

Port of Camas-Washougal Steigerwald Commerce Center

Development Standards

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Table of Contents

I. Introduction

A. Purpose Statement	1
B. Washougal Municipal Code References	1
C. Relationship to Washougal Municipal Code	1
D. Definitions	1
E. Abbreviations	2

II. Uses and Dimensions

A. Uses	3
B. Lot Requirements	5

III. Development Standards

A. Access and Circulation	6
B. Parking and Loading	8
C. Solid Waste Storage	13
D. Streets and Frontages	14
E. Signs	16
F. Stormwater Control	17
G. Architectural	17
H. Site Landscaping	18
I. Fencing	20
J. Site Lighting	20
K. Environmental Protection	20

IV. Special Provisions

A. Buffering/Screening From Dike Trail & Steigerwald 22

V. Procedures

A. Establishment of Design Review Committee (DRC) 23

B. Application for DRC Review 23

C. Variances 24

Appendices

Appendix A – Recommended Plant Materials

Appendix B – Prohibited Plant Materials

I. Introduction

A. Purpose Statement

The Port of Camas-Washougal's Steigerwald Commerce Center site is a unique property located east of the existing built-out industrial park and west of Steigerwald Lake National Wildlife Refuge, just north of the Columbia River. The site's setting in proximity to natural spaces and an existing industrial development requires an innovative approach to development of the property.

These Development Standards are intended to govern new development and redevelopment within the Steigerwald Commerce Center. Application of these Standards will attract new industry and jobs to the Industrial Park and ensure that development within the Park respects the natural environment.

B. Washougal Municipal Code References

All references to the Washougal Municipal Code (WMC) in these Development Standards are based on the WMC as current through Ordinance 1623, passed January 20, 2009. Subsequent changes to the WMC may require amendments to these standards if deemed appropriate and necessary by the Port Commission and the Design Review Committee.

C. Relationship to Washougal Municipal Code

Developments within the Steigerwald Commerce Center must comply with the relevant provisions of the WMC unless specifically modified by these Development Standards. Where these Development Standards do not address an item that is addressed in the WMC, the WMC standard(s) must be met.

D. Definitions

The following definitions apply to these Development Standards only; they are not intended to provide clarification of words or terms used in any other document or code.

1. Alternate Street – in the Steigerwald Commerce Center, a street meeting the Alternate Street design section shown in Figure 9, which includes a street-side rain garden for treatment of stormwater runoff from the street, thereby lessening the site's impact on the municipal stormwater system.
2. Ancillary commercial use – a commercial use that is subordinate to or supportive of another (primary) use.
3. Building front – the street-facing side(s) of a building.
4. Design Review Committee (DRC) – review body whose purpose is to ensure that development proposals within the Steigerwald Commerce Center comply with these Development Standards.
5. Graywater System – an irrigation system that utilizes wastewater (for instance, water from sinks and showers) that has not come into contact with toilet wastes.

6. Heat Island Effect – the phenomenon of warmer temperatures being experienced in urban landscapes compared to adjacent rural or natural areas as a result of solar energy retention by constructed surfaces.
7. LID (Low Impact Development) Measures – stormwater control strategies that are modeled on natural processes and thereby reduce the amount of stormwater runoff that leaves a developed site, for instance via on-site infiltration.
8. Lot front – the side of a lot that fronts the street. In the case of a corner lot, the two adjoining sides of a structure facing the adjoining streets of the intersection.
9. Nose-to-nose parking – a parking configuration where parking stalls facing each other share a common front line.
10. Redevelopment – the addition or replacement of impervious surfaces (including buildings) totaling 2,000 square feet or more on a site with 35% or more existing impervious coverage.
11. Required yard – also referred to as a “setback”. A required yard is an area set aside along each property line in which structures are prohibited and landscaping or other such treatment is required.

E. Abbreviations

DRC = Design Review Committee

SCC = Steigerwald Commerce Center

MSP = Steigerwald Commerce Center Master Stormwater Plan

WMC = Washougal Municipal Code

II. Uses and Dimensions

A. Uses

1. The Steigerwald Commerce Center is zoned Heavy Industrial (HI). Proposed uses within the Park shall be either permitted, conditional, or prohibited as shown in Table II.A.1-1.

2. Designation R: Restricted Use

These uses are not allowed unless specifically and individually approved by the DRC, provided that these uses are wholly contained within buildings, which include activities such as operation, sales, storage, loading, unloading, etc., that are contained within buildings.

However, the DRC may consider alternative visual and aesthetic mitigation measures to complete building containment if the applicant/owner can demonstrate an equivalent alternative standard that satisfies the DRC.

**Table II.A.1-1
Uses**

Use	HI
Accessory use	P
Agricultural product manufacturing & processing	P
Automotive services	P
Branch banks	P
Bulk petroleum product terminals, plants and storage facilities	R
Cellular telecommunications towers	P
Cement manufacturing facilities	P
Ceramic production facilities	P
Cold storage, frozen food facilities and ice manufacturing	P
Commercial parking facilities	P
Commercial recreational facilities, enclosed or unenclosed	C
Contractors' establishments	P
Cupola furnaces for metallurgical melting	P
Distribution facilities	P
Dry cleaning plants	P
Enclosed or unenclosed commercial sales of product being manufactured or warehoused, not to exceed 20% of the gross floor area of the building	P
Espresso – drive-through ¹	C
Espresso – drive-up	C
Essential public facilities ²	C
Exterminators and pest control businesses	P
Fiberglass insulation manufacturing	P
Galvanizing plants and similar facilities	P

Hazardous waste receiving, storage and treatment facilities	C
Heavy equipment sales, service, rental, storage and repair	P
Incinerators, including biomedical	R
Junk yards, wrecked motor vehicle impounds and other used vehicle part yards ³	R
Kennels – animals	P
Manufactured, mobile home, trailer sales, storage and rental	P
Machine shops	P
Manufacturing, processing or assembling finished products from raw or crude materials	P
Mini-warehouse/self storage facilities with or without accessory RV or boat storage	P
Natural resource extraction and processing	P
Professional offices	P
Public and semipublic buildings and uses	P
Pulp mills	R
Radio and television towers	P
Recycling plant and processing facilities	R
Research and scientific laboratories	P
Restaurants <3,000 square feet ⁴	P
Solid waste transfer stations (including household waste)	R
Solvent metal cleaning	P
Unenclosed storage facilities	R
Volatile organic liquid handling and storage facilities	P
Warehousing	P
Welding shops	P
Wholesale distribution facilities	P
Wineries, breweries and distilleries and associated uses	P

P = Permitted use

C = Conditional use (to be reviewed via City of Washougal’s conditional use permit process)

R = Restricted Use (to be reviewed via the Design Review Committee)

¹ Subject to special City of Washougal espresso drive-through standards

² Solid waste transfer stations are permitted outright??

³ Subject to special City of Washougal standards

⁴ Restaurants will be considered ancillary commercial uses

3. Ancillary Commercial Uses.

- a. Ancillary commercial uses are permitted within non-commercial buildings in the SCC, provided that no more than 20% of the gross floor area of such buildings shall be used for ancillary commercial purposes. Additionally,

no more than 20% of the gross square footage of all buildings within the SCC combined shall be used for ancillary commercial purposes.

