



BARLOW POINT/LAGOONS

2016 LONGVIEW COMPREHENSIVE PLAN UPDATE

November 29, 2016 Public Workshop Synopsis

There were approximately 45-50 members of the public in attendance. Following a staff presentation, they were invited to review displays, enjoy refreshments, and talk with staff.

Steve Langdon presented a slideshow reviewing issues that will have some bearing on the area's comprehensive plan designation and will ultimately drive its zoning. For discussion purposes, the presentation was split into two parts, one about Barlow Point and one focused on the lagoon. Questions and comments from those present focused on the following:

- There are water/sewer capacity issues in the area. There is only a six-inch water line and not much extra capacity.
- There was a clear preference that the lagoons be reused for open space, not only in terms of comments but also visual and audible feedback during the presentation. Numerous comments and questions were received about the type of wildlife to be found in the area and environmental review. One participant expressed concern about safety even though the lagoons had been cleaned up.
- Was there a noncompliant landfill in the area? (Answer: don't know.) It may need filling and releveling.
- Participant expressed concern about his own property, stating that since 2011 he cannot do anything with his 11+ acres because of the dike.
- Barlow Point should be residential and open space with public access. If the City annexes Barlow Point, it would make it more difficult to develop residential there. What would mixed use be like at Barlow Point? (Answer: A combination of single- and multi-family, with convenience commercial and other commercial intended to take advantage of the ambiance of the river; possibly an urban village.
- What is the real bottom line? The City should consider health and happiness. Answer: Balancing environment with economic development and other planning factors.
- Where will kids from any new housing go to school?
- There is a high water table in the area, with "rusty" groundwater surfacing.

In addition, numerous written comments were received either at the meeting or via e-mail, the latter from people who were unable to attend the meeting. Some of the written comments received overlapped discussion during the meeting.

- Questioned why this planning is being done now, and what gave birth to “this prepared action.”
- Barlow Point should remain agricultural/park/open space.
- Commentator lives in a home off Mt. Solo Road that overlooks the Barlow Point area and expressed concern with air, noise, light, and vibration pollution on his/her property; traffic on an already dangerous highway; and loss of agricultural land.
- Make room for water for the birds and accessibility for public enjoyment.
- Light pollution/water pollution/life pollution
- Would like lagoons to become some kind of green space.
- Lagoons area cannot hold more traffic; please retain as green space.
- Use this area to grow cannabis.
- Clean air and water.
- The land that is already prepared for residential should be developed. As far as adding commercial/industrial, use and protect our current port property. “Wait until zoning use Barlow Pt. and other close properties zoned until needed.” (intent unclear)
- Expressed concern about additional filling in lagoons, reflecting on own experience living in Heron Pointe. The soils are rocky, contain debris, and do not drain well, so additional filling of the lagoons would not be good. Expressed preference for green space for birds.
- Expressed concern about the impact of residential development of the lagoons upon wildlife population that has become accustomed to using them, including geese, ducks, cormorants, herons, kingfishers, hawks, and eagles. A wildlife preserve would be a beautiful and environmentally sound plan.
- The lagoons belong to the birds! We need to protect all the nature we can. Let’s take care of what we have.... (over)
- Barlow Point represents the last ten percent of riverfront property that the City of Longview owns. Believes this last ten percent should remain a multi-use area for future urban development in keeping with the current comp plan. Multi-unit housing, a riverfront restaurant, and a mini mart will do great in that location.
- Longview has a lot of industry and proposed industry but needs more areas of recreation area that protects creatures, whether endangered or not.

- Longview is not attracting new residents and is getting a bad reputation. The jobs are few and very low level.
- Would support the City of Longview annexing the Barlow Point area. The mixed-use concept would be beneficial for county and city residents alike and would create lots of jobs and tax money for the county & cities.
- Thousands of migrating birds come through the lagoons area. Their breeding grounds are within the sloughs. There are some breeding eagles that have a nest alongside of the lagoons, as well as otters, nutria, and flocks of diverse wildlife.
- For Barlow Point, upscale real estate development of retail and residential would ultimately benefit the City of Longview in the long term. No tax incentives would be given to industry. Residential properties would have a good turnover rate providing excise tax revenue as well as the yearly property taxes. High end real estate would translate into higher property values throughout the city and would bring new interest in other properties as well. Developers would start to remove the blight and crime and nefarious behaviors would be pushed to outlying areas.
- Regarding Barlow Point, we live on three rivers with no restaurants, hotels, shops, and very little residential on the rivers. Our area needs something new besides industrial. It would be in this community's interest to make some of our beautiful riverfront an enjoyable place to live, work, and shop and even vacation to. Have some high-end condos as well might bring people in with money who will spend in our community. Longview needs something we can take pride in. I envision it to be how Vancouver has built a community on the river: an enjoyable place for people to visit and live.