

WPPA Waterfront Re-Development Improving Communities, Sustainability and Economic Development September 21, 2017



WATERFRONT REVITALIZATION TIMELINE

2011

-Integrated Planning Grant (IPG) Process Commences

2012

-Purchase 13.23 acres of Waterfront Property

-Purchase 6th St. properties

-IPG Process Completed

2013

-Phase I Waterfront Revitalization: DOE Cleanup of Waterfront Property

-Phase II Waterfront Revitalization: Contract with Berger/ABAM for Waterfront Park & Trail Design

2014

-RCO Grant Process Begins

-Hovee Market Analysis

-PSU Vision Plan Process

2015

-Awarded 3 RCO Grants

-Phase II Waterfront Revitalization: Construction commences for Waterfront Park & Trail

2016

-Waterfront Park & Trail Grand Opening

-David Hansen Site Plan Design & Highest and Best Use Analysis

2017

-Waterfront Natural Play area design, anticipated completion date August 2018

-Purchase final 6th St. property

WATERFRONT REVITALIZATION TIMELINE

2011

-Integrated
Planning
Grant (IPG)
Process
Commences

INTEGRATED PLANNING GRANT PROCESS

Collaboration with Department of Ecology

\$200,000 grant

PURPOSE:

1. Conduct an environmental due diligence
2. Community involvement process
3. Prepare a concept plan for redevelopment

INTEGRATED PLANNING GRANT PROCESS

1. Conduct an environmental due diligence

- ✓ Excavation and offsite disposal of water and sediments above state cleanup levels.
- ✓ Consolidation of contaminated materials in a capped and protected area.

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 File: 10/24/08 Remedial Action/Remedial Action/Remedial Action/Remedial Action



Figure 6
Remediation Boundaries
 Port of Camas-Washougal
 Washougal, Washington

- Legend**
- Site Boundary
 - Property Boundary
 - Stockpile to be Removed
- Remediation Areas**
- Impacted Log Pond Sediment and Surface Water
 - Impacted Mill Area Soil
 - Impacted Aggregate Recycling Area Soil

Approximate Remediation Areas
 and Approximate Square Footage
 Log Pond Sediment: 22,000
 Log Pond Soil: 12,500
 Hazardous Waste: 18,800

Notes:
 1. Property boundary is approximate and based on legal description provided by KC Development (Sept. 10, 2012).



Source: Aerial photograph obtained from Clark County GIS

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INTEGRATED PLANNING GRANT PROCESS

2. Community involvement process

- ✓ Business Stakeholder interviews
- ✓ October 26, 2011 Open House
- ✓ March 13, 2012 Open House

INTEGRATED PLANNING GRANT PROCESS

2. Community involvement process – Input results:

- ✓ Waterfront Access for the public
- ✓ Provide enough parking
- ✓ Connection to downtowns, good pedestrian and bike access
- ✓ Peninsula area set aside for open space
- ✓ Enhance habitat quality on the shoreline
- ✓ Different commercial environment (don't compete with downtowns)
- ✓ No big box retail
- ✓ Community center (multi-use space with indoor/outdoor facility)

INTEGRATED PLANNING GRANT PROCESS

2. Community involvement process – Input results:

✓ Land Uses:

- Quality restaurants
- Mixed commercial uses
- Class A office
- Water sports/boat rental near inlet
- REI type outdoor store as anchor tenant
- Public spaces
- Residential

✓ Design:

- Main street look
- View corridors
- 10-12' multi-use trail
- Something that differentiates from other commercial developments (tourist attraction and regional draw)

INTEGRATED PLANNING GRANT PROCESS

3. Prepare a concept plan for redevelopment

- ✓ Waterfront Greenway: multi-purpose, paved trail near river bank anchored by a park on the peninsula
- ✓ Waterfront District: shops, restaurants and offices along the greenway; limited to 3 stories
- ✓ Mixed Use District: set back from the river and oriented more for visitors arriving by car; include retail, commercial and residential developments
- ✓ 6th Street Development Area: eastern edge of planning area; include a green space buffer between development and trail, development includes residential, retail and office space

Washougal Waterfront - Potential Development Concept Plan

Port of Camas-Washougal
Washougal, Washington



WATERFRONT REVITALIZATION TIMELINE

2012

-Purchase
13.23
acres of
Waterfront
Property

-Purchase
6th St.
properties

-IPG
Process
Completed

PURCHASE WATERFRONT PROPERTIES

- ✓ November 2012: 13.23 acres Hambleton Property
 - Purchase Price \$6,073,911



PURCHASE WATERFRONT PROPERTIES

- ✓ April 2012: Gustafson 6th Street Property
 - Purchase Price \$201,345
- ✓ September 2012: Kirk 6th Street Property
 - Purchase Price \$169,226