- b. Ancillary commercial uses permitted in the Steigerwald Commerce Center shall be only those commercial uses permitted in Table II.A.1-1 above.

B. Lot Requirements

1. Minimum lot area, minimum lot frontage, maximum lot coverage, and maximum height shall be as set forth in Washougal Municipal Code Table 18.32-2 “Commercial Districts Dimensional Requirements” for the HI zoning district.
2. Yard requirements for lots within the Steigerwald Commerce Center shall be as set forth in Table II.B.2-1 below.

**Table II.B.2-1
Steigerwald Commerce Center Yard Requirements**

Yard Type	Minimum Requirement
Front	15'/25'*
Side	0'/10' **
Street Side	25'
Rear	0'/10' **

*15' if the building will be nearest the street, 25' if development other than the building will be nearest the street (i.e. parking or drive aisle).

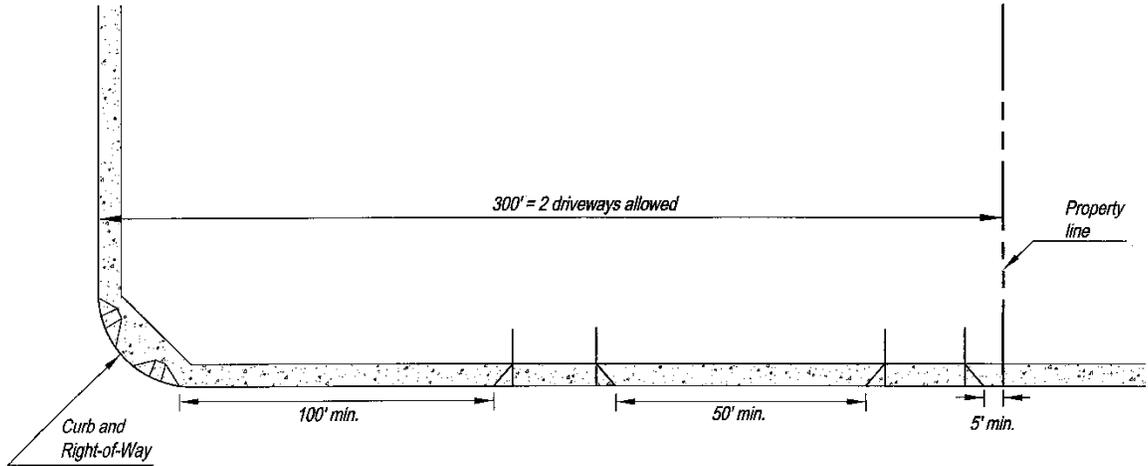
**0' where shared parking or a shared driveway is provided along a property line, or where a permanent open space or landscaped area (such as common area open space or Steigerwald Lake National Wildlife Refuge) is adjacent to the yard in question. 10' in all other situations.

III. Development Standards

A. Access and Circulation

1. Applicability. This section shall apply to all new development and all redevelopment, including building and parking lot expansions, within the Steigerwald Commerce Center. Redevelopment is defined as the addition or replacement of impervious surfaces (including buildings) totaling 2,000 square feet or more on a site with 35% or more existing impervious coverage.
2. Vehicle Access Standards.
 - a. General Policy. Vehicle access shall be provided from abutting rights-of-way to each lot within the SCC.
 - b. Joint Access.
 - i. Joint Access. Tenants may design and utilize joint accesses, where feasible, for adjacent sites within the SCC in order to minimize the total number of driveways.
 - ii. DRC Review. The DRC shall review proposed joint accesses between parcels. If the DRC finds that all other applicable access and circulation standards are met, it may approve the proposed joint access.
 - iii. Reciprocal Access Agreement. The applicant shall submit to the DRC and the City of Washougal a reciprocal access agreement or other legal covenant running with the land to formalize the joint access prior to commencement of construction. The agreement must be signed by all affected property owners or tenants, shall be notarized, and shall be recorded with the Clark County Auditor prior to construction.
 - c. Driveways.
 - i. Design. All driveways within the SCC shall be designed in accordance with the City of Washougal Engineering Standards, except as modified within this Development Standards document.
 - ii. Number and Spacing. One driveway is permitted for each 150' of street frontage. Driveways must be located at least 50' from other driveways, 100' feet from street intersections, and 5' from property lines (except in the case of a joint driveway located on the property line). See Figure 1 below. Modifications to these standards may be approved by the DRC based on tenant needs, site constraints, or innovative design.
 - iii. Alignment. To the greatest extent feasible, driveways shall be designed at right angles to the street and shall align with other driveways across the street in order to enhance safety.

Figure 1: Driveway Spacing



3. Pedestrian and Bicycle Standards.

a. Pedestrian Circulation.

- i. Surfaces. All required pedestrian circulation routes within the Steigerwald Commerce Center shall be improved with an all-weather surface, such as asphalt or concrete. Pervious pavement and pavers are allowed. Alternative surfaces may be approved by the DRC.
- ii. Required Access. A minimum 5' wide pedestrian circulation route shall be provided between the fronting street and the main entrance to the building. The circulation route, where not located within a parking or maneuvering area, shall be comprised of a concrete sidewalk.
- iii. Pedestrian Crossings. Where any designated pedestrian circulation route crosses a vehicle maneuvering area, the crossing shall at a minimum be striped to notify drivers of the potential presence of pedestrians. Tenants may provide more enhanced markings for pedestrian crossings, such as a different color surface or a different surface type.
- iv. Sidewalks. A minimum 5' concrete sidewalk is required along all front and street-facing sides of buildings where parking is proposed adjacent to the building. The required sidewalk(s) must at the minimum provide a connection to the main building entrance.
- v. Pedestrian Access Approval. The DRC shall review the proposed pedestrian access and circulation plan for compliance with these provisions.

b. Bicycle Standards.

- i. Bicycle Parking Standards. Bicycle parking areas are not required within the SCC. However, if bicycle parking is provided on a site, it shall meet the following standards.
 - a. Bicycle parking shall be provided on the ground floor level and on private property, not within the public right-of-way.

- b. Bicycle parking can be provided indoors or outdoors. Indoor parking provides the greatest level of safety and security. Exterior bicycle parking shall be covered and located within 50' of a building entrance.
 - c. If racks are provided, they must be tall enough to allow a bicycle to be secured to the rack by its frame.
 - d. If bicycle lockers are provided, a 6' radius clear area must be provided around the door of each locker.
 - ii. Bicycle Parking Approval. The DRC shall review any proposed bicycle parking on a development site for compliance with these standards.
4. Rail.
- a. Intent. The Port recognizes that potential tenants may desire access to rail for movement of freight and manufactured products. Therefore, it is the Port's intent to provide rail access in the Steigerwald Commerce Center as feasible and minimize road crossings.
 - b. Right-of Way/Easements. The Port shall designate and set aside right-of-way or easements for future rail lines and rail access within the SCC.
 - c. Location. Areas for loading and unloading of rail cars shall be in the rear of lots, except where the only access to a rail line is in a location other than the rear of the lot.

