



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

CALL TO ORDER

Commission President Don Barnes called the Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Don Barnes, President
Skip Novakovich, Vice-President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Tammy Fine, Director of Finance/Auditor
Amber Hanchette, Director of Real Estate & Operations
Larry Peterson, Director of Planning & Development
Bridgette Scott, Executive Assistant
Lisa Schumacher, Special Projects Coordinator
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Mr. Tim Dalton led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

The consent agenda consisted of the following:

A. Approval of Commission Meeting Minutes dated October 14, 2014

MOTION: *Commissioner Novakovich moved for approval of the Consent Agenda, as presented; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PRESENTATIONS

A. Competitiveness and Sustainability: The Role of Place, by Dave Andersen, AICP: Eastern Regional Manager, Growth Management Services Office, Washington Department of Commerce.

Mr. Peterson introduced Mr. Dave Andersen from AICP: Eastern Regional Manager, Growth Management Services Office, for the Washington Department of Commerce. Mr. Andersen presented at the Alliance for a Livable and Sustainable Community (ALSC) forum, and his presentation tied in with the Commission's previous discussions on Vista Field and master planning. Mr. Peterson stated new urbanism is not a new trend, but an economic development matter that makes sense and helps the development community move away from strip malls. Mr. Peterson thanked Mr. Andersen for traveling and presenting to the Commission.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

Mr. Anderson thanked the Commission and presented some conceptual tools for economic development and why, when creating an urban place, you need to offer more than one activity and experience to generate synergy. Mr. Andersen stated capital is mobile and communities are not, so a community will succeed if they can draw economic activity around them.

Why do we do economic development?

- To develop: communities must create a place that gathers capital and opportunities around it.
- People want to live here and can find the job they need to do so.
- Places have momentum: investments in the community have a good return.

What makes land valuable?

- Resource: it is not the land that has value, but its embedded resources.
- Infrastructure: investments have been made to supply the land with utilities and access to allow greater intensity of use, which includes “soft” infrastructure, which includes, good schools; good parks; good fire protection; quality healthcare; low crime.
- Sustained value means continued investments to maintain what you have.

How to minimize the impact, while maximizing the value.

- Location: nearby jobs, shopping and other needs met.
- A strong tax base.
- A quality neighborhood, full of well-maintained homes.
- A good balance sheet,
- A large, quality labor force,

Spillover benefits: what attracts investments to our community?

- Every building, lot or activity in a community has both positive and negative effects on the surrounding community.
- Builders will come and build a home, or a commercial space.
- People will start a business.

Mr. Andersen stated the goals are to create a place that adds sustained value over the long term; every new unit of growth should have both impacts and opportunities; provide spill over impacts; and create a ripple effect and add value. The ultimate question for the Commission is how do you create an urban form and add more value to the community. Mr. Andersen stated the challenge of planning is structure, discipline and imagination and what economic effect it will have as a whole. Mr. Andersen suggests the Port should be able to maintain investment, receive sufficient revenue to cover the costs of infrastructure, and have the ability to maintain the system over the long term. Furthermore, if the Port can offer the permeability of the site and a connection, this will contribute to positive spillover for surrounding properties which allows the area to integrate into the fabric of your community.

Mr. Barnes thanked Mr. Andersen for a very informative presentation; there are several items the Commission should consider as we move forward in redeveloping Vista Field.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

Mr. Peterson stated an urban design pattern, which our region is lacking, is a wise decision economically, for the community and rate payers.

Mr. Andersen indicated Kendall Yards in Spokane is a very good example for the Commission to review. Kendall Yards is creating an economically diverse, compact and pedestrian-friendly community, with residential and commercial, incorporating environmentally sensitive and sustainable design qualities. The developer is working together with the City, neighborhood and other stakeholders, to spur a sustainable, social, and economic growth and re-energize the important connection between the West Central Neighborhood and downtown Spokane.

Mr. Arntzen stated Vista Field will take thought, vision, and unique ideas, and stated Kendall Yards is a very good learning opportunity for the Commission. Mr. Arntzen would like to keep Mr. Andersen and other professionals involved as we move forward with the redevelopment of Vista Field.

B. Peter Batchelor, Director of Urban Images and former Professor of Architecture and Urban Design, North Carolina State University.

