



East Industrial Park Master Development Plan Design Options

February 2009

The Port of Camas-Washougal has developed various design options that could be applied to the East Industrial Park project. The Port is looking for community feedback on these preliminary ideas in order to determine what types of standards are preferred, and what is most important to the public. Please take a look at the design options on the following pages. If you have any comments, suggestions, or concerns, please fill out a comment card on our website. Visit www.portcw.com, find "Industrial Park Master Plan 2009" in the Projects tab, then click on "Contact Us". We appreciate all input that will help inform the standards development process.

This document includes 1 exhibit that shows existing conditions of the East Industrial Park property, and four exhibits that present various design options for eight important elements of the project, which include:

- Loading Docks
- Solid Waste & Recycling
- Building Materials
- Parking Lots
- Public Frontages
- Screening & Buffers
- Signage and Pedestrian Amenities
- Stormwater

Existing Conditions Exhibit

The following exhibit shows the existing views of the East Industrial Park property from four locations along the Dike Trail, to show the context within which future development will occur. Because the dike trail is elevated above the East Industrial Park property, the exhibit also includes three “building screen” examples taken from elevated streets and trails to show how buildings can be screened to soften their visual impact from an elevated viewpoint.



BUILDING SCREEN EXAMPLE 1



BUILDING SCREEN EXAMPLE 2



BUILDING SCREEN EXAMPLE 3



EXISTING VIEW SHEDS FROM THE DIKE TRAIL LOOKING NORTH



EAST INDUSTRIAL PARK MASTER DEVELOPMENT PLAN

EXISTING CONDITIONS

FEBRUARY 2009



Design Options Exhibits

The four exhibits on the next few pages present various design options related to 8 elements that are normally of greatest concern to the public, future tenants, and property owners for projects such as the East Industrial Park. The exhibits present examples ranging from “simple” to “highly-developed” for each of the 8 elements. These exhibits are only design options at this time; they are not meant to indicate precisely how future development may look at the East Industrial Park, but are instead meant to stimulate feedback as to what types of standards are preferred and are most important to the public.

- **Loading Docks and Solid Waste & Recycling Exhibit**

The following exhibit provides examples of how loading docks can be oriented and screened from public view. Examples range from simple to highly-developed use of architectural and landscape screening in a left to right direction.

The exhibit also shows various ways of storing and screening solid waste and recycling facilities. Examples range from simple to elaborate use of architectural and landscape screening in a left to right direction.

LOADING DOCKS



SOLID WASTE & RECYCLING



- Building Materials and Parking Lots Exhibit

The following exhibit shows options for building materials and parking lots. Building materials include colors, building fascia (brick, wood, etc.), and added materials such as photo-voltaic solar panels. Examples range from simple to a more intense use of materials and architectural elements in a left to right direction.

Issues of interest related to parking lots usually include location and amount of landscaping. Examples show a range of design options from parking directly against buildings to more elaborate parking lot landscaping and parking separated from buildings.

BUILDING MATERIALS



PARKING LOTS



- **Public Frontages and Screening & Buffers Exhibit**

The following exhibit provides visual options for public frontages and screening and buffers. Issues of interest regarding public frontages normally include street width, sidewalk locations, setbacks, landscaping, and visual screening. Examples range from simple to highly-planted in a left to right direction.

Screening and buffers refer to how a business, parking lot, or land use is made visually softer or less openly visible to the public. This can be accomplished in a number of ways, including landscaping, fencing, and beams. Examples range from simple to highly-developed in a left to right direction.

PUBLIC FRONTAGES



SCREENING & BUFFERS



- Signage & Pedestrian Amenities and Stormwater Exhibit

The following exhibit presents design options for signage, pedestrian amenities, and stormwater control. Signs are an important part of any business, as they help convey an image and identity. The physical context of the sign is also important, for instance the amount and type of landscaping surrounding it. Pedestrian amenities can be used to encourage physical activity, but their physical context must also be taken into account. Examples show a range of signage materials and pedestrian amenities in a left to right direction.

Stormwater control is an important part of minimizing a development's impact on the environment. Within a development, stormwater control features can include simple bio-retention swales and detention ponds to the use of native vegetation in rain gardens and pervious pavement that allows rainwater to be cleaned and infiltrate the ground. Examples include a range of landscape and engineering treatments in a left to right direction.

SIGNAGE & PEDESTRIAN AMENITIES



STORMWATER

