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to the
Port of Camas/Washougal Commission
June 6, 2007

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**REPORT OF THE WATERFRONT ADVISORY COMMITTEE
to the
Port of Camas/Washougal Commission**

1. Introduction

Purpose of WAC

In October, 2006, the Port Commission (the “Port”) appointed a 13-member Waterfront Advisory Committee (WAC) “to recommend the wisest and best long-term use of waterfront resources for the maximum public benefit.” The members of the Committee are listed in Appendix A of this report.

Specific goals the Port has for development of the waterfront are:

- Improve the connections and access to historical and cultural ties.
- Review successful waterfronts and the best practices of waterfront design.
- Engage the public in the plan development.
- Work to clean up and enhance the natural environment.
- Develop a compelling waterfront plan that contributes to the economy

The RiverWalk Project

“RiverWalk on the Columbia is a development company dedicated to designing a master-planned mixed-use development on the Columbia River in partnership with the Port and the community.” and “The Port has entered into a two-year option agreement with RiverWalk, LLC that allows a public/private partnership between the two parties to explore the feasibility of a development along the waterfront in Washougal.” From “Frequently Asked Questions” (FAQ), published in 2006 by RiverWalk, LLC.

The FAQ goes on to state, “The lease (between the two parties) was negotiated and ratified in a public meeting in November, 2005. Once community input is complete and plans are approved and it is decided that development will proceed, RiverWalk will carry the full cost of the construction of the buildings. The net proceeds from the development will be shared 50/50 between RiverWalk and the Port.”

Public Involvement

The WAC involved the public by:

- Providing an opportunity at each meeting for public comments
- Conducting an open house on March 28, 2007 attended by approximately 260 people
- Inviting emails and letters from citizens

All comments received from the sources cited above have been compiled into a report and reviewed by WAC members. A copy of the report appears as Appendix C to this report.

2. Recommendations of the Waterfront Advisory Committee

Following are the recommendations of the Waterfront Advisory Committee (WAC) to the Port of Camas/Washougal Commission. The paper is organized under three general headings: Economic Environment, Natural Environment and Social Environment. WAC wants to emphasize that all of its recommendations are made with the long-term use of the area in mind.

Economic Environment

The economic environment addresses integrated communities with housing diversity, shops, workplaces, parks and civic facilities essential to the daily life of citizens and ensures long term economic growth for the community.

Marina and supporting services

- WAC gives a high priority to the marina, with adequate parking for both launch ramp users and visitors as essential components, and ease of access for the boating public. WAC supports adequate wet and dry storage along with capability to accommodate Kayaks and Canoes. Long-term planning for adequate marina capacity and services is imperative.

Unique restaurants/shops with access to or river view

- This rates high with WAC who express a preference for a variety of quality restaurants and shops with access to and/or view of the river.

Hotel with convention/conference center

- WAC is very supportive of a quality hotel with meeting/banquet facilities that fit the community's needs.

Services accessible from/on water

- WAC believes this is a high priority and favors access for both the local and boating communities.

Residential with retail below

- WAC gives this a high priority.

Office buildings

- WAC rates office space for businesses and services in the development as high and believes it will be popular.

No big box stores or strip malls

- WAC members urge this, although some say that brand name stores will draw people to the development.

Communicating with current business operators about the development

- WAC feels the Port should communicate about waterfront developments with businesses now sited on Port property and with the Camas-Washougal business community.

Natural Environment

The natural environment addresses the natural terrain, vegetation, parks, trails, greenbelts and protected wildlife corridors.

Public access to/from river

- WAC understands the importance of continuing public access to the river as well as maintaining the public's ability to see the river.

Natural surroundings with trails, amphitheatre, park, picnic facilities

- WAC wants parks and green spaces included as visible parts integrated throughout the development.

Connectivity for pedestrians, bikes, autos and transit

- WAC supports connectivity to Washougal, Camas and surrounding areas for pedestrians, bicyclists, vehicles and various modes of transit.

Trails on water side of development

- Natural connections to the river area are very important to the WAC.

Maximize view opportunities

- WAC feels that it is important to protect, to the extent possible, the ability to view mountains and surrounding areas.

Social Environment

The social environment addresses the potential for individuals to communicate, embrace culture and history and connect with others in safe surroundings.

Incorporate history of the waterfront area into the design and preserve the Parkersville historic site.

- Most WAC members favor incorporating the history of the area into the design and finding ways to preserve most of the historic site and strive to enhance public understanding of its importance.

Year-round in/outdoor activities-weather friendly

- WAC supports activities that create an 18-hour community which encourages people to live, work and play year-round.

Aesthetically pleasing design of tasteful facilities, lighting, signage and landscaping, with a theme that reflects local flavor

- WAC believes the project needs a signature theme that is well-thought-out, executed in a world class way, reflects elements of the local area, and complements the surrounding communities.

Fun, safe, comfortable place with recreational opportunities on water and land

- WAC favors a development that enhances the entire community and brings economic and cultural benefits, such as public gatherings and events.

3. The Waterfront Advisory Committee

Selection Process

On behalf of the Commissioners of the Port of Camas/Washougal, sixty four applications for WAC were received and, through several review processes by staff and consultants, the list was initially narrowed to 30, presented to the Commissioners, then narrowed to 25 with some additions and deletions. A matrix was then used to ensure all subject and interest areas were covered to put together a list of 11, which was later expanded to 13 members.

Startup

On September 20, 2006, it was moved, seconded and unanimously declared to be the Order of the Board of Port Commissioners to establish a Port of Camas/Washougal Waterfront Advisory Committee with the purpose of acting as an advisory board and liaison for citizen recommendations relating to waterfront development at the Port. The first meeting of WAC took place on October 23, 2006 and, as of June 1, 2007, WAC will have had 13 meetings.

Membership

The committee is made up of 13 members representing a cross-section of stakeholders and interest groups in the Camas-Washougal communities. A list of the members is included in Appendix A of this report.

4. The Committee Process

Facilitation

All meetings were facilitated by Arnold Cogan, a Principal of Cogan Owens Cogan, LLC, located in Portland, Oregon. Mr. Cogan is a professional facilitator, mediator and planner with over 40 years' experience.

Consensus

At the first meeting of WAC, the members agreed that all decisions would be by consensus. The dictionary definition of consensus is that it is a collective opinion or concord. To the WAC, the understanding is that it is a decision the members of the Committee can "live with."

Public Comments

Approximately 260 people attended a public open house sponsored by the WAC on March 28, 2007. From that open house, the project team received 91 comment forms and 11 e-mails. In addition, a public comment period has been a part of every WAC meeting.