Mr. Novakovich has the pleasure of introducing Mr. Peter Batchelor, who previously worked with the Urban Design Assistance Team about 10 years ago. Mr. Batchelor and the team cited the major issue facing Kennewick, is that we turned our back on the Columbia River. The goal was to reconnect to the river, and gain economic and social fulfillment for Kennewick.

Mr. Batchelor traveled 2,500 miles for two purposes: to thank Mr. Arntzen and his staff and visit the Novakovich's. Mr. Batchelor is impressed with level of detail and what the Port is trying to accomplish on Columbia Drive and indicated that projects like the Bridge to Bridge take time to implement. Mr. Batchelor has had the chance to view the plans for Columbia Drive and has a few recommendations for staff, but believes it is the collective wisdom of Mr. Arntzen and the Commission that has spurred this development.

Mr. Batchelor read a letter into the record (**Exhibit 1**) and presented to the Port, a graphic arts print number one, from the collection, titled "Giclee." This print captures the pure blues of the Mediterranean sky and sea on the Greek Island community of Hydra and reveals the texture of rooftops with great clarity and resolution. Mr. Batchelor thanked Mr. Arntzen and staff for their thoughtfulness and concern.

Mr. Arntzen thanked Mr. Batchelor for his generous gift and stated it is an honor for staff and the Commission to continue the project where others in the community left off. Mr. Arntzen hopes to complete the project that started with a great idea thirteen years ago.

Mr. Novakovich stated the redevelopment of Columbia Drive has been a struggle, but had it not been for Mr. Arntzen and staff, it would not have come to fruition. Mr. Novakovich appreciates what staff has accomplished and believes we are creating a benefit for our community. The project started a long time ago with Mr. Batchelor, who was the spark, and Mr. Arntzen has lit the fire.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

Mr. Arntzen stated we have very talented people helping us with Columbia Drive, but he can't wait to hear Mr. Batchelor's comments on the redevelopment and believes it will be a nice mix of ideas that will create an original experience. Mr. Arntzen is honored to pick up where Mr. Batchelor, Mr. Moak and Mr. Novakovich left off.

Mr. Barnes thanked Mr. Batchelor for his presentation and thanked Mr. Novakovich and Mr. Moak for their tenacity in keeping the Bridge to Bridge, River to Railroad project moving forward.

Mr. Moak stated it was Mr. Novakovich who worked hard to get Mr. Batchelor and his team to Kennewick so many years ago. Although things didn't happen quickly, Mr. Moak believes the Bridge to Bridge, River to Railroad project has resonated over the past 12 years, and with help from the City of Kennewick and private investors, the riverfront development will be what community envisioned. Mr. Moak is pleased Mr. Batchelor returned to Kennewick and hopes to see our relationship strengthened as we move forward.

C. *Vista Field Redevelopment, San Antonio/Dallas/Fort Worth.*

Mr. Moak presented photos from his trip to San Antonio, Dallas and Fort Worth and gave a brief narrative on the International Economic Development Council Annual Conference he attended. Mr. Moak indicated the conference tied in well with what the Port is trying to accomplish at Vista Field regarding economics and sustainability.

The New Economics of Place

- Neighborhood planning
- Reliance on design
- Don't abandon contextual architecture
- Integrate civic standouts like grand boulevards, parks and public buildings

It is about Being Different

- Place-based asset make communities more attractive to people
- The most highly valued options are experiential-interesting music venues, neighborhood galleries, performance spaces and theaters
- Unique visual character and amenities
- Small town development – authenticity and distinctiveness of place

Mr. Moak explained the Port is on the cusp of creating all of these exciting developments and we need to keep moving forward for our community.

NEW BUSINESS

A. *Columbia Drive Winery Development*

Mr. Peterson has been working with Mr. Thornhill on Columbia Drive and the plans are approximately 65% complete. Mr. Peterson requested direction from the Commission regarding signage for Columbia Drive and lighting from the street to bridge.

He inquired if the Commission wishes to establish a Port brand for Columbia Drive or work



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

within the boundaries of the community branding effort. Mr. Peterson stated the conduit will be established for signage and lighting; however, if the Port delays, it may add additional construction time and costs.

