend to refer to marina services and boat ramps interchangeably and place a high value on both (28 for marina and supporting services and 20 for boat launch ramps.) Comments: boat ramps and parking facilities are at capacity now; this as a primary function of the area, with no similar services nearby; parking goes hand in hand with these services and should be maintained, if not expanded.

##### ■ Aesthetically pleasing designs; ability to see water

Twenty-seven participants value this feature. Comments: preserve views; keep the local flavor.

##### ■ Unique restaurants/shops w/access to or river view

Twenty-seven people also rate this feature as a high priority, with 18 specifying they prefer more local restaurants. Comments: provide outdoor seating; attract unique shopping such as farmers markets, book stores or other small shops and boutiques.

##### ■ Public access to/from river

Twenty-five participants rank this feature as a high priority. Comments: development should not supersede the connection to the river and greenspace by foot or boat; ensure that it is affordable to all; the marina is important.

■ Natural surroundings with trails, amphitheater, park, picnic

Twenty-three people say this as a high priority. Comments: protect natural, green and/or space and natural beauty; provide comfortable facilities and play areas. Six additional participants do not favor an amphitheater, citing noise and lack of demand, while three say they like the idea.

■ No “big box” stores, strip malls, or fast food

Twenty-one participants prefer small and/or local shops.

■ History of area integrated into the design

Seventeen participants favor preserving the historical integrity of the site. Comments: incorporate Native American or marine history.

■ Trails on water side of development

This receives a high ranking by 20 participants. Comments: favor a natural connection to the river.

■ Fun, safe, comfortable place

Thirteen participants say this is an important value. Comments: provide restrooms and drinking fountains.

■ Transportation connecting downtown Washougal and surrounding areas

Twelve participants support this feature. Comments: it is important to plan to minimize traffic congestion on SR-14 now and in the future on SR 14; there should not be roundabouts on SR-14.

■ Concerts and events

Ten participants favor this feature, while four do not.

■ Services accessible from/on water

Nine of participants say this is a priority, with none in opposition.

■ Signature development that reflects local flavor

Ten supporters; comments: complement the surrounding communities.

■ Hotel w/convention/conference center

Participants are divided, with eight opposed and twelve in favor. Comments: a convention/conference center is not necessary; there is a need for the hotel in the area, for visitors only, or as a destination.

■ Year-round in/outdoor activities-weather friendly; recreational opportunities on water and land; excellent lighting, signage & landscaping

All these features receive support by approximately six participants. Comments: they are “a given” in any development scenario.

■ Excellent design and tasteful facilities

This feature receives support by six participants. Comments: favor a hometown or Northwest “feel.”

■ Access to healthy food

Six participants say this is a good feature, while four believe that it is not a high priority.

■ "Brand name" restaurant

Participants are evenly divided, with three favoring and three opposing. Comments: quality and a unique environment are important.

■ Residential with retail below

More respondents are opposed to than support this feature. Six want no residential development on the waterfront; three favor preserving views, two others prefer a mixture of commercial destinations. Three like the idea.

Comments: oppose condos on the riverfront due to their high prices. There were four comments that housing would improve the area.

■ Dry storage

Eight participants say it is not needed.

■ Office buildings

Eight specifically do not favor. Comments: natural and historical features should be higher priorities.

■ Other uses

Other uses suggested for the site include public art, a community center, tourist attractions, higher-wage employment, off-leash dog areas and athletic facilities.

**Additional Responses**

■ Preserve current features

Thirty-two participants favor preserving current features, specifically the natural and historical environment, marina, local, small-town environment and local businesses.

■ Use by entire community

Twelve participants are concerned that the ideas presented would benefit only the wealthy and cause the waterfront to be inaccessible to others.

■ Parking

In addition to the marina parking mentioned earlier, 11 participants say that parking for the area, in general, needs to be addressed.

■ Prefer smaller plan

Eight participants say the plans are out of scale for this area. Some suggest creating a smaller version of the proposal.

■ A mixture of features

Six participants favor mixing the features described above with four emphasizing greenspace.

■ Height restrictions

Five people say it is important to restrict building heights to two or three stories, particularly to protect views.

■ Overall support of concepts

Thirty-five people generally favor the plans and proposed concepts. Comments: they will make the area more economically viable and compatible; they make good use of the waterfront as a valuable resource.

**Other Comments and Concerns**

■ Planning Process

Nineteen are concerned about the planning process. Comments: the process has not been open to the public; it has been advised by developers; the planners are not local.

■ Implementation

Concerns about implementation of the plans include the acquisition of private land to implement the plan, as well as environmental and economic impacts. Participants also question the amount of private money needed to implement it and a desire for process to be led by local people.

**SUMMARY of  
COMMENT FORM RESPONSES**

**Total Comment Forms Received: 91**

**Of the features and aspirations listed above, please write your comments or reactions:**

1. Unique restaurants/shops w/access to or river view

- High priority. (5)
- Yes. (2)
- Good locally owned restaurants. Ice cream shop with lots of benches to enjoy view.
- We really need good local restaurants, probably in the mid to high end. No McDonalds.
- We need nice dining in this area. We currently eat in Portland on the river to dine.
- Excited to have a decent restaurant in the Camas/Washougal area. Our family always drives to Beaches or Portland for a good meal.
- Good restaurants are highest priority. I need more options for entertaining out of town guests.
  
- Yes—key word is unique. Don't turn it into a Tacoma or Seattle. We need our own charming and quaint area; nothing like what has happened along the Columbia in downtown Vancouver.
- Quaint restaurants with outdoor patios, quality food, coffee houses with outside area. Places to eat outside with well behaved dog. Farmers market outside with music groups in the summer; book stores.
- I recognize the need for money-generating business. My concern is that our waterfront not look like all the other new condo/retail waterfront developments springing up nationwide. In other words: no residential with retail, no Starbucks, no Gap, no Applebees. Bring in restaurants that aren't "cookie cutter" recruit from the graduates of the San Francisco Culinary Institute of America, they all want to open restaurants that are not cookie cutter, but there's no room to open one in San Francisco--bring them up here.
  
- Farmers market.
- Only smaller shops.
- Make any retail spaces open via lottery or open public process, alternating tenants every so many years with new lottery.
  
- Maybe. Build shops, etc. on the perimeter.
- Favor access to river view part.
  
- No.
- Shops, hotels, restaurants do not support "family wage jobs." The Port needs to use its resources to provide this type of employer, not more "service type" jobs.

2. Hotel w/convention/conference center

- No. (7)

- Does this area even warrant this yet? I have booking records for Vancouver's Convention Center. Is it way in the back? You might check. Bottom line big ideas by big developers. I'll tell you a story if you need. All at public expense. Be careful.
- Too small for hotel.
- Yes. (2)
- Industrial area can place a motel on its existing site. A hotel/convention center would be great for the area. Everything else is detracting from the livability and beauty of our area.
- Create a destination hotel. It is a long stretch between Vancouver and Hood River in the winter.
- A hotel is a must, not necessary a huge resort hotel, but a decent place for people visiting family in the area.
- Camas/Washougal is in dire need of a hotel.
- There is a pressing need for a conference center which holds 100-300 people for events. Now we are forced to go to either Portland or Vancouver.
- All our clients stay in Portland; we are losing this revenue locally.
- No convention/conference center.
- Nice bed & breakfast.