B. Parking and Loading

- 1. Applicability. This section shall apply to all new development and all redevelopment within the Steigerwald Commerce Center. Developments shall provide at least the minimum number of required off-street parking stalls at all times, unless approved by the DRC and City of Washougal staff.
- 2. Parking Lot Design & Location.
 - a. Location. Parking for a use shall not be located within a required yard (see Table II.B.2-1 for required yards). Stalls shall be constructed with a curb or wheel stop to prevent vehicles from overhanging into a required yard. Parking shall be provided on the same lot as the use, except when a shared parking agreement is in place, per section III.B.2.b.
 - b. Exception for Shared Parking. Parking may be permitted within a required side or rear yard as part of a shared parking lot with an adjacent property, subject to DRC review and approval. In such cases, a shared parking agreement signed by all involved property owners and/or tenants shall be submitted to the DRC and the City of Washougal. The agreement shall be notarized and recorded with the Clark County Auditor's office prior to construction. A reciprocal access agreement may also be required.
 - c. Surface Material. In order to enhance the aesthetic characteristics of development within the Steigerwald Commerce Center, all off-street parking and maneuvering areas are required to be comprised of an all-weather hard surface such as asphalt or concrete. Pervious pavement and

pervious pavers are allowed. The DRC may permit other materials to be used on a case-by-case basis. Additionally, the DRC may permit the front 2' of parking stalls to be landscaped with groundcover plants, so long as the vehicle is prevented from overhanging into a required yard by a curb or wheelstop.

- d. Parking Dimensions. Off-street parking stalls and maneuvering aisles within the SCC shall conform to the minimum dimensional requirements listed in Table III.B.2.d-1.

Table III.B.2.d-1 Minimum Parking & Maneuvering Dimensions

Angle (degrees)	Type	Stall Width	Stall Depth	1-Way Aisle Width	2-Way Aisle Width
0	Standard	20'	8'	12'	22'
	Compact	18'	8'	12'	22'
45	Standard	9'	18'	14'	22'
	Compact	8'	15'	14'	22'
60	Standard	9'	18'	16'	24'
	Compact	8'	15'	16'	24'
70	Standard	9'	18'	18'	24'
	Compact	8'	15'	18'	24'
90	Standard	9'	18'	24'	24'
	Compact	8'	15'	24'	24'

Figure 2: Parking Dimension Legend

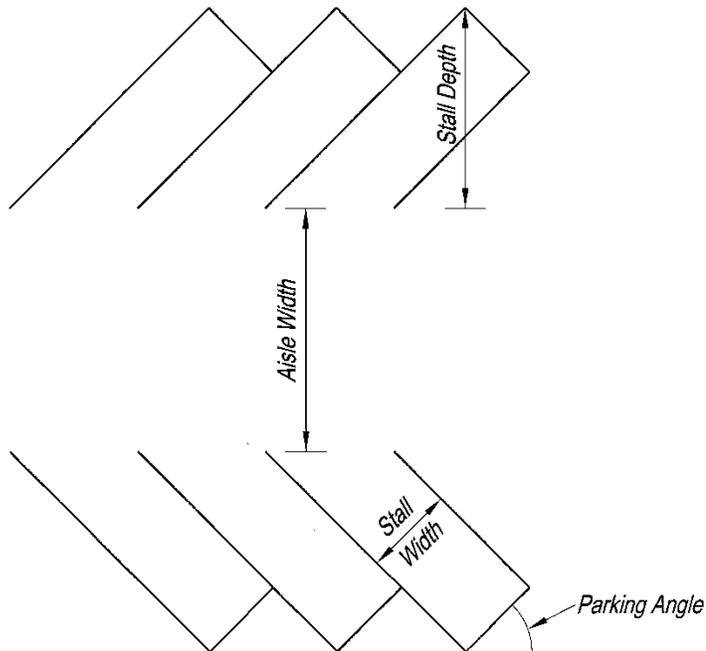
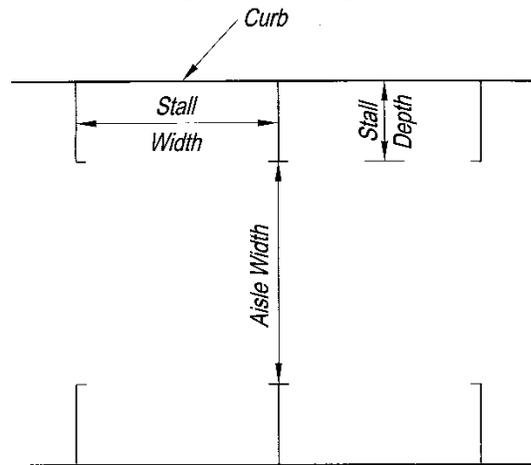


Figure 3: Zero Degree Parking Dimension Legend



3. Required Parking.
 - a. Minimum Requirements. Minimum off-street parking requirements for developments within the Steigerwald Commerce Center shall be those listed in WMC Table 18.52-1 “Off-Street Parking Space Requirements”. Requests for reductions to the required amount of parking must be approved by the DRC and the City of Washougal.
 - b. Unanticipated Uses. Minimum off-street parking requirements for uses that are not listed in Washougal Municipal Code “Off-Street Parking Space Requirements” table shall be determined by the DRC and approved by the City.
 - c. Compact Stalls. Up to 30% of the minimum required parking spaces, and all spaces over the minimum requirement, may be designed to the compact standards listed in Table III.B.2.d-1.
 - d. ADA Stalls. The number of ADA parking stalls provided and their design shall comply with the standards of the Washougal Municipal Code.
4. Parking Lot Landscaping.
 - a. Intent. The Port is a proponent of sustainable land development practices, a component of which is to control “heat island effect,” which is the phenomenon of warmer temperatures being experienced in urban landscapes compared to adjacent rural or natural areas as a result of solar energy retention by constructed surfaces. A simple way to help control “heat island effect” is to provide landscaping that shades hard surface parking areas.
 - b. Applicability. The provisions of this section shall apply to all new development and redevelopment within the Steigerwald Commerce Center that leads to a requirement for 10 or more off-street parking stalls.
 - c. Required Landscaping.
 - i. Landscape Islands. In addition to required landscaping and buffering within required yards and around buildings, landscape islands shall be provided at a ratio of one-island-per-9 parking stalls. A maximum of

- 13 parking stalls may be situated contiguously between landscape islands, so long as the average throughout the site does not exceed 9 stalls per landscape island.
- ii. Landscape Diamonds. Where nose-to-nose parking is proposed, landscape diamonds may be used in order to maximize efficiency of the parking design. If landscape diamonds are used, the diamonds must be provided at a minimum ratio of one-per-5 parking stalls. Diamonds are permitted only within the interior of a row of parking stalls. Landscape islands shall be required at both ends of parking rows. See Figure 7 below.
 - iii. Design Requirements. Landscape islands shall be at least 8' wide as measured from the face of curb (leaving a 7' wide planting area between the curbs). Landscape diamonds shall be at least 6' long on each side as measured from the face of curb (leaving a 5' wide planting area between the curbs). Curbs shall be installed around the exteriors of all landscape islands and diamonds to protect the vegetation planted within.
 - iv. Required Plantings. A minimum of one (1) tree shall be planted in each landscape island and landscape diamond. Parking lot trees must be a minimum of 2" diameter at breast height (dbh) at the time of planting. The dbh of a tree is measured at 4.5' above the finished grade. The applicant may plant shrubs in addition to the trees. The portion of each island/diamond not planted with a tree or shrubs will be planted at a minimum with groundcover plants.
 - v. Species. Landscape plans which include information on the species of all proposed vegetation will be submitted to the DRC for review and approval.
- d. Front of Stall Landscaping. As noted in III.B.2.c above, the DRC may allow the front 2' of parking stalls to be landscaped with groundcover plants, so long as the vehicle is prevented from overhanging into a required yard by a curb or wheelstop.