Mr. Arntzen appreciates Mr. Peterson's comments and explained we need to confirm with Mr. Thornhill about what kind of signage the Port would like and move forward with the City regarding lights. If the Port does not let the City know our preference for the light fixtures, then the default will be the standard cobra heads. If we fail to convey our preferences on the signage to Mr. Black or Mr. Thornhill, we may hold up completion of the project. Mr. Arntzen suggested staff consult with Mr. Black and Mr. Thornhill about designing low level marquee signs, which act as springboard off the building designs. Mr. Arntzen stated, Mr. Black believes he was contracted to create not only the design of the buildings, but the neighborhood as well, and it is his belief that it is the Port's responsibility to rebrand the Columbia Drive area. Mr. Arntzen inquired what direction the Commission would like to take: continue working with Gary Black in creating neighborhood aesthetics, or work with Roger Brooks, who is leading the community branding. Mr. Arntzen would prefer the Port to continue on the same path and be in charge of its own neighborhood.

Mr. Novakovich agrees with Mr. Arntzen's assessment regarding the Port moving forward with Mr. Black and does not believe the Port can afford to wait and see how we fit in with the community branding. Mr. Black and Mr. Thornhill have done a great job and we should move forward with lights and signage that are complementary to our neighborhood. When and if the community rebranding moves forward, perhaps the Port can add elements at a later date, if it fits with our theme. Mr. Novakovich believes the Port should create a spectacular theme that creates attention, and we do that with landscaping, lighting, and signage.

Mr. Moak believes it is appropriate to speak to the community rebranding group and apprise them of where the Port is headed with Columbia Drive. The Port could incorporate certain signage along the river path and tie into the community branding, but how the Port brands our individual pieces is not something they can determine. Mr. Moak agrees with Mr. Novakovich and staff recommendation and stated it is the Port's responsibility to utilize Mr. Black's expertise to move forward.

Mr. Barnes agrees, and believes we should utilize the professional expertise of Mr. Black and Mr. Thornhill and the Port should move forward and create a unique design that allows the development to stand out, but may be compatible with the overall community branding.

Mr. Arntzen stated staff will continue moving forward with Mr. Black and Mr. Thornhill and will speak with the community rebranding group, advising them of our direction and see if there are any community branding elements that may be incorporated.

B. Appointments to Tri-Cities Rebranding Committee

Mr. Arntzen reported that Ms. Watkins of Visit Tri-Cities! has asked the Port to appoint a member to the community rebranding committee, which will meet monthly. Mr. Arntzen asked if the Commission would like to make an appointment.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

Mr. Novakovich indicated Mr. Moak has expressed interest in rebranding and if Mr. Moak is willing, Mr. Novakovich is supportive of Mr. Moak being the Port representative.

Mr. Moak thanked Mr. Novakovich for the recommendation, but is unsure of what kind of people the committee is looking for.

Mr. Arntzen believes the committee will be a mix of people serving and would recommend someone who has the ability to represent the Port.

Mr. Moak stated he would be happy to represent the Port.

The Commission is in consensus and appointed Mr. Moak to serve on the Tri-Cities community rebranding committee.

Mr. Barnes called for a recess of the meeting at 3:37 p.m. for approximately eight minutes.

Mr. Barnes reconvened the meeting at 3:45 p.m.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field Redevelopment

1. *Visit Tri-Cities! Annual Meeting November 6, 2014 featuring Andres Duany of Duany Plater-Zyberk (DPZ)*

Mr. Duany will speak on urban development patterns, trends, and economics with a tie-back to Vista Field and the Charrette. Mr. Peterson stated Mr. Duany will have the opportunity to meet with the *Tri-City Herald* to promote the upcoming Charrette.

2. *Pattern Language November 10, 2014*

Mr. Black will be running the Pattern Language Session on November 10, 2014, with 35 people in attendance, including 14 Vista Vision Task Force members, 21 stakeholders, and consultants from DPZ.

3. *Media Outreach*

Mr. Peterson stated Ms. Bader Inglima has done an excellent job reaching out to the community regarding the Charrette. Ms. Bader Inglima shared the Charrette media plan with the Commission and indicated the Port has done a thorough job getting the word out to the community, including:

- ✓ Inserts in local newsletters
- ✓ 2300 invitations directly mailed
- ✓ Advertising with Mid-Columbia Libraries
- ✓ *Journal of Business*, question and answer with Mr. Barnes
- ✓ Series of advertisements in the *Tri-City Herald* and advance articles relating to the Charrette
- ✓ E-blasts, emails and outreach through social media sites of our partners
- ✓ Television Advertisements

4. *Master Plan Design Charrette Kick-Off Meeting November 10, 2014*

Following the Pattern Language Meeting, DPZ will kick off the Charrette from 6:30 p.m. to 8:00 p.m. Monday evening. This meeting is open to the public and staff has taken the



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

necessary steps to advertise as a public meeting so the Commission has the ability to attend all sessions. This will allow the Commission to engage in the process and interact with the public, the Vista Vision Task Force and the DPZ team. The final wrap up is on Saturday, November 15, 2014 from 3:00 p.m. to 5:00 p.m.