### 3. Services accessible from/on water

- Yes. (6)
- High priority. (2)
- Docking facilities available.

### 4. Residential w/retail below

- Average people in Camas-Washougal could not afford condos here.
- No residential areas.
- Like the open/public space suggestions. Less supportive of private homes and condos on the riverfront.
- No housing of any kind should take riverfront. No condos.
- No condos.
- We feel strongly that two and three-story town homes or condos should not be built. This would only take away from the beautiful view of Mt. Hood.
- Committee asked to keep two to three stories. Why are your reps talking possible five story building?
- Very little and no taller than three or four stories.
- Nix the office buildings and residential space. Let retail space help fund but don't sell to those who aren't contributing to the area. Restaurants, shops are destinations; so are hotels and convention centers—attract visitors.
- Please no housing. There are more than enough citizens in our area to make a success of this area; late night restaurants, bookstore, coffee cafes offering music, etc. [are good]. Low light retail is ok.

- High priority. (2)
- In order for this area to thrive as presented, people need to be living here (e.g. residences above retail).

5. Office buildings

- No. (3)
- People should be ‘working’ while at work. Why not give the ‘view’ for residential and other businesses?
- Why do office buildings take precedence over natural historical sites? And most everything else on this list? Leave the current businesses alone.
- Residential and office buildings don’t belong in this scenic area. Plant them in the Port’s industrial area in Washougal.
- One level only.
- Very few.

6. Natural surroundings with trails, amphitheater, park, picnic

- High priority. (8)
- Yes. (3)
- More open areas with nature settings and fishing piers.
- After 60 years in this area we haven’t had our fill of development. Let our natural beauty prevail.
- More green space.
- Lots—should be mostly open space.
- Make/keep as many open/public spaces as possible--green, not concrete.
- Trails/natural site preserved.
- Keep it natural--cement isn’t it.
- Focus on nature and natural beauty.
- Would like to see an outdoor “spray-ground” like they have in Lloyd Center park or Portland’s Rose Garden. Kids love to play in/near water on warm days. Or like the “rock-stream” at Esther short park in Vancouver.
- Park facilities should be convenient, comfortable (especially for older people), have seats and tables with access to water and covered picnicking facilities.
- This would be nice to bring guests and family to.
- Yes, but with no amphitheater. (3)
- No amphitheater--don’t pollute our community with noise.
- Vancouver Amphitheater has yet to make itself an overwhelming success.
- Like the amphitheater idea.
- Would love to hear some good music.
- The public now has the large grass area along with the Parkers Landing open area.
- Water features? Why do we need them have the river urban open spaces?

7. Connectivity for pedestrians, bikes, autos

- High priority. (9)
- Yes. (4)
  
- Yes, for pedestrians and bikes.
- It would be nice to access via foot/bike.
- Connectivity for pedestrians and bikes is paramount.
- Pedestrian access is key. Plan 2 is better.
- Pedestrian access over the highway,
- Walking trail all the way to Vancouver.
- I would love to see more access, especially pedestrian access from the city--downtown to the waterfront.
  
- On your entry map, the neighbors do not want a pedestrian corridor adjacent to their homes.
- No pedestrian trails to go behind existing homes either west or east of 6<sup>th</sup> Street
  
- Try to get a highway access at 6<sup>th</sup> Avenue (or 2<sup>nd</sup>).
- Yes. WSDOT is considering closing 6<sup>th</sup> Street for safety reasons. This should be considered when pulling the project together. Any way to save money.
- Need better idea of freeway access and increased traffic. Need a plan first, then the rest will work itself out.

8. Trails on water side of development

- High priority. (15)
- Ability to get to area other than auto.
- Walk along the river, natural path areas.
- Trails on the river is an amazing idea.
- Trails on waterside important, would like to see a connecting trail from Port to Steamboat Landing.
- No.

9. Marina & supporting services

- High priority. (4)
- Yes. (4)
  
- Where else?
- We have become the marina (boat ramp) of choice for Southwest Washington. We must recognize that we have patrons from Oregon and Washington that use this facility.
- Will existing supporting services be relocated? Appears Riverside Marina isn't in pictures?
- Boating access to any development is important since we're on a river and would use. Where will our boat ramp be relocated?
- To be honest, upgrade the marina and forget the rest.

- A good business wouldn't alienate its existing customers. Consider the large influx of summer boaters. (Parking for vehicles and day use moorage for boaters.) Summer boaters need food, supplies related to boating, as well as general needs, common to all. Most of all, access to land from the marina.
- Boat moorage on water--not so much dry dock--locals being a priority and only business to compliment existing business, not destroy.
- Priority access to marina for Camas/Washougal residents.
- Keep the marina and ramp facilities affordable for middle class.
- You need to be clear, on design plans, as to the parking situation for boat trailers.
- Cruise boat landing.
- Keep marina covered.

10. Year-round in/outdoor activities-weather friendly

- Yes. (4)
- High priority. (3)
- Goes without saying.
- Low priority. (2)

11. Boat launch ramp(s)

- High priority. (7)
- Yes. (5)
- Keep boat ramp and marina. (2)
- Where else?
- Expanded launch ramp and marina area.
- Boat launch, parking lot are too small now. What will you do to expand this launch facility in this ever-growing area? Clark County is "boat launch poor" in comparison to neighboring river counties.
- Boat ramp and parking aren't large enough as is. Summer time trailers are in the open field north of the Parker House and fill the access road by Hwy 14. "The Plan" doesn't address the need for a larger boat launch and parking.
- Boat launch ramps, public access shown this low on the priority will not receive my support. Launch facilities and access should be increased. All conceptual drawings do not depict an increase in boat launch facilities at the expense of recreational activities is unacceptable. The current facilities are already at maximum capacity during peak summer use. A decrease in launch and parking would create an overly congested situation which would decrease the amount of people who wish to enjoy recreational activities along this scenic stretch of the river.

12. Signature development that reflects local flavor

- Yes. (3)
- Historic Riverboat theme-yes.

- Unique atmosphere with the “Spirit of the Northwest” park-like area with plants natural to the area and seating areas, benches and water features to sit near.
- Main Street should have a theme which identifies the Port and coordinates with the idea conveyed by the Camas-Washougal downtown areas.
- Don’t try and copy other communities’ developments. Our community’s area unique, therefore the development should reflect that.
- Whatever is built should compliment these communities and keep people from going west or south for shopping needs. We also need to preserve the small town feel that people come here for. I just don’t think it can be done with development trying to keep up with the Jones. Think outside the box.
  
- Maybe
- Low priority.
- What does this mean?

