



EAST INDUSTRIAL PARK PROJECT
SUMMARY OF SPECIAL COMMISSION MEETING/WORKSHOP
Wednesday, February 6, 2008, 5:30–8:00 p.m.

The Port of Camas-Washougal Commission held a Special Meeting/Workshop on Wednesday, February 6, 2008 from 5:30-7:45 p.m. at the Port offices, 24 South “A” Street, Washougal, Washington. The following is a summary of the meeting proceedings and public comments provided during the meeting. The meeting agenda is attached.

Opening & Introduction

The meeting began with welcoming comments by Commissioner Alan Hargrave. Port Commissioners Bill Ward and Jim Carroll introduced themselves, as did staff members David Ripp, Scot Walstra, and Mary Murphy, and Port consultant Byron Hanke. Members of the East Industrial Park consulting team also introduced themselves (Karyn Criswell and Don Hardy, JD White, a division of BERGER/ABAM Engineers, Inc. and Tess Jordan, E.D. Hovee & Company, LLC). Commissioner Hargrave turned the meeting over to the Port’s Executive Director David Ripp, who made a few additional opening comments.

Scot Walstra, Director of Planning and Development, gave a brief overview of the history of the East Industrial Park site and this project. Scot indicated that the East Industrial Park site has been envisioned for industrial development according to the Port’s 1999 Comprehensive Plan of Harbor Improvements and Industrial Development. He also noted that the Port has received inquiries about acquiring the East Industrial Park site for business park development from Nan Henrikson and Milt Dennison (Campus Development) and Wes Hickey (Lone Wolf Development).

These inquiries led the Commissioners to engage the community in a public process to get input on whether the Port should pursue broadening the range of permitted uses from light and heavy industrial uses to a wider range of employment uses, such as a business or technology park with accessory uses (i.e., limited retail and professional services to serve business park tenants). Also under consideration is under what conditions the Port would consider selling all or a portion of the East Industrial Park site. Scot also provided an overview of the major steps in the evaluation process: data collection and stakeholder interviews, market assessment, press conference, and tonight’s meeting. Scot then turned the meeting over to Karyn Criswell.

Open House Structure & Agenda

The purposes of the meeting as outlined by Karyn were to obtain:

- Shared understanding of the initial project documentation (existing site conditions, pertinent City and Port policies, stakeholder summary, and market assessment);
- Review by Port Commission, staff and public of the draft guiding principles prepared by the consultant team; and
- Initial public input on the draft guiding principles.

Karyn then described the process and structure of the meeting. Its first half would be a Commission workshop during which the consultants would present their reports to the Commission, answer questions from Commissioners, and hear their feedback. A short break would follow, and would be followed in turn by the public comment portion of the meeting. Because the meeting would be structured in this way, Karyn asked attendees to hold their comments and questions until the time for public comment and encouraged them to write their comments on the form provided. She also said that to make sure everyone could participate and to take full advantage of the new sound system, those wishing to comment should:

- Sign in as wanting to comment
- Plan to limit their comment to 3-5 minutes
- Make one comment during the comment period

Karyn said the team would transcribe questions received during the comment period and, if time remained after everyone had had an opportunity to comment, then the team would answer questions raised during the comment period. She also stated that the team would schedule follow-up meetings with Port staff to answer questions that could not be answered at tonight's meeting. Alternatively, Port staff will create a Frequently Asked Questions section of the project web page as another means of addressing questions from the public.

Process Overview

Karyn then gave a brief overview of the East Industrial Park project process, supplementing the information previously provided by Scot earlier in the meeting. She indicated that the Port would accept written comments on the draft guiding principles through February 19, 2008.* **[Deadline for written comments has been extended to FEBRUARY 26th.]* These comments will be compiled and summarized and posted to the project web page. Verbatim comments will be provided to the Port Commission. At the Port's regular meeting on March 3, the Commission will consider all of the information and input provided and deliberate on the guiding principles, with the intention of making a decision on the guiding principles. Following the decision on the guiding principles, the consultant team will evaluate the extent to which the two alternatives are consistent with the guiding principles and bring that analysis back for review in April. The Port is currently planning to decide on the alternatives by April 2008.

Report Presentations

Representatives from the consultant team then gave an overview of the three reports: Stakeholder Summary (presented by Karyn Criswell), Market Assessment (presented by Tess Jordan), and Rezone Evaluation Technical Memorandum (presented by Karyn Criswell and Don Hardy). All of the reports were available to attendees as a handout.

Following the presentations, attendees took a 10-minute break and Commissioner Hargrave reconvened the meeting and began accepting public comments. A summary follows of comments by attendees:

Paul Greenlee, Councilmember, City of Washougal, had several questions and comments concerning the Market Assessment:

- Why did you use a target employment density of 9 jobs per acre instead of the actual realized employment density for the industrial park scenario?

