

# HOOD RIVER WATERFRONT

Port of Hood River Development Opportunity | May 2021



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MAY 28TH 2021

MICHAEL S. MCELWEE  
EXECUTIVE DIRECTOR, PORT OF HOOD RIVER  
1000 E. PORT MARINA DRIVE  
HOOD RIVER, OREGON 97031

BY EMAIL: MMCELWEE@PORTOFHOODRIVER.COM

Dear Michael,

Thank you for reading our response to the Lot 900 Request for Developer Interest. We have dedicated much of the last decade to the re-development of various Waterfront properties, for the benefit of our tenants, their employees, and our community. There is on-going demand for additional work-shop, retail, and general office space, ideally within the Waterfront so that businesses can grow under one roof (or one area). We have also grown our families and our non-business community through shared experiences at the Waterfront. Our craft is placemaking; we do this by putting together buildings and spaces with the end user—and evolutions of the end user—in mind.

We also recognize the immediate need for rebuilding historic industries in Hood River, primarily in agriculture and outdoor sports. We are tied-to and invested-in local fruit growing and distributing and we see an opportunity to boost revenue much in the way Hood River brewers and wine-makers are set-up: adding a processing and retail component to fruit businesses creates a brand-building opportunity that can result in increased national sales of raw or processed product.

There is an evolution of uses at the Waterfront to be considered: (1) “industrial” is something different than logging and trucking – it is making and testing and making and tasting; (2) publicly-operated recreational and learning facilities should evolve in order to better support youth; and (3) flex office and maker space or service retail is never going to be replaced with online services. Our proposal addresses each of these in specific ways, though we recognize there is organic growth (and pace of growth) in the evolution of our small town.

No matter the timeline, we believe in three general themes for the Hood River Waterfront:

1. Create environmentally-respectful buildings and landscape designs,
2. Provide spaces for a variety of existing Gorge industries, including technology, agriculture, and outdoor sports, while not restricting evolution of those spaces for future, unpredictable uses, and
3. Create infrastructure and facilities of public value, like: low-impact-development stormwater facilities, a new visitor/interpretive center, public beach storage and swimming docks, and indoor and outdoor spaces for youth activities.

As developers whose focus is Public-Private Collaborations we are well-suited to spearhead the relationships necessary to continue to create spaces for quality jobs and overall economic development. We have built a portfolio of \$200M of projects in Hood River and Portland in the last eight years. Our success has not been without the participation and guidance of public agencies, including The Port of Hood River. We have a variety of financing structures in our wheelhouse, and our assets and recent projects demonstrate our capacity to lead the development of a project of the scale we are proposing for the Waterfront.

Thank you very much for your consideration. We welcome an open dialogue on this presentation.

Sincerely,



Jeff Pickhardt  
Project Point of Contact  
Jeff@keydevelopment.net  
501 Portway, Avenue, Suite 309  
Hood River, Oregon 97031

# **PREFACE**



# HOOD RIVER IS UNDERGOING A CULTURAL SHIFT.

Hood River is:

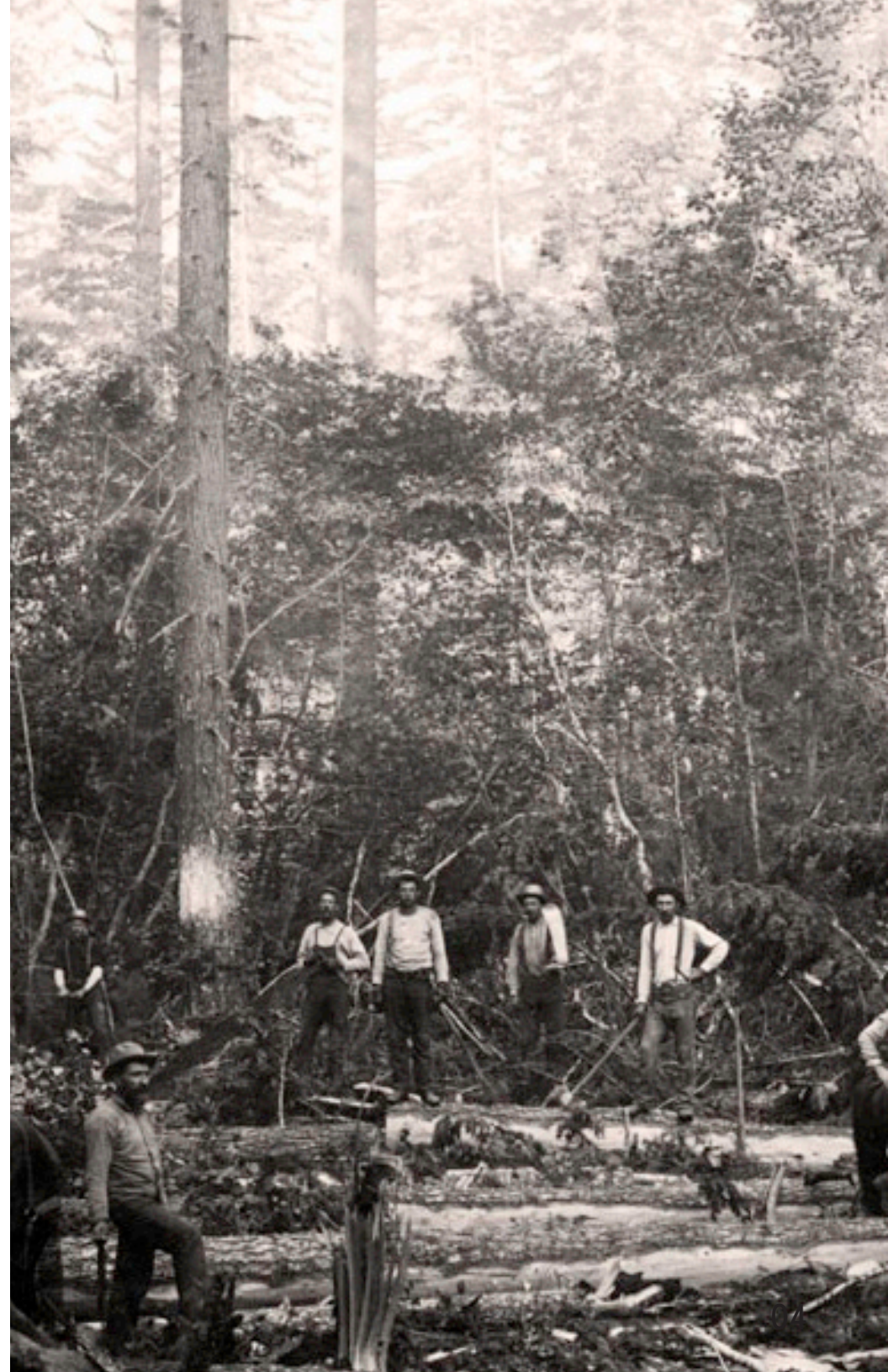
An extreme sports destination

A remote-work paradise

A small-scale fruit farming landscape

A hub of high-tech thinking and making

A mix of incomes and ages





## **RIVERFRONT LAND HAS HISTORICALLY BEEN USED FOR INDUSTRIAL PURPOSES, LIMITING PUBLIC ENGAGEMENT.**

Public agencies with riverfront land around the country are considering ways to balance the needs of business, residential, and recreational users on their waterfronts. Land uses can be compatible.



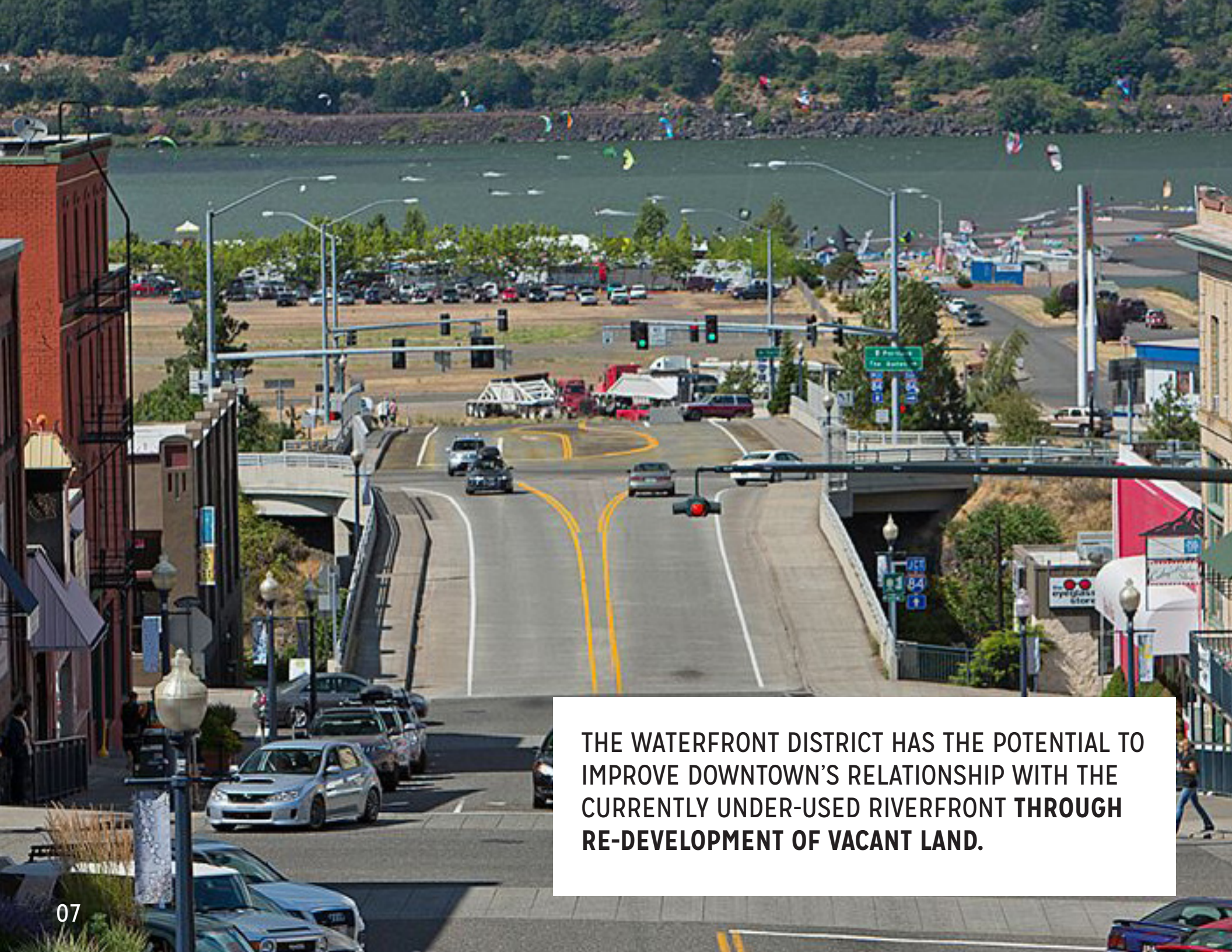
## THE HOOD RIVER INTENTION:

ACHIEVE PORT GOALS – PROVIDING AND  
SUSTAINING QUALITY JOBS – AND  
COMMUNITY PLANNING GOALS WITHIN  
THE SAME SWATH OF WATERFRONT LAND.