13. Public access to/from river

- High priority. (7)
- Yes. (7)
- Preserve the great access to the river that we already have. Right now, anyone with a boat and <\$100 can have year-round access to the river. By cutting back on trailer parking and implementing an “on demand” dry storage system, you’re choosing only to cater to the wealthiest fraction of the population. You owe it to the other 95% of the boating community to offer them the same access as the rich, the same access they’ve always had.
- Obviously it would be hard to accurately prioritize a list this comprehensive. That said, hotels and condos and for that matter retail cannot supersede public access to the river, the marina and boat launch. A very ambitious plan. Take some of the “big business” focus off and I’m in.
- Waterfronts are about “the water”: connections to the river, not to tourist facilities (shops and boutiques). Connection through parks, greenspace, marina services, boat launch for the public. Recreation, historical sites, greenspace, public access, education, putting community first.
- It is important to keep areas accessible to local residents who will not be living in the development, on land and water.
- Keep the area near the water open and available for public use, park.
- That citizens of Camas-Washougal still have affordable access. Don’t close the river off to the public. That we are still able to launch our boats and park the trailer for a reasonable fee. This is the only launch in east county. Ample parking for boat trailers, specifically fees in the \$5 range and the same amount of trailer spaces you now have. I want to be able to continue to park my boat trailer and use the ramp. Keep boat ramp in the marina. It would be impossible to launch a boat if the ramp were on the east end of the proposed development. A tasteful development is fine, but let’s not make it like the Pearl District in Portland where the average citizen can’t afford to live and recreate. I don’t want this to be an exclusive ‘gated’ community. Big idea: affordable access for public.
- Need to plan for a water taxi with service to up river sites as well as Troutdale, Vancouver and Portland. Use water taxi service in Brisbane Australia as example.
- Priorities seem out of order—I would love to see the focus be on parks, open spaces, accessibility to waterfront to general public—recreational activities. Would hate to see area look like that around Beaches in Vancouver.

Camas could be a destination. We are at the mouth to the Columbia River Gorge, let's make this space completely usable to the locals and to visitors. Please don't sell out.

- No marinas in front of Parker's Landing, it needs river exposure, access for kayaks, canoes etc
- And adequate trailer parking for the public.
- Maybe

14. History of area integrated into the design

- Yes. (7)
- High priority. (4)
- Nice—part of local flavor.
- Keep history and historical emphasis.
- Preserve the historical integrity of the site.
- Priority for history and art of the area and region. Priority for all historic and natural sites and features. More Native American influence in structure design and art features.
- Columbia River Maritime Museum along waterfront as a destination with interactive activities and historic ships.
- Retain and expand Parkersville and have an exploratory element to the project. Include Native American as well as current cultures in design elements.
- Unique designs with historical reference.

15. Aesthetically pleasing designs; ability to see water

- High priority. (5)
- Yes. (5)
- A given.
- Residential and office buildings need to be carefully placed to preserve views.
- Development should be aesthetically pleasing but reflect the quaint feel of Camas. Restaurants, shops, condos should not block our gorgeous views. Change is good but don't turn us into something we are not. Give us a reason to stay local and not need to go to Vancouver for meals, shopping, etc.
- I don't see preserving the views on list of priorities. This area is desirable because of the views of the river from many parts of Camas/Washougal. Maintaining views should be a high priority.
- I think this concepts area exciting and good ideas. I would hope the design and feel of this place will reflect the beauty and sensitivity of the Gorge and not become just another urbanized place that can be placed elsewhere. People should be able to come here and know the geographic importance of the place. I feel some of the drawings are a turnoff to people because they show highly dense urban development.
- Brick is more pleasing that concrete for a welcoming look.
- Ability to see the water is important.

16. Dry storage

- Low priority.

- Boat, truck and trailer parking, underground parking-dry boat storage? Are you joking?
- Vertical boat storage? Are you insane?
- Dry storage land is too valuable for this.
- Not important
- No need
- One level only
- Maybe
- Not sure

17. Transportation connecting downtown Washougal and surrounding areas

- Yes. (4)
- High priority. (2)
- Need to minimize traffic impacts to adjacent communities/areas.
- I would like the facility to have future transportation in mind to connect Washougal to the Vancouver and Portland areas particularly by light rail. There will be a future bridge spanning the Columbia upstream from I-205 as the population grows. I think planning for a potential light rail site as a future transit hub and connection hub to downtown Portland.
- In order for SR 14 to work at handling traffic flow from now on, it is going to have to be constructed like SR 500 finally did after 2 previous failed redo's. The flow has to continue to support gorge traffic while allowing traffic to take exits in to Washougal and Camas. Lights on SR 14 must go, speed limits kept to a minimum.
- Work with the City of Washougal and Camas to partner on traffic congestion issues. It needs to be addressed earlier, rather than later.
- We really need to rethink the Hwy 14 expansion off ramp. Putting it at Union will bring too much traffic past residential areas. If the development comes in a ramp/exit needs to be put in that area to feed the traffic, not at Union.
- Maybe.

18. Fun, safe, comfortable place

- Yes. (9)
- High priority. (2)
- A given.
- Several restrooms and drinking fountains.

19. No big box stores, strip malls, or fast food

- Agreed. (10)
- High priority. (4)
- Wonderful.
- Boutiques, locally owned businesses.
- No big box, keep local, not same old boring chains. Keep retail space small to keep local.

- Small retail open to locals not big boxes.
- Yes. They can build inland.

20. Excellent design and tasteful facilities

- Yes (3)
- Home town feel
- A very natural/northwest feel.
- The list seems quite comprehensive. My biggest concern is that the development is done with a focus on high quality. I'm sure that there are many people who would like it to be a "small town" project with a small town feel. Please do not do that! Small town would be tacky and inappropriate for this development. I hope you will maintain a more modern and high end approach, as this will serve the community better in the future.

21. "Brand name" restaurant

- No. (2)
- Not chain
  
- Maybe
- Maybe a Starbucks.
- Shouldn't be necessary. Needs to be in character with Camas.
  
- Yes
- Yes; want quality "brand-name" but also shops of local character. Not just a bunch of national franchises like you find at every strip mall nowadays.
- Brand name restaurants and shops should be a higher priority as this will be a big draw for the residential development.

22. Recreational opportunities on water & land

- Yes (5)

23. Natural historic site preserved

- High priority. (7)
- Yes. (7)
- Historic site must be preserved as the signature piece of this initiative.
- The historical site (3.88 acres) must be preserved. It is a national historic site. No buildings on the park. Do not overload the site with too many of the other features.
- Keep Parkers Landing park as is.
- Historic site left as is.
- Yes to preservation of the historical Parker's Landing.
- Save the historic park.
- The historic site is so important to us as a community and the area and state. Let's not lose it, take care and preserve it for generations to come.

- Yes, if expanded.
- Maybe.
- The Parkersville Park has very limited historical significance and is not worthy of continued preservation.

