



* See opposite side for details on windsurfing enhancements #1 - #9



To prevent crowding at public launch sites, future resort guests will launch at Broughton Beach



Public use of Cheap Beach will not be affected by the Broughton Landing proposal



Site of proposed parking area for the Hatch to be constructed via proposed underpass.



Columbia River water quality will be protected through low impact development practices

A Unique Opportunity

The Broughton Landing project is unique. Nowhere else in the Columbia River Gorge National Scenic Area does the opportunity exist to convert a derelict eyesore into an attractive Mecca for outdoor recreation. From the beginning of the planning process, project stakeholders representing diverse interests (including the Columbia Gorge Windsurfing Association) agreed that continuing to do nothing with the Broughton Mill site would waste such a unique and valuable opportunity. By working together as an Advisory Committee, these stakeholders have embarked on a process to put this special place to use in a way that meets the region's recreational and economic needs while protecting and enhancing crucial scenic, natural, cultural and recreational resources.

Vision Statement

The Broughton Landing project is envisioned to be a highly successful, world-class outdoor oriented resort that demonstrates the best of sustainable development practices while achieving financial and operational success, raising the standards of development within the Columbia Gorge National Scenic Area.

Resort Overview

As depicted by the illustrated site plan on the opposite page, Broughton Landing will evolve from a former lumber planing mill into the Columbia River Gorge's premier outdoor recreation oriented resort. The former mill complex will be redeveloped into a new resort comprised of 245 new vacation homes, 36 RV campsites, recreational amenities and retail areas serving resort guests, locals and visitors alike. This resort will include a variety of accommodations ranging from cabins and cottages to town homes and condominiums available on an ownership and weekly rental basis. Resort amenities will include a fine restaurant, a coffee shop/pub/general store, storage and rental of recreational equipment an

indoor fitness/spa complex, Broughton Beach, a hillside retreat and other recreation facilities.

Physical Design

The resort's configuration attempts to optimize the site's development capacity while efficiently utilizing previously disturbed land comprising the former mill complex. The resort's architecture and massing is loosely based on the style and scale of the historic mill buildings that have dominated the site for generations. A number of existing buildings will be adaptively rebuilt while others will be reinterpreted in new construction that reuses building components such as trusses and lumber. Design of the resort's landscape will celebrate the extraordinary natural setting of the central Columbia River Gorge by preserving the existing rocky outcrops, groves of native oaks and firs, moss-covered talus slopes, and open meadows. Resort design will:

- **Reflect** the site's colorful history and incorporate sustainability by rehabilitating existing mill buildings and using on-site materials;
- **Respect** scenic resources through careful site design and compatibly designed new architecture, and;
- **Protect** natural resources by employing cutting edge sustainable technologies to minimize resource consumption and concentrate future development in existing developed areas and other low-impact locations to preserve the majority of the site.

BROUGHTON LANDING ENHANCES WINDSURFING

The primary reason the Broughton Lumber Mill site was originally designated *Commercial Recreation* by the Gorge Commission was the site's proximity to the Hatch and excellent potential access to superb windsurfing. For this reason, the owners of the site have pledged not just to protect resource-based recreation, but to enhance the recreational experience in the immediate vicinity of the Broughton site including the Hatch. Consistent with this pledge, project proponents have met repeatedly with the local windsurfing community, Washington State Parks, and other neighbors to explore opportunities for improving and protecting windsurfing and other forms of outdoor recreation. As a result of these ongoing collaborative efforts, the Broughton Landing proposal includes the following extensive enhancements to public river-oriented, day-use recreation and we remain receptive to other new ideas for achieving this common objective, as discussed below.

1. Preventing Overcrowding

Approximately 10%-30% of Broughton Landing Resort guests are anticipated to be windsurfers. To mitigate for increased windsurfing by resort guests, a private launch site known as Broughton Beach located mid-way between The Hatch and Swell City will provide a site for the majority of resort windsurfing guests to launch. Facilities at Broughton Beach will include equipment storage and rental, rigging areas, restrooms, viewing facilities and a swimming area for families. Broughton Beach will be connected to the rest of the resort by a pedestrian bridge spanning SR-14 and the railroad tracks. Because most sailors sail close (in terms of wind and current) to their launch site, and that most resort guests would launch at Broughton Beach, neither the Hatch nor Swell City would likely be significantly impacted.

2. Protecting Water Quality

As a sustainable resort, Broughton Landing will need to employ state-of-the art wastewater treatment technology that prevents discharge of contaminants into the river. Accordingly, Broughton Landing is currently exploring options for the best methods and is seeking input from the windsurfing and environmental communities on selecting from the most appropriate wastewater treatment systems. Possible choices identified to date include a number of innovative technologies which provide treatment superior to municipal systems such as those currently employed by cities such as Hood River and Cascade Locks. Stormwater impacts could be mitigated through the use of low impact development practices such as green roofs and porous pavement and detained and treated with biofiltration swales, wetlands, filter strips and other best management practices.

3. Irrigation for the Hatch

If feasible, Broughton Landing will provide a source of reclaimed water to irrigate rigging areas and other portions of the Hatch to keep the park green during the period of maximum windsurfing activity.

4. Expanded Hatch Parking

Inspired by the State Parks Master Plan, a generous and landscaped new parking area will be constructed across SR 14 from the Hatch and connected to the popular launch site via a pedestrian underpass below SR 14. This additional parking containing approximately 100 stalls will be especially critical during certain wind conditions now that parking has been significantly reduced at Doug's Beach as a consequence of additional railroad tracks through the site.

5. Solving RV Problem

Local windsurfers and State Park staff have complained about the increasing demand of RV Parking at the Hatch. To address this concern, the eastern end of Broughton Landing Resort will be developed as an RV campground, providing a long-term solution to this problem by providing RVs an alternative for overnight stays near the Hatch.

6. Convenient New Services for Windsurfers

A general store/coffee shop/pub is proposed close to the SR-14 pedestrian underpass to provide the local windsurfing community with a convenient and popular socializing spot for hot coffee before and cold beer after sailing. In addition, a small shop renting and repairing windsurfing equipment may be allowed at Broughton Landing.

7. Preventing Wind Shadow

Sailors are justifiably concerned about potential wind shadow impacts from proposed development. Sailors should be relieved to know that no new large buildings are proposed upwind of the Columbia River. In fact, all proposed construction would be well-inland from the river, resulting in no direct or indirect wind shadow on the river.

8. Preserving Cheap Beach

Public access to nearby "Cheap Beach" will not be affected by Broughton Landing. Current parking for Cheap Beach is accessed via the state's SR-14 right-of-way. This will not be changed as a result of the proposed resort.

9. New Windsurfing Launch Sites at the Hatchery

Broughton Landing is working with State Parks and the U. S. Fish and Wildlife Service to explore the development of new windsurfing launch sites upriver of the lagoon, increasing the capacity of the Hatch for launching on crowded days.