The Hood River Waterfront Refinement Plan establishes (1) higher design standards for buildings, (2) protection of the riverside path, and (3) limited commercial development along Nichols Basin.







THE WATERFRONT DISTRICT HAS THE POTENTIAL TO IMPROVE DOWNTOWN'S RELATIONSHIP WITH THE CURRENTLY UNDER-USED RIVERFRONT **THROUGH RE-DEVELOPMENT OF VACANT LAND.**

## **LOT 900 DEVELOPMENT OPPORTUNITY**

*“Lot #900 is a prime, one-acre commercial parcel located on the Hood River waterfront, directly across Interstate I-84 from downtown Hood River. **It is the last remaining undeveloped, commercially zoned property on the waterfront and wholly owned by the Port.** Lot #900 is offered as a ground lease. The Port will consider approaches that utilize a participating ground lease or other form of public-private partnership approach.”*

**- Port of Hood River Lot #900 Request for Developer Interest published March 2021**



**“PROPOSED USES FOR LOT #900 WILL NEED TO ADDRESS SHARED PUBLIC POLICY OBJECTIVES OF THE PORT AND CITY OF HOOD RIVER, AND THE SPECIFIC REQUIREMENTS FOR DEVELOPMENT OF LOT #900.**

**RESPONDENTS SHOULD CONSIDER APPROACHES THAT ARE RESPONSIVE TO THE OVERALL VISION FOR THE WATERFRONT AREA, INCLUDING THE FOLLOWING KEY GOALS:**

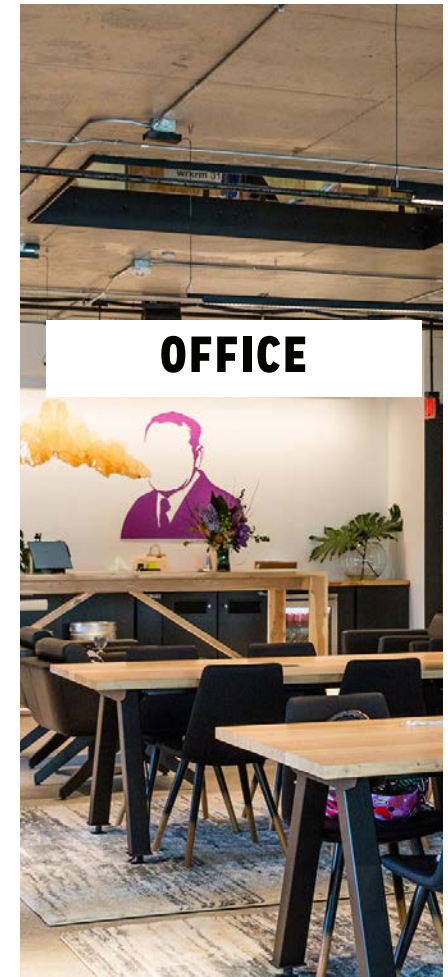
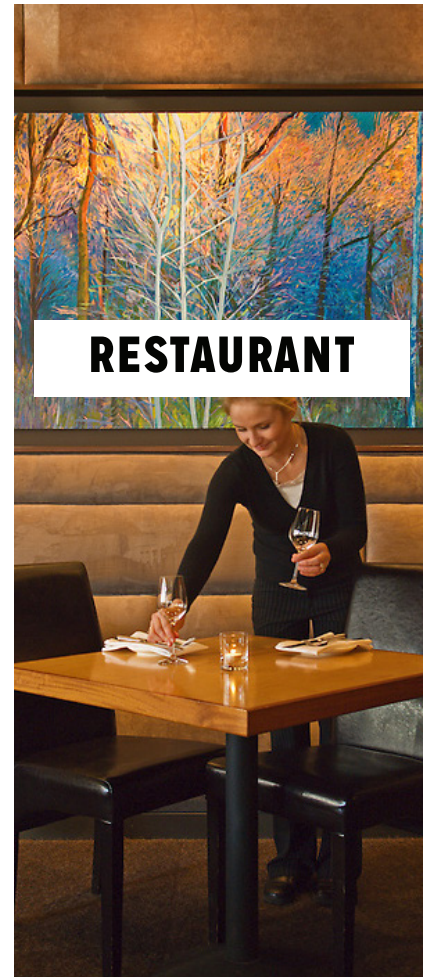
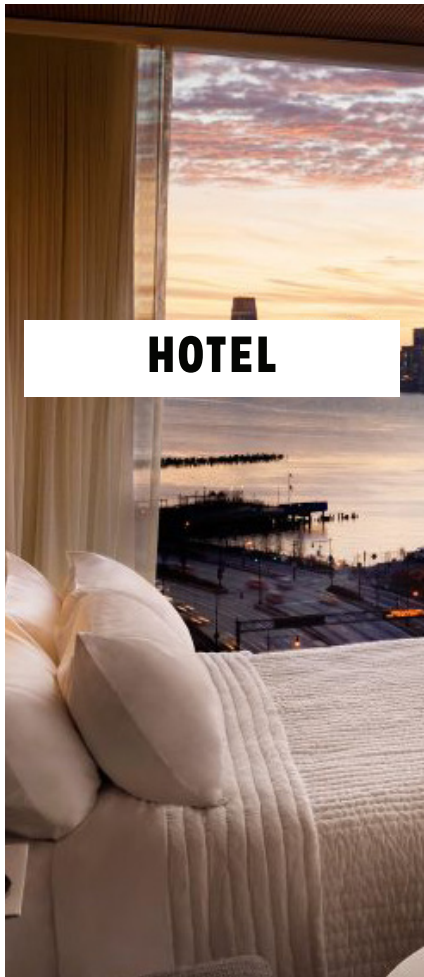
- High Quality Design & Construction
- Environmental Sustainability
- Superior Pedestrian Environment
- Complementary with Downtown Hood River
- High job quality and density”



- PORT OF HOOD RIVER LOT #900 REQUEST FOR DEVELOPER INTEREST PUBLISHED MARCH 2021

# WITHIN THESE RFDI GUIDELINES, OUR MARKET RESEARCH POINTS US TO FOUR VIABLE USES FOR LOT 900:

*Within the bounds of the City of Hood River Municipal Code 17.03.130 Waterfront Overlay Zone and 17.03.050 General Commercial Zone.*





# TO MEET THE REQUIRED ELEMENTS OF THE RFDI, A COMBINATION OF THESE USES MIGHT BE MOST SUITABLE FOR THE SITE.

## Required Elements:

- Creation of a signature building.
- Waterfront Design Guidelines.
- Mitigate any impacts to the 2nd Street view corridor.
- Complementary to the downtown business district.
- Pedestrian connectivity through and around the project.
- Daytime and nighttime-active building uses.
- Building & site energy efficiency.
- Mitigation of visual impacts caused by the required on-site parking.







## **IN EVALUATING SITE LAYOUT AND PROJECT PARTNERS, WE LOOK TO OUR PRECEDENT WORK.**

The Des Moines Marina Steps is a catalyst public-private project at the Des Moines Marina designed to create a connection between the Puget Sound waterfront and the uphill central city while celebrating commerce, community, and views.

SKYLAB ARCHITECTURE, 2021



**WE APPLY OUR 2021 PUBLIC-PRIVATE DES MOINES  
MARINA WORK TO LOT #900.**



**SKYLAB ARCHITECTURE, 2021**



# WE INVITE HOSPITALITY GROUPS WE WORK WITH TO OPERATE THE LOT #900 PROJECT AS A MIXED-USE HOTEL-RESTAURANT-EXTENDED STAY BUILDING.



MAVEN HOTEL, DENVER CO

**SAGE HOSPITALITY**  
HOTEL & RESTAURANT OWNER-OPERATORS.  
Est. 1984



W HOTEL, SEATTLE WA

**W HOTELS WORLDWIDE**  
OWNED AND OPERATED BY  
MARRIOTT INTERNATIONAL.  
Est. 1998



BRASADA RANCH, POWEL BUTTE, OR

**NORTHVIEW HOTEL GROUP**  
HOTEL & RESORT OWNER-OPERATORS.  
Est. 2004



# **WE ARE CHALLENGED, HOWEVER, TO MEET THE GOALS OF THE RFDI GIVEN LOT #900 SITE CONSTRAINTS.**

*“While it holds great opportunity for a signature commercial project, Lot #900 has challenges due to its small size, limited vehicular access, and high visibility within a key view corridor from downtown Hood River.”*

- Port of Hood River Lot #900 Request for Developer Interest published March 2021





# **WE CANNOT MAXIMIZE THE FINANCIAL AND LAND-USE POTENTIAL OF THE ENTIRE WATERFRONT BY WAY OF A LOT #900 PROJECT ALONE.**

**HOTEL — RESIDENTIAL — RESTAURANT — OFFICE**



**IT FRAGMENTS THE ENERGY  
ALREADY CREATED AT THE WEST  
END OF THE WATERFRONT**

**THERE ARE MORE IDEAL  
WATERFRONT SITES FOR  
A HOTEL OPERATOR**

**VEHICLE CIRCULATION  
AND PARKING IS  
DIFFICULT**

**THE CONNECTION TO  
DOWNTOWN IS NOT  
ENHANCED**



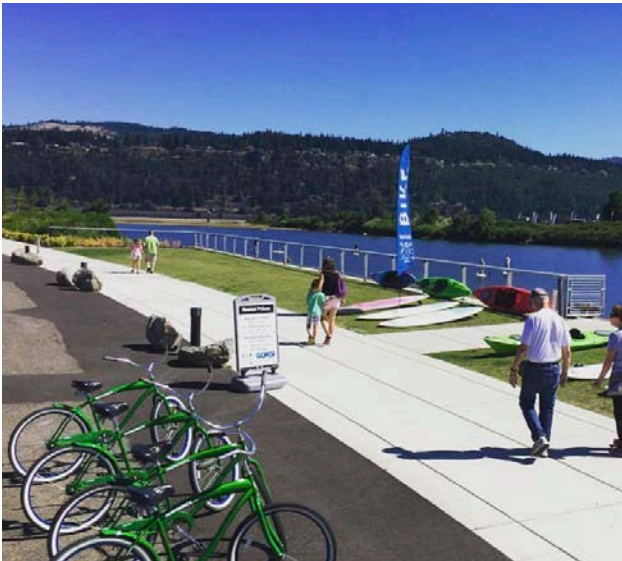
## **PLUS, THE PORT HAS A VISION FOR THE REMAINING DEVELOPABLE WATERFRONT LAND.**



“The Port believes that Lot #1 should be developed in a manner that continues the high standards of design and construction quality that has been carried out on the riverfront in recent years and seeks a mix of uses that will add to this vital and active waterfront district.”