24. Excellent lighting, signage & landscaping

- Yes. (5)
- A given.

25. Concerts and events

- High priority. (4)
- Yes. (5)
- Concerts (classical, Jimmy Buffet, or local R and B group).
- No. (3)
- Low priority.

26. Access to healthy food

- High priority. (4)
- Yes. (2)
- Maybe
- Not if “brand name” restaurant comes first.
- What does this mean? We don’t have it. Ya gotta be a better sell than this boys.
- As public demands.
- Low priority.
- Available in Camas/Washougal.

**Prefer Smaller Plan**

- Seems like too grandiose a plan. Many of the items (features), like a brand name restaurant, could be attracted outside the “Riverwalk” but still nearby. Once this space is overdeveloped, it would take a miracle to turn it around. I came with such hope but am flabbergasted at how much is planned to be squeezed into this little space. Not near enough parking to meet the needs of the number of people that would be attracted to “Riverwalk.” Please restrict height. Why would we want to dwarf the rest of Camas-Washougal?
- This plan is too huge for this area, we are not Seattle, etc.
- Maintaining as much accessible, open and green spaces is important. Being able to see the water is good but several stories of glass windows looking down on open spaces is not welcoming to non-owners who want to enjoy the river. If it’s too much to ask to eliminate completely (many stories of glass) could they be in just one area and not strung along the entire rivers edge?
- Don’t want urban areas, just open part areas. Too high density of condos and residential look like Portland or Vancouver Waterfront. Do not like any of the two conceptual plans, too high of density condos and residential.

- Too many buildings. Lower density. Four or five stories? Not more than two. Don't need another mini-city between Camas and Washougal.
- No hotel, structures behind or on Parkers Landing Park--don't be greedy, start east of the Park--you have tons of room. Cut the project in half—your plan is too much. Actually, I'd prefer no development at all. Save our waterfront, don't pave over it. To reiterate-Leave Parkers Historical Park as is—we will fight this one small piece of the battle with all we've got!
- A lot of your examples are for cities much bigger than Washougal. How does this work with the City of Washougal's plans?

### **Height Restrictions**

- I'd like to keep high rise buildings out, 2 story ok
- Limit building heights, no more than 3 stories, preferably only 2.
- Six story building height excessive for area.
- No buildings over two stories
- No condos over 2 stories to preserve the gorgeous view east.

### **Parking**

- Have sufficient parking with close access to facilities.
- Parking...I am a big fan of underground parking for all cars including boat trailers in the interest of space.
- Make parking a priority.
- I saw no parking areas.
- The traffic of car/trucks with boat trailers in the summer is over capacity now. How could anyone in the community have any hope of launching their boat and enjoying our river in the summer time. I have had a boat in this marina for decades and wonder if I would be able to simply park my car to get to my boat. Parking and traffic must be a primary concern. Please don't deny those of us who have lived and worked in our community the right to enjoy the river. Please.
- Would have liked to see plans for parking. Will need a lot better than we have going on.
- Separate public and marina parking,

### **Mix with Emphasis on Open Space/Green Space**

- Park area intermingled with commercial interests.
- Public access and trails are major needs. Commercial development is secondary.
- If done properly, this could be a fantastic opportunity for Camas/Washougal to become a "destination" for boaters, diners, and people seeking recreational activities. Rather than Camas residents driving to Vancouver/Portland to bike/walk/dine we would have this in our backyard. I like most of the concepts presented, but prefer the "natural, integrated" design to the "urban" design.
- Develop underground parking with a park with amphitheater on top with water features and native landscaping, buildings to include residential with "green" features and a mixed architecture style.

**General Mix**

- High on my list: trails, historic site preservation, restaurants and stores, economic development to benefit our whole community.
- Prudent development with an emphasis on preservation, conservation and recreation would be the ideal formula for success in this endeavor. Extremism toward development or preservation would be self-destructive. Unique offerings in retail and entertainment (including restaurants) would be ideal.

**Preserve Current Uses and/or Feel**

- According to the ... Management Act of 1971 “the public opportunity to enjoy the physical and aesthetic quality of nature...should be preserved to the greatest extent feasible consistent with the overall best intent of the state and people generally.” “...local ...Is the recognized and preserve.” ...There should be no condos built near the river, especially on the south side of Parkers Landing Historical Park which on the National Registrar of Historic Places. The site should definitely prevail.

There should be more provision for boaters—more boat remains and parking areas. This was supposed to be taking place at 6th Avenue. With the baby boomer generation fast approaching retirement age, there is no doubt that they will be greater and greater pressure to provide these ...for them. That they may enjoy [the river].

With more and more housing density, affordable housing and crowded living conditions, there is a crying need to preserve areas of beauty and relaxation for these people ...they can find refreshment for their souls in being able to enjoy what should be free to all to enjoy--...sky, the sunrises and sunsets, the elements, the wildlife, the natural water...lakes, rivers, streams, etc.

- Your priority is wrong. Top of the list should be preservation of existing historic site and park and launch. Keep the small town, low-key, atmosphere. We are not, nor do we wish to be, Seattle or Tacoma or Portland. Integrate—not obliterate.
- Keep it natural for now. Too much, too fast. Let’s work on downtown Washougal before giving up our precious waterfront to business and development.
- History and environment #1.
- We are new (four years) residents of Washougal. The natural beauty of the area was the major attraction. We moor our boat at the marina and use the waterfront extensively. Much of the development proposal is very attractive but caution should be used to preserve what is inherent. We are alarmed that office buildings rate such a high priority. “Marina and supporting services” is a “top 3” priority for us. We place an extremely high value on “Riverside Marine Services.” I was pleased to realize that the founder of area shares a name with me. Please preserve the park and historical aspects of the area.
- The marina and supporting services should stay as it is. The boat ramp and parking should stay as it is. The Port of Camas/Washougal should blend in the existing with the new. The park is a public area that should not be moved or changed. Commercial development does not need to come at the expense of the public who enjoy the existing facilities.
- The idea of attracting retail business to the port is flawed, no one is going to drive from outside East Clark County to visit the businesses, especially restaurants and other leisure services. The Port needs to remain a functional Port and location for commercial and industrial endeavors. Let downtown Camas show you how much of a failure any attempts to attract business customers from out of town.
- Important—preserve Parkersville Historic site [and marina]. Do not develop on these areas.
- This is a wonderful and progressive step for our community to take. My concern is that historical sites and historical “river” themes should be a dominant part of Riverwalk.