- The discount rate of 8% seems high, what about using present corporate bond rate?
- By their nature, market assessments tend to be rear view mirror perspectives. For example, historically we may have had heavy metals manufacturing plants in our area. We know that these types of facilities will occur overseas rather than here in the future.
- While I can't provide any details, I would like the Port to know that the City is in negotiations with several large retailers, which could provide some of the retail amenities attractive to office parks.

Richard Hamby thanked the consulting team for doing a good job on the reports and thanked the Port Commission for a good public process. He also had several additional comments:

- The East Industrial Park site is visible from Highway 14 and I wonder why the Market Assessment indicates that the site has poor visibility.
- The East Industrial Park has access problems regardless of the type of development. This is something that will need to be addressed; I don't necessarily see this as a barrier to business park development.
- Pay full attention to the recreation part of the Port mission.
- We also need economic diversity and perhaps the lack of office space in this area means that the Port should pursue more of it.
- Regarding the "entitlements" guiding principle. Please make sure you pay particular attention to the "public value" portion of this guiding principle. Any future development should provide a value to the public.
- Regarding the "economic impacts" guiding principle, the word "must" seems like it would be difficult to quantify and at odds with identifying the public value. (*Note: full text of draft guiding principle states: The economic impacts of a different range of uses must be equal to or more favorable than the economic impact of the range of uses that are currently permitted.*)

Joe Levesque thanked the consultants for their good work and the Commission for a good process. He said the Commission now needs to figure out how to do or who is going to do it and this is the really hard part.

Martha Martin praised the Port for the project's public involvement process, stating it is an example of a good government process. She referred to the Washington Governor's 11 innovation centers and her understanding that land near Washington State University, Vancouver is one of the innovation centers. She asked the Commission if this site could potentially be a new innovation center. There was some discussion of the Port's understanding of the status of the innovation centers within the state and how there had already been a lengthy process which resulted in the selection of the existing innovation center. Ms. Martin encouraged the Port to pursue this designation if an opportunity presents itself in the future.

Ms. Martin then asked Commissioner Bill Ward to expand on his understanding of knowledge-based industries. He indicated that they are industries that rely on the knowledge of their employees as the marketable output. He cited "think tanks" or businesses such as Battelle as examples.

Ms. Martin encouraged the Port to consider the impacts of increased tax base that would occur if the Port were to sell the property. Ms. Martin stated that the comprehensive plan speaks to

the environmental protection of this area. She also acknowledged that this is a complex process and stated her appreciation for Commissioner Carroll's earlier comments concerning the many factors involved in the decision, such as whether this land should be sold, whether other land should be purchased, tax implications of port versus private ownership, etc.

Mike Manning stated that he believes that this property's value is in its uniqueness. Mr. Manning stated that he understands that the Port already has two proposals for business park development. He encouraged the Port to make sure that development of this site is "green" and compatible with the Refuge as well as providing jobs to the area.

Mr. Manning also asked why the rezone assessment project had to be completed by April, and indicated that it sounded like there was still a lot of work to do between now and then.

[See next page for Meeting Agenda.]



EAST INDUSTRIAL PARK PROJECT—SPECIAL COMMISSION MEETING/WORKSHOP

Wednesday, February 6, 2008, 5:30–8:00 p.m.

AGENDA

| Time | Who | Topics |
|-------------|---------------------------------------|--|
| 5:30 | Commission President Alan Hargrave | Opening & Welcome |
| 5:35 | David Ripp & Scot Walstra | Introduction <ul style="list-style-type: none"> • Project/property history • Introduction of consultants |
| 5:40 | Karyn Criswell | Review of Structure & Agenda <ul style="list-style-type: none"> • Meeting purpose • Description of process/meeting structure • Ground rules |
| 5:45 | Karyn Criswell | Review of East Industrial Park Project Process |
| 5:50 | Commission, Staff, & Consultants | Report Presentations & Commission Discussion <ul style="list-style-type: none"> • Stakeholder Summary Report (Karyn Criswell, JD White, a division of BERGER/ABAM Engineering) • Market Assessment (Tess Jordan, E.D. Hovee & Company) • Technical Memorandum & Draft Guiding Principles (Don Hardy & Karyn Criswell, JDW) |
| 7:00 | All | BREAK |
| 7:10 | Public | Public Comment |
| 7:55 | Karyn Criswell | Next Steps <ul style="list-style-type: none"> • Written public comments on guiding principles accepted through February 19 • Commission will deliberate and decide on guiding principles during the regular Commission meeting on March 3 |
| | Commission President Alan Hargrave | Concluding Remarks |

Handouts:

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|------------------------------|------------------------------|
| • Stakeholder summary report | • Fact sheet |
| • Market assessment | • Public input opportunities |
| • Technical memorandum | • Comment forms |

PLEASE NOTE: Public comment will be taken only during the public comment portion of the agenda. Those wishing to comment must sign up on the sheet provided and their comments may be limited to 3 to 5 minutes, depending on the number of people who wish to speak. Forms are also available for those who prefer to provide written comments.