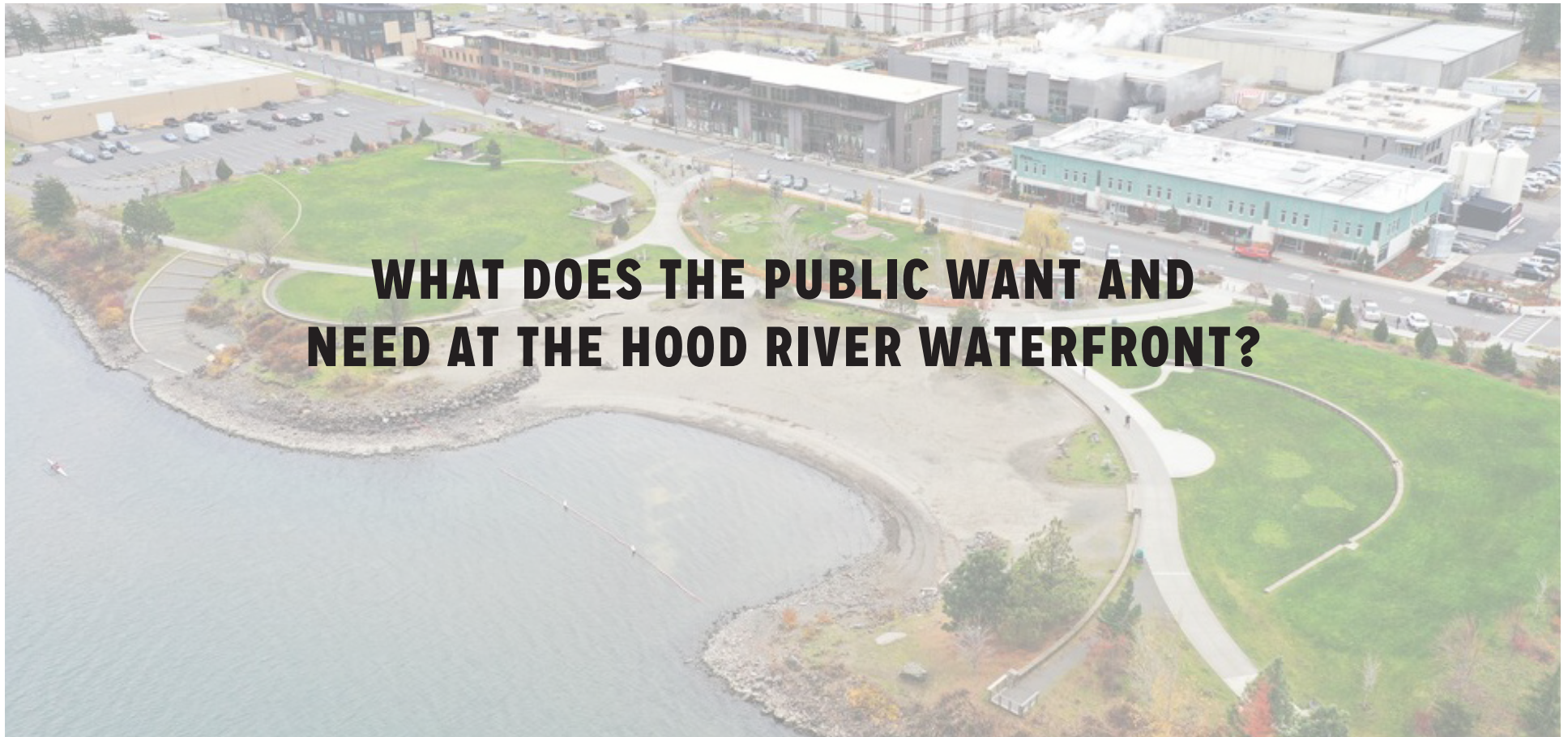
**TO MAXIMIZE THE VALUE, LOT #900 SHOULD BE CONSIDERED  
IN THE CONTEXT OF THE ENTIRE WATERFRONT, DEVELOPED  
AND VACANT.**





## **COMMUNITY INPUT**

**THE PUBLIC ALSO HAS A VISION FOR THIS IMPORTANT LAND ASSET.  
WE CONDUCTED STAKEHOLDER INTERVIEWS TO GET A BROAD  
RESPONSE TO THE QUESTION:**



**WHAT DOES THE PUBLIC WANT AND  
NEED AT THE HOOD RIVER WATERFRONT?**

*Responses herein are not endorsements of this RFDI response or individuals authoring this RFDI response.*

# WHAT DOES THE PUBLIC WANT AND NEED AT THE HOOD RIVER WATERFRONT?

A man in a black wetsuit is standing on a blue and white surfboard, riding a wave. The background is a clear blue sky and the ocean.

“...We successfully export our Hood River brand image and products globally. We import dollars and jobs back to the community. There is a culture in our company and the business community that values this model...


Operationally **our most crucial barrier is facilities**. We need more space to grow. If there is not enough room for us, there will be a lack of space to lure and anchor other outdoor brands that want to come to Hood River.”

*- Jeff Logosz, Slingshot*

A woman with blonde hair and sunglasses is standing between two men. The man on the left is bald and wearing a dark t-shirt. The man on the right is wearing a grey t-shirt and a baseball cap. They are all smiling and standing outdoors with trees in the background.

“We have tried making just about every product we can with our raw fruit – if there was an opportunity to build our brand through a **public-facing tasting experience** it could gain national recognition. The farmers in Hood River need to think beyond raw fruit distribution to stay afloat.”

*- Cheryl Stewart,  
Columbia Gorge Organic*

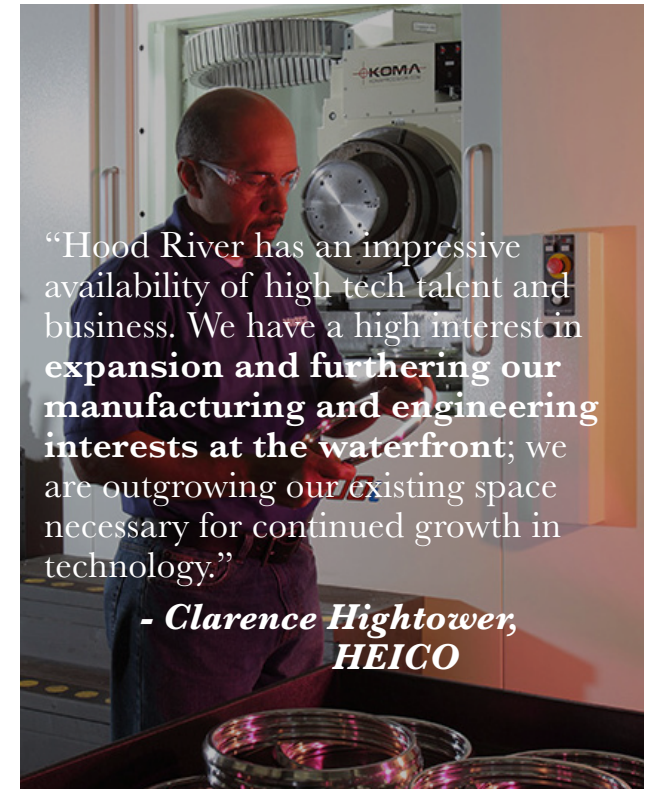
A close-up portrait of a man with light brown hair and sunglasses, smiling. He is wearing a blue jacket.

“The Waterfront is short on **basic facilities for the public** – bathrooms, dock and beach space for all ages, boat storage... I have been operating the Gorge Paddling Center on the boat basin for ten years and the space gets tighter every year.”

*- Todd Anderson, Gorge  
Paddling Center*



# WHAT DOES THE PUBLIC WANT AND NEED AT THE HOOD RIVER WATERFRONT?



## WHAT DOES THE PUBLIC WANT AND NEED AT THE HOOD RIVER WATERFRONT?



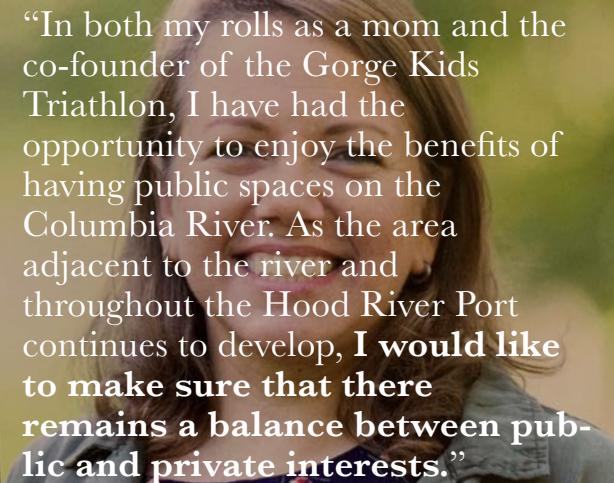
The waterfront needs more **places for people to go that generate revenue for our local economy.** Like lodging, dining, tasting, ag-tourism, local retail, a community center or spa that takes advantage of river views, better public beach access... Overall, we also need better wayfinding to create awareness for County-wide destinations with a landing-spot at the Waterfront.

*- Ali McLaughlin,  
MountNbarrel*



“Local food and beverage producers need a **central location to showcase and sell local products from the region.** A year-round marketplace on the waterfront could serve as a business incubator with space for food and beverage businesses to make, process, aggregate, showcase and sell local products from the region. The marketplace could provide the opportunity for economic development, living wage jobs and space for events celebrating regional products...”

*- Sarah Sullivan,  
Gorge Grown*



“In both my rolls as a mom and the co-founder of the Gorge Kids Triathlon, I have had the opportunity to enjoy the benefits of having public spaces on the Columbia River. As the area adjacent to the river and throughout the Hood River Port continues to develop, **I would like to make sure that there remains a balance between public and private interests.**”

*- Chrissy Reitz, Hood  
River County School  
Board Member, Gorge  
Kids Triathlon Co-founder*



# WHAT DOES THE PUBLIC WANT AND NEED AT THE HOOD RIVER WATERFRONT?



“Given the growth of the waterfront over the last decade, public facilities need to catch up with the demand that tourism, recreational sports, and overall business volume has created. We’d like to see a further expansion of **green space, parks, and public facilities** like bathrooms, bike storage, docks, and overall improved access and experience for the users of the waterfront.”