- Let private developers do other areas, keep this for public use.
- Leave all park space—marina and historical. Green space for large park space (open market) along water. More green, not concrete. Leave Parker House—it is historic and interesting.
- We would like whatever is developed to continue to have a hometown feel.
- I hope our local waterfront will not become another ‘Anywhere USA’ with Starbucks, Gap, etc—keep it unique. Then people will have a compelling and sustainable reason to come here.
- There are some things like #s 1, 2, 3, 4, 5 which really don’t seem necessary here since the same type is so near in Stevenson and Vancouver. We’re not looking forward to becoming a big city like Portland or Los Angeles. The ordinary person wants to enjoy the beauty of nature and the beautiful Columbia River. Preserve our homey atmosphere.
- What will this do to existing businesses like Riverside Marina and the Parker House?
- Please take into consideration long time businesses—Puffin Café, boat repair shop. They should be included in the development.
- Keep it recreational! No housing, who wants to see apartments? I moved from downtown waterfront to Camas for small town feel. I don’t like any of the presentations, they do not reflect the area. What happens to existing businesses? Save the Puffin.
- I like the area as it is!

### Use by Entire Community

- Is this a development which all of the community will benefit from over time? A public boat launch and parking should be a high priority. Developing the waterfront to benefit a few high-end businesses and residents seems to be at cross purposes with the whole community benefiting.
- Wages in this area will not keep up, so those of us who actually live here won’t be able to keep up with increased property taxes, sales taxes or any other taxes you will raise to pay for this playground for the rich.
- I support economic development to bolster local community, but I hate the idea of an “exclusive waterfront” only accessible to the wealthy.
- Shouldn’t the 1st priorities be #s 6, 7, 8, 9 and 11 before pushing “gentrification” of this beautiful stretch of waterfront? This appears to be a push for commercial development over riverfront access for people to enjoy. Please listen to what people attending this open house offer for comments—you’re going to restrict use to the wealthy if you’re not careful.
- Keep it for the average tax payer/homeowner. They paid for the land with their taxes. This is not a playground for the wealthy.
- The waterfront needs to be developed for the community, not for developers. It needs to be connected to the towns of Camas and Washougal—not the highway. The existing downtown areas and related businesses do not need to be competing with similar businesses on the waterfront. That would not help the sense of community. Activities and businesses that need the waterfront should be given priority of this limited resource. Improve the current uses; don’t eliminate them.
- No boating facilities, ramps and parking. You are creating private boat moorage for rich people. [You are] creating private marina for the “rich.” The average resident would not be able to afford a condo or residence here.

**Overall Support of Concepts**

- I like the overall idea, we need more opportunities for jobs in the area.
- Overall agree.
- I don't get to the waterfront now, I don't have a boat. Put this in and I will. This is a good idea; I like it all. Do it.
- The whole concept is great let's plan for the future instead of "letting it happen" Have seen this idea in Branson and loved it.
- I think this is a good idea to bring Washougal to the 21 century. Keep it classy with a natural flare.
- I love the plan. When can you break ground? Love the private and city partnership.
- I like the majority of WAC priorities.
- I like all of the suggestions. It will bring opportunities that are necessary for the economy. The state will also take Camas/Washougal more seriously in state projects such as Hwy 14. Presently, this area is an eye sore.
- Great opportunity to bring a top notch destination development. The top 10 items are all worthwhile and compliment one another. A convention center, that can attract big name-corporate and national conferences.
- The proposed plans enhance and add to our community. I hope that it happens.
- Looks perfect to me!
- Wonderful! I would hope that visionaries would be able to overcome selfish NIMBY attitudes.
- Thank you for all your work. I'd love to enjoy all the wonderful beautiful possibilities here. I moved from San Francisco and glad of it.
- Our community needs the jobs and tax base that Riverwalk will create plus do everything possible to remove the obstacles and get the project moving. The sooner we can start enjoying Riverwalk the better.
- This area could be a tremendous asset to our community. Thank you for taking the time to do it right!

**Are there any other features or aspirations you would like considered for the waterfront that are not listed? If so, please explain what they are and your reasons for suggesting them.**

- Public art. (2)
- I find it a challenge to believe that the Camas-Washougal area doesn't have an official "off-leash" area for dogs. It makes fun a more pleasurable experience for "non-dog" people too.
- Tennis court (s), basketball, not baseball, not soccer, backboard for handball etc, fenced small children's playground.
- Consider Hambleton as a partner instead, talk with them about their ideas—perhaps they will be developing on their own. 6th Street area-park space next to water; consider the relationship with neighbors and their homes as well as the safety needs and health needs of our community.
- Kid friendly/kid accessible is paramount.
- Some public fishing boat trips for those who don't have boats.
- Seaplane part, brings tourism, high-end shoppers, it's fun. Besides I'm a pilot...
- How about considering putting community center from 3rd Ave into the Port Plans?
- Camas/Washougal friends group is working on community center. The two groups need to talk and work with each other.

- Understandably, plans for the Georgia-Pacific site do not directly connect with the port. However, I'd be very interested to know if the seemingly imminent closure of the site affects the Port's plans. The potential to integrate the two sites is amazing.
- Tourism, our area misses a great opportunity to attract tourist dollars by ignoring tourism.
- Tourist attractions! RV Hookups, pool, showers, playground, horseback riding, bike trails, boat rentals, meeting space, sight seeing and boat tours. Covered picnic areas for large groups.
- It would be good to find a way to keep an industrial/high-wage job component to the project. It needs to encourage higher-earning jobs. This community has plenty of low-end jobs already.
- As a local tax payer, I encourage the creation of jobs and increased tax revenue. It seems we are sitting on a 'gold mine.' Put the Port to use and it will be the pride of the Northwest! It seems the Port's current use, condition and appearance is marginal at best.
- Whether people want to accept it or not, long haul trucks come through, they need food and fuel and a place to shower, this is a big opportunity to pick up revenue from a constant source. Some sort of short-term truck stop and fuel station without trucks business would not be able to be conducted as usual. We need businesses that keep revenue in Washougal and Camas, think of something to keep them from going across the river.
- A real bonus to the area would be to tear down the GP mill and all the funky dumps on 6th Street as you come into town. Make it a park, put up shops or condos, but improve our first impression to visitors and residents alike.
- Put the Port office in Washougal.
- No residential areas.
- I'm impressed with the research of the developments found in other ports. Use the top attributes from those and incorporate into Riverwalk.
- Could Riverwalk meet the needs of Camas/Washougal for a large community gathering space? Could Riverwalk have banquet facilities for up to 500 people (seated) to host community events like COTY, CEF, fundraisers, Chamber of Commerce auction, etc? If so, this would save taxpayers the \$31 million it will cost to build a community center.
- Something new.
- I only saw one vision represented! Where is museum area of interests?

**Do you have any other comments?**

**Planning Process**

- Why have you not spoke with current land owners about purchasing their property? I know for a fact they do not want to be part of this development.
- I am not concerned with development so much as I am concerned about the process or lack thereof to date. This meeting should have occurred back in November 2005. The WAC is a sham, just like the Grove Field Advisory Committee. In a truly public process, you get community input first vs cramming ideas down peoples throats. I still have not received a firm qualified answer to the Parkersville site, the 1st and 2nd draft conceptual plans show it being moved. This is outrageous and extremely arrogant of the developers.
- Open up the process let the sunshine in. No sweetheart deals with the developers.
- The fact that the marina and boat launch are listed as #s 9 and 11 says a lot about how little this committee cares about the existing community. Washougal is a terrific small town that doesn't need to become the Pearl District to be a great place to live. You owe it to the existing customers (boat launch permit holders, marina tenants, existing businesses such as the Puffin Café and boat mechanics) and to the community to let the voters have a say in how to change such an important part of our town, part of the foundation of Washougal. It's very

disappointing to me how this has been handled. Bringing in a team of outsiders to decide how best to take a terrific small town and try to turn it into a sad imitation of a big city was the wrong way to go. We moved here because we loved Washougal, not because we thought we could turn it into Astoria or Portland.