Figure 4: Minimum Landscape Island Dimensions

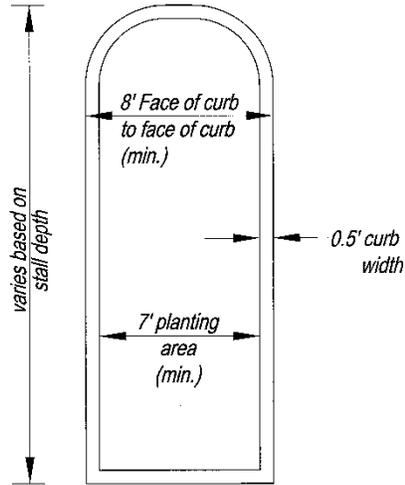


Figure 5: Minimum Landscape Diamond Dimensions

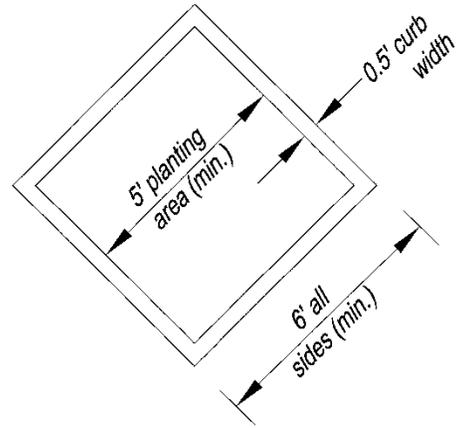


Figure 6: Typical Parking Area – Landscape Islands

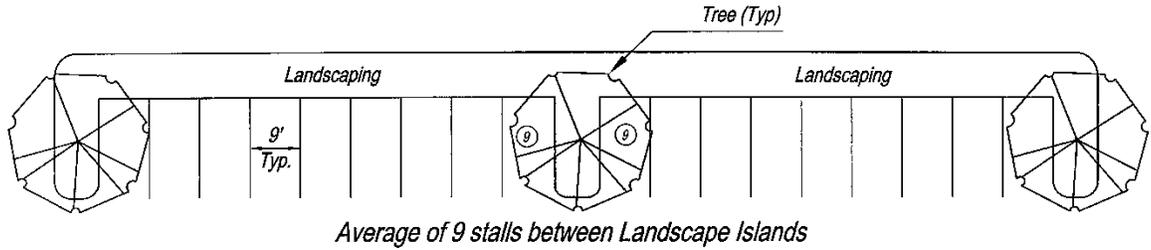
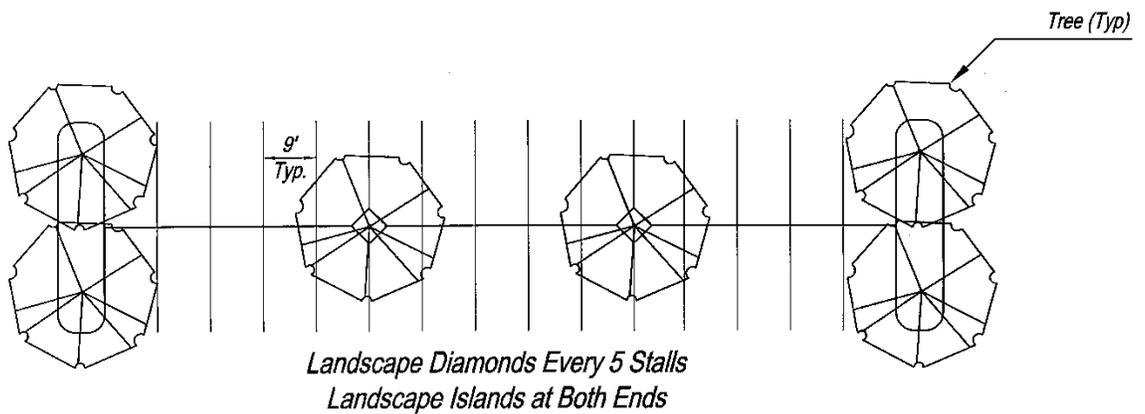


Figure 7: Typical Parking Area – Landscape Diamonds



5. Required Loading.
- a. Commercial, industrial, public utilities, and other similar uses as determined by the DRC shall provide loading berths as follows:

<u>Gross Floor Area (square feet)</u>	<u>Number of Required Loading Berths</u>
Less than 5,000 sf	0
5,000 to 29,999 sf	1
30,000 to 99,999 sf	2
100,000+ sf	3

- b. Office buildings, public buildings, schools, and other similar uses as determined by the DRC shall provide loading berths as follows:

<u>Gross Floor Area (square feet)</u>	<u>Number of Required Loading Berths</u>
Less than 30,000 sf	0
30,000 to 99,999 sf	1
100,000+ sf	2

6. Loading Dimensions. Loading berths within the Steigerwald Commerce Center are required to be at least 12' wide, 35' long, and have a minimum vertical clearance of 14'.
7. Loading Area Surfacing. All loading berths and adjacent vehicle maneuvering areas are required to be comprised of an all-weather hard surface such as asphalt or concrete. Pervious pavement and pervious pavers are encouraged. The DRC may permit other materials to be used on a case-by-case basis.

C. Solid Waste Storage

1. Applicability. All buildings and uses within the Steigerwald Commerce Center are required to set aside areas for the collection and storage of solid waste and recyclables.
2. Amount of Storage Required.
- a. Office, Industrial, and Educational Buildings. Office, industrial, and educational buildings and similar uses as determined by the DRC shall provide a minimum storage area of 10 square feet plus 4 square feet per 1,000 square feet of gross floor area or fraction thereof. For example, a 10,000 square foot building would require 10 square feet plus 40 square feet (4 square feet per 1,000 square feet of floor area), for a total of 50 square feet for solid waste storage.
- b. Commercial Buildings. Commercial buildings and similar uses as determined by the DRC shall provide a minimum storage area of 10 square feet plus 10 square feet per 1,000 square feet of gross floor area or fraction thereof. For example, a 10,000 square foot building would

require 10 square feet plus 100 square feet (10 square feet per 1,000 square feet of floor area), for a total of 110 square feet for solid waste storage.