*- Josh Pfriem,  
Pfriem Beer*



“From my perspective as the head of a growing company located in the waterfront area I think **we need more space to grow**. Our first priority would be for additional offices and meeting spaces within reasonable distance of our current operations, and a secondary need would be flexible light industrial space for R&D and maintenance/light fabrication activities...”

*- Jaime Athos, Tofurky*





# THE PUBLIC MORE OR LESS WANTS EXACTLY WHAT THE PORT WANTS.

Recreational Amenities



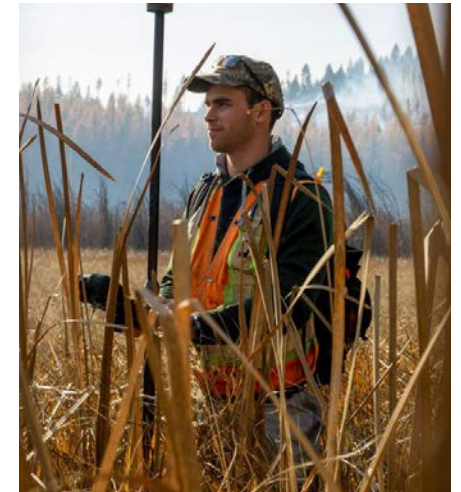
Facilities for Business growth in  
High-Tech, Outdoor Sports,  
and Food and Beverage



Public-Facing Retail that is  
tied to Local Product



Good Jobs



## **GOALS AND BOUNDARIES**



**IN ADDITION TO PORT AND  
PUBLIC INTERESTS, THERE ARE  
BOUNDARIES TO DEVELOPMENT  
AT THE WATERFRONT.**

**WITHIN THOSE BOUNDS,  
OPPORTUNITIES ARE  
REVEALED.**





## **BOUNDARY: URBAN RENEWAL OR OTHER GOVERNMENT MONEY**

There are no remaining funds for Lot 1 improvements.  
Other government sources might become available.



## **OPPORTUNITY: PRIVATE SECTOR BUILDS PUBLIC INFRASTRUCTURE.**

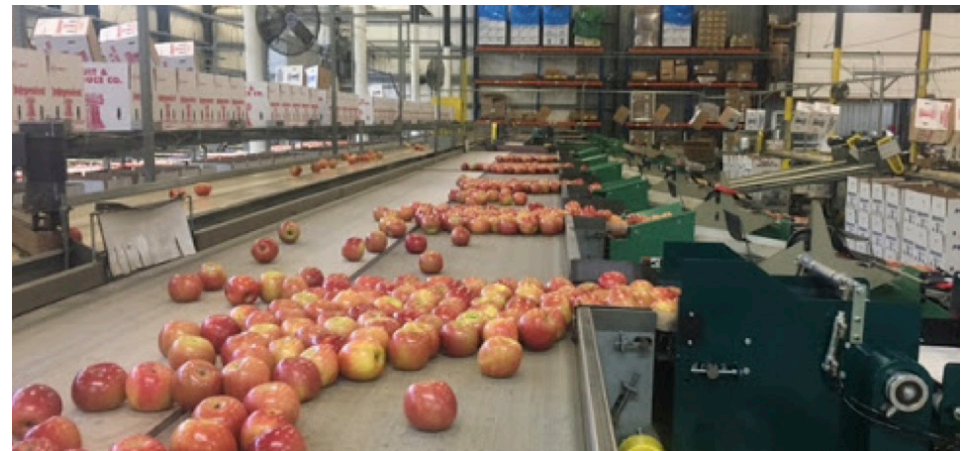


## BOUNDARY: GOAL 9 - ECONOMY

There are specific industries needing more space in Hood River.

OPPORTUNITY: CREATE BUILDINGS FOR EXISTING BUSINESSES FOR IMMEDIATE TENANCY.

THERE ARE USERS FOR 60-80,000 SQUARE-FOOT OF WATERFRONT SPACE TODAY, WITH CERTAIN PROGRAM REQUIREMENTS.





## **BOUNDARY: MIXING USES**

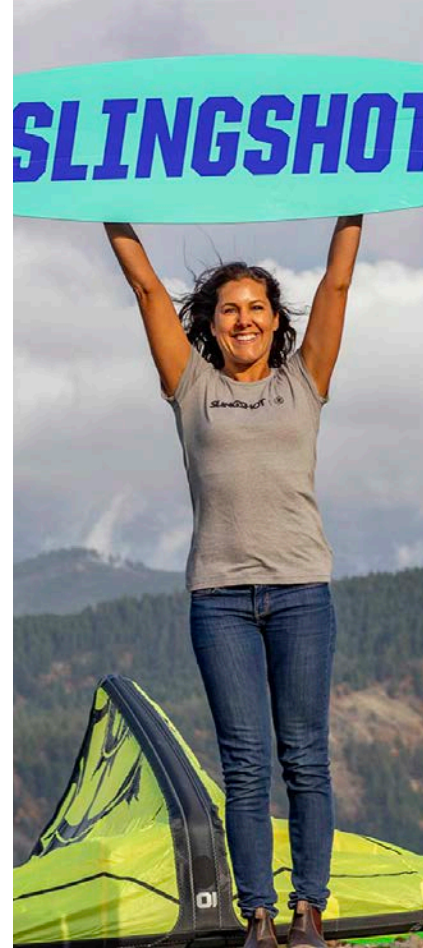
The Waterfront includes recreational, commercial/retail, and light industrial uses.

**OPPORTUNITY: FACILITATE GROWTH IN THE FORM OF BUILDINGS AND SPACES FOR EACH USE, HARMONIOUSLY AND WITHIN THE CONTEXT OF EXISTING SPACES.**

## **OUR PROPOSAL**



**OUR PROPOSAL ADDRESSES PORT VALUES AND VISION, PUBLIC INPUT, AND THE IMMEDIATE NEEDS OF EXISTING BUSINESSES, WITHIN THE BOUNDARIES OF DEVELOPMENT AND FINANCING.**





**WE PROPOSE A “RESPONSE PLUS” - MEETING THE LOT  
#900 GOALS AND THE BROADER GOALS OF THE WATERFRONT  
AND THE COMMUNITY.**



## **FIRST, WE TWEAK THE WALKER MACY SITE PLAN.**





## SHIFT THE BOULEVARD WEST.



## **CREATE A BETTER ALIGNMENT WITH THE DOWNTOWN 2ND STREET VIEW CORRIDOR.**





**COMBINE LI AND C2 BUILDINGS FOR MIXED-USES, WHICH IMPROVES THE FINANCIAL VIABILITY OF THE PROJECT.**

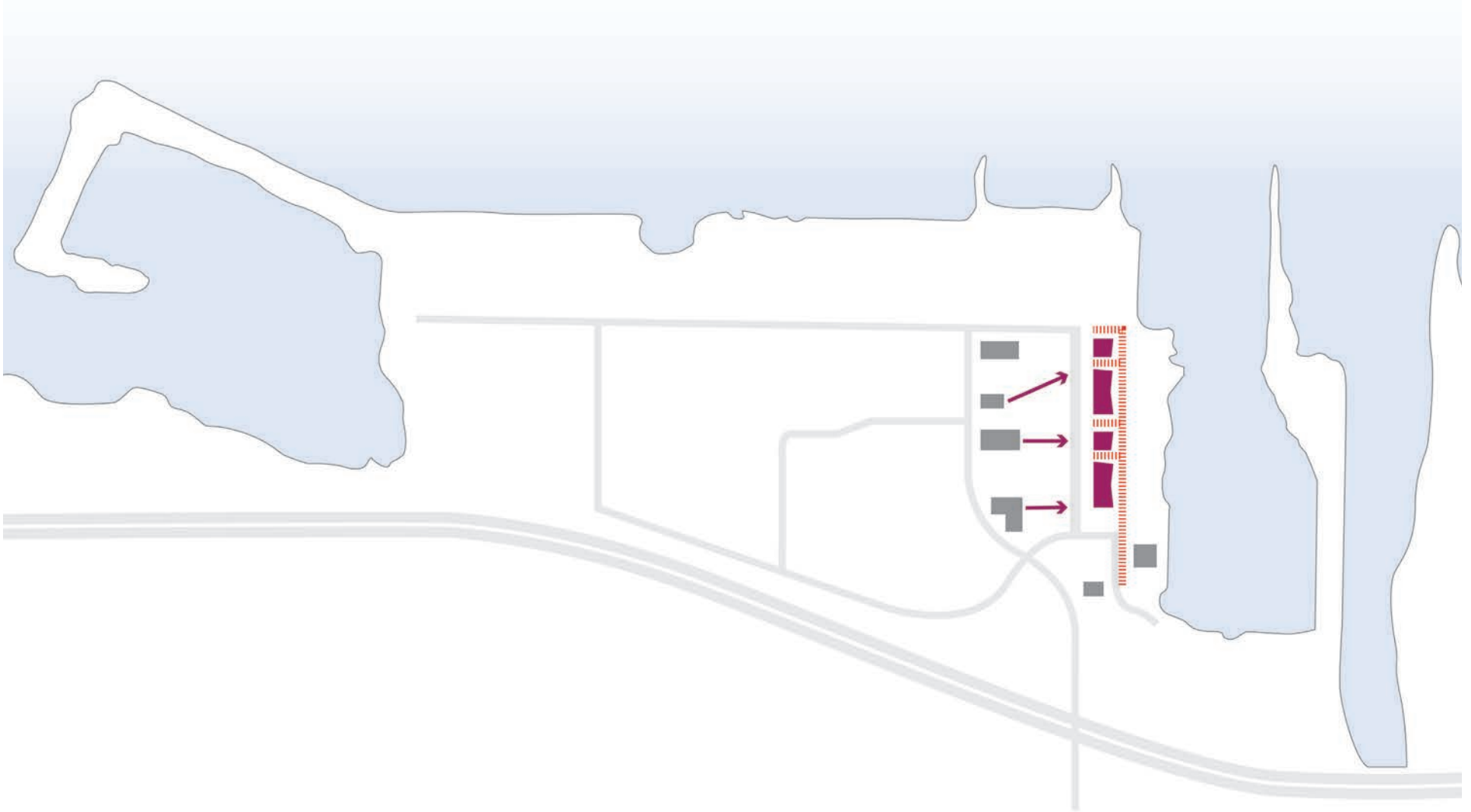


**ENLARGE THE BASIN PARK, CREATE A BOARDWALK BETWEEN THE BUILDINGS AND BASIN, AND BROADEN THE BOULEVARD FOR FESTIVAL USES.**