- Port of Camas/Washougal was established shortly after Port Districts were established so citizens of Camas/Washougal would have control of the waterfront area instead of Port of Vancouver, we wanted control then and still want control of our developments.
- More open, don't finalize this deal, go out to bid.
- Please keep us informed as you continue with the process.
- This project requires additional public review and impact.
- Community trust is first. The Port has a responsibility to protect the public, not support the prosperity of developers. There is concern about how this process came about. The community trust has been broken. The current developers are not necessarily the best ones for this project. Don't we deserve the best? Have another chance for the public to be part of this—with an open mic.
- I sincerely hope that all the people's comments will be taken to heart and that the good of all the people will be kept in mind as decisions are made.
- Have a vision that is shared by Camas and Washougal for strategic planning. Where does a sewer treatment plant and garbage transit station fit within the beautification project? Start the relationships so you can work together on a long term vision.
- I want a comprehensive plan that extends at least 50 years ahead. This is public and historic land that is probably Camas-Washougal largest treasure. It should be developed for the public benefit, not profits for real estate developers. I am very concerned about public land, public views, and public access being stolen by a limited liability venture whose only motivation is profit. If an LLC makes a major mistake they lose nothing. The taxpayers of Camas-Washougal will be left to clean up and pay for the mess. If the LLC succeeds they will reap tens of millions of dollars in profit that property belongs to citizen who currently own this priceless asset. Realtors have been threatening occupants of the neighborhood with eminent domain proceedings in an effort to consolidate parcels they can later sell at inflated prices to the LLC. This is despicable! I don't want one square inch of this land given up to residential development, a hotel, or office space. Shame on you trying to steal public land for pecuniary profits. The port commission should be in the business of protecting public lands, not cutting sweetheart deals with other developer cronies. Stop this development until real public interests are protected.
- What bid process did Riverwalk go through and who were the other bidders?
- My family is in its 5th generation in Camas, paying taxes for the Camas/Washougal Port. We have a real objection that tax money \$200,000 was given w/o approval and a competitive bid to a developer for something most local citizens don't want.
- Need more financial information on project. Pro-forma details.

### **Implementation**

- I would like to see this done with local people at the helm. I would like to see it done with one developer rather than pieced out. We know we are going to grow, so let's do it with grace and dignity.
- Bids should have been taken for the project versus giving it to a developer who has their own interests in mind. Where you could have kept the money in our own community.
- Think big and have local as well as national architects, and landscape architects present proposals.
- If you have to take personal property to benefit the public we do not agree with the project at all. No one part of it.

- Big problems: where is the money? How is the property to be acquired (could current property owners participate?) Long term maintenance.
- Don't use eminent domain to take land. Developers benefit under current proposal should be for and by people.
- No eminent domain for developer's vision, willing seller only.
- No increase in taxes.
- Funding should be "private" not public.
- What will this cost the tax payer and who benefits more-local Camas/Washougal residents or Riverwalk? How much will Riverwalk be charged monthly? In rent? How much will Riverwalk pay in taxes for the use of this property?
- SR-14—Safety First! No roundabouts at 6th Street.
- No round-a-bouts on the highway.
- Roundabouts shown on Hwy 14 with the amount of traffic on a state highway seems absurd unless additional lanes to prevent gridlock are added.
- Safety-high velocity at waters edge is a danger to kids.

### **Economic Impacts**

- How will this affect the current revitalization of downtown Washougal and Camas? Washougal as already suffered downtown blight when the Safeway Center was opened.
- We need a Port Manager that doesn't chase business away. Take a look at Sheldon's record, talk with previous tenants and look at your legal expenses over the past five years. You need this for project success.

### **Environmental Impacts**

- Thank you for evading the historic and environment issues at hand. No one was here to answer questions about the environment.
- Consider proximity at ground water table and buildings and features.
- As little environmental impact as possible
- What happens to the wildlife around here? Oh right, who cares.

### **Other Comments**

- Retail only and not housing would be better for this space—you absolutely will turn Highway 14 into a "stop and go" none of us in Camas-Washougal want this.
- Nice work everyone!
- I look forward to receiving and reading an unedited and unabridged set of minutes, notes and comments from this open house.
- Wouldn't it be wonderful if 100 years from now, people could look back and honor the far-sighted people who saved our waterfront? Think of the Grand Canyon, they wanted to dam it up at one time!
- Thanks to the volunteers of WAC
- It is unfair to asks for comments today as many people are having their first look at this project and these proposed features. This would be better served and ongoing input and feed back by mail or internet.
- Think of the future. We must leave this heritage for future generations.

- Right now, I don't get to use the waterfront as much as I'd like to, I'm limited, I can enjoy the sight when I dine at Parker House, or if I have a boat, other than that, that's it.

In addition to the comments above, two separate respondents ranked the features as shown below.

Feature/Aspiration	Rankings by 2 separate respondents	
1. Unique restaurants/shops w/access to or river view	24	11
2. Hotel w/convention/conference center	25	20
3. Services accessible from/on water	17	8
4. Residential w/retail below	26	19
5. Office buildings	23	21
6. Natural surroundings with trails, amphitheater, park, picnic	2	7
7. Connectivity for pedestrians, bikes, autos	4	12
8. Trails on water side of development	3	5
9. Marina & supporting services	6	6
10. Year-round in/outdoor activities-weather friendly	5	13
11. Boat launch ramp(s)	1	2
12. Signature development that reflects local flavor	18	
13. Public access to/from river	7	3
14. History of area integrated into the design	8	9
15. Aesthetically pleasing designs; ability to see water	13	14
16. Dry storage	14	15
17. Transportation connecting downtown Washougal and surrounding areas	9	
18. Fun, safe, comfortable place	10	10
19. No big box stores, strip malls, or fast food	16	
20. Excellent design and tasteful facilities	15	18
21. "Brand name" restaurant	23	
22. Recreational opportunities on water & land	11	1
23. Natural historic site preserved	12	4
24. Excellent lighting, signage & landscaping	22	16
25. Concerts and events	21	17
26. Access to healthy food	20	

**SUMMARY of  
OPEN HOUSE STATION COMMENTS**

**Orientation**

*About the Process*

- Great orientation
- Enjoyed the orientation, keep up the good work
- Provocative
- Why this venue? Too small, limits interaction
- Dealings of Port should be open. If port business land is for sale, should be open bid process, public notice in advance

*Supportive of Plans*

- It needs to change.
- The waterfront is too beautiful for a lumber yard and car dealership. It's about time
- I would love to have more access and reasons to access the waterfront. Especially to walk from downtown and access the park etc. Love the proposal
- No more NIMBYs

*Connectivity*

- Sixth Street exit? WSDOT wants to close due to public safety issues.
- No pedestrian corridor by existing homes. Yes, 6<sup>th</sup> Street exit.
- No pedestrian trails through families backyards, tidal rights or not. Children play in those backyards

*Orientation to Nature*

- This area is beautiful just the way it is. We moved here for the nature
- Move Port office off waterfront, open space for public use
- Keep Parker's Landing Park as it is, including the marina park (part of the 3.88 acres historical site.)