3. Solid Waste Storage Design & Location.

a. Design.

i. Receptacle Size. The applicant shall contact the solid waste service provider for information regarding the dimensions of the receptacles, in order to best design the solid waste storage area to accommodate those receptacles.

ii. Screening Materials. Applicants are encouraged to use materials that are harmonious with the building materials of the primary use for screening the solid waste storage area. Solid waste screening must be at least 70% opaque where visible from a right-of-way or abutting property. Examples of acceptable materials include block walls, masonry walls, and metal fences. Chain link fences are permitted so long as they include slats and are screened with landscaping as described in section III.C.3.a.iv. Gates are acceptable for screening so long as they are at least 70% opaque. Solid waste screening will be reviewed by the DRC.

iii. Shared Use Storage Areas. The DRC must review and approve the use of a shared solid waste storage area for multiple uses. In such cases, the applicable screening standards must still be met, except that the storage area does not need to be screened from the buildings that share its use.

iv. Landscape Screening. When chain link fences are used to enclose a solid waste storage area, a minimum 6' high landscape screen (size at planting) must be provided around the outside of the fence, except for the side from which the storage area is accessed. Landscape screening of solid waste storage areas shall consist of evergreen plantings, such as arborvitae, to be approved by the DRC.

b. Location. Solid waste storage requirements can be met with one or more locations, including both interior and exterior areas, subject to review by the DRC. Solid waste storage areas shall be located so as to provide unobstructed access for collection vehicles. Solid waste storage areas may not be located within a required yard.

D. Streets and Frontages

1. Street Standards.

a. General Street Design. In general, new public streets within the Steigerwald Commerce Center shall be designed and constructed per Figure 8 below. All applicable street improvements along a project's frontage shall be completed prior to occupancy of the proposed building. Where a sidewalk will be located on only one side of the street, the DRC shall determine on which side the sidewalk shall be placed.

- b. Alternate Street Option. Due to the fact that the Steigerwald Commerce Center is located in immediate proximity to the Columbia River and Steigerwald Lake National Wildlife Refuge, and since the Park contains sensitive lands, certain portions of the Park will be especially conducive to the use of an alternative street section featuring a street-side rain garden. The Port and the DRC will determine which street portions may/will be constructed as alternate streets. Alternate streets shall be designed and constructed per Figure 9 below.
- c. Cul-De-Sacs. All cul-de-sac bulbs within the SCC shall be constructed per the applicable City of Washougal Engineering Standards.

Figure 8: Standard Street Section

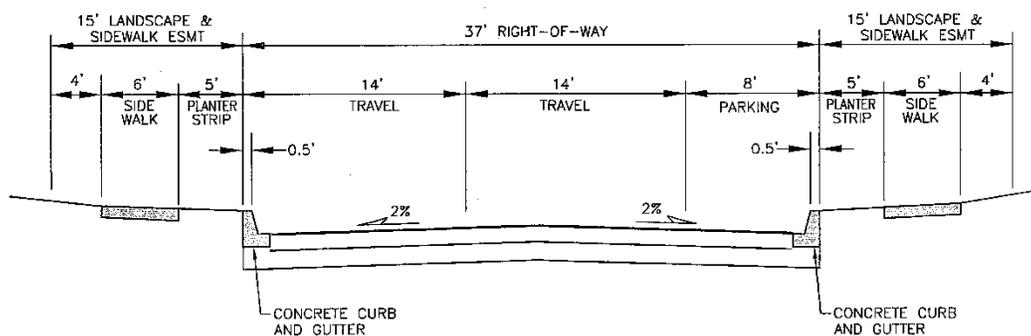
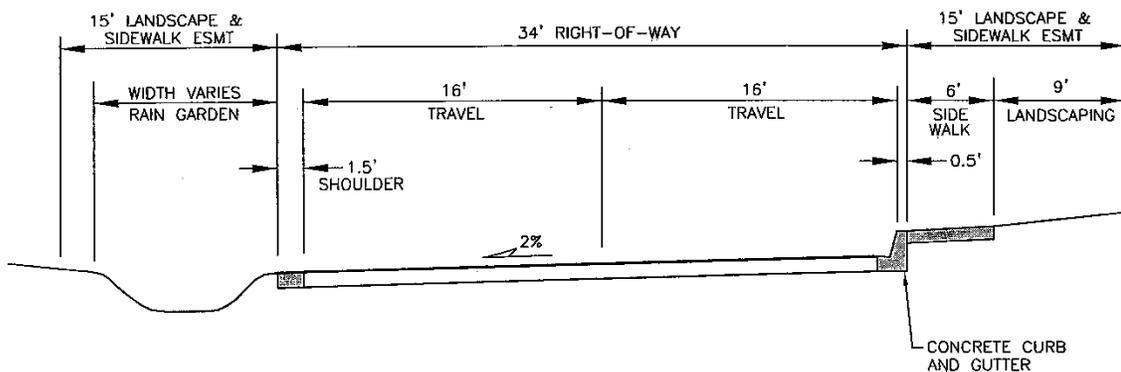


Figure 9: Alternate Street Section



- 2. Landscaping Along Streets.
 - a. Standard Street Requirements. Along standard street frontages, trees shall be planted within the planter strip every 30' on center. The remainder of the planter strip and the area behind the sidewalk within the landscape and sidewalk easement shall be planted with groundcover turf at a minimum. Acceptable street tree species are listed in Appendix A. Other species may be approved by the DRC. Street trees must be 2" caliper dbh minimum at the time of planting.

- b. Alternate Street Requirements. For sites that front the side of an alternate street containing a sidewalk, plantings shall be per the Standard Street Requirements listed in section III.D.2.a. For sites that front the side of an alternate street containing a rain garden, native or adapted grasses shall be planted within the rain garden, as specified in the most recent version of the Stormwater Management Manual for Western Washington and the most recent version of the Portland Bureau of Environmental Services Stormwater Management Manual. The remainder of the area within the landscape and sidewalk easement shall be planted with groundcover turf at a minimum. The DRC will review the proposed landscaping.
 - c. Irrigation. All landscaping adjacent to streets within the landscape and sidewalk easements shall be watered via an irrigation system. The DRC will review all proposed irrigation systems. Low-impact irrigation alternatives, such as graywater systems, are encouraged.
 - d. Maintenance. Landscaping adjacent to streets within the landscape and sidewalk easements shall be maintained by the tenants of the fronting properties.
3. Street Lighting.
- a. General Provisions. Street lights shall be required along all streets within the SCC, whether public or private. Street light design and location shall be to City of Washougal and Clark Public Utilities Standards. All street lights shall be shielded to prevent undue light pollution. Acorn style lights are not allowed. Unless otherwise approved by the DRC, cobra head style street lights shall be used.
 - b. Light Intrusion to Steigerwald. The SCC’s proximity to Steigerwald Lake National Wildlife Refuge requires special provisions to prevent light from impacting the Refuge. Acorn style lights are not allowed. Lights should be appropriately shielded and aimed to provide a maximum initial illuminance value of no greater than 0.3 horizontal and vertical footcandles at the shared boundary between the SCC and the Refuge, and no greater than 0.01 horizontal footcandles 15 feet into the Refuge.

E. Signs

- 1. Applicability. This section shall apply to all new signs proposed within the Steigerwald Commerce Center. Type I site plan approval and a building permit are required from the City of Washougal in order to install a new sign, per WMC 18.60.020.
- 2. Permitted Signs. Signs within the SCC shall be governed by the provisions of WMC Chapter 18.60 “Sign Regulations”. No more than one sign per street frontage shall be permitted, unless otherwise approved by the DRC.
- 3. Location and Design Standards. Sign design and location shall be governed by the provisions of WMC Chapter 18.60 “Sign Regulations”.

