

From: marcelino@photonmarine.com
To: [BES Property](#)
Subject: [Public Comment] 3737 N Emerson and Adjacent Swan Island Boat Ramp
Date: Monday, June 19, 2023 11:49:59 AM
Attachments: [Electric Island Vision Deck.pdf](#)

To Whom It May Concern:

I am the CEO of Photon Marine, an electric outboard motor startup that conducts its R&D and testing efforts on Swan Island. For the last two years, we have utilized the Swan Island Boat Ramp to launch and test our prototypes. If we have an important customer or investor in town, we use a different boat ramp for safety and health concerns. We would love to see the area redeveloped in such a way that it becomes part of Portland's future, not a relic of its most recent past.

We have a vision for both parcels that would allow the city and the state to build upon the efforts that we and others are undertaking on Swan Island to design, develop, prototype, and manufacture electric vehicles, from boats to tractors to commercial fleet vehicles. We would like to leverage the existing infrastructure that PGE and Daimler have invested in the area. We believe that in order for Swan Island to be Electric Island, that charging infrastructure ought to extend to its waterways, enabling public transport such as Frog Ferry to go electric, creating a space for the region's first electric vessel marina, and accelerating companies such as ours to manufacture and test commercial electric vehicles. This initiative would preserve public access to the water while also making it safer, cleaner, and more accessible for recreational boaters.

The attached deck offers more details into our vision for Electric Island, which we believe represents a groundbreaking opportunity to propel Portland to the forefront of the electrification revolution and establish our city as a global leader in sustainable transportation. With great conviction, I would like to emphasize the following key points:

1. **Visionary Perspective:** The Electric Island project emerged from a deep belief in the potential of electrification to reshape transportation and foster environmental sustainability. I firmly believe that transforming this Swan Island parcel into a vibrant office park, an optimized marina for electric vessels, and a manufacturing facility dedicated to electrification will unleash immense economic and environmental benefits for our region.
2. **Economic Growth and Innovation:** Electric Island holds the promise of driving economic growth and prosperity for Portland. By providing a platform for collaboration among industry leaders, educational institutions, and government entities, we can unlock new avenues of innovation and entrepreneurship. Photon Marine, along with other forward-thinking companies, will contribute to job creation, attract investments, and foster a thriving ecosystem centered around electrification.
3. **Local Workforce Development:** I am deeply committed to the development of a skilled workforce that will power the electrification industry in our region. Through strategic partnerships with educational institutions, training programs, and research initiatives, Electric Island will empower individuals with the knowledge and expertise required to excel in this emerging field. We envision Electric Island as a hub that not only attracts talent but also nurtures and retains local talent, securing a sustainable future for our community.

4. **Grid Resiliency and Collaboration:** The integration of microgrid technology within Electric Island is not only an opportunity to enhance grid resiliency but also a catalyst for collaboration among stakeholders. Photon Marine, as an active participant in the project, is fully committed to partnering with Portland General Electric (PGE) and other utility providers to explore innovative solutions that ensure energy reliability, especially in the face of extreme weather events, wildfires, or grid congestion. Together, we can build a resilient infrastructure that serves as a model for sustainable urban development.
5. **Regional Innovation Hubs:** Electric Island has the potential to become a cornerstone of a larger network of regional innovation hubs. By establishing strategic connections with existing and emerging innovation centers, we can foster collaboration, knowledge sharing, and the exchange of ideas. Electric Island will serve as a nucleus for the electrification industry, attracting talent, investments, and fostering regional economic development through synergistic partnerships.

In conclusion, I am thrilled to lend my full support to the Electric Island redevelopment project. As the CEO of Photon Marine and the originator of the attached concept, I have witnessed firsthand the immense potential and potential impact this project will bring to our city via the feedback and comments from those with whom I've toured the parcel with and shared our vision. I urge the City of Portland to embrace this vision and recognize the unparalleled opportunity it presents to position Portland as a global leader in electrification, while driving economic growth, fostering innovation, and championing workforce development.

Thank you for your attention to this matter. I am available for further discussions and eager to contribute to the success of Electric Island. Together, let us create a brighter, cleaner, and more sustainable future for Portland and its residents.