**Planning Process**

*Marina and Parking*

- Save the marina and park, boat ramp, parking, boat slips as is (2)
- Build more moorage space and they will come
- I don't see Riverside Marina service. Why? We need boat repair/parts/service
- Provide space for boat repair facilities
- Dry storage is a terrible idea, it's not working in Florida or Virginia, and it's way to expensive for 95% of Washougal's boating community
- The marina and the boat launch need to be first on the list; everything else is groovy
- Parking for boat launch area?

- Not enough trailer parking close to ramp
- Remember the Port was established to create a marina? Parking must be a priority
- No underground parking facilities cars/trailers/trucks

#### Preservation of Existing Features

- Where is the Puffin Café? (2)
- I recently moved to Camas/Washougal thinking I would have access to the river with the current boat ramp. Now it looks like it is going away. This plan may benefit those close to the marina, but what happens to everyone else?
- Make this waterfront improvement special, not like other nearby cities (Vancouver and Portland). Keep the small town flavor to draw folks from this community
- You want a theme? You have it-Parkers Landing

#### Supportive of Plans

- Great idea, information gathering and refining
- Great vision, thanks for all the work, how exciting
- Plan 2 looks like a great upgrade to our community.
- I like the creation of living wage jobs

#### About the Process

- The process was “planned” without public input before leasing the property
- How can you spend so much time, money and energy planning to use land you don’t own?
- It would be nice if you had approached the owners and “land leases” on this project. Why have Port land leasers not been involved? Looks like you’re taking over and kicking out those who have built a life and business here. Don’t use eminent domain to force this to happen. Landowners should participate willingly.
- How do we continue with just one developer? Where is the democratic (not party) process and open bids and forums?

#### Development

- Give us a place to vote no development (3)
- You aren’t seriously considering no development as a viable option. I think it should be considered

#### Other Comments

- Reduce private ownership that limits access to the river
- We need planned development. Improve the appearance of the area. Use scenic areas for things people can enjoy
- Taking away jobs from Port employees and ridding the public of its boat launch... how does that sound like a good idea?
- Have a clear ‘Plan B’. Make the assumption Hambleton’s Lumber isn’t selling
- Have a clear understanding of government regulations necessary to even consider moving the docks
- Next, to improve area, develop the GP Paper Mill
- Reject plan#1

## **Built Development**

### *Implementation*

- How much will this cost the taxpayers and who benefits? (2)
- No increase in taxes, no increase in debt
- Who will develop portions in the end? Finances? Taxes?
- The businesses will need to be locally owned or else the money spent leaves the local economy
- This will kill the existing commercial districts of both Camas and Washougal through competition
- How will this be done to not hurt 4th Street businesses in Camas?
- No land taking by eminent domain

### *Aesthetically pleasing designs; views*

- Maintain mountain views
- Leave views in tact for everyone. Why stop at 6 stories? (2)
- Aesthetic quality
- Themed overall main scheme/plan for continuity
- Suggest campus-wide unifying architecture elevation—i.e. towers and white cap roofs to reflect Mt Hood
- Create a “vintage” main street feel and look, not sterile

### *In Support of Commercial Development*

- Camas needs nice dining and recoup lost revenue (2)
- We need restaurants and shops local to area
- Housing will improve area (2)
- Need hotel

### *Preservation of Existing Features/History*

- Hopefully the residential architecture will reflect the old time charm of Camas
- Keep Camas and Washougal rural
- Don't forget history
- Where is the Puffin café?
- Keep park space here for people, add more

### *Opposition to Commercial Development*

- No condos on waterfront
- I don't like the condo concept
- Big box and non-local businesses kill local businesses and economies
- You cannot put a hotel on top of Parkers Historical Park
- Disagree with both concepts. Too high density, no boat access, view obstruction of river looks like another waterfront from Portland or Vancouver.

Supportive of Plans

- Very nice; it's about time
- It's time to bring Washougal into the 21st century. It will bring in jobs to help boost our economy

Access for Entire Community

- You are building a "wall" between Camas/Washougal and the river and Mt Hood view and selling the view to the highest bidder
- Rents must be kept affordable (current Vancouver strip mall rents are too high for most businesses to afford)

Other Comments

- Keep marina covered
- Protect Vancouver floating yacht club
- Dry storage for boats is expensive for boaters, not an idea I support
- Continuous North Columbia bike trail to Vancouver
- Walking/bike trails big benefit
- Future Columbia River bridge site?
- Dream big

**Outdoor Features**

Marina Services

- Protect covered marina (2)
- Vertical boat storage, huge environmental impact. Impacts shoreline etc, blocks view
- I don't see a boat launch and parking for fishermen
- No amphitheater, let us hear the birds and river, please
- Would love a separate ramp for kayakers/canoes, away from motor boats
- Is this a good spot on the river for windsurfing or kite boarding?
- Boater parking a must. Underground is better
- Would like to see parking plans. It's a problem now, needs to improve

Shops and Restaurants

- Camas needs nice dining and recoup lost revenue (2)
- Maybe a farmers market area (2)
- Why eat in Vancouver when we have this? (2)
- We need restaurants and shops local to area
- Boutique shops/restaurants

Natural Surroundings

- Benches and places to sit-enjoy the view
- Need more places for people to use the waterfront, benches, picnic area

- Needs lots of open space
- More open green park needed, less concrete
- A pier for fishing would be nice
- Bike/walking trails are great
- A bike lane area (marked off from pedestrian traffic)

Aesthetically pleasing designs; views

- Don't block view with condos/retail
- Please restrict height and housing
- Very good but preserve view
- Preserve view of Mt Hood and the river without any obstructions in that portion bordering the historic park. This belongs to everyone

Supportive of Plan

- Very nice
- Camas/Washougal needs this to happen
- Our taxes currently pay for something we don't currently use, it's nice to see this will change
- This is the best idea Clark County has had in a long time

Preserve Historical Site

- Preserve the integrity of all historical sites; leave historical sites and park intact (3)
- I see nothing indicating Parkersville Historical site will remain as is, and where it is now (2)
- Make Parkersville nice and more usable

Preservation of Existing Features

- Needs to retain character of downtown Camas, small and quaint
- Would not want to see it develop like area around Beaches in Vancouver
- No; nothing like Seattle or Tacoma; more like Port Townsend

