

## GENERAL DESCRIPTION

The Port of Ridgefield, is proposing a master planned industrial subdivision of approximately 76 acres into 16 lots for future industrial, supporting commercial, and office uses. The existing site is vacant land that has been mowed and used for agricultural uses. Currently the site is vegetated with pasture grasses. The site is gently sloped, with some wetlands crossing the site in the low points. The intent of the master plan is to provide the necessary infrastructure for future users and create an environment for employment based industry.

## ZONING

The site is zoned Master Planned Business Park (MPBP). The development as proposed complies with the purpose of the zoning district by providing infrastructure and lots for future employment generating users. The master plan includes design features and elements such as a meandering sidewalk, enhanced wetland buffer areas, and street tree plantings to provide for a park like setting. The development proposes a subdivision of approximately 76 acres.

## INFRASTRUCTURE

Infrastructure to support industrial and office users is planned for the project. Water, sanitary sewer, electric power, phone, and data services are all proposed to be constructed to serve this development. By planning and constructing the infrastructure to support industrial and office use of the property, the site will provide a viable opportunity for employment based industry. The roadway infrastructure proposed, and the site's proximity to the I-5 junction will provide convenient access for industrial and office users. The internal roadway standards proposed for this project exceed the standards required by the city, but provide a more functional road for a corporate office and industrial park.

**Stormwater Design:** Group Mackenzie has proposed an innovative design solution for the stormwater treatment that utilizes the wetland buffers. This design preserves the developable area for industrial users and increases the useable space. Stormwater facilities constructed with the Discovery Pointe project will be sized to handle stormwater from the future industrial and office development anticipated on this site. Individual lots in this development will be able to discharge stormwater into the master planned facility and will therefore have more developable site area.

**Roadways and Pedestrian Circulation:** Onsite roadways proposed are designed to exceed the industrial standard. The proposed road section is to be 42-feet of paved width in a 60-foot right-of-way. The road will include a 6-foot meandering sidewalk and planter strip for street trees and general landscaping. The paved roadways include three lanes, each 14 feet wide. One of these lanes will accommodate a center turn lane.

Frontage improvements along NW 279<sup>th</sup> Street and NW 11<sup>th</sup> Avenue are also proposed. There will be an additