

EAST INDUSTRIAL PARK

Master Development Plan

The Port of Camas-Washougal is in the process of creating a Master Development Plan for the 122-acre East Industrial Park, located east of the Port's Washougal Industrial Park. The purpose of the master plan is to maximize the economic potential of the Port by providing predictability during future phases of development, while at the same time maintaining flexibility needed to meet market demands.

The Port has been working with area stakeholders and the community at-large to narrow down a number of preliminary ideas for development of the East Industrial Park site. After receiving feedback on various design options, the Port has created a site inventory and analysis plan, and three conceptual land use planning options. This will all help the Port eventually decide on a Preferred Option that will serve as the master plan for development of the East Industrial Park property.

Site Inventory and Analysis Plan



Site Inventory and Analysis Plan

- Shows the existing conditions of the property and land uses and municipal boundaries.
- Shows directions of predominant views into the project area.
- Identifies three existing access points, including private streets and a railroad spur line stub in at the west side.
- “Enhanced Study Areas” are portions of the property that may contain indications of sensitive lands. These areas are being further studied to determine whether sensitive lands are present.
- “Buffer Views” denotes areas where landscape plantings may be used to partially screen the East Industrial Park from the dike trail.
- Identifies maximum intersection spacing, per the Washougal Municipal Code.
- Identifies the Parks and Open Space zoned property.

Next Step: Development Standards Document

The Port will eventually select a Preferred Option that will serve as the Master Plan for development of the East Industrial Park property. A Development Standards document will be generated along with the Preferred Option. The Development Standards document will include standards for development within the East Industrial Park and will govern such items as parking design, landscaping, solid waste storage, stormwater control, and building materials. The Development Standards will not replace the Washougal Municipal Code; instead, it will be a companion document to the City of Washougal code, modifying certain provisions of the code in order to meet the Port's vision for the property.

Descriptions of Land Use Options

These Land Use Options are intended to demonstrate a range of three different intensities for potential development on the East Industrial Park property. The options are conceptual only and are meant to represent the range of development intensities available for the property, based on previous planning efforts, code requirements and other site constraints.

For example, the lot lines shown on these maps are intended to convey how a variety of lot sizes can be accommodated on the property and are not a proposed lotting pattern for land division. The eventual parcel configurations will depend on the users that choose to locate on the property. The Master Planning process is intended to build in flexibility for parcel configurations while ensuring that necessary infrastructure can be extended to serve the property.

Land Use Option A



* Land Use Option A

- Based on the preliminary layout previously prepared.
- No development is proposed on the portion of the property located within the Gorge Scenic Area.
- Proposed north-south streets meet intersection spacing requirements.

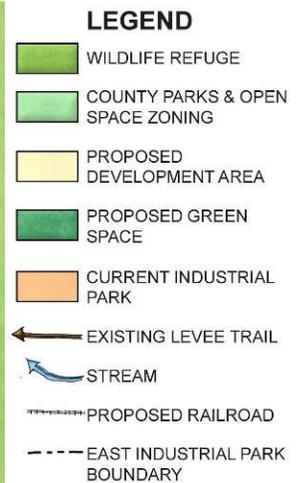
Land Use Option B



* Land Use Option B

- Significant green space provided adjacent to Steigerwald Lake National Wildlife Refuge.

Land Use Option C



Comparison of Land Use Options

	Option A	Option B	Option C
Amount of development area	106 acres	82 acres	64 acres
Amount of green space	8.5 acres	34 acres	55 acres
Street right-of-way	13 acres	11 acres	8 acres
Access to rail	Greatest amount	Moderate amount	Moderate amount
Cul-de-sacs	Cul-de-sacs exceed Washougal code requirements and would require road modification approval from the City of Washougal.	Northern cul-de-sac exceeds Washougal code requirements and would require road modification approval from the City of Washougal.	Cul-de-sacs exceed Washougal code requirements and would require road modification approval from the City of Washougal.
Parks and open space zoning	Assumes that Parks and Open Space zoning can be changed.	Majority of the Parks and Open Space zoned property will be retained.	Parks and Open Space zoned property to be retained in its entirety.
Stormwater control	Most amenable to the use of traditional stormwater quality and quantity control facilities due to the high amount of developable land.	High groundwater and low infiltration rates necessitate innovative low-impact stormwater control strategies that can be integrated into the natural open space.	The most amenable to innovative low-impact stormwater control strategies due to the extensive green space.
Stub roads	All three stub roads to be extended into the site.	All three stub roads to be extended into the site.	All three stub roads to be extended into the site.

Contact Information

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