B. Vista Vision Task Force

Mr. Arntzen updated the Commission on the accomplishments of the Vista Vision Task Force (V.V.T.F.). The Commission appointed the task force members in June and created a group filled with community leaders and independent thinkers. Mr. Arntzen stated there have been a number of meetings in which they have vetted ideas and act as a liaison with staff, the public, and the Commission. He further stated, the task force does not make policy, which is beyond their scope, but has been productive and active in helping the Commission create a community project.

Mr. Barnes asked the Commission if they thought there should be a more rigid structure for the task force or exert some degree of control, for example: review letters before they are sent out or be consulted prior to meeting with the Editorial Board; or should this be an independent group of leaders and free thinkers that helps the Commission, by providing an unbiased, objective look at this process. Mr. Barnes indicated he would like this to be an independent task force where they do not feel like the Commission is hovering, controlling and/or restricting activity. Mr. Barnes stated, as long as the task force is open in their processes and reach a consensus before they take action, he believes we should allow them to continue independently. But, he requests they stay within the process, by reaching a consensus, prior to taking action and that they have the authority to take the action.

Mr. Arntzen stated his main concern is the by-laws in which the task force was organized under, and believes the group strives to reach a consensus; however, if this is not possible, they are authorized to vote on the issue.

Mr. Novakovich believes the Port Commission went through an extensive process and created a task force with independent thinkers and stated they should be allowed the freedom to do what they need to do, on behalf of the task force, and that it is known the task force is independent of the Port of Kennewick Commission. Whether the task force is in agreement by consensus or voting, they should maintain the mutual message wherever they go.

Mr. Arntzen requested direction from Commission regarding the direction they wish to take with the task force. He inquired if the Commission would like to allow the task force to continue as they have been, there may be times the Commission may hear comments from the public that they are not thrilled with the actions of colleagues; however, if the Commission would like to tighten the reins, additional ground rules may need to be established. Mr. Arntzen stated the meeting will provide an opportunity to see if the ground rules should be adjusted.

Mr. Novakovich stated he likes the current process and believes the task force should be allowed to be independent, creative thinkers. If the task force wishes to write a letter or speak to the *Tri-City Herald*, it is done on behalf of the task force and not the Port Commission. Mr. Novakovich



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

inquired if we do not give them the independence to do what they want to do; why would we have a task force? If they do something wrong the Port can call them to task. Mr. Novakovich feels there are very good people on the task force who will not intentionally harm the Port. They have been communicating with staff, and it sounds like they should continue on the path.

Mr. Moak believes the task force are advisors to the Port Commission and does not see them as believe they are independent of the Port. He does not feel it is the appropriate role for the task force to meet with the Editorial Board without port staff present. However, given the subject it is not a problem. He would like to ensure the task force is not driving policy.

Mr. Barnes is concerned about the meeting, he feels it needs to be clear to the Editorial Board that the task force is not speaking on behalf of the Port of Kennewick; they are speaking on behalf of the Vista Vision Task Force. Mr. Barnes is hopeful that the group is representative of the community, and that the task force is a very diverse group and are working for the best result at Vista Field.

Mr. Peterson indicated that Chair Rich Cummins invited the entire task force to join the *Tri-City Herald* Editorial Board meeting on November 5, 2014 regarding the Vista Field Charrette; Rich Cummins, Kirk Williamson, Charles Freeman and Justin Raffa will meet with the Editorial Board. Mr. Peterson stated the members will be speaking about the strategic benefits of redevelopment, the importance of involving the community, and creating partnerships with all of our partners, because this needs to be a unified effort. They will also be building excitement for the upcoming Charrette and further motivate public participation.

Mr. Moak is fine with the V.V.T.F. to discuss the topics mentioned by Mr. Peterson with the *Tri-City Herald* Editorial Board.

C. Commissioner Meetings (formal and informal meetings with groups or individuals)

Commissioners reported on their respective committee meetings.