Location of 6th
Street properties



WATERFRONT REVITALIZATION TIMELINE

2013

-Phase I
Waterfront
Revitalization:
DOE
Cleanup of
Waterfront
Property

-Phase II
Waterfront
Revitalization:
Contract with
Berger/Abam
for Waterfront
Park & Trail
Design

PHASE I WATERFRONT REVITALIZATION:

Cleanup of Waterfront Property
Collaboration with Department of Ecology
\$516,523 grant

- ✓ March 2013: Received binding agreement with Department of Ecology for cleanup of site
- ✓ Remedial Investigation completed in May 2013
- ✓ Feasibility Study completed in June 2013
- ✓ Engineering Design completed in summer 2014
- ✓ Construction phase commenced in August 2014 and finished in September 2014
- ✓ O&M Monitoring was performed in April 2015 and will continue periodic inspections for an ongoing period of time



PHASE II WATERFRONT REVITALIZATION:

Waterfront Park & Trail Development

- ✓ February 2013: Contracted with Rod Orlando to update Port's Recreational Lands & Facilities Plan; requirement in applying for RCO grants.
 - Open Houses for Recreational Plan input:
 - July 30, 2013
 - September 24, 2013
 - Stakeholder Interviews - **21 interviewees**
 - Community Survey – Input from community regarding the port's existing recreational facilities and ideas for the design of new facilities
 - April thru September 2013 – **442 respondents**
 - Recreational Lands & Facilities Plan adopted February 4, 2014

- ✓ March 2013: Contracted with Berger ABAM for Waterfront Park & Trail design services

WATERFRONT REVITALIZATION TIMELINE

2014

- RCO Grant Process Begins
- Hovee Market Analysis
- PSU Vision Plan Process

RCO GRANT PROCESS

- ✓ Applied for 4 Grants – Applications due May 1, 2014
 - Washington Wildlife Recreation Program – Trails
 - Washington Wildlife Recreation Program – Water Access
 - Aquatic Lands Enhancement Account (ALEA)
 - Land & Water Conservation Fund (LWCF)

- ✓ 8 Presentations to RCO Technical Committee's – July thru Aug 2014

- ✓ Awarded for 3 grants – May 2015
 - \$500,000 Washington Wildlife Recreation Program – Trails
 - \$700,000 Washington Wildlife Recreation Program – Water Access
 - \$500,000 Aquatic Lands Enhancement Account (ALEA)

- ✓ Bravo Award presented to the Port from RCO which recognizes the Washougal Waterfront Park as a 2016 Top Ranking Project

HOVEE MARKET ANALYSIS

[http://portcw.com/docs/projects/waterfront_revitalization/HOVEE%20Parkers%20Landing%20Report%20\(Final%206-13-14\).pdf](http://portcw.com/docs/projects/waterfront_revitalization/HOVEE%20Parkers%20Landing%20Report%20(Final%206-13-14).pdf)

- ✓ Market Analysis prepared in June 2014

- ✓ Market Overview
 - Trade Area
 - Trade Area Demographics
 - Residential Market
 - Office Flex Market
 - Commercial Retail Market
 - Specialty Service & Destination
 - Multi-Screen Cinema
 - Health Fitness Center
 - Lodging Market

HOVEE MARKET ANALYSIS

✓ Development Scenarios

- Community Commercial Center
- Commercial Retail/Office and Residential Mixed Use
- Multi-use Destination Development
- Mixed Use & Destination Development

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

- ✓ A team of Portland State University graduate students worked with the Port, City and the community to craft the Waterfront Vision Plan. A community vision for the Waterfront that connects and complements the Downtown.

- ✓ Challenges for the Waterfront development:
 - Limited Waterfront Access
 - Lack of Connectivity
 - Business and Developer concerns about impact on Downtown Washougal

- ✓ Guiding Principles
 - Thrive
 - Connect
 - Collaborate
 - Cultivate



PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

- ✓ Community Engagement: March thru May 2014
 - Initial outreach, including door to door and tabling at existing community events
 - Kick-off Event – 30 to 40 attendees
 - Columbia River Gorge Visitors Online Survey – 107 responses
 - Stakeholder Outreach & Interviews – 40 people reached
 - Online Survey + Intercept Survey – 235 people reached
 - Business Mixer/Focus Group – 20 to 30 attendees
 - High School Student Survey Interviews – 116 student surveyed
 - Unite! Washougal Community Coalition Focus Group – 4 attendees
 - Community Recognition Event – 50 to 60 attendees

Community Outreach



PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

- ✓ Community Engagement: Key Findings
 - Preserve the “character of Washougal”
 - Small-town character
 - Outdoor recreation
 - Natural scenic beauty
 - Safety and family-friendly environment
 - Youth and future generations
 - Desire and need for public spaces – keep Waterfront accessible to the public
 - Recreational trails
 - Places for youth
 - Community Centers
 - Plazas
 - Parks
 - Playgrounds

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

- ✓ Community Engagement: Key Findings
 - Incorporate art, history, and culture into the Waterfront site
 - Historical Interpretive Signage
 - Tactile Arts
 - Performing Arts
 - Art Spaces
 - Incorporate a variety of businesses that are reflective of community needs
 - Resistance to “big box” store on the Waterfront
 - Support for a mix of small and local businesses

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

- ✓ Community Engagement: Key Findings
 - Support a natural habitat, environmental stewardship, and protect views
 - Don't block views
 - Limit height of development to maintain views
 - Support clustering development into designated locations
 - Ensure a clear physical and emotional connection to and from Downtown as well as the rest of the community
 - Wayfinding Signage
 - Events
 - Ample Community Spaces
 - Ample Pathways and Trails

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

- ✓ Community Engagement: Key Findings
 - Create a Waterfront that is a safe place for all users
 - Adequate lighting around trails
 - “Eyes on the Waterfront” – increasing the community’s overall Waterfront presence with a variety of uses and activities
 - Provide continued engagement, education, and transparency
 - Continue to engage and inform community as the project progresses
 - Tap into regional resources in the area to help create an identity for Washougal
 - Better promote to visitors and locals the connections, and local amenities and activities that already exist

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

Recommendations Organized by Guiding Principles

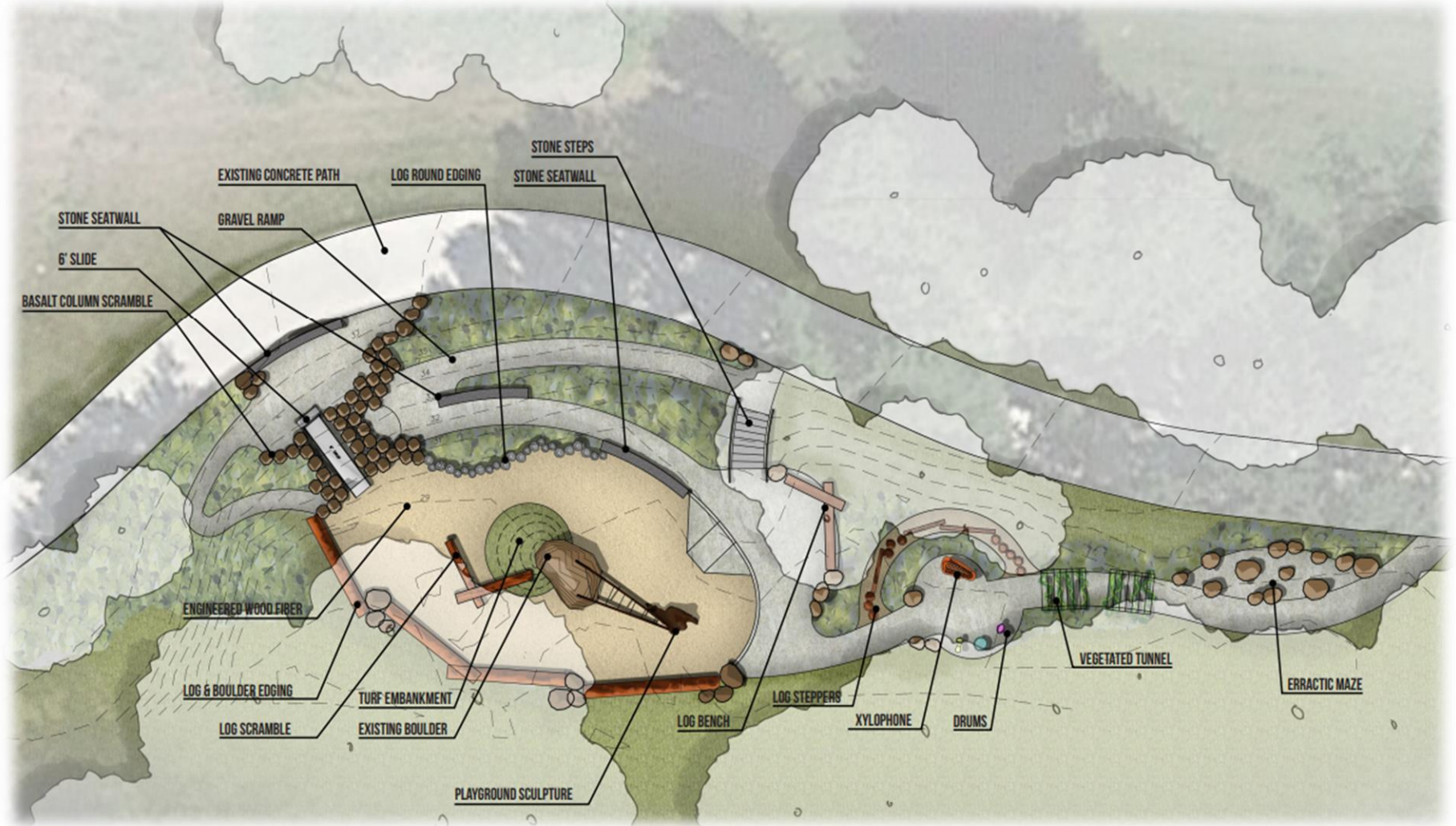
Cultivate: The community prides itself on its rich historical roots, access to abundant natural amenities, and small town, family-friendly feel. Building on these community values, together we will cultivate a local and regional identity for Washougal.

