

WATERFRONT CITIZENS' ADVISORY COMMITTEE

"WAC"

MEETING SUMMARY

FEBRUARY 14, 2007 - 5:00 – 7:00 p.m.

MEETING ATTENDANCE:

Port Representatives (Support)

Rich Gunderson
Alan Hargrave
Sheldon Tyler
Byron Hanke
Mary Murphy

Riverwalk LLC (Support)

Mark Benson
John McKibbin
Eric Hovee

Committee Members

Arnold Cogan, Facilitator
Larry Blaufus
Jennie Brown
Russ Chambers
Ashley Eckman

Paul Fearn
Charmaine Harvey
Sandy Krahn
Casey O'Dell
Pat Sheaffer

Gary Simmons
John Svilarich
Barbe West
Excused Absence
Roberta Tidland

Arnold Cogan, Facilitator, opened the meeting at 5:00 p.m., and welcomed everyone.

Review

The Meeting Summary from January 24, 2007 was approved, with clarification of Casey O'Dell's comments on Page 5.

Response to comments from 1/24/07 meeting: Sheldon Tyler addressed Roberta Tidland's statement that Port Commissioners are "working to take the Park off the National Register." He stated that since 1985 when he became Director, no Commissioners have been actively working to take the property off the Register.

Brief Reports

Rezoning: John McKibbin deferred to Byron Hanke, who offered the following:

- RiverWalk knew the zoning would have to change from its current 'Industrial' classification, to "Highway Commercial."
- Mark Hinshaw was hired by the Port, and has met with RiverWalk, City of Washougal, and Port Commissioners to prepare a report on waterfront rezoning.
- Decision is up to the City– to agree or disagree with Mr. Hinshaw's report or to ask for clarification.

Sheldon said that the entire process is open to the public and that the City of Washougal will hold a public hearing.

- Byron added that he will report on any progress at the next WAC meeting.

Property Acquisition: Sheldon explained to the Committee that it is not appropriate for the Committee to attend Executive Sessions. The purpose of those sessions is for the discussion (not decision) of Commissioners on four topics only: (1) Property Disposition and (2) Property Acquisition - when, if the discussions were made public, it might impact the price; (3) Personnel and (4) Potential Litigation.

There are eight parcels in the 65-acres under consideration that are privately owned: Parker House, Westlie's, Hambleton, and five parcels on 6th Street, which consist of homes, a 4-plex, and bare land. The Port is in "active" negotiations with two, and "casual" negotiations with three. One seller is currently having his property appraised and will let the Port know the results. Another, the Port is to get the appraisal. One property owner has been non-responsive. So, the Port is working on seven of the eight parcels. (One piece – a home owned by Shirley Little – has already been acquired by the Port. It's in disrepair and sits vacant.

Sheldon then addressed the topic of condemnation by stating that in his 22 years with the Port only a single piece of property – in the parking lot at Grove Field Airport – was acquired through condemnation. The Commissioners have had no discussions about using condemnation to acquire the eight parcels referred to above; they are hoping for willing sellers.

SR-14: Sheldon outlined the current plans for the SR-14 improvements:

- Interchange at Union
- Right in / right out at 6th Street
- \$40 million approved by legislation
- Governor put \$17 million in a transportation package to go before the legislature. If approved, the \$57 million total will cover most of the project.
- The Port is in support of the interchange, but is concerned about the restrictions on 6th Street.
- Lobbying is being done locally and in Washington D.C.
- WDOT is putting together a 5-day analysis of their plan, to be conducted by a small group of people who will report to WDOT, and partners, on the design, location, and concepts of the plan.
- WDOT is hoping to 'turn dirt' in 2010.

Schedule of Upcoming WAC Meetings

Arnold reviewed his suggested schedule with the Committee. If the open house is held on March 28th, then a meeting in April would be necessary to review public input. There was brief discussion about the need for something visual to present at the open house.

Tax Information / Clark County Treasurer

Casey O'Dell: Casey prefaced this presentation by stating that he had contacted the Clark County Treasurer's office with questions on the tax implications to school districts -

specifically regarding the data shown in the report done by Eric Hovee, dated Nov. 13, 2006. In response to Casey O'Dell's request for more information, Clark County Treasurer Doug Lasher, Deputy Treasurer John Payne, and Finance Manager Cathy Huber Nickerson agreed to attend this meeting to present their review of the tax impacts of the proposed RiverWalk development.

They touched on several topics, to include:

- Figures used in Hovee's report are accurate, using current rates; however, a point was made that the report contained two errors: (1) that the project would bring in new money for the school district; and (2) the excise tax figure, if the property is not bought by the developer, is overstated.
- Taxes from regular levies (ad valorem taxes) are for basic services such as State School, County, City, and Fire Districts. The State School levy is redistributed state-wide based upon student enrollment.
- When assessed values increase, the tax (levy) rates go down for regular levies. Local school property taxes are based upon tax amounts voted by the citizens. The tax amount is divided by the assessed value to determine the rate, therefore no new revenue is generated with new construction.
- Leasehold tax is tax on use of public property by a private or commercial business. It is formula driven, based on the lease rate, and is currently at 12.84%.
- Distribution of leasehold tax: 52% of the lease rate goes to the State; 32% to the City; and 16% distributed to remaining taxing districts, including the school district.

A handout was made available prepared by the Clark County Treasurer, entitled "Property Taxes 101."