D. Non-Scheduled Items

1. Mr. Moak stated the new trees on Columbia Drive look good.
2. Mr. Arntzen reported the Commission will have the opportunity to review 2015 Commissioner Committee Assignments and elect new officers for the Port Commission at the November 18, 2014 Special Commission Meeting. Mr. Arntzen stated there has been discussion regarding electing officers for one or two years, based on the budget and work plan. Ms. Luke will review the policy to see if there are any prohibitions regarding terms.

PUBLIC COMMENT

No comments were made.

Mr. Barnes anticipates the Executive Session will last approximately 40 minutes, for Real Estate (minimum price), per RCW 42.30.110(1)(c) and Personnel, per RCW 42.30.110(1)(g) with action anticipated on the Personnel matter. Mr. Barnes asked the public to notify Port staff if they will return after the executive session.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

Mr. Barnes recessed the Regular Commission Meeting at 4:34 p.m. for 5 minutes.

EXECUTIVE SESSION

- A. Real Estate (minimum price), per RCW 42.30.110(1)(c)
- B. Personnel, per RCW 42.30.110(1)(g)

Mr. Barnes convened the meeting into Executive Session at 4:41 p.m. for approximately 40 minutes.

Mr. Barnes adjourned the Executive Session at 5:19 p.m.

Mr. Barnes reconvened the meeting into General Session at 5:19 p.m.

Mr. Barnes stated during the Executive Session, the Commission discussed Real Estate (minimum price), per RCW 42.30.110(1)(c) and Personnel, per RCW 42.30.110(1)(g). Mr. Barnes inquired if there is any motion that should come before Commission, for consideration.

Motion: *Commissioner Novakovich moved for approval, accepting the memo dated November 4, 2014, regarding the Executive Director's 2014 Goals and Objectives accomplished since the fall of 2013; Commissioner Moak seconded.*

Discussion:

Mr. Novakovich stated the Executive Director has gone above and beyond Commission expectations, by accomplishing additional items that were not included in his Goals and Objectives, as well as handling daily operations. Mr. Novakovich is pleased to approve the document.

Mr. Moak stated the document clearly identifies the major accomplishments over the past year, and the Executive Director deserves the credit.

Mr. Barnes agrees with the comments and stated the document is a compilation of excellent achievements made by the Executive Director. The document, reviewed by Ms. Fine and Human Resources consultant, Stephanie Dewey, is clear and concise and Mr. Barnes supports approval of the memo.

All in favor 3:0, motion carried unanimously.

Motion: *Commissioner Novakovich moved to approve the 2015 and 2016 Executive Director Goals and Objectives, between the Port of Kennewick and the Executive Director, effective immediately; Commissioner Moak seconded.*

Discussion:

Mr. Moak stated the Commission has established strong goals and objectives over the next two year cycle for the Executive Director and it is the Commission's job to help him succeed in those goals.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

Mr. Novakovich stated goals and objectives may change over a period of two years, and if they do, the Commission should give clear direction to the Executive Director about the prioritization of goals and be flexible.

Mr. Barnes agrees with the comments and stated the 2015 and 2016 goals are ambitious. The goals and objectives are allocated across the Port district in a fair manner, given the relevance of the project and he supports the document.

All in favor 3:0, motion carried unanimously.

Motion: Commissioner Novakovich moved for approval of the Commission evaluation of the Executive Director for his 2014 Annual Performance Review, and based on the Employment Agreement dated November, 15, 2013, deem the Executive Director's performance to be exceptional; Commissioner Moak seconded.

Discussion:

Mr. Moak stated everything the Port has accomplished and the degree of high esteem which the Port is held, is exceptional because of our Executive Director. When the Commission decided to close the airport, the Port had opposition, but it was the exceptional work of the Executive Director that turned the Port around.

Mr. Novakovich agrees with Mr. Moak, the Port has an exceptional Executive Director. Mr. Novakovich would like the Commission to be cognizant that our changes and recommendations may create additional work for staff and Mr. Arntzen has done a tremendous job managing daily operations and we should continue letting him handle those operations, while we give him oversight on policy.

Mr. Barnes agrees with Mr. Moak as well and although the decision to close the airport was clouded in controversy, it was the correct decision for the constituents of the Port. The Executive Director has done an exceptional job working with staff and managing Port projects and is in support the exceptional evaluation.

All in favor 3:0, motion carried unanimously.