## REALIGN BUILDINGS ALONG THE MAIN AXES.

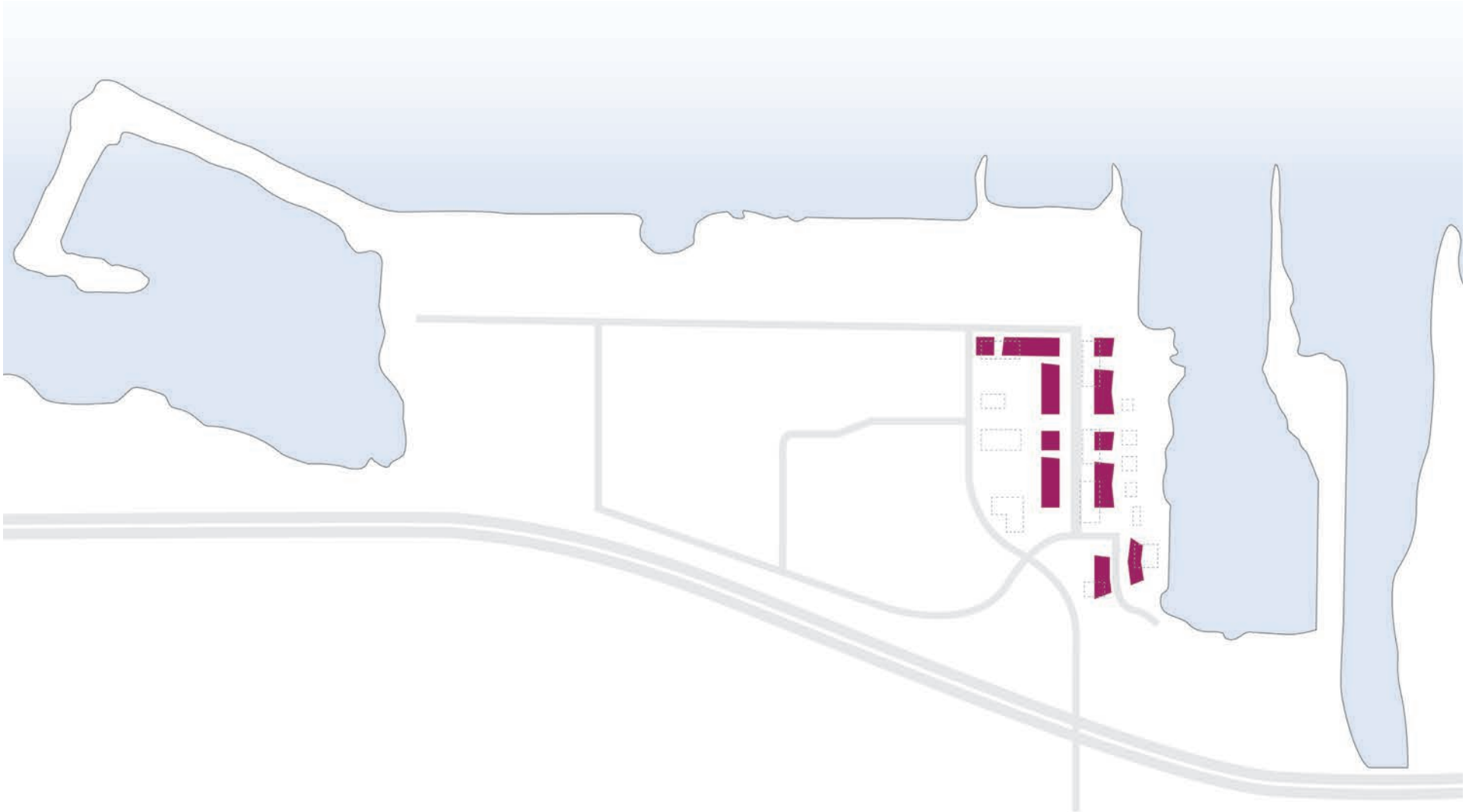


**THIS RESULTS IN A CLEAR DEFINITION OF STREET, A GREEN CONNECTION TO DOWNTOWN, A MULTI-USE PARKING/FESTIVAL STRIP, AND A BUFFER TO LI USES.**





## **WALKER MACY SITE PLAN OVERLAY WITH OUR PROPOSED SITE PLAN.**

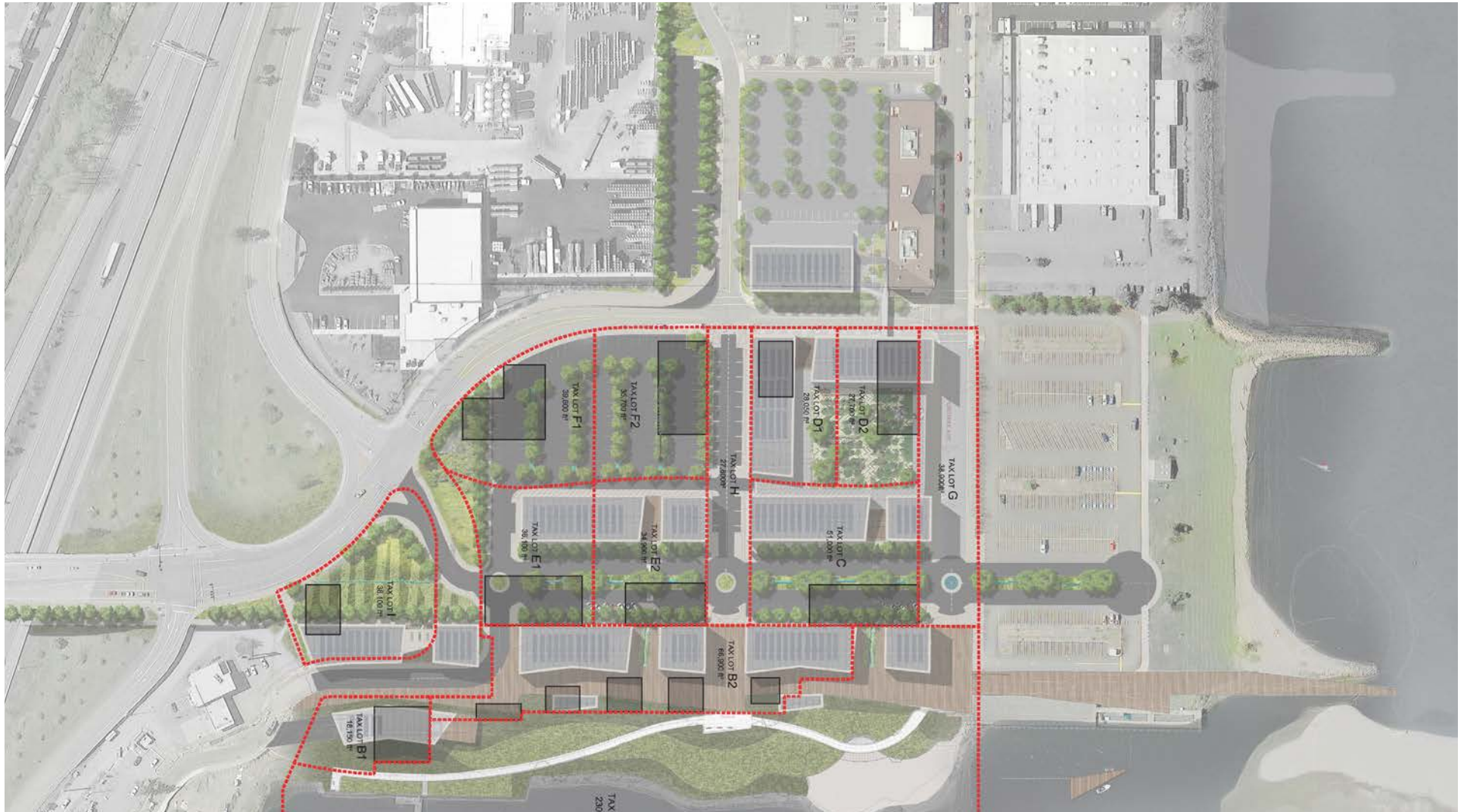


**THE RESULT IS A MODIFIED MASTER PLAN WITH POTENTIAL TO GENERATE MORE REVENUE VIA RENTABLE BUILDING AREA.**





**IT IS SUBTLY, BUT IMPORTANTLY DIFFERENT THAN  
THE WALKER MACY SITE PLAN.**



# IT ADDRESSES THE LOT #900 RFDI REQUIREMENTS AND PORT AND COMMUNITY GOALS FOR THE ENTIRE WATERFRONT.





# **WE ACHIEVE THIS BY RE-ALIGNING BUILDINGS, CREATING AN EXTENSION OF DOWNTOWN'S 2ND STREET.**



**LOT #900**



**LOT #900 REALIGNMENT**

# WE PROPOSE MORE COMMERCIAL AND LIGHT INDUSTRIAL BUILDING AREA, AND MORE PARKING SPACES.

WALKER MACY MASTER PLAN	
C2 BUILDING AREA	16,505 SF
LI BUILDING AREA	154,250 SF
TOTAL PARKING SPACES	757

OUR PROPOSAL	
C2 BUILDING AREA	47,120 SF
LI BUILDING AREA	208,860 SF
TOTAL PARKING SPACES	1,233

*Our proposed mix of land uses is in-line with the existing Waterfront Overlay Zone.*



# **WE ADDRESS THE PORT'S REQUIRED AND PREFERRED ELEMENTS THROUGH THE EXPANDED SCOPE.**

## **REQUIRED ELEMENTS:**

- Creation of a signature building.
- Waterfront Design Guidelines.
- Mitigate any impacts to the 2nd Street view corridor.
- Complementary to the downtown business district.
- Pedestrian connectivity through and around the project.
- Daytime and nighttime-active building uses.
- Building & site energy efficiency.
- Mitigation of visual impacts caused by the required on-site parking.

## **PREFERRED ELEMENTS:**

- Sustainable building practices that meet or exceed the standards required for Silver LEED certification by the US Green Building Council.
- Creation of new jobs available to the regional workforce in the Columbia River Gorge.
- Businesses and/or uses that minimize peak hour burden on local streets.



## **REQUIRED ELEMENT: CREATION OF A SIGNATURE BUILDING.**

WORKING WITH THE PORT, WE CAN DETERMINE THE BEST USE OF A BUILDING IN THE LOT #900 AREA, HOWEVER, LOT #900 IS THE GATEWAY TO THE WATERFRONT, BEST CONCEIVED IN THE CONTEXT OF LOT 1, THE SURROUNDING GEOGRAPHY, AND THE CONNECTION TO DOWNTOWN, A 10-MINUTE WALK.

PUBLIC-PRIVATE COLLABORATION PROJECTS COMPLETED BY OUR TEAM  
IN THE RECENT YEARS





## **REQUIRED ELEMENT: CREATION OF A SIGNATURE BUILDING.**

OUR PROPOSAL INCLUDES MULTIPLE NEW WATERFRONT BUILDINGS, AND A LOW IMPACT DESIGN STORMWATER GARDEN AT THE CURRENT LOT #900 LOCATION.







