

**Port of Hood River Commission
Lot 1 Development Special Session Meeting Minutes of September 15, 2015
Marina Center Boardroom**

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

Present: Commissioners Jon Davies, Rich McBride, Brian Shortt, and Hoby Streich; from staff, Michael McElwee, Fred Kowell, Anne Medenbach, Genevieve Scholl

Absent: Fred Duckwall

Media: Patrick Mulvihill, Hood River News

Attendees (from Sign-In sheet): Christopher Miller and Mike Zilis of Walker|Macy (presenters), Cindy Walbridge, Kate McBride, Polly Wood, Nicole Backus, Percy and Doris Jensen, Ernest Stranz, David Ryan, Heather Staten, Sarah Fox, Todd Anderson, Ellen Shapley, Ed Dietrich, Scott Sutherland, Paul Landau, Mark Zanmiller, Sean Hallissey, Erika Rench, Steve Hawk, Jeff Pichkardt, Ben Sheppard, Maria Foley, Chuck Hinman, Tom Stevenson, Ron Martin

1. Call to Order: President Shortt called the Special Session meeting to order at 5:02 p.m.

2. Opening Comments: Michael McElwee welcomed attendees to the open house special meeting focused on Lot 1 Development concept planning. McElwee provided historical background information and recognized former Port Commissioner Percy Jensen in attendance as well as other stakeholders. He introduced the topic of development concept planning for Lot 1, touching on the issues of the site's role as Hood River's "front porch" and the unique challenge of combining Light Industrial and Recreational uses.

3. Presentation by Walker|Macy, Landscape Architecture Planning: Christopher Miller and Mike Zilis gave a presentation on the key issues and challenges in the concept development that included an overhead projection presentation with illustrations of the following:

- Waterfront Refinement Plan subareas
- Design considerations
- View corridor
- Primary pedestrian routes and proposed pedestrian network
- Recreation needs
- Industrial users
- Cross section illustrations
- Important edges (corners of main lots)
- Internal/flexible parking
- Pedestrian connections to and through parking areas
- Overall concept
- Buildable acreage
- Utility corridor
- Stormwater management
- Density of buildings to parking based on number of employees per 1,000 square feet
- Lot 1 zoning

Mike Zilis finished the presentation by showing two options for overall development concepts: Option A and Option B. Option A features a grid of streets and distribution of traffic with the current location of utilities being moved to the new Anchor Way street location. Option B features the same, with the

utilities remaining in their current location. Mr. Zilis also noted the concerns from ODOT regarding the westbound exit ramp of Exit 63 being relatively short and the importance of paying attention to the traffic flow patterns so as not to overload the ramp. There was further discussion of the potential use of 1st Street as a festival street.

4. Discussion and Questions from the Attendees: Michael McElwee opened the meeting up for questions from the audience and discussion ensued for approximately 40 minutes. Discussion topics included:

- Angled parking along the rest of Portway (City jurisdiction)
- One parking space per employee standard
- Potential of structured parking
- Bicycle routes and sharrows
- Barman lot; being outside of the overlay zone and clarification of the Port concept for that lot specifically in regards to the view corridor
- Three story (45' high) buildings and their impact on the view corridor

5. Adjourn: President Shortt adjourned the meeting at 7:45 p.m.

Respectfully submitted,

ATTEST:

Genevieve Scholl

Brian Shortt, President, Port Commission

Jon Davies, Secretary, Port Commission