Sincerely,

Marcelino J. Alvarez
CEO, Photon Marine

Marcelino Alvarez
Chief Executive Officer
Photon Marine | www.photonmarine.com
Products: [P80](#) | [P300](#)
E: marcelino@photonmarine.com
T: 305-725-8002

From: [Jennifer Schloming](#)
To: [BES Property](#)
Subject: 10 acre parcel as Frog Ferry home office w/ other Blue Economy organizations
Date: Monday, May 29, 2023 4:40:28 PM

I am writing in wildly enthusiastic support of preserving the BES 10 acre parcel for public access. Allowing Frog Ferry to partner with other Blue Economy businesses (such as Photon Marine) to create a waterfront public space for Frog Ferry's home port/ docking area for the 7 vessel fleet, along with the shoreside charging structure, would be a game-changer for the City. This would be an exciting investment in green transit of which Portlanders could be proud.

Thank you for your serious consideration of this best use of the parcel.

Jennifer Schloming

9170 N Edison,
97203

From: [Brian Bauman](#)
To: [BES Property](#)
Subject: 3737 N Emerson Boat Ramp
Date: Monday, July 3, 2023 7:16:01 AM

Good Morning

My name is Brian Bauman, and I am a North Portland resident.

I am concerned with the sale of the Swan island Boat ramp. This ramp serves the traditionally underserved community of N Portland and is only 1 of 2 boat ramps located on the Willamette River north of the downtown that is available to the public. It currently provides free access with adequate parking for users wishing to access the Willamette River and the Greenway. The ramp also provides a unique opportunity to launch in a protected cove that is not subject to the wind and wave action the St. John's Boat ramp is subject to. This is a key benefit to the location of this facility.

I appreciate the fact that the city is requiring the boat ramp to be maintained and access to the river to also be maintained as a condition of the sale.

The first concern is maintaining adequate parking. a boat ramp facility can not properly function if parking spaces are not available.

The second concern with the sale would be the potential cost of using the boat ramp once it is no longer owned by the City. For the historically underserved and economically oppressed population of North Portland fees could deter otherwise likely users from being able to use the boat ramp. In spirit, this would run afoul of the Portland Zoning rules that promote open access and use to and of the Willamette River and the Greenway.

I believe the City should step up and maintain this facility. The current state of the boat dock is among the worst I have seen, with loose boards and holes in the deck. On top of that, a substantial group of people have been living in the parking lot for some time now, making it undesirable to leave one's car in the parking lot unattended. Just a few short years ago this was a place I could launch my small boat with my children without concern for our safety and the safety of our vehicle.

Given the City will have limited to no ability to control the parking and costs if the facility were to be privatized I must oppose the sale of the boat ramp and associated amenities.

Sincerely

Brian Bauman

From: [sorin.garber](#)
To: [Bowers, Virginia](#); [BES Property](#)
Subject: BES sale of industrial property and boat ramp at Swan Island
Date: Tuesday, May 30, 2023 10:15:44 AM

Ms. Bowers,

I am writing to request that BES remove a 10-acre parcel on Swan Island from its list of "excess properties" for sale. This parcel is an ideal location for the proposed Frog Ferry Home Port with accompanying public waterfront space. The Frog Ferry proposal includes a partnership with Photon Marine who manufacture electric engines and shoreside electric charging infrastructure for marine vessels - a rarity in our region.

Thank you for your consideration.

Sorin Garber



From: [Bill Davis](#)
To: [Bowers, Virginia](#); [BES Property](#); besproperty@portlandoregon.gov
Subject: blue economy
Date: Monday, May 29, 2023 6:59:12 PM

Virginia & City of Portland,

It's my understanding the BES Property is being considered for use a blue economy hub. Please allocate this property for the blue economy as we are way behind on our blue economy development,

https://www.oregon.gov/biz/Publications/Emerging_Industries/Emerging_Industries.pdf (pg 153):

"The State of Oregon has not formally adopted the Blue Economy as an economic sector. This has led to underinvestment, and as a result, Oregon lags behind neighbors California and Washington, generating just \$2.5 billion in annual GDP versus Washington's \$14 billion and California's \$45 billion — despite significant coastal assets."