## **REQUIRED ELEMENT: WATERFRONT DESIGN GUIDELINES.**

WE HAVE COMPLETED SIX BUILDINGS AT THE WATERFRONT IN THE LAST DECADE. EVERY BUILDING FOLLOWS THE WATERFRONT DESIGN GUIDELINES.

MATERIAL SELECTION AND ARCHITECTURAL ELEMENTS FOR EACH NEW BUILDING IN OUR PROPOSAL WILL SIMILARLY COMPLY.

**TOFURKY HEADQUARTERS, COMPLETED 2016**



## **REQUIRED ELEMENT: MITIGATE ANY IMPACTS TO THE 2ND STREET VIEW CORRIDOR.**

UPON SHIFTING THE IMPORTANT 2ND STREET VIEW CORRIDOR TO ALIGN WITH DOWNTOWN AND THE INFAMOUS “WIND WATCH” FROM THE HOOD RIVER STAIRS, IT BECOMES OBVIOUS BUILDINGS ARE BEST-SUITED EAST AND WEST OF THE EXISTING LOT 900 SITE TO FACILITATE THE FULL VIEW TO THE COLUMBIA RIVER AND A GREENWAY FOR BIKES AND PEDESTRIANS.

**THIS GREENWAY CONNECTION IMPROVES THE PERCEPTION OF WALKING DISTANCE BETWEEN THE TWO DISTRICTS, MAKING THEM FEEL MORE CONNECTED.**







## **REQUIRED ELEMENT: COMPLEMENTARY TO THE DOWNTOWN BUSINESS DISTRICT.**

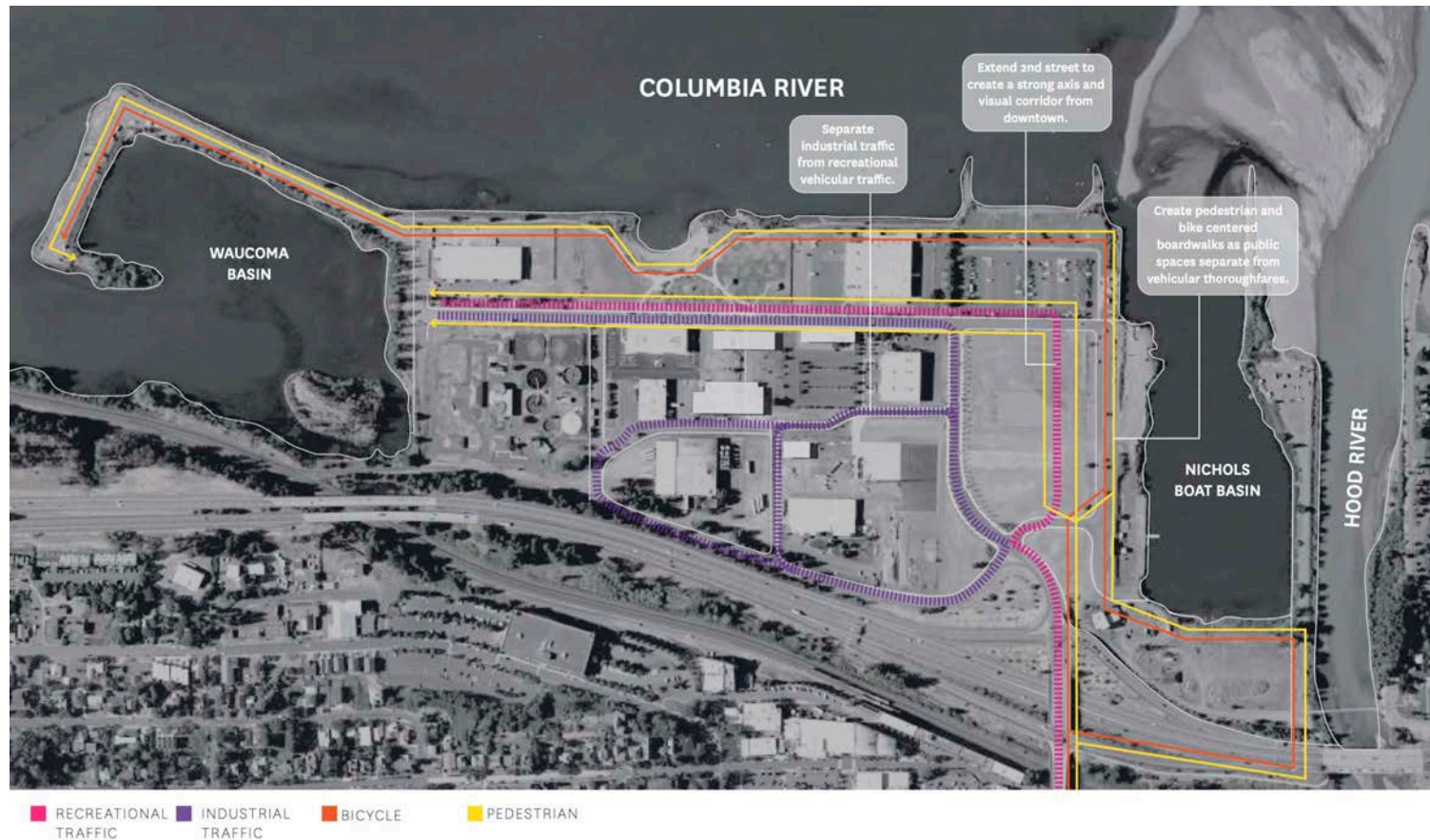
EXISTING AND PROPOSED USES AT THE WATERFRONT ARE MORE SUITABLE ON ITS FLAT, FILL LAND RATHER THAN A HILLIER DOWNTOWN DISTRICT WITH RESTRICTIVE (AND CHARMING) HISTORIC ARCHITECTURE.

THAT IS, THE GEOGRAPHY OF EACH DISTRICT LENDS ITSELF TO CERTAIN USES AND ARCHITECTURE. OUR PROPOSED USES REQUIRED LOADING DOCKS, AMPLE PARKING FOR EMPLOYEES AND VISITORS, AND VAST INTERIOR SPACES WITH HIGH CEILINGS.

DOWNTOWN BUILDINGS CANNOT IMMEDIATELY OR PERFECTLY ACCOMMODATE THESE REQUIREMENTS.



# REQUIRED ELEMENT: PEDESTRIAN CONNECTIVITY THROUGH AND AROUND THE PROJECT.



## WE PROPOSE:

1. SEPARATING INDUSTRIAL TRAFFIC FROM RECREATIONAL TRAFFIC,
2. EXTENDING SECOND STREET TO CREATE A STRONG AXIS AND VISUAL CORRIDOR FROM DOWNTOWN
3. CREATING A PEDESTRIAN AND BIKE CENTERED BOARDWALK AS A PUBLIC SPACE, SEPARATE FROM VEHICLE THOROUGHFARES.



## **REQUIRED ELEMENT: DAYTIME AND NIGHTTIME-ACTIVE BUILDING USES.**

FESTIVAL BOULEVARD IS ENVISIONED AS A DAY AND NIGHTTIME (SOMETIMES) CAR-FREE PROGRAMMED SPACE. POTENTIAL EVENTS MIGHT INCLUDE THE WEEKLY FARMER'S MARKET, A NIGHTTIME CRAFT MARKET, AND ADDITIONAL SPACE FOR OTHER VISIT HOOD RIVER-ORGANIZED EVENTS LIKE THE HARVEST FESTIVAL AND THE HOPS FESTIVAL.







## **REQUIRED ELEMENT: BUILDING & SITE ENERGY EFFICIENCY.**

BEYOND AMERICAN POLICIES AND CERTIFYING BODIES (LIKE LEED), WE BELIEVE IN REDUCING MATERIAL AND RESOURCE WASTE IN OUR CONSTRUCTION PRACTICES.

WE CONSIDER THE LIFECYCLE OF INDIVIDUAL MATERIALS AND THE BUILDINGS THEMSELVES:

**THE MOST SUSTAINABLE APPROACH TO URBAN PLANNING AND BUILDING CONSTRUCTION IS TO CREATE BUILDINGS AND LANDSCAPES THAT LAST A LONG TIME AND ACCOMMODATE A RANGE OF USES.**

## **REQUIRED ELEMENT: MITIGATION OF VISUAL IMPACTS CAUSED BY THE REQUIRED ON-SITE PARKING.**

WE WOULD RATHER NEVER BUILD ANOTHER PARKING LOT. HOWEVER, WE UNDERSTAND THE NEED TO TRANSPORT ONESELF AND ONE'S GEAR BY VEHICLE.

WE CAN AVOID THE SEA OF CARS AND INTEGRATE AMPLE PARKING WITHIN OUR PLAN WITH DIAGONAL SPACES AND INTERMIXED TREES.



