



WATERFRONT VISION

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

- **Keep Waterfront Accessible to the Public:**
 - 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.
 - Play Areas for children
 - Plazas

- **Support a natural habitat, environmental stewardship and protective views**
 - View Corridors
 - Support clustering development into designated locations
 - Limit height of development to maintain views
 - 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**
 - Compliment not Compete with Downtowns
 - Wayfinding Signage
 - Ample Community Space that would promote activity throughout the development
 - Ample Pathways and Trails
 - 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