1.01 Incorporate place making activities

1.02 Integrate interactive, family friendly amenities:

- *Waterfront Park & Trail complete, September 2016*
- *Children's Natural Play area design complete with construction to begin May 2018*
- *Picnic shelter availability for parties, reunions, etc.*
- *Currently researching splash pad/water park location at Marina Park*

Children's Natural Play Area



PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

Recommendations Organized by Guiding Principles

Cultivate: The community prides itself on its rich historical roots, access to abundant natural amenities, and small town, family-friendly feel. Building on these community values, together we will cultivate a local and regional identity for Washougal.

1.07 Establish a self-guided walking tour

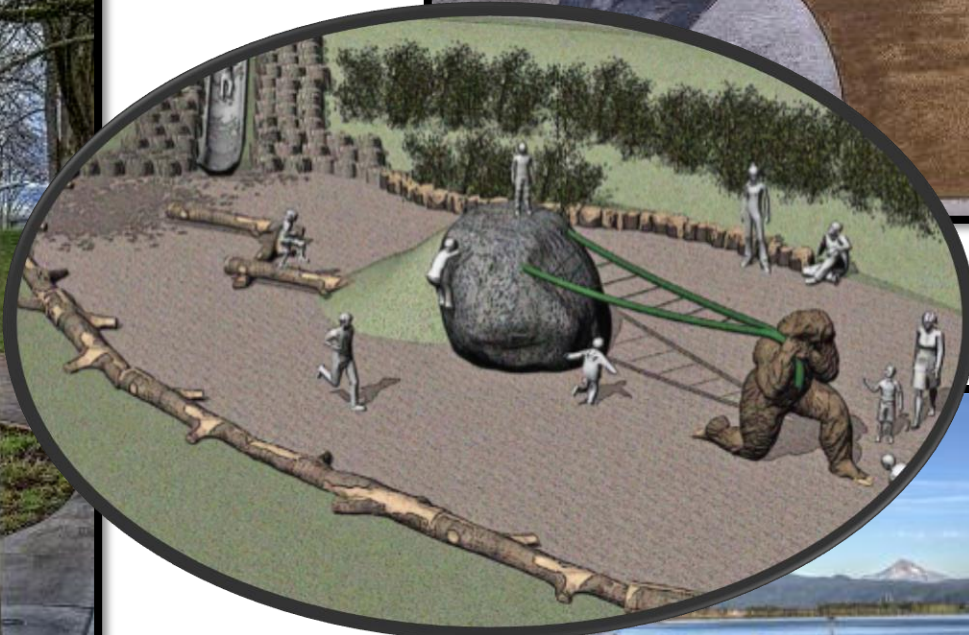
1.08 Expand or enhance the current location for music events by building an amphitheater

1.09 Facilitate a conversation with Best Western to join the Tourism Promotion Area:
Current owners don't desire to do this.

Art walk Along Waterfront



Tayi Rock, Parker's Landing
Historical Park



Climbing
Sasquatch,
Children's
Natural
Play Area



Metal Salmon Walkway



Compass View Point, Washougal Waterfront Park

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

Recommendations Organized by Guiding Principles

Cultivate: The community prides itself on its rich historical roots, access to abundant natural amenities, and small town, family-friendly feel. Building on these community values, together we will cultivate a local and regional identity for Washougal.