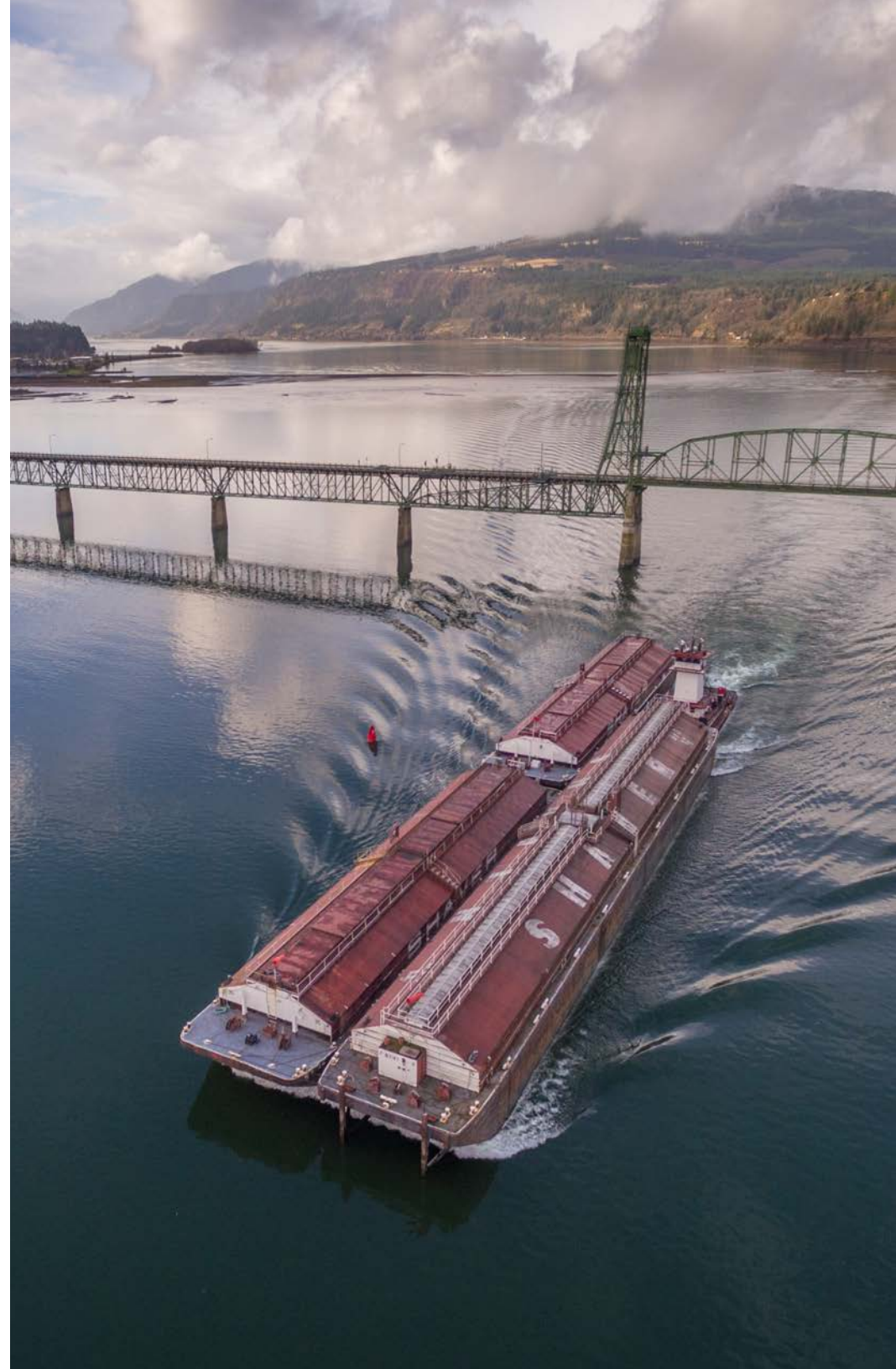


## **DETAILS**

“THE PORT WILL SELECT A PROPOSAL, IF ANY, THAT IS MOST ADVANTAGEOUS TO THE PORT BASED ON THE FOLLOWING OBJECTIVES:

- FACILITATE THE DEVELOPMENT OF THE SITE IN A MANNER THAT BEST ACHIEVES THE GOALS OF THE WATERFRONT AREA.
- MAXIMIZE THE REVENUES MADE AVAILABLE TO THE PORT FOR ITS PROGRAMS.
- MINIMIZE THE RISK TO THE PORT ASSOCIATED WITH THE SUCCESSFUL DEVELOPMENT OF THE SITE.”

*-- PORT OF HOOD RIVER LOT #900  
REQUEST FOR DEVELOPER INTEREST  
PUBLISHED MARCH 2021*





# **“FACILITATE THE DEVELOPMENT OF THE SITE IN A MANNER THAT BEST ACHIEVES THE GOALS OF THE WATERFRONT AREA.”**

**OUR PROPOSAL MEETS THE REQUIRED AND  
PREFERRED ELEMENTS OF THE LOT #900 RFDI BY  
EXPANDING THE SCOPE TO INCLUDE THE  
REMAINING VACANT WATERFRONT LAND. WE CAN  
EXECUTE A PROJECT ON LOT #900 ALONE, BUT IT  
DOES NOT ADD VALUE TO THE REST OF THE  
NEIGHBORHOOD.**





# **“MAXIMIZE THE REVENUES MADE AVAILABLE TO THE PORT FOR ITS PROGRAMS.”**

**WE CAN CREATE THE “SPINE” FOR THE WHOLE  
WATERFRONT ENVIRONMENT AND OPEN THE  
DOOR TO DEVELOP PUBLIC SPACES, WITHOUT  
RELYING ON PUBLIC DOLLARS. THIS ALSO  
RESULTS IN SPACES FOR PRIVATE INDUSTRY,  
EXISTING AND NEW TO HOOD RIVER, AND  
PUBLIC-PRIVATE COLLABORATION BUILDINGS.**





# **“MINIMIZE THE RISK TO THE PORT ASSOCIATED WITH THE SUCCESSFUL DEVELOPMENT OF THE SITE.”**

**WE CAN DESIGN AND BUILD PUBLIC  
INFRASTRUCTURE AND/OR PUBLIC BUILDINGS  
ON A TIGHT SCHEDULE AND BUDGET.**

**TO MINIMIZE RISK TO THE PORT, WE PROPOSE TO  
COLLABORATE ON THE DESIGN AND CONSTRUCTION  
OF PUBLIC INFRASTRUCTURE.**



## **WHO WE ARE**



We are a progressive team, with over 20 years of experience working with public agencies in Washington and Oregon, committed to the long-term outcome of the Hood River Waterfront and the community through inspiring design and strong relationships with tenants and stakeholders. We are proficient in the analysis of market demand, advised by our expert partners in brokerage, lending and investing. We are keenly aware of site constraints, having experienced various iterations of building design and land-use at the Waterfront.

Our recent work in Portland and Hood River has transformed physical environments through creative, sensible architecture and carefully-considered tenants. For both financial and architectural reasons, we rely on a balance between outside nature and inside function of the building. We spend our days outside, as much as possible, with our children, on our bikes, on the river - nature feels good, and we attempt to use the natural world to enhance our building projects.

Over the past nine years, we have completed over 300,000 square feet of new and redeveloped industrial warehouse, office, commercial, and retail space at the Hood River Waterfront. We have worked to activate land that sat vacant for decades with uses that include aerospace, natural food production, outdoor sports gear, and a little bit of retail. Through these projects, we have invited over 350 new jobs to the Hood River Waterfront ranging from design and manufacturing employees to high-level operations of billion-dollar industries. These projects respond to a challenging mixed-use zone - from recreational uses at the banks of the Columbia River to commercial uses at the storefronts of street-facing buildings, to heavy and light industrial uses at the interior.

We recognize the need to grow mindfully in Hood River, our home, and we are ready to help complete the re-development of the Waterfront in collaboration with the Port.



**CLAUDIA MUNK-VON FLOTOW**



**JEFF PICKHARDT**



# GREEN BUILDING PHILOSOPHY.

We are committed to sustainable design as a matter of principle. Besides our personal desire to live in a healthy environment and conserve natural resources, we have extensive and recent experience in meeting LEED ratings. We are committed to working closely with The Port to meet and exceed sustainable building practices on all aspects of the project.

With input from our design and construction teams we will develop:

- Healthy indoor spaces
- High performance building envelope design
- Energy and water efficient mechanical, electrical, and plumbing systems
- Passive strategies for daylighting, natural ventilation, and material reduction
- A selection of durable and environmentally-conscious project materials
- An innovative mass timber system, which can reduce carbon emissions and support local industry
- A project with views and physical connections between indoor and outdoor spaces
- Integrated and functional landscapes that responsibly manage stormwater and water resources and support urban habitats
- A project that encourages use of public transit and alternative transportations such as bikes and electric vehicles



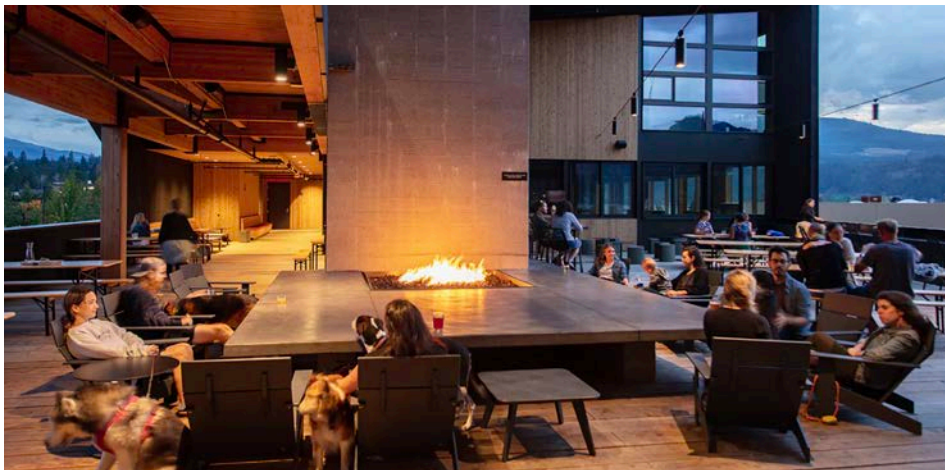
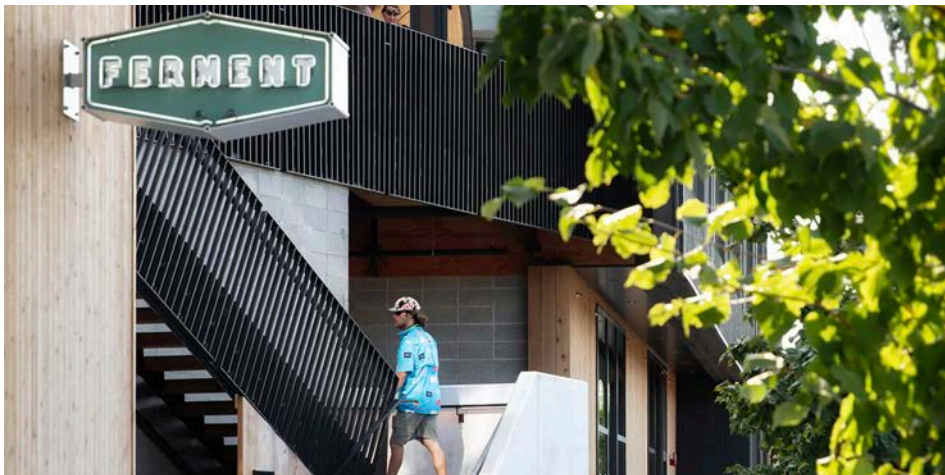
# GREEN BUILDING PHILOSOPHY.

We have used mass timber construction techniques for all of our Waterfront projects for various reasons:

- (1) the local labor force is familiar with wood construction,
- (2) the environmental impact – wood is a renewable resource,
- (3) our regional industry – the Pacific Northwest is experiencing a resurgence of timber product opportunities, and
- (4) it feels good – humans have a basic positive reaction and emotional connection to wood buildings.







## SELECT PROJECT #1: HOOD RIVER WATERFRONT

Outpost - Completed 2018

Outpost merges traditionally exclusive industrial uses with commercial, mixed-use maker space that can be shared and experienced. Phase one is complete as two 15,000-square foot buildings, joined by a central plaza area. Ground floors on each building house maker spaces – Ferment Brewing Company and support for Camp 1805 Distillery.

The tasting room experience is elevated to level two to take advantage of views of the Columbia River and a double-height, glassed-in observation window to the maker spaces below. The result is a dynamic activation of the buildings, encouraging exploration and enhancing the visitor experience. Upper level spaces house co-working and mixed office spaces.