Mr. Arntzen appreciated the comments and the time the Commission and staff spent on the performance review. Mr. Arntzen is humbled and stated it is an honor to work for the Commission and appreciates the opportunity that he has been given. Mr. Arntzen is pleased the Commission recognizes our challenges and is happy with the faith the Commission has in his abilities and staff to complete the projects. Mr. Arntzen stated he appreciates the active Commission and the quality level of his staff.

Mr. Barnes believes this is a team effort and we have several tremendous projects with huge potential. This is a splendid time to be part of the Port of Kennewick and Mr. Barnes is proud to work with Mr. Arntzen and staff.



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

NOVEMBER 4, 2014 MINUTES

ADJOURNMENT

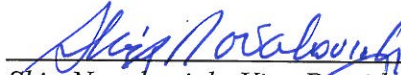
With no further business to bring before the Board; the meeting was adjourned at 5:32 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**



Don Barnes, President



Skip Novakovich, Vice President



Thomas Moak, Secretary

**Urban Images**

Fine Art Prints of Cities of the World

PO Box 18185

Raleigh, NC 27619

www.urbanimagespb.com

August 10, 2014

Tim Arntzen, Executive Director
Port of Kennewick
350 Clover Island Drive, Suite 200
Kennewick, WA 99336

WELCOME TO URBAN IMAGES!

Dear Tim and Staff

In recognition of the sympathy that you and your staff have displayed towards me and my wife I am giving the Port of Kennewick a long life giclée print from my collection of graphic arts prints.

The accompanying provenance is a document that authenticates ownership and confers value to the print. Please keep it in a safe and secure location. You have been assigned a number that gives you exclusive rights to the print.

Since I intend to be in Kennewick in the near future it is my hope to present it in person. Skip Novakovich and I will make arrangements for this to happen.

In the meantime, thanks to you and your staff for the kindness that you have displayed towards us.

A handwritten signature in black ink that reads "Peter Batchelor". The script is fluid and cursive.

Peter Batchelor, FAIA, FAICP
Director, Urban Images LLC

HARBORVIEW

Hydra, Greece

My visit to Hydra was the fulfillment of an intellectual pilgrimage initiated some thirty two years ago during my graduate student days at the University of Pennsylvania. At that time Constantine Michaelides, an architect on the faculty of the University of Washington at St. Louis, had just completed a study entitled *Hydra: A Greek Island Town*. This harbor town, with its cubic forms clustered on steep slopes, represented for me the perfect unity of architecture and urban form. That was 1965, but it was not until I took a sabbatical in 1994 to prepare for a TV series, *The Anatomy of the City*, that I was able to visit Hydra for the first time.

The island of Hydra rises dramatically out of the Aegean Sea about 75 km south of Athens. It is barren and inhospitable, its meager shrubs and grasses hard pressed to purchase a foothold on steep, rocky slopes under the combined influence of an average annual rainfall of one and one-half inches and a broiling sun. Nevertheless, the island is strategically located for maritime trade and developed throughout history as a transshipment and trading center between eastern and western civilizations.

Hydra began as a small port during the Venetian empire of early Christian times. Over the centuries Hydriots became great sailors, turning their shipbuilding and navigational skills into a formidable naval resource. In the 18th century, Hydra served as a major commercial center for the Peloponnese, utilizing its harbor for the grain trade with southern Russia. Hydriots, fiercely independent people, resisted successive waves of occupation by Russian, French, English and Turkish invaders, converting merchant vessels into warships and throwing the whole town into the effort to defeat an enemy when attacked. The merchant families of Hydra have provided Greece with some of its greatest heroes and statesmen, most notably Dimitrios Vulgaris, Prime Minister in 1855 and Pavlos Kundirotis, hero of the war of 1912, and later regent and president of Greece.

Today, Hydra is a center for tourism and a retreat for artists and intellectuals. The harbor is crammed with fishing vessels and the pleasure craft of the Europe's wealthy vacationers. A breakwater protects boats from open sea and the dockside teems with tourists looking at jewelry and gift shops, sitting in outdoor cafes, or simply admiring the passing crowds. The town is about as picturesque as a Greek island town can be. White houses, which are accessible only on foot or by pack mule, climb steep slopes like giant steps. At times, the streets shrink to less than an arm's width, and steps cut into the ground have been worn slippery with the feet of man and animal. All around, one has an overpowering impression of white, red and blue -- white stuccoed walls, red clay tile roofs, and bright blue doors and window frames. The entire scene is composed of simple rectangular forms climbing up, or, depending on your point of view, cascading down the slopes.

