

**Port of Hood River Commission
Meeting Minutes of June 19, 2013 Special Session Lot 1 Planning
Marina Center Boardroom
12:00 PM**

THESE MINUTES ARE NOT OFFICIAL until approved by the Port Commission at the next regular meeting.

Attendees:

All Port Commissioners except Fred Duckwall
All invited participants except Ken Whiteman
Michael and Steve
Mayor Arthur Babitz
Bob Francis
Cindy Walbridge

Jon Davies opened the meeting at 12:07 p.m

There were self introductions all around.

Michael provided planning history, background and status.

Jon Davies summarized that the purpose of the discussion was to answer the obvious questions regarding vision, business types, height, scale, density and community objectives. He stated that the Commissioners' assumptions are that the industrial areas will likely be conveyed to the private sector for development, but that the commercial areas adjacent to the water will likely be Port owned and developed. He asked the participants for help in identifying the types of businesses that are needed for this site.

Jeff Pickhardt stressed that strengthening the connection between the waterfront and downtown ought to be a primary consideration. He offered that tenants were likely to be small and he challenged the need for light industrial zoning in this location.

Rich McBride replied that the Commissioners were under the impression that the City was committed to preserving light industrial opportunities inside of the City limits.

Cindy Walbridge said that the City was open to zone swapping and that there is some excess light industrially zoned land to accommodate the City's 20 year need projection.

Romeo Robichaud offered that the Port ought to take advantage of the recreational interest in the waterfront with something like an indoor ice rink or indoor soccer. He indicated that he perceived only a limited market for light industrial tenants and the Port ought to look for local firms that need to expand – including RBS.

Jeff Nichols said that he saw the demand for industrial and recreational parking as being complementary. He said that he would be opposed to warehouse facilities.

Pickhardt said that the Port ought to target upper end industrial buildings commanding rents of approximately \$1.00 psf. He said that, in his opinion, the Port ought to consider demolishing the Jensen Building and connecting the City waterfront park with the Port event site.

Robichaud offered that perhaps the Jensen Building could be converted to a recreation center.

William Ayers said that he also thinks that it is essential to strengthen the ped / bike connections between downtown and the waterfront.

Chris Debbaut warned that the Port should guard against being dominated and controlled by the parking issue – crowded can be an indicator of success. He urged the Port to consider intelligence driven institutional uses such as buildings for academic, research or environmental uses. He also mentioned breweries as draws.

Nichols said the MCEDD was exploring these types of uses and that the Port ought to engage with MCEDD to become informed about the possibilities.

Pickhardt urged the Commissioners to upgrade the quality of planning creative thinking.

Brian Shortt responded that he believed that Commission should officially recognize Lot 1 for its unique development potential in the community, Gorge, the Pacific Northwest and the nation.

Pickhardt stated that the site should not be belittled by zone change considerations.

Arthur Babitz said that the key to obtaining the correct zoning is to “do it once”. He affirmed that the City would be open to considering a change from light industrial zoning.

Jon Davies closed the meeting at 1:40 pm.

Respectfully submitted,

Steve Burdick

ATTEST:

Jon Davies, President, Port Commission

Hoby Streich, Secretary, Port Commission