

**Port of Camas-Washougal
East Industrial Park Master Development Plan**

Open House #1
Public kick-off and site tour

Summary Report and Public Comments



Open House Overview

The Port of Camas-Washougal is underway with a process to establish a Master Development Plan for the East Industrial Park. In order to kick off the process, the Port invited the community to attend an Open House to learn about the project, ask questions and share their ideas. The Open House was held on Thursday, February 19 from 3 to 6 p.m. at the Port of Camas-Washougal office located at 24 South A Street. Approximately thirty people attended the Open House. Project team members staffed the event and answered attendees' questions. Project team members present at the event included:

- Tim Schauer, Mackay & Sposito
- Beth Holmes, Mackay & Sposito
- Bryan Cole, Mackay & Sposito
- Bob Sable, Mackay & Sposito
- Francis Naglich, Ecological Land Services
- Andrea Aberle, Ecological Land Services
- David Ripp, Port of Camas-Washougal
- Scot Walstra, Port of Camas-Washougal
- Mary Murphy, Port of Camas-Washougal
- Adrienne DeDona, JLA Public Involvement
- Doug Zenn, JLA Public Involvement

Purpose

The purpose of the East Industrial Park Master Development Plan Open House was to:

- Share project Guiding Principles, purpose, goals, expectations and evaluate the project process/timeline.
- Share information about how the public can be involved.
- Attract a wide cross-section of the community to become engaged in the process.
- Share working assumptions (wetland/environmental conditions, market analysis, and transportation/access).
- Develop initial visual preferences to inform the technical process related to the draft concept plans and development standards.

Prior to the open house, the project team produced a variety of design options for the East Industrial Park, based on typical development standards found in many Port agencies or other office-park-style developments. At the open house, they presented this information for several purposes:

- 1) To present design options;
- 2) To interact with the public and gather input;
- 3) To provide an opportunity for the public to tour the site; and
- 4) To receive feedback from the public on the information/options presented.

Typical design options include public frontages, screening and buffers, storm water, signage and pedestrian amenities, building materials, parking lots, loading docks, and solid

waste and recycling areas. Presentation boards were created to demonstrate a range of materials, setbacks and screening opportunities for street and landscape treatments that could be implemented. These design options will be evaluated during the planning process to ensure that the project meets the Port's and the community's goals while providing development standards that are compatible with the adjacent recreational uses, the Steigerwald Lake National Wildlife Refuge and existing Port properties.

Format

The open house was an informal event where participants were invited to drop in at any time within a three-hour period to review information boards, talk to staff, and submit comments. Participants were also invited to take part in an optional 45 minute site tour of the property. Tours were offered at 3:30 p.m. and at 4:45 p.m. The site tour was guided by Francis Naglich and Andrea Aberle of Ecological Land Services. The following attendees participated in the site tours:

Dawn Feldhaus (3:30 p.m.)
Maureen Chan-Hefflin (3:30 p.m.)
Richard Hamby (3:30 p.m.)
John Knopp (3:30 p.m.)
Geneva Wood (4:45 p.m.)

The event included the following stations to guide attendees through the open house.

Sign in and Comment Table

Participants signed in with their contact information, and received copies of the project fact sheet. Attendees were also encouraged to complete comment forms to provide their input on the project.

Project Background and Overview

This station provided participants with information on the project timeline, deliverables, the Guiding Principles and a flowchart of the decision-making process with project history. Information about the project assumptions regarding access/transportation and the existing market analysis were included.

Visual Preferences

The consultant team produced a series of exhibits to stimulate feedback on preliminary design options. These exhibits showed existing conditions in the East Industrial Park and various examples of design options, which include:

- Loading Docks
- Solid Waste & Recycling
- Building Materials
- Parking Lots
- Public Frontages
- Screening & Buffers

- Signage and Pedestrian Amenities
- Stormwater

Natural Environment and Wetlands

Information at this station was provided by consultants from Ecological Land Services (ELS). ELS is currently analyzing the site for possible wetlands to determine final wetland boundaries. The steps involved in analyzing the wetland mitigation process were outlined and mitigation options were explained. Future development must be designed in a way to avoid or minimize mitigation for any wetland and critical area impacts. This will be completed so as to compliment the adjacent USFW Steigerwald Lake National Wildlife Refuge and help to provide a buffer for the proposed development (example photos were provided for discussion purposes).

This station also provided information about the status of historic and existing farming activities onsite.