Locally-sourced glulam beams are exposed throughout the project, complemented by wood-clad walls and decking, inside and outside the buildings. The project is an important part of Hood River's fabric – it is tied to the local economy and visitors.

- Architects: Skylab Architecture, Open Studio Collective
- Size: 30,000 square feet
- Awards:
  - 2021 Wood Design Award – WoodWorks;
  - Wood Products Council



# SELECT PROJECT #1:

## HOOD RIVER WATERFRONT

DaKine / Parkside / Learning Building - Completed 2013

The Parkside Building, or the Learning Building, was completed in 2013 for DaKine, an outdoor sportswear design and manufacturing business founded in Hood River in 1979. It has since evolved to accommodate new users, including Sierra Olympic Technologies, a branch of Hood Tech, and Decavo, a carbon-fiber engineering and manufacturing business. The ground floor is activated by Stoked Coffee, a roasting facility and tasting room.

The building was designed as a simple wood-frame structure, with ample windows and 18-foot-tall ground-floor ceiling clearance. Its simplicity has allowed it to morph to the needs of now four tenant groups, with flexible space for workshop and product testing, river-view offices, and pedestrian-scale architectural storefront features, flanked with a rooftop garden and solar panels.

- Architects: Surround Architecture, Skylab Architecture
- Size: 40,000 square feet





# SELECT PROJECT #1: HOOD RIVER WATERFRONT

Tofurky - Completed 2015

We developed Tofurky's expansion space as a LEED Platinum-certified facility. Tofurky is a vegan food production group that has been family-owned since 1980. Their building spaces include manufacturing facilities and offices adjacent to a bocce ball court and rooftop fruit garden.

The building is three levels; the west production space integrates windows and facade variation into required features like loading docks and machine placement. It was the first manufacturing building designed and constructed in accordance with the Waterfront Overlay Zone design guidelines. Natural light fills the wood-framed office mass on the east side of the building, making it an ideal building for a mix of Waterfront-appropriate uses.

- Architect: Surround Architecture
- Size: 62,000 square feet





# SELECT PROJECT #1: HOOD RIVER WATERFRONT

UTS Renovation - Completed 2016

The UTS building is a renovation of an existing warehouse on behalf of Advanced Navigation and Positioning, an aerospace business that has existed in Hood River for nearly two decades. The project is primarily office space, with innovative building upgrades that improve building performance.

- Architects: Surround Architecture
- Size: 30,000 square feet



# SELECT PROJECT #1: HOOD RIVER WATERFRONT

Interfluve - Completed 2014

This building is home to multiple tenants, including Solstice Pizza, Interfluve River Restoration and Water Resources Engineering, and a variety of commercial service tenants. Surround Architecture designed the building to tie-in to the existing design and material palette of the DaKine building next door. Each floor enjoys exposed wood ceilings and ample windows facing the Columbia River and the Waterfront Park.

- Architect: Surround Architecture
- Size: 30,000 square feet





# SELECT PROJECT #2: BURNSIDE BRIDGEHEAD, PORTLAND

YARD - Completed 2016

Our Portland projects have been focused at the Burnside Bridgehead, in collaboration with Prosper Portland. The YARD project was a catalyst for the neighborhood born from the Bridgehead Framework Plan; we transformed a sloped, very urban site that had been blighted for years into a place where people now gather and live. We built what has essentially become a public park at level five of the podium – the 9,000 square foot ecoroof that functions as the building's stormwater filtration system. The shape of the ecoroof recalls the historic terrain of the site, the bank of the Willamette River. It is planted with native species and mature trees. The core of the building is central in the site and offsets from the Big Pipe subsurface infrastructure project. The resulting diagonal floor plan area of the residential tower gives every unit natural light, without absorbing direct south or west sunlight.

The project includes 284 apartment units; we partnered with the Portland Housing Bureau to designate 57 of those units to workforce housing, at or below 60 percent of median family income, a sector that, at the time, was largely underserved in Portland. The 20,000 square foot podium with commercial space, vehicle and bicycle parking is situated below a 9,000 square foot ecoroof, a large part of the project's LEED Silver component. Along with the General Contractor, Andersen, we worked with Prosper Portland on the Workforce and Business Equity Programs through completion.

- Architects: Skylab Architecture, Open Studio Collective.
- Size: 350,000 square feet, 21 floors
- Awards:
  - 'Editor's Pick' for Best Mixed Use - 2017 Gray Magazine Design Awards Competition
  - American Society of Landscape Architects - 2018 Honor Award
  - The Chicago Athenaeum Museum of Architecture and Design - 2018 American Architecture Award





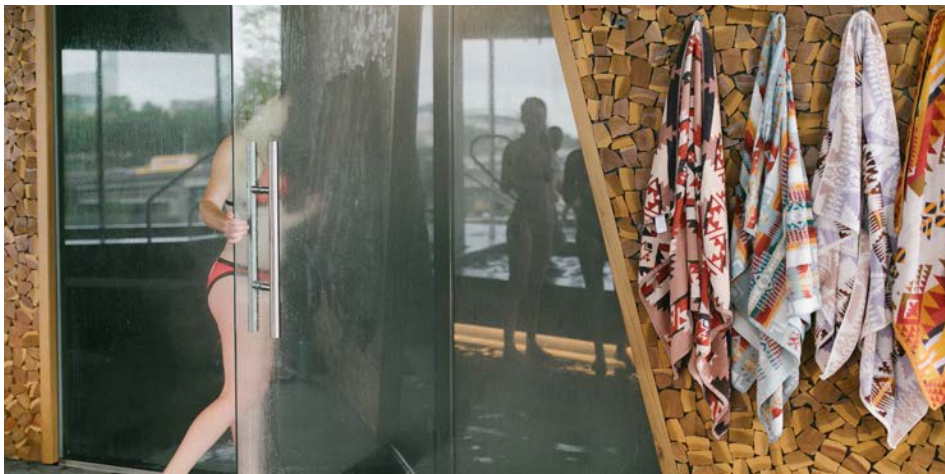
## SELECT PROJECT #2: BURNSIDE BRIDGEHEAD, PORTLAND

Knot Springs - Completed 2016

Inspired by the natural hot springs of the Alvord Desert, Knot Springs is a wellness-focused social club situated within YARD on Portland's Central Eastside.

The project was constructed as an amenity to the apartment building units above. It has since evolved into a day-use and night-use space with fitness, bodywork, and ritualistic bathing and sauna experiences.

Knot Springs is a highly unique concept that monetizes amenity space in a real estate project, adds significant intrinsic value, and, best of all, a little bit of soul. In addition, it provides a powerful point of difference and halo effect to the adjacent tenants, attracting tenants both small and large.



- Architects: Skylab Architecture, Open Studio Collective.
- Size: 12,000 square feet
- Awards:
- 2017 IIDA Oregon Chapter | Design Excellence Awards | Best in Category: Hospitality



# SELECT PROJECT #2: BURNSIDE BRIDGEHEAD, PORTLAND

Sideyard - Completed 2020

Sideyard is our team's first Cross Laminated Timber structure, with material supplied by DR Johnson out of Riddle, Oregon. It is a speculative five-story building with retail uses designed to activate the ground floors and office spaces above. The building is enveloped in dark brick masonry with an exposed wood structure inside. It is situated on a leftover berm site, an artifact of a street re-alignment project by the City of Portland. Third Avenue connects to the Burnside Bridge with a stair that lands on the historic bridge structure. The project will extend under the Burnside Bridge to incorporate an outdoor food component. The original site, adjacent to YARD, was considered of no value to the City. It is not an obvious site for a mixed-use building, but we took the opportunity to create a gateway project, strengthening the connection between the Central Eastside of Portland, a so-called "industrial sanctuary" and downtown. A ground floor bike bar and pedestrian plaza are extended from the front entrance, engaging the building from the sidewalk.

- Architect: Skylab Architecture
- Size: 20,000 square feet
- Awards:
  - Regional Excellence | 2020 U.S. WoodWorks Wood Design Awards
  - The American Architecture Award | 2020 Chicago Athenaeum Museum of Architecture and Design
  - DJC Top Projects | 2020 Daily Journal of Commerce
  - Best of Design Awards | 2020 Architects Newspaper
  - ENR Pacific | 2020 NW Regional Best Projects Award
  - World-Architects | 2020 Building of the Year Finalist



# SELECT PROJECT #3: DES MOINES MARINA, WASHINGTON

In Progress by Skylab Architecture

Client: City of Des Moines

Location: Des Moines, Washington

The Marina Steps is the first phase in a masterplan that includes the development of various public amenities in conjunction with adjacent parcels for private development. The steps and switchback ramps will navigate the 36-foot elevation change with universal access lookouts along the pathway.

In addition to providing a much-needed pedestrian link between downtown and the waterfront, the Steps will become a showcase for stormwater management and urban design. Water infiltration planters will line the pedestrian walk, reconnecting natural drainage and reintroducing a landscape infiltration treatment at the corridor between the city and Puget Sound. The planters, part of a future phase, will treat the 60-acre watershed, East of the site, providing added environmental protection for Puget Sound.







## SELECT PROJECT #4: SCHWEITZER HOTEL, SANDPOINT, IDAHO

In Progress by Skylab Architecture  
Client: Schweitzer Mountain Resort  
Location: Sandpoint, Idaho

Working with Schweitzer to develop a masterplan, including a new welcome center hotel, will redefine the arrival experience. The result will be a ski-in, ski-out hotel that will provide essential arrival services and on-slope accommodations to reframe Schweitzer as a year-round destination for the 21st century.

The 31-unit, 66,580 square foot, hotel complex will interpret familiar forms and bring them forward through a mix of contemporary materials.

The new Schweitzer hotel will anchor the Schweitzer village. The bar-shaped hotel takes advantage of the steep site by nestling into a notch cut into the slope creating space for a sheltered parking garage. Guests will arrive at the hotel via an upper-level lobby and welcome center or through the below-ground parking area. Once inside the building, the interiors draw inspiration from classic ski equipment and bright ski suits of the 20th century. The project also includes a 65-seat restaurant and bar.



**ADDENDUM**  
**SKYLAB FIRM BIOGRAPHY**





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## About Skylab

### Who We Are

Established almost two decades ago in Portland, Oregon, we are band of explorers — curious, industrious and experimental. We are architects, designers, makers and entrepreneurs working together across a wide range of landscapes and locations. We are futurists, making today what we believe will inspire and connect people tomorrow.

### What We Do

We explore, curate and innovate. Always looking ahead, we create today what we believe will shape tomorrow. We reveal the unseen for those willing to seek it.

### How We Do It

We offer unique and customized services, but our greatest value is in our holistic approach to problem solving across the following disciplines and offerings: Architecture, Interior Design, Branded Environments, Planning.



**THANK YOU!**