Access for Entire Community

- Keep the access for the general public. Everyone has a right to see and access the river. Chicago keeps the Lake Michigan access free for all people
- This spot should be a public use area or park and not "given" away to private investors for the use of a privileged few

Other Comments

- Housing will improve area (2)
- Need hotel
- Amphitheater
- Needs it's own character
- A pier for a barge to dock at in front of an open area, farmers market. Could be on barge Saturday am, and then bands and entertainment on barge in pm that expands land use to water

- Who is going to pay for all this?
- Have meeting with Friends of Camas group
- I want to see this type of project done by local people
- How much will the 1045 jobs pay? (median salary for service people?)
- Security with teenagers/weekends and good exit access

**SUMMARY of  
COMMENTS RECEIVED BY E-MAIL**

- The Camas-Washougal area does need to move ahead with the “RiverWalk” project. Both my husband and I believe that the community needs the added businesses. While we are a small, peaceful area, we don't need to maintain a small-minded attitude. We want to see this happen, we are looking forward to the news businesses and condos.
- A nice family motel/hotel is desperately needed for our communities.  
Trails on water side are essential.  
Design must be aesthetically pleasing and maintain view corridors of river and mountain.  
Nice restaurants with water views are very important.  
No box stores or strip malls.  
Financially positive for both Port and private partners.  
I can't wait to see it built. The Port has waited much too long to capitalize on that precious property.
- I fully support the project and being a long time resident of Camas I see the need for the type of development that Riverwalk will bring to our community. I have been using the marina facilities for 15 years and would be excited to see a major upgrade take place at the marina including the proposed dry dock facility.

Proposed retail, office and condo facilities would be a great enhancement to the community and help bring a strong tax base that would further support the schools in Camas and Washougal.

With one kid in college and another being a junior in high school I would be looking to downsize my living conditions and look at possibly going the condo route on the river. I am excited for the project and hope it becomes a reality in the next couple of years.

- I am writing as a concerned resident of Camas. Being the president of the Summit at Autumn Hills Homeowners Association, I am very interested how the significant tax dollars paid by myself and my neighbors are being spent by the Port of Camas.

Camas is in desperate need of a sustainable tax base to help support our growing community. The development of the proposed new marina and parking lot is a huge waste of money which will not benefit the majority of the community. In fact, it may benefit residents of Vancouver and other surrounding communities more than Camas.

I have looked at the initial Riverwalk on the Columbia proposal and feel this would not only increase our tax base, but would also directly benefit all residents through the development of a mixed use plan. I feel this is the direction the WAC should be heading as they evaluate the usage of Camas waterfront.

I look forward to the WAC's recommendations moving forward. I hope the Riverwalk on the Columbia is just the beginning of how we can improve our community.

- I am strongly in favor of this development. As a long time Camas business owner and resident, we are in strong need of the amenities, services and revenues this development will bring to our community. We need more restaurants, retail, hotels and a place to enjoy our beautiful waterfront. This land and its potential use is too valuable to leave as it is. Please go forward with Riverwalk. The development will be a huge asset to the community.
- I wholeheartedly support the ongoing feasibility study that can lead to a desirable quality finished product in a development concept such as the proposed Riverwalk Project. I believe a majority of the citizens of Camas and Washougal feel that a well planned mix of recreational use, restaurants, retail shops, river view and river access residential living units on the Columbia is long overdue. It's really quite amazing what can be accomplished when a Port district teams up with private partners, proposes a concept shaped by experienced professionals incorporating input from the public.

I think the timing is excellent given the inevitable rapid growth of all of Clark County and the immediate need for WDOT to plan improvements to SR 14. Well planned coordinated projects can make a huge difference in the functional, economic and aesthetic quality for our future generations to enjoy. I certainly look forward to a successful completion of this exciting project.

- It is time to improve the quality of life in our town, and I would also rather spend my money locally rather than spending it in Portland. Specifically, I need a nice hotel and a couple of quality restaurants that I can be proud to recommend to family, friends, and business associates. My family would also greatly appreciate a place where we could walk in the evenings along the waterfront, so a walkway would be very desirable as well.

Camas residents are much different than they were 25 years ago, but the town appears unchanged. I don't want to change the quaint feel of Camas, because that's one of the reasons why we chose to live here. But I truly believe you can grow and enjoy some modern conveniences in Camas/Washougal without compromising the good things we already have.

Please count me as someone who sees value in a proper plan for growth at the port of Camas-Washougal.

- We the citizens of Camas-Washougal have a beautiful place to live and prosper and the time is now to plan for the future. The people have arrived and I have always had a vision for the Gateway to the Gorge. I would enjoy being a part of the process.
- Just because we have developers on the Port Commission does not mean now is the right moment in time for this to move forward. Slow down and instead of asking the question "What kind of architectural style do you prefer?" ask us whether we want this developed at this time. I want to hold off on this development. Someone should ask the public the question of when.

I think you need to slow down. Everyone hears what they want to hear. I would like the public to decide whether or not now is the right time to develop this property. You all seem hell-bent on developing this project right now. I think we should consider the possibility of developing this property in the future...10 to 50 years from now.

- You can't be serious about putting traffic circles on Highway 14, are you? That's about the nuttiest idea I've ever heard. If you want total gridlock and a sharply increased accident rate, that's how you'd do it. I'd suggest having a traffic engineer look at this rather than an architect.

Several of our members attended the WAC Open House meeting last Wednesday at the Port of Camas-Washougal showing the options and requesting input regarding the proposed RiverWalk Development.

The Columbia Shores Neighborhood is located south of SR-14 extending along the Columbia River. The west boundary is the Camas Water Treatment Facilities extending upriver to the east, to the Port of Camas-Washougal line. Union Street entering SR14 almost bisects our neighborhood.

Columbia Shores Neighborhood consists of 70 private family residences and an Apartment Complex .Approximately 100 families live in the neighborhood. Several of the homes on SE 11th Avenue date back to the 1930's and join Parkers Landing Park in representing the unique history of this area.

Many Columbia Shores neighborhood people were unable to attend the Open House on March 28th. We will be holding an Association meeting in April to discuss how the proposed Development will impact the lives of our families. At that time we will draft a Neighborhood Association letter, to be sent to the Mayors of Camas, Washougal, along with the Council Members and the Port Commissioner's and WAC member's and other involved groups.

Following are some of the concerns we will be addressing:

- 1) The proposed high- density residences that will bring a major increase in traffic and congestion, not only to our neighborhood but also to SR-14.
- 2) The major increase of light, noise, and visual pollution that will affect our lives.
- 3) Concerns about preserving the Parkers Landing Historical Park - with no buildings on the existing park or hotel that would use the park as its own grassy adjunct. The Park deserves a buffer zone to maintain its historical integrity.
- 4) Concerns about the proposal of multi-story buildings that would block views.
- 5) Safety of our children and the elderly in our neighborhood while development progresses.