Public Comments

The project team received public comments during the open house and site tours. The following is a summary of input and feedback from some participants:

Natural Area and Wildlife Refuge comments:

- Would like to see “the view” (Mt. Hood) taken into consideration. Participants believe that the Port should consider the view when designing buildings onsite, specifically those located in the easternmost portion of the site; these buildings should have windows. Buildings designed for “business-tech” use would be better here than “industrial” warehouse type buildings which generally don’t have windows.
- Do not feel that the Hovee market analysis gave enough credit for this location and the intrinsic “view” that it offers. It is possible that there are businesses that would locate here to also have the view/scenic Gorge location. Participants believe that the Port should consider marketing to firms interested in this location’s aesthetic appeal.
- Believe that some sort of emergency access should be available to the Steigerwald Refuge or at least a reservation to access (cross circulation).
- Suggest that the Port reach out to the Steigerwald Refuge group to open a constructive dialogue.

Development Standards and Screening:

- Would like to integrate the wildlife refuge into the development and standards, and use native plant materials and low impact development storm water designs.
- Like the screening examples shown as good representation of what the Port should do along the trail.
- Prefer the storm water swale examples shown with native vegetation.

- Find the materials shown for signage acceptable. They don't want to see large signage high in the air.
- Feel that there may be a need for multiple levels of street improvements. All streets do not need to include curb, gutter, sidewalk, and buffers.
- Like the mixture of evergreens and deciduous planting to screen parking lots and buildings.
- Prefer screened loading docks, solid waste and utility areas.
- Suggest that screening trees or vegetation be planted soon, so that they are more mature when development actually begins.

Highway 14 Access Comments:

- Would like to allow for future access route to SR 14 even if it is not available now.
- Believe that pedestrian access to the levy trail and the refuge should be considered.
- Are concerned with Highway 14 access. Access is already a problem and more traffic might put a strain on existing businesses.

Infrastructure Comments:

- Feel that rail should be extended into the EIP site.
- Believe the Port should consider the option mentioned by the City of Camas in discussion with the Port for potential multiple water supply wells in the SE corner of the property next to the levy. The City of Camas representative stated that this could provide enhanced water supply for 20 years.

General comments:

- Understand that the Port does not have firm development plans to date. Therefore input will be generic until have a design to critique.
- Would like the Port to consider other uses of the site in addition to creating employment. Some citizens suggested preserving the barns in the SE corner of the site, or revisiting the idea of creating an RV Park in the area.
- Feel that the Port passed up an opportunity to sell this site to an interested party (with funds) for use as a business-tech park that would have benefitted from the location and view.
- Suggest that the Port remain realistic about spending money to develop a high tech park if all the access will come through the existing industrial area.
- Believe that the "barn area" located in the SE portion of the property is zoned as park space.
- Want the Port to consider reserving the "barn/park" area in the SE leg of site and the NE leg of the site (north of Steigerwald) as open space.

Comments from Flip Charts:

- Include USFWS, Refuge, OR WDF&W in mitigation planning.
- Buffer new development with trees and shrubs.
- Would like to see compatible uses with adjacent habitat and enhanced opportunities.

- Development standards are needed for work yards and the outdoor storage of equipment and products.
- Diversify users to break up development.
- The name of the planning project or title of the park should reflect the range of uses that could be included.
- Buildings, structures and features should conform to the visual standards of the scenic area.
- Provide a landscape buffer or screen to reduce visual impacts from the trail.
- SR-14 access needs to be addressed or considered.
- Is a tech park feasible with existing access?
- City well head opportunities in the southeast area need to be address/explored.
- Opportunities to extend development standards to the existing industrial park need to be explored.

From Comment forms (3 total):

Project Purpose and Need

Respondents were asked how important various elements were to them when considering the purpose of the East Industrial Park. Overall, the three total respondents indicated that the most important element, in their opinion, is to protect the natural reserves.

What do you like best about the existing East Industrial Park?

- The beauty! The dike, the connection to Steigerwald. The entrance to the Gorge.
- It provides a buffer between industry and wildlife

What would you like to see changed or added?

- Enhanced connection to the refuge, including a trail system, a “green” building for research, recreation, and access to the dike and trails. The connection should protect the wetlands.
- Rehabilitate wetlands.

Other inputs or comments

- The name needs to be a process. Don’t assume it will be industrial.
- Hopefully the final plan will provide for continued mixed use, heavy industrial, light industrial with business-commercial uses.

Outreach

The Port of Camas-Washougal used the following outreach efforts to notify and invite citizens to the open house:

- Press release distributed to the Camas-Post Record and the Columbian (Camas Post Record Published an article on February 17).

- Website announcement on the Port of Camas-Washougal main page
- Website announcement on the East Industrial Park project page
- E-mail notice to Port distribution list
- E-mail notice to stakeholders and stakeholder interviewees
- Email to list of 20 clients/associates provided by ELS
- Announcements at February 2nd and 17th Port Commission Meeting
- Announcement on Port reader board
- Printed announcements provided at the Camas and Washougal libraries with comment forms and drop boxes.