The sooner we can get moving on developing our blue economy, the better and we need all the help we can get right now.

--Bill

Bill Davis
BeachNecessities.com
www.BeachNecessities.com
bill@BeachNecessities.com
C: +1 207.766.8696

[This is the Sea](#)



From: [Will F. Mestayer](#)
To: [BES Property](#); [Bowers, Virginia](#)
Subject: Frog Ferry Request: BES industrial property opportunity
Date: Tuesday, May 30, 2023 11:08:18 AM
Attachments: [image001.png](#)
[2023-Overviewhandout.pdf](#)
[Photon x Frog Ferry Swan Island Waterfront.pdf](#)

Good morning,

I'm reaching out as I've learned the City of Portland BES Property that is being put on the market has strong potential for Frog Ferry as a home port location. As a resident of Portland, and the St. Johns neighborhood, I'm a huge proponent of creating a passenger ferry for our working waterfront to unify the city and offset the impacts of climate change for decades to come.

I've been encouraged by the work the Frog Ferry team is doing, and believe a partnership with the Blue Economy businesses/organizations (e.g. Photon Marine) would be an incredible success to local communities. This 10-acre parcel would be an ideal location for the Frog Ferry home office, as a home port for seven vessels, and for shoreside charging infrastructure (there are 10 US Dept of Energy grants available a year for charging infrastructure and we need space for seven passenger ferries).

Our city needs this service more now than ever to revitalize communities with the central business district through equitable fares and generate new tourism economy for the region. I hope you consider allowing the land to be used by the Frog Ferry organization.

Many thanks,

Will Mestayer
Sierra Nevada Brewing Co.
Director, Connected Commerce
m: 228.216.0045



F: [@SierraNevadaBeer](#) | IG: [@sierranevada](#)
~ Family Owned, Operated, and Argued Over ~

From: [Bowers, Virginia](#)
To: [Callison, Eli](#)
Subject: FW: 10 acre BES parcel as Frog Ferry home office w/other Blue Economy organizations
Date: Tuesday, May 30, 2023 8:21:10 AM

More Comments.

Virginia Bowers

Property Coordinator, Facilities/Admin Services, BES
(she/her)
Cell: 503-823-6471

From: Jennifer Schloming <jenniferschloming@gmail.com>
Sent: Monday, May 29, 2023 4:40 PM
To: Bowers, Virginia <Virginia.Bowers@portlandoregon.gov>
Subject: 10 acre BES parcel as Frog Ferry home office w/other Blue Economy organizations

Hi Virginia,

I am writing in wildly enthusiastic support of preserving the BES 10 acre parcel for public access. Allowing Frog Ferry to partner with other Blue Economy businesses (such as Photon Marine) to create a waterfront public space for Frog Ferry's home port/ docking area for the 7 vessel fleet, along with the shoreside charging structure, would be a game-changer for the City. This would be an exciting investment in green transit of which Portlanders could be proud.

Thank you for your serious consideration of this best use of the parcel.

Jennifer Schloming

9170 N Edison,
97203

From: [Bowers, Virginia](#)
To: [Callison, Eli](#)
Subject: FW: Highest and best use for the Public
Date: Tuesday, May 30, 2023 8:21:02 AM
Attachments: [2023-Overviewhandout.pdf](#)

Swan Island Surplus comments.

Virginia Bowers

Property Coordinator, Facilities/Admin Services, BES
(she/her)
Cell: 503-823-6471

From: Susan@frogferry.com <Susan@frogferry.com>
Sent: Monday, May 29, 2023 12:42 PM
To: Bowers, Virginia <Virginia.Bowers@portlandoregon.gov>
Subject: FW: Highest and best use for the Public

Hello! My email to BES.Property@portlandoregon.gov bounced back, so I am forwarding my comments to you.
-Susan

From: Susan@frogferry.com <Susan@frogferry.com>
Sent: Monday, May 29, 2023 12:40 PM
To: 'BES.Property@portlandoregon.gov.' <BES.Property@portlandoregon.gov>
Subject: Highest and best use for the Public

Hello! I am writing on behalf of Frog Ferry, a nonprofit organization devoted to reducing greenhouse gas emissions, building community livability, and increasing community resilience.