F. Stormwater Control

1. Applicability. All new development and redevelopment within the SCC will be required to provide stormwater control in accordance with these provisions.
2. Steigerwald Commerce Center Master Stormwater Plan. Prior to any construction or development occurring within the SCC, the Port shall adopt an Steigerwald Commerce Center Master Stormwater Plan (MSP). The MSP shall provide direction for how stormwater from streets within the SCC will be treated, detained, and discharged; the MSP shall also provide direction for how stormwater from individual lots within the SCC will be detained and discharged. The DRC shall review all proposals for consistency with the MSP.
3. Stormwater Quantity Control and Conveyance. The Port shall provide regional stormwater quantity control and conveyance facilities for the lots in accordance with the MSP. If a tenant proposes to develop to an intensity that exceeds the runoff assumptions of the MSP for that lot, the tenant shall be responsible for providing additional quantity control on site for the excess runoff. In such a case, the stormwater report required by the City of Washougal shall include calculations demonstrating the effectiveness of the additional quantity control. The stormwater report will also be provided to the DRC to assist the DRC in tracking the overall flow to the regional stormwater quantity control facilities.
4. Stormwater Quality Control.
 - a. Street Runoff. Stormwater runoff from public streets within the SCC shall be treated regionally in accordance with the MSP.
 - b. Site Runoff. Stormwater runoff from individual lots/building sites shall be treated on site by the tenant. All tenants must apply for and comply with their own National Pollutant Discharge Elimination System (NPDES) permit. Some tenants may be eligible for Certificates of No Exposure.
5. Low Impact Development (LID) Measures. Low impact development stormwater control measures are permitted where appropriate. LID measures may provide a useful tool to comply with the development assumptions of the MSP. Proposed LID measures shall be reviewed and approved by the DRC and the City of Washougal.

G. Architectural

1. Applicability. The provisions of this section shall apply to all new structures (as defined by the Washougal Municipal Code) and modifications to existing structures within the Steigerwald Commerce Center. Architectural plans shall be submitted to the DRC for review and approval.

2. Architectural Style.
 - a. Contemporary Styles. The use of contemporary architectural styles is strongly encouraged. The use of unusual or eccentric architectural elements which would detract from the quality image of the Steigerwald Commerce Center will not be allowed.
 - b. Materials. Buildings shall be constructed of concrete tilt up panels, brick, natural stone, or wood. Metal buildings are allowed in general. Due to the need to strictly control the aesthetics of the SCC from the dike trail and Steigerwald, metal buildings adjacent to the dike trail and Steigerwald will be strictly scrutinized, and the DRC and Port staff both retain the right to deny construction of a metal building in those locations if the visual impact is deemed unacceptable.
 - c. High Cube Buildings. With the development of high cube buildings with many doors, companies have experienced incidents of birds becoming trapped inside these high spaces. Due to the proximity to Steigerwald Lake National Wildlife Refuge, this could be an issue at the Steigerwald Commerce Center. Therefore, where a high cube building with many doors is proposed within the SCC, at least one skylight which can be opened (allowing birds to leave the building) will be required. The DRC may require more than one skylight depending on building size.
3. Building Exteriors.
 - a. Materials, Colors, and Details. High quality building materials of a permanent low-maintenance type shall be used on all exterior walls of a building. Design and color shall be used consistently throughout each site. The use of two or more exterior colors is strongly encouraged to enhance the building. All exterior colors and materials shall be approved by the DRC.
 - b. Articulation/Relief. The use of such features as parapets, canopies, and fascias is encouraged to break up large, uniform wall surfaces. Such features shall be in proportion to wall height and building mass.
 - c. Metal-Clad Buildings. Metal-clad buildings are allowed in general. Metal buildings will receive special scrutiny by the DRC to ensure that high structural and aesthetic standards are maintained, especially adjacent to the dike trail and Steigerwald.
4. Use of Solar Panels. The installation of solar panels on building roofs is permitted. Solar panel usage can provide “off the grid” energy and reduce the visual scale of the rooftop. The installation of solar panels may also be an effective means to screen rooftop machinery from the dike trail and Steigerwald. Solar panel use, type, and location shall be subject to DRC review.

H. Site Landscaping

1. Applicability. In order to enhance the aesthetics within the Steigerwald Commerce Center, landscaping shall be required for all new development and

redevelopment. Development and redevelopment proposals shall comply with the standards of this section and section III.B.4 Parking Lot Landscaping.

2. Master Plan. The Steigerwald Commerce Center Master Plan provides guidance for landscaping within the Park and along the perimeter adjacent to Steigerwald Lake National Wildlife Refuge and the dike trail.
3. Screening and Buffering.
 - a. Front and street side yards. Within required front and street side yards, a landscape screen shall be planted that will provide a minimum 75% opacity to a height of at least 3' within 3 years of planting. Plantings used for screening may be evergreen or deciduous. The remainder of the yard shall be planted at a minimum with groundcover plants or turf. Tenants are encouraged to exceed these minimum standards where appropriate. All landscaping shall be reviewed by the DRC.
 - b. Side and rear yards. Except where an approved shared driveway or shared parking area is provided, required side and rear yards shall be planted with a landscape screen that will provide a minimum 75% opacity to a height of at least 6' within 3 years of planting. Plantings used may be evergreen or deciduous. The remainder of the yard shall be planted at a minimum with groundcover plants or turf. Tenants are encouraged to exceed these minimum standards where appropriate. All landscaping shall be reviewed by the DRC.
 - c. Steigerwald Commerce Center Perimeter. The Port shall plant an appropriate landscape screen around the perimeter of the SCC in accordance with the Master Plan to screen views from the dike trail and Steigerwald. Tenants along the perimeter are still required to provide the landscape screening and buffering described in this section, unless the DRC determines that adequate landscape screening already exists.
 - d. Fencing. Fencing standards are listed in section III.I. The DRC may approve the use of solid fences (100% opaque) in lieu of landscape screening in side and rear yards. When such fences are approved, the yards must still be planted with groundcover plants or turf.
4. Use Separation. The DRC reserves the right to require additional landscape screening or fencing where adjacent uses are considered non-compatible or where a particularly impactful use is proposed.
5. Irrigation. All site landscaping shall be watered via an irrigation system. The DRC will review all proposed irrigation systems. Low-impact irrigation alternatives, such as graywater systems, are encouraged.
6. Preferred Plantings. It is the intent of the Port to allow individual tenants leeway regarding the species of plantings. In general, tenants shall utilize native and adapted vegetation in order to better conserve water. Certain types of vegetation, such as invasive and debris-generating species, are prohibited.

Appendix B includes a list of prohibited species. The DRC will review all proposed landscaping within the SCC.

I. Fencing

1. Perimeter Fencing. To enhance the visual appeal of the SCC from off-site properties, fencing along the perimeter boundaries of the SCC shall be of a consistent type, height, and material(s) as designated by the DRC. All proposed fencing in the SCC shall be reviewed by the DRC.
2. Internal Fencing.
 - a. Requirements. Fencing is not required between properties internal to the SCC. However, where fencing between properties is proposed, the fencing shall at a minimum be made of black vinyl-coated chain link and shall be 6' in height above finished grade.
 - b. Additional Height or Security. If additional fence height or security measures (such as lights or barbed wire) are desired, applicants may request approval for such measures from the DRC and the City of Washougal.
 - c. Solid Fences. The DRC may approve the use of solid fences (100% opaque) in lieu of landscape screening in side and rear yards. When such fences are approved, the yards must still be planted with groundcover plants or turf.

