WATERFRONT VISION

• Preserve the “Character of Washougal”
  o Small town character
  o Outdoor recreation
  o Natural scenic beauty
  o Safe and family-friendly environment
  o Youth and future generations

• Keep Waterfront Accessible to the Public:
  o Waterfront Greenway:
    ▪ Peninsula developed as a park
    ▪ 10’-12’ Trail developed along shoreline for public access to downtowns via pedestrian and bike
    ▪ Landscape Buffers between trail and commercial development for people to congregate and maintain natural setting while walking the trail.
    o Play Areas for children
    o Plazas

• Support a natural habitat, environmental stewardship and protective views
  o View Corridors
  o Support clustering development into designated locations
  o Limit height of development to maintain views
  o Main Street Look/Village-Type Feel

• Ensure a clear physical and emotional connection to and from Downtown as well as the rest of the community
  o Compliment not Compete with Downtowns
  o Wayfinding Signage
  o Ample Community Space that would promote activity throughout the development
  o Ample Pathways and Trails
  o Events
• **Incorporate art, history and culture to the Waterfront site**
  - Historical Interpretive Signs
  - Tactile Arts
  - Performing Arts
  - Art Spaces

• **Tourist/Regional Draw** – develop something that differentiates us from other developments—“a destination” that attracts people and dollars from outside the community—at this gateway to the Gorge.

• **Mixed Uses:**
  - Desirable Uses:
    - 18 hour activity
    - Restaurants
    - Retail
    - Commercial
    - Office Space
    - Residential
    - Hotel
  - Undesirable land uses: No Big Box Store or Strip Mall
  - Adequate parking for land uses and public access

• **Market Reality**
  - Land use plan enables the long-term economic sustainability of the area and is financially feasible for the Port’s private development partners

• **Fiscal Responsibility**
  - Waterfront development should be completed in a fiscally responsible manner, that generates a return on Port investment

• **Timing**
  - This is a long-term project – build out of all 20+ acres may take 10 years or more.
  - However, the Port has near-term expectations for action, and would like to see ground breaking for some new development within the next 24 to 36 months