Prioritize Waterfront Features / Elements of Interest

Next, Arnold invited the Committee members to 'vote' on the list of features they compiled at the January 24th WAC meeting. First, the members discussed the list, noted there was some 'overlap,' and added two more elements: Office Buildings and Access to Healthy Food.

The members were each asked to indicate - by placing dots next to the 10 top features of their choice - which were the 10 most important in two different scenarios:

A: 65 Acres (potentially available); and **B:** ½ Area (currently available).
(The results of this exercise appear on the last page of this Summary.)

Next, the Committee discussed the list. Comments included:

Barbe West: We don't want a 'tourist trap.'

Sandy Krahn: Surprised that the Marina didn't receive more dots.

Gary Simmons: Move launch ramp to 6th Street? Consider it? [Arnold said it would be added to the list.]

Paul Fearn: People will be looking for entertainment. This list is not the same as in past studies.

Pat Sheaffer: Ready for the developers to show what it would look like; some things that make economic sense.

John Svilarich: Time to find out the reality of these choices, i.e., what makes economic sense. Asked John McKibbin how this list of features would fit in.

John McKibbin responded that it was a long list and it's important to see how well the elements integrate. An architectural firm would need to prepare visuals: bubble overview; aerial view; view corridors, etc.

Arnold remarked that the Committee doesn't need to worry about being too specific with *placement* of the elements. He asked: at what point does the Committee wish to invite the public? What elements does the Committee want the public to comment on? Arnold said that the list will be refined at the February 28th meeting. He also suggested using two different categories: 'water-related' and 'commercial-related.'

Byron Hanke reminded the Committee of their charge: to come up with an *idea* of what should be on RiverWalk. To bring recommendations to the Commissioners along the same lines as the list of features 'voted' on. The Commissioners will then sit down with the developers, the developers will come up with concepts, and it will go from there.

Discussion continued on holding an open house:

- Charmaine Harvey: It's important to hear public views; public input may change the list.
- Arnold: The Committee's work should be presented to the public in a meaningful way, with choices.
- Russ Chambers: The public can't work from a list, or the feedback will be negative. We need to present pictures; be visual.

Public Comment:

Robert Kulp – His first meeting. Committee should consider how development will impact the two communities. People are here to get away from tourist traps.

Richard Hamby – Public property is here for all to use. Residential is only for use of the individual owners.

Marianne Guetter – Clarified Roberta's January 24th comment on Commissioner opposition to the historic area, saying it came from "past Commissioners." Marianne then asked the Committee if they all had a copy of the contract between the Port and Riverwalk.

Bill Ward – RiverWalk is a "big deal." Needs to produce money and still satisfy the community. Asked: how many condos will be available; what size; and what price?

Jeff Guard – Stated that he was mayor of Washougal when the agreement was signed. Words such as "community renewal" are in the agreement. The agreement expects the City of Washougal to participate. He said a list of development features was already in place at the first meeting at Camas. This development shouldn't be 'cookie cutter.' It should be unique. He stated that Washougal does not have a B&O tax. He also asked for a copy of the Treasurer's handouts.

Demetrius Morris – Stated it is difficult to be on an advisory committee. Asked if anyone on the committee had a minority report. Was surprised to learn WAC was

conducted by consensus, not by vote. Asked, “If this goes through, do people get a rebate check when we can no longer use the Port as we expected to use it?”

As a final discussion point, Arnold asked the Committee if they wished to expand the meeting time to 7:30 p.m. The consensus was to keep the schedule at 5:00 to 7:00 p.m.

Reminder – Scheduled Meetings:

February 28, 2007 - 5:00 to 7:00 p.m.

March 14, 2007 - 5:00 to 7:00 p.m.

March 28, 2007 - 5:00 to 7:00 p.m.

Adjournment: Arnold Cogan adjourned the meeting at 7:00 p.m.

PRIORITIZATION RESULTS

FEATURE	65 Acres (# of dots rec'd)	1/2 Area (# of dots rec'd)
Connectivity for pedestrians, bikes, autos	7	5
Fun, safe, comfortable place	3	8
Recreational opportunities on water & land	1	0
Year-round in/outdoor activities-weather friendly	5	6
Marina & supporting services	6	6
Natural surroundings with trails, amp, park, picnic	7	5
Concerts and events	1	0
Utilization of open space on land & water	0	0
No big box stores, strip malls, or fast food	2	6
Places for conferences & banquets	0	3
Unique restaurants/shops w/access to or river view	9	10
Trails on water side of development	6	8
Dry storage	3	2
Boat launch ramp(s) *	5	3
Services accessible from/on water	7	3
Hotel w/convention/conference center	8	10
Residential w/retail below	7	6
Public access to/from river	4	4
Excellent design and tasteful facilities	2	2
Aesthetically pleasing designs; ability to see water	4	3
View corridors	0	0
History of area integrated into the design	4	6
Natural historic site preserved	1	1
"Brand name" restaurant	2	0
Fishing-related services	0	1
Excellent lighting, signage & landscaping	1	0
Signature development that reflects local flavor	4	4
River transportation services	0	0
Transportation connecting downtown Washougal & surrounding areas	3	2
Oriented to jobs	0	0
Access to healthy food	1	1
Office buildings	7	4

*A suggestion was made to move the launch ramp to 6th Street.