



Port of Camas-Washougal East Industrial Park Draft Development Standards & Preferred Concept Summer 2009

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 property, by providing predictability during future phases of development, while at the same time maintaining flexibility needed to meet market demands.

Working together with the Port of Camas-Washougal and considering community input, the project team has narrowed the options included in three land use concepts for the East Industrial Property into a preferred draft land use concept and draft development standards.

Draft Development Standards

The Port of Camas-Washougal's East Industrial Park site is unique. The site's setting in proximity to natural spaces and an existing industrial development requires an innovative approach to development of the property.

The draft Development Standards are intended to govern new development and redevelopment within the East Industrial Park. 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.

The Port's draft Development Standards are more rigorous than the City of Washougal requirements in some areas (such as landscaping requirements) and less so in other areas (such as setbacks and parking stall dimensions). The draft Development Standards regulate the following elements:

- Uses
- Lot Requirements
- Access and Circulation
- Parking and Loading
- Solid Waste Storage
- Streets and Frontages
- Signs
- Stormwater Control
- Architectural Design
- Site Landscaping
- Fencing
- Site Lighting

Additionally, provisions are included for increased landscape screening/buffering along the dike trail and adjacent to Steigerwald Lake National Wildlife Refuge, environmental protection, and the establishment of a Design Review Committee that will review all development proposals for compliance with the final Development Standards.

At this stage, the Development Standards are in draft form and subject to revision. The Commissioners will review the final draft Development Standards in conjunction with the Preferred Land Use Option at a future date.

The draft Development Standards may be reviewed and comments can be submitted online at www.portcw.com, then click on the "Projects Tab" to find "Industrial Park Master Plan 2009"

Preferred Concept

The preferred draft land use concept includes the following features:

- Amount of development area: 93 acres
- Amount of green space: 23 acres
- Street right-of-way: 11 acres
- Access to rail
- Cul-de-sacs: Exceed 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
- Stormwater control: Amenable to the use of traditional stormwater quality and quantity control facilities
- Stub roads: All three stub roads to be extended into the site



Next Steps

After collecting public input on the preferred draft land use concept and the draft Development Standards, the Port Commission will adopt a final Master Development Plan for the East Industrial Park, which will include both narrative and graphic representations of the preferred land use concept and the development standards.

Contact Information

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Visit the website: www.portcw.com Click on the "Projects Tab" to find "Industrial Park Master Plan 2009"