1.10 Develop tourism materials

- *Port lobby remodeled to create a Visitor's Center with brochure rack of tourism material*

1.11 Develop a visitor kiosk

- *Both kiosks out at the Waterfront Park and Trail have information about both cities and how to get there. Also the Visitor Center contains the same kiosk panels in the lobby area.*

Visitor Center/Tourism



Sustainable Initiatives Interpretive Signs





Earth Day 2017



**Bat House
Installation**



Yoder Goats

PSU VISION PLAN PROCESS

Washougal Waterfront: A Community Connected

Recommendations Organized by Guiding Principles

Collaborate: Community partners are committed to building strong relationships based on good faith and genuine involvement. Together we will ensure continued transparency and collaboration between governing agencies, the community, and other regional partners in the future development of the Waterfront.

4.07 Form a Community Advisory Committee and a Waterfront Technical Advisory Committee

- Five Waterfront Park & Trail groups were created during the beginning of the Waterfront Park and Trail design process in 2014. All of these groups weave from being active or inactive depending upon where current efforts are being focused.
 - Historical/Art Committee was instrumental in producing the interpretive sign ideas; and will be engaged in upcoming art installation discussion.
 - Linkages Committee is currently meeting on the wayfinding signage development.
 - Environmental Stewardship Committee is currently participating in the stewardship group.
 - Recreation Committee brought forth the idea of having a natural play area.
 - Tourism Committee continue to communicate on ideas for promoting tourism in the local area and participate in the Gorge Tourism Alliance.

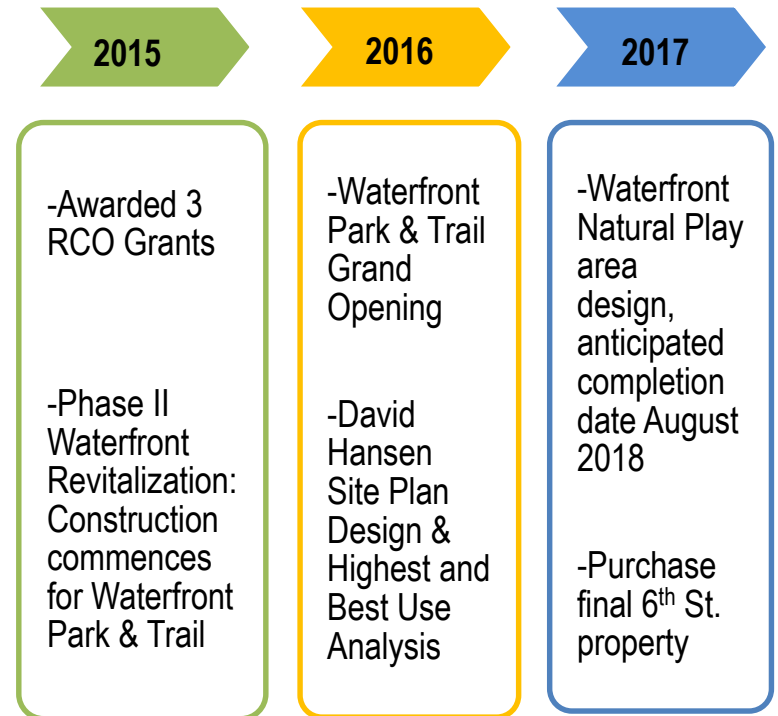




Community
Stewards



WATERFRONT REVITALIZATION TIMELINE



Waterfront Park & Trail Ground Breaking



Waterfront Trail and Park



Port of Camas Washougal - Washougal Waterfront Projects



David Hansen's Highest & Best Use Analysis

✓ Community Involvement Process

- Board Meetings
 - April 5, 2016
 - June 21, 2016
 - August 9, 2016
 - August 23, 2016: Killian Pacific spoke on their Live-Play-Shop-Work-Connect concept
 - September 6, 2016
 - October 18, 2016
 - November 14, 2016
 - December 14, 2016: Charrette/Workshop with 3D model
 - December 20, 2016: Killian Pacific spoke on their Live-Play-Shop-Work-Connect concept again along with land swap discussions
 - March 7, 2017

David Hansen's Highest & Best Use Analysis

✓ The Site

- Opportunities
 - Attractive location on the waterfront (river and views)
 - Located between two population centers
 - Destination location
- Challenges
 - Eastward highway access
 - Isolation from population base
 - Seasonality inherent in a waterfront location in this climate

David Hansen's Highest & Best Use Analysis

✓ Uses of The Site

- Retail
 - Supports a range of retail types
 - Destination type retailers will be critical
 - Underserved market in Camas-Washougal
 - Lack of full-service restaurants
- Office
 - Limited market
 - Best suited to small businesses with a limited number of employees
 - Tenants most likely professional service firms

