

Thank you for your time yesterday- it was nice to meet you and discuss the project. Please see our summary of meeting takeaways from our discussion below:

## HOA Preferences for Waterfront Property

### Desired Features

- **Residential Character:** Preference for more single-family homes, echoing the original vision for the southern portion of the Willow Pointe development.
- **Community-Oriented Spaces:** Support for small-scale retail (e.g., coffee shop, corner store/bodega), green spaces, parks, and public docks.
- **Accessible Design:** Emphasis on public access to the river, with adequate parking to support visitors.
- **Exemplary Design:** The FE&C building was cited as a model, with its open riverside space, extensive green lawn, and building/parking set back from the bluff.
- **Recreational Amenities:** Interest in a crewhouse for rowing teams, potentially associated with a lodge, to serve as a social and watercraft facility—unique for the Tri-Cities area and beneficial to WSU.
- **Landscaping:** Desire for robust landscaping, similar to the PNNL campus.
- **Cultural Recognition:** Incorporation of exhibits or features that celebrate the area's cultural heritage.
- **Water Access:** Preference for water access reserved for non-motorized craft (e.g., rowing, kayaking).

### Elements to Avoid

- **Traffic Management:** Traffic is a major concern; parking and access should be carefully planned, with preference for access and parking off Richardson rather than Battelle.
- **Heavy Industrial Uses:** Strong opposition to industrial facilities (e.g., starch plant).
- **High-Density Commercial and Apartments:** Do not want high-density commercial development or apartments that would increase traffic.
- **Hotels:** Not considered desirable for the site.
- **Strip Malls:** Explicitly not wanted at the site.
- **Motorized Watercraft Access:** Prefer to limit water access to non-motorized craft.

### Missed Opportunities / Failures

- **Failure to Utilize Riverfront:** Not maximizing the natural beauty and public access of the riverfront would be considered a failure.
- **Poor Parking and Access:** Inadequate parking or access, especially near launch areas, would be a missed opportunity.

### Key Takeaways for HOA Record

1. The HOA values a community-focused, accessible waterfront with residential character, green spaces, and small-scale amenities.
2. They strongly oppose heavy industrial, high-density commercial, apartments, hotels, and strip malls.
3. Public access to the river, especially for non-motorized craft, is essential, with parking and access preferred from Richardson NOT Battelle.
4. Design inspiration should be drawn from successful local examples like the FE&C building and Patell PNNL campus.
5. Cultural heritage and robust landscaping are important to the community's vision.
6. Traffic management and safe, well-maintained public docks are non-negotiable priorities.
7. Failure to maximize the riverfront's natural assets or provide adequate access and parking would be considered a missed opportunity.

If you have any additional thoughts, don't hesitate to reach out to me. We will continue to work on our existing conditions analysis in parallel to our current stakeholder outreach. You will see the HOA's thoughts and considerations incorporated into our stakeholder feedback summary that will be a part of our final deliverable.

In the meantime, please let me know if you have any questions and feel free to pass these notes on to other meeting participants and interested parties.

Best,