I made a photographic survey in high early afternoon sun up and down the slopes of Hydra in order to comprehend its visual complexity. The simple, cubic shapes of dwellings clustered tightly along its contours, broken only by narrow streets cut into the rocky slopes, rise eloquently from a sheltered harbor. Sunlight reflected from whitewashed walls casts a symphony of shades and shadows onto flagstone and stucco surfaces, enhancing both the sculptural nature of the town and the clarity of its details. The yellows of the painted stuccoed walls, the reds of the rooftops, and the blues of the doors and windows all frame the view of the harbor in a symphony of primary colors. Hydra reveals the indissoluble unity of dwelling and city, something which I have been seeking all my professional life!

This print is a digitally enhanced version of a color slide made with Fuji color reversal film. It captures the pure blues of the Mediterranean sky and sea, and reveals the texture of rooftops with great clarity and resolution. The luminosity of the sea near the horizon and of the sky behind the distant hills is not a digital illusion; this phenomenon is a consequence of the refraction of light in warm air. This photograph as well as the survey alluded to above was made for a TV series "*Anatomy of the City*" in 1994 and later accompanied by large black and white drawings in a show entitled "*Urban Images*" at the Design Gallery, NCSU in 2008

Keep this provenance in a safe place; it authenticates the print and confers value on it.

Recipient:

Collectors series HV Print no.

Peter Batchelor, FAIA, FAICP
August 8, 2014

Pard of Kennewick

P. Batchelor



FRAMING RECOMMENDATIONS FOR HARBORVIEW GICLÉE PRINT

Print dimensions approximately 12"x18" within borders

Framed print dimensions approximately 16"x 22"

The specifications below are based on a similar print hung in **Urban Images** Gallery in 2012 and are recommended for this print. The colors in parentheses indicate the closest recommended alternative.

Backing: **Acid-free fomecore** or similar archival backing.

Mat: **Acid-free board** beveled 1/4" outside the border all around, (actual beveled opening 12-1/2" x 18 - 1/2"). Board color: Crescent 9505 White Wash (Palm Beach White, Off White, Optic White)

Frame: **Frosted silver sectional aluminum.**

Glass: **Clear conservation glass, UV coated**

Peter Batchelor, FAIA, FAICP
8 August 2014



HANGING GICLÉE PRINTS

Instructions for hanging and preservation

This print has been produced using the Giclée process.

The original photograph was scanned at high resolution and digitally enhanced at the Urban Images studio in Raleigh, North Carolina. The file was then printed on a heavyweight bright white watercolor paper using the Giclée process. Giclée prints are renowned for their color accuracy and longevity. If the print is mounted, displayed and hung in a climate-controlled environment as indicated below the owner should expect a lifetime of viewing pleasure.

The print should be mounted and matted on archival, acid-free materials and placed under Ultra-Violet (UV) clear conservation glass.

It should be hung for viewing under tungsten, halogen or warm LED lights. It should never be hung for viewing under sunlight or direct daylight conditions, nor under fluorescent lighting.

The glass should be positioned so that the UV coating is placed against the print, thus making it possible to clean the surface of the glass without scratching the coating.

Spray glass cleaner on a polishing cloth, never directly on the glass as the ammonia in the liquid may seep under the surface of the glass and stain the print.

Enjoy this work of art!

Peter Batchelor, FAIA, FAICP
Director, *Urban Images LLC*



LIST OF CONTENTS

Please check the contents of this folder and read carefully before proceeding!

INSIDE LEFT POCKET:

- List of contents (this sheet)
- Pamphlet from the printers: *About Giclée Printing*

INSIDE RIGHT POCKET:

- Welcome to Urban Images!
- Provenance for print of Harborview
- Framing Recommendations for Harborview Giclée Print
- Instructions for Hanging and Preservation of Giclée Prints

NOTICE:

Your print has been assigned a number that is exclusively yours and accompanies the print. This number is written on the provenance. The provenance confers value to the print. Ownership of the provenance is proof of dedication to the purchaser and authenticity of the print.

It is suggested that the contents of this folder be kept in a separate and secure location from the print.

If a return is necessary the following items must be sent to Urban Images LLC at the address shown on the cover letter "Welcome to Urban Images" (opposite):

- This folder with all of its contents, and
- The print in both tubes with all its wrapping.

Thank you,
Peter Batchelor, Director, *Urban Images*