J. Site Lighting

1. Applicability. All new development and redevelopment within the Steigerwald Commerce Center shall include appropriate lighting for parking and pedestrian circulation areas, at a minimum. Tenants may also choose to light outdoor work and storage areas, subject to DRC approval.
2. General Provisions. Site lighting design and location shall be to City of Washougal and Clark Public Utilities Standards. All lighting shall be shielded to prevent undue light pollution. Acorn style lights are not allowed.
3. Light Intrusion to Steigerwald. The SCC's proximity to Steigerwald Lake National Wildlife Refuge requires special provisions to prevent light from impacting the Refuge. Acorn style lights are not allowed. Lights should be appropriately shielded and aimed to provide a maximum initial illuminance value of no greater than 0.3 horizontal and vertical foot-candles at the shared boundary between the SCC and the Refuge, and no greater than 0.01 horizontal footcandles 15 feet into the Refuge.
4. Timed Lighting. In order to limit light pollution, the Port encourages tenants to install external lights that are timed to shut off after normal working hours, so long as safety is not impeded.

K. Environmental Protection

1. Wetlands.
 - a. Wetland Permitting. The Port will obtain any necessary wetland permit(s) for the entire Steigerwald Commerce Center prior to any development occurring. Developed portions of lots shall not contain wetlands or wetland buffers.
 - b. Development Standards. The critical areas ordinance of the Washougal Municipal Code current as of January 20, 2009 shall govern the site.

2. Wildlife Habitat.
 - a. Habitat Permitting. The Port will obtain any necessary habitat permit(s) for the entire Steigerwald Commerce Center prior to any development occurring. Developed portions of lots shall not contain wildlife habitat areas or habitat buffers.
 - b. Development Standards. The critical areas ordinance of the Washougal Municipal Code current as of January 20, 2009 shall govern the site.

IV. Special Provisions

A. Buffering/Screening From Dike Trail & Steigerwald

1. Port Responsibility. The Port understands the importance of screening the Steigerwald Commerce Center from the dike trail and Steigerwald Lake National Wildlife Refuge in order to soften the aesthetic impact for trail users. As such, the Port shall plant screening vegetation in the following locations, consistent with the Master Plan:
 - a. Dike Trail. The Port shall plant screening vegetation between the northern toe of the dike and the rail right-of-way.
 - b. Steigerwald. The Port shall plant screening vegetation along portions of the eastern perimeter adjacent to Steigerwald Lake National Wildlife Refuge, as demonstrated on the Master Plan. If the Department of Fish and Wildlife agrees, the screening vegetation may be planted on Steigerwald property.
2. Tenant Responsibility. Landscaping and screening in compliance with section III.H of these Development Standards will be required on all properties within the SCC, even those properties adjacent to the Port-provided screening discussed in section IV.A.1 above, unless the DRC determines that adequate landscape screening already exists.

V. Procedures

A. Establishment of Design Review Committee (DRC)

1. Purpose. The Design Review Committee will be responsible for reviewing all proposed development and redevelopment within the Steigerwald Commerce Center for compliance with these Development Standards, which may include site inspection(s). The DRC may also choose to lessen or enhance certain standards on a case-by-case basis, depending on circumstances. The DRC will not issue development permits of any kind.
2. Limitations. Approval from the DRC does not constitute project entitlement. The DRC is an initial review body that determines if a project meets these Development Standards. The DRC has no authority to issue development permits of any kind. All proposed developments and redevelopments within the SCC shall require review and approval by the City of Washougal and other agencies as applicable. All permits authorizing development must be obtained from the City and other agencies as applicable prior to construction.
3. Timing. The Port shall establish the DRC prior to the sale, lease, or rent of any property within the SCC.
4. Membership. The DRC will be comprised of 4 Port staff members or designee who have sufficient experience to review site planning; landscape design; stormwater management; and sustainable development. The DRC may also choose to include a design professional, under contract with the Port. If the Steigerwald Commerce Center site is sold in its entirety, a design professional hired by the new owner shall review proposed development for compliance with these Development Standards.
5. Bylaws. The Port shall adopt Bylaws for the DRC to further govern such items as its responsibilities, membership, and enforceability.

B. Application for DRC Review

1. Submittal Timing. All proposed projects within the SCC must undergo review by and receive written approval from the DRC prior to a development application being submitted to the City of Washougal or other applicable agency.
2. Minimum Submittal Requirements. The following items shall be submitted to the Port Director or his/her designee, who will then forward the items to the DRC. The DRC retains the right to request additional information as it deems necessary.
 - a. Site plan to include:
 - i. Site size, dimensions, and north orientation.
 - ii. Location of all existing and proposed improvements, including (but not limited to) buildings, parking and circulation areas, driveways, sidewalks, setbacks, easements, trash enclosures, signs, stormwater

facilities, and outdoor lighting. Existing conditions may be shown on a separate plan if preferred.

- b. Landscape plan to include:
 - i. Any existing vegetation on or within 50 feet of the property. Existing trees having a diameter of less than 4 inches measured at 4 feet above grade do not need to be shown.
 - ii. Proposed landscape plantings, including size at planting and typical spacing.
 - iii. Any proposed irrigation system.
 - c. Lighting plan showing location and type(s) of proposed lighting.
 - d. Architectural drawings, including floor plans, elevations, and building materials.
 - e. Details of features such as trash enclosures, fences, signs, outdoor lighting, and LID stormwater control measures.
 - f. A narrative explaining any special circumstances (if applicable).
3. Review Timelines. The DRC shall review and respond to the applicant within 15 calendar days of submittal. The DRC may approve the project, request additional information, or deny the project. If additional information is requested, the DRC shall review and respond to the additional information within 10 calendar days of submittal.
 4. Appeals. The DRC's decisions may be appealed to the Port Commission.

C. Variances

1. Generally. The DRC has discretion to grant variances to these Development Standards after review of a variance request. The DRC cannot grant variances to the requirements of the City of Washougal or other applicable agencies.
2. Submittal Requirements. In addition to the submittal requirements listed in section V.B.2, variance requests shall include a written narrative explaining the reason the variance is necessary. Plans or exhibits may also be necessary, depending upon the nature of the request.
3. Approval Criteria. The DRC may approve a variance request if the applicant shows that the proposed standard provides an equivalent or greater benefit than the adopted standard, and that the overall project will still meet the Purpose Statement listed at section I.A of these Development Standards.
4. Review. The DRC shall review variances in the same timeframes as listed in section V.B.3. The DRC may approve, deny, or request additional information regarding a variance request.
5. Appeals. The DRC's decisions may be appealed to the Port Commission.

Appendix A Recommended Plant Materials

Note: This is a sample list of recommended plant types within the Steigerwald Commerce Center. This is not an exhaustive list of species the DRC may wish to encourage. All planting materials will need to be reviewed and approved by the DRC prior to planting.