This parcel of land is of keen interest to us, as it would serve as an excellent home port and office location where we could have shoreside charging infrastructure for Frog Ferry as well as for other Blue Economy businesses and the public. It is located in proximity to the Daimler and PGE electrification site, with plentiful electricity. We would like to work with other small businesses and public agencies to create a shared space that that public can use and to maximize the beautiful location in the heart of Portland. We have not yet conducted a Triple Bottom Line assessment, but such a partnership would directly create hundreds of jobs, support tens of thousands of jobs, all while making Portland more vibrant.

A fact sheet is attached for your reference; you will note that we have a need for dock space for several vessels. There are a dozen large federal grants available for charging infrastructure from which we could apply.

Imagine—from the current dilapidated and crime-ridden site of today to becoming a hub for new green transportation infrastructure companies while providing a new waterfront access location for the general public.

Thank you for your consideration,
Susan

Susan Bladholm

Founder/President

frogferry.com

503.319.2164



From: [Ben McKinley](#)
To: [BES Property](#); [Bowers, Virginia](#)
Subject: Please support Frog Ferry
Date: Tuesday, May 30, 2023 8:15:30 AM

Hello,

I am a long time user of the Willamette River for recreation in both motor and human powered vessels. I have always marveled at what a missed opportunity it is that we do not use this waterway in part for public transportation. I have been impressed with Frog Ferry's tireless efforts to bring a ferry system to Portland and ask that you prioritize this momentum to invest in this new environmentally friendly, resilient and modern way of moving people and managing in a disaster situation with this additional mode of transportation.

Please support the use of the BES property for this use. Thanks for the consideration.



Ben McKinley
phone: 503-260-2021
company: Cascade Web Development



From: [Ben McKinley](#)
To: [BES Property](#); [Bowers, Virginia](#)
Subject: Please support Frog Ferry
Date: Tuesday, May 30, 2023 8:15:33 AM

Hello,

I am a long time user of the Willamette River for recreation in both motor and human powered vessels. I have always marveled at what a missed opportunity it is that we do not use this waterway in part for public transportation. I have been impressed with Frog Ferry's tireless efforts to bring a ferry system to Portland and ask that you prioritize this momentum to invest in this new environmentally friendly, resilient and modern way of moving people and managing in a disaster situation with this additional mode of transportation.

Please support the use of the BES property for this use. Thanks for the consideration.



Ben McKinley
phone: 503-260-2021
company: Cascade Web Development



From: [Laura Feldman](#)
To: [BES Property](#)
Cc: [Bowers, Virginia](#); [Terlikowski, Jessica](#)
Subject: Re: Frog Ferry Request: Invitation for public comment on BES sale of industrial property and boat ramp at Swan Island
Date: Tuesday, May 30, 2023 11:18:45 AM
Attachments: [image002.png](#)

Dear BES,

I didn't know about the Swan Island Waterfront Park plan. It looks great!

I have all kinds of questions--cleanup for one. I just think of Swan Island as one big Brownfield. Drawing people down to that superfund hotspot would necessitate cleanup first.

This is indeed the future and it's good to see a different image of this beautiful yet toxic lower Willamette!

Please keep me informed.

Thank you,

Laura Feldman
Willamette River Advocacy Group

On Mon, 29 May 2023 at 13:02, <Susan@frogferry.com> wrote:

Hello!- The City of Portland BES Property that is being put on the market has strong potential for Frog Ferry as a home port location. The City of Portland's Bureau of Environmental Services has ruled this property as "excess" and they are trying to find a good use it.

We would love to partner with other Blue Economy businesses/organizations such as Photon Marine and use a part of this 10-acre parcel for our Frog Ferry home office, as a home port for seven vessels, and for shoreside charging infrastructure (there are 10 US Dept of Energy grants available a year for charging infrastructure and we need space for seven passenger ferries).

BES is soliciting public comments for the use of this property, and I urge you to send them a couple sentences voicing support for using the space for Frog Ferry and other Blue Economy companies. [Home - The Blue Economy](#)

Please write BES.Property@portlandoregon.gov. and Virginia.Bowers@portlandoregon.gov to voice your support of using the site for public access, investing in green transit, and creating a new waterfront public space. My email to the BES.Property email address bounced back, so I suggest you send your email to both email addresses listed above. ***Please forward/share this request with others.*

With appreciation,

Susan

Susan Bladholm

Founder/President

frogferry.com

503.319.2164



From: Terlikowski, Jessica <Jessica.Terlikowski@portlandoregon.gov>

Sent: Tuesday, May 23, 2023 5:11 PM

Subject: Invitation for public comment on BES sale of industrial property and boat ramp at Swan Island

Hello!

You may have heard that BES recently posted a [public notice](#) regarding the sale of an industrial property and adjacent boat ramp at Swan Island. Portlanders have an opportunity to provide their comments during a 60 day public comment period that concludes July 9, 2023. Need more time? Community members can request a 15 day extension by contacting BES.Property@portlandoregon.gov.

We recognize that this property is of great public interest, and appreciate any assistance you can provide in spreading the word about the public comment period to your network. Community members can send comments directly to BES.Property@portlandoregon.gov.

To stay in the loop, receive updates, including when this item will go to City Council this summer, please sign up with [GovDelivery](#).

Have questions? Please contact BES.Property@portlandoregon.gov.

Thank you!

Jessica

Jessica Terlikowski
Portland Harbor Program

City of Portland Bureau of Environmental Services

888 SW 5th Avenue, Suite 400, Portland, Oregon 97204

Phone: 503-865-6704

Jessica.Terlikowski@portlandoregon.gov

www.portlandoregon.gov/bes

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From: [Alan Dierking](#)
To: [BES Property](#)
Subject: Sale of Swan Island Boat Ramp and property.
Date: Thursday, June 29, 2023 2:05:06 PM

To whom it may concern:

I have heard of the Swan Island Boat Ramp and property coming up for sale. I know that this area has not been safe and clean for years now with the city's homeless issues. My family, Friends and I have enjoyed launching our boats from this ramp for the spring Salmon run for over 40 years. I know of many other people that use this ramp as well due to the lack of public boat launches for river access in our area. Please consider for whoever buys this property to keep a boat launch open to the public. Fishermen would gladly pay for parking and launch privileges to have a safe place to launch as well. Thank you Alan

Alan R Dierking
13048 NE Tillamook St.
Portland, OR. 97230

From: [Captain Stephen Gettel](#)
To: [BES Property](#)
Subject: St.Johns Cathedral park Boating Area/Ramp
Date: Tuesday, May 30, 2023 6:33:49 AM

I am writing you to consider saving the iconic and historic St John.s boat ramp. It has been taken over by drug addicts and thieves. This ramp has been used by generations of Portlanders and has been virtually given to non- tax paying criminals. The last time I went to this park, a poor man had his truck and trailer stolen and was circling the river trying to figure out what to do with his boat. In 5 years, NOT ONCE have I seen PPD on site, not even once. Why have we decided to let this happen? This was a decision made by an individual. Who is the individual I ask? This is not even close to what the community that resides near the park wants, let alone any Portlander.

When I heard that the ramp may be sold to private interests, I was flabbergasted! Whose rights are being sold out to special interests now? Right in my own backyard. PLEASE DO NOT SELL THIS RAMP, DO THE RIGHT THING!!!! Allocate some of our frign budget surplus, that I have never ever actually seen any benefit from, to saving this once beautiful park. Don't give up, give in, as this is EXACTLY what those thieving tweakers want. Initiate some funds for improving this wonderful park for the people it has ALWAYS been intended for.

Portlanders, not some real estate dick head who just wants to make a buck off of Portland's Crooked as hell governemnt. The potential sale of this property is riddled with illegal implications BTW. There are hundreds of tax paying fishermen who have been completely alienated, whilst their beloved ramp has been given to the homeless by Portland City Government.

--

Capt. Stephen "Spicy" Gettel

spicysfishing@gmail.com

(503) 500-5818

spicysfishing.com

From: [Anna Williams](#)
To: [BES Property](#); [Bowers, Virginia](#)
Subject: SUPPORT for Frog Ferry and other Blue Economy companies
Date: Tuesday, May 30, 2023 9:24:31 AM

Hello,

I am writing on behalf of my St. John's community, and the future of our beloved Portland as it pertains to tourism, transportation, and overall improvement of our community.