Large Trees

<u>Botanical Name</u>	<u>Common Name</u>
<i>Cedrus Atlantica</i>	Atlas Cedar
<i>Cupressocyparis Leylandii</i>	Leyland Cypress
<i>Fagus Sylvatica</i>	European Beech
<i>Pseudotsuga Menziesii</i>	Douglas Fir
<i>Quercus Robur</i>	English Oak
<i>Quercus Rubra</i>	Red Oak
<i>Sequoia Sempervirens</i>	Coast Redwood
<i>Thuja Plicata</i>	Western Red Cedar
<i>Tsuga Heterophylla</i>	Western Hemlock

Medium Trees

<u>Botanical Name</u>	<u>Common Name</u>
<i>Alnus Rubra</i>	Red Alder
<i>Calocedrus Decurrens</i>	Incense Cedar
<i>Carpinus Betulus (except Fastigiata)</i>	European Hornbeam
<i>Chamaecyparis Nootkatensis 'Pendula'</i>	Nootka Cypress, Alaska Yellow Cedar
<i>Fraxinus Latifolia</i>	Ash, Oregon
<i>Fraxinus Pennsylvanica 'Patmore'</i>	Patmore Ash
<i>Populus Balsamifera</i>	Black Cottonwood
<i>Quercus Bicolor</i>	Swamp White Oak
<i>Quercus Palustris</i>	Pin Oak
<i>Taxus Brevifolia</i>	Pacific Yew
<i>Tilia Cordata</i>	Linden, Little Leaf
<i>Tilia Tomentosa 'Sterling'</i>	Silver Linden

Small Trees

<u>Botanical Name</u>	<u>Common Name</u>
<i>Betula Jaquemontii</i>	White-Barked Himalayan Birch
<i>Betula Nigra</i>	River Birch
<i>Betula Papyrifera</i>	Paper Birch
<i>Carpinus Betulus 'Fastigiata', 'Franz Fontaine'</i>	European Hornbeam
<i>Cercidiphyllum Japonicum</i>	Katsura Tree
<i>Cornus Kousa</i>	Kousa Dogwood
<i>Populus Tremuloides</i>	Quaking Aspen
<i>Prunus Serrulata cvs.</i>	Japanese Flowering Cherry

Pyrus Calleryana 'Bradford'
Pyrus Calleryana 'Glen's Form'

Bradford Callery Pear
Callery Pear

High Screen Shrubs, 6 Feet and Taller

Botanical Name

Abelia 'Edward Goucher'
Acer Circinatum
Amelanchier Alnifolia 'Regent'
Arbutus Unedo
Arctostaphylos Hookeri
Berberis Thunbergii 'Rose Glow',
'Helmond Pillar'
Buxus Sempervirens 'Graham Blandy'
Oemleria Cerasiformis
Philadelphus Lewisii cvs.
Ribes Sanguinium
Sambucus Racemosa
Thuja Occidentalis 'Smaragd' (Emerald)
Vaccinium Ovatum
Viburnum Carlesii

Common Name

Abelia
Vine Maple
Serviceberry
Strawberry Tree
Manzanita
Japanese Barberry
Common Boxwood
Indian Plum
Mock Orange
Red-Flowering Currant
Red Elderberry
American Arborvitae
Evergreen Huckleberry
Korean Spice Viburnum

Low Shrubs, 3 to 4 Feet

Botanical Name

Gaultheria Shallon
Hydrangea Macrophylla 'Pia'
Ilex Crenata
Itea Virginica 'Little Henry'
Mahonia Aquifolium
Nandina Domestica 'Firepower',
'Compacta', 'Gulfstream'
Philadelphus Lewisii
Philadelphus x Virginalis 'Dwarf
Snowflake'
Potentilla Fruticosa cvs.
Ribes Sanguineum
Rosa Nutkana
Rosa Pisocarpa
Rubus Spectabilis
Spiraea Douglasii
Symphoricarpos Albus

Common Name

Salal
Big-Leaf Hydrangea, Garden Hydrangea
Japanese Holly
Little Henry Sweetspire
Tall Oregon Grape
Heavenly Bamboo, Sacred Bamboo
Mock Orange
Virginal Mock Orange
Bush Cinquefoil
Red Currant
Nootka Rose
Swamp Rose
Salmonberry
Douglas's Spiraea
Common Snowberry

Groundcover

Botanical Name

Arctostaphylos Uva Ursi
Ceanothus Gloriosus, cvs.

Common Name

Kinnikinnick, Bearberry
California Lilac

Cotoneaster Dammeri
Euonymus Fortunei 'Coloratus'
Fragaria Chiloensis

Bearberry Cotoneaster
Purple-Leaf Winter Creeper
Sand, Beach, or Chilean Strawberry

Appendix B Prohibited Plant Materials

Note: This is a sample list of prohibited plant types within the Steigerwald Commerce Center. This is not an exhaustive list of species the DRC may wish to prohibit. All planting materials will need to be reviewed and approved by the DRC prior to planting.

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acer Platanoides</i>	Norway Maple
<i>Ailanthus Altissima</i>	Tree-of-Heaven
<i>Bromus Hordeaceus</i>	Soft Brome
<i>Bromus Japonicus</i>	Japanese Brome-Grass
<i>Buddleia Davidii</i> (except cultivars & varieties)	Butterfly Bush
<i>Carduus Nutans</i>	Musk Thistle
<i>Carduus Pycnocephalus</i>	Italian Thistle
<i>Carduus Tenuifolius</i>	Slender Flowered Thistle
<i>Centaurea Pratensis</i>	Meadow Knapweed
<i>Cirsium Arvense</i>	Canada Thistle
<i>Clemantis Ligusticifolia</i>	Western Clemantis
<i>Convolvulus Arvensis</i>	Field Morning-Glory
<i>Cortaderia Selloana</i>	Pampas Grass
<i>Cytisus Scoparius</i>	Scot's Broom
<i>Equisetum Telemateia</i>	Giant Horsetail
<i>Festuca Arundinacea</i>	Tall Fescue
<i>Galium Odoratum</i>	Sweet Woodruff
<i>Hedera Helix</i>	English Ivy
<i>Hypericum Perforatum</i>	St. John's Wort
<i>Ilex Aquafolium</i>	English Holly
<i>Iris Pseudacorus</i>	Yellow Flag
<i>Lemna Minor</i>	Duckweed, Water Lentil
<i>Ligustrum Vulgare</i>	Privet
<i>Lotus Corniculatus</i>	Bird's Foot Trefoil
<i>Lythrum Salicaria</i>	Purple Loosestrife
<i>Phalaris Arundinacea</i>	Reed Canarygrass
<i>Polygonum Cuspidatum</i>	Japanese Knotweed
<i>Populus Alba</i>	White Poplar
<i>Prunus Laurocerasus</i>	English, Portugese Laurel
<i>Robinia Pseudoacacia</i> (except cultivars & varieties)	Black Locust
<i>Rubus Discolor</i>	Himalayan Blackberry
<i>Rubus Laciniatus</i>	Evergreen Blackberry
<i>Solanum Sarrachoides</i>	Hairy Nightshade
<i>Trifolium Repens</i>	White Clover
<i>Ulmus Pumila</i>	Siberian Elm
<i>Vicia Villosa</i>	Hairy Vetch

Vinca Major
Vinca Minor

Periwinkle (large leaf)
Periwinkle (small leaf)