PLEASE support the use of the City of Portland BES Property 10-acre parcel site for public access, and PLEASE invest in Frog Ferry's green transit, and creating a new waterfront public space.

I believe that this project will truly transform our community and accomplish goals of providing environmentally friendly transit opportunities to explore our beautiful city while boosting the local economy. This is a worthwhile investment and I hope that you agree.

Please contact me with any questions or updates,

Anna

Anna Williams
St. John's resident and proud to live in Portland
763-607-7515

From: [R Peter Wilcox](#)
To: [BES Property](#); [Bowers, Virginia](#)
Subject: Support letter for using Excess Property at 3737 N Emerson and Adjacent Swan Island Boat Ramp for Frog Ferry and other Blue Economy companies
Date: Thursday, June 1, 2023 12:03:17 PM
Attachments: [2022.09.22 IPDP 4in Circle.png](#)

Greetings BES and Virginia,

As a longterm resident of Portland and green marine captain, I am a strong supporter of using the **Excess Property at 3737 N Emerson and Adjacent Swan Island Boat Ramp** for public access, investing in green river transit, and creating a new waterfront public space. This will do much to activate the river, add needed resiliency, and help Portland move from a bridge city to more of a river city!

With the excess property on N. Emerson you and the public have a great opportunity to support growing Blue Economy businesses/organizations such as Photon Marine, and to use a part of this 10-acre parcel for the Frog Ferry home office, as a home port for seven electric vessels, and for essential shoreside passenger ferry charging infrastructure. There are 10 US Dept of Energy grants available this year for charging infrastructure to support this, along with large Federal Transportation Agency project grants for other Frog Ferry infrastructure and the boats.

Thank you,

Capt. Peter Wilcox

Captain Peter Wilcox
Founding Director, [IPDP/EB](#)
Canadian Coastal Champion
Cascadia & SAGE Fellow
Tom McCall Awardee
Salmon Nation Raven
503.490.5407



From: [pblasic](#)
To: [BES Property](#)
Subject: SWAN ISLAND BNOAT RAMP
Date: Monday, May 22, 2023 9:41:46 AM

BES

i have recently heard about the potential sale of the Swan Island boat launch and nearby land. This ramp has been used extensively over the years: fishermen, pleasure and ski boaters, Coast Guard and commercial users to name a few. it is a vital access point to our river systems near I-5 from both north and south. Unfortunately this ramp as of late has issues . The city has allowed this area to become a real mess with RVs, camping, derelict boats, dock usage 24/7 by lagoon anchored boats. i have used this ramp for over 40 years now and have actually not launched due to security/safety issues. I know a clean and maintained area WOULD bring this ramp back to life. This lot was at capacity many times in years past. Spring fishermen would launch early just to have a place to park their truck and trailer, parking allowed for guides and their clients to meet and launch here also.

I wanted to express my opinion on the importance to the Swan Island ramp as i feel the sale of this property would be a great loss to our city . Please rethink the sale and keep this area in the hands of all who have used and hopefully will continue to use this area.

Regards,
Bob Lasich
pblasic@comcast.net
503-860-6769

From: [dennis mcneal](#)
To: [BES Property](#)
Subject: Swan Island Boat Ramp
Date: Sunday, May 28, 2023 12:30:51 PM
Attachments: [ATT00001.txt](#)

Please ensure that the Swan Island Boat ramp remains open to the public when the property is sold. Did you know that the city of Portland has a run of Spring Chinook swimming through it? Public access to the Willamette has been diminishing not increasing despite population growth. The boat launch at Staff Jennings was permanently eliminated with the completion of the Sellwood Bridge. The launch on the east side of the river at Sellwood was blocked off decades before. The Milwaukee OR boat ramp upriver was remodeled and now contains less boat trailer and vehicle parking than before the remodel. Access to the wonderful Willamette River should be accomplished easily by all Oregonians, not just Portlanders. Please keep the Swan Island ramp open for public use, thank you. Please see photo of Spring Chinook salmon caught right out of the Swan Island boat ramp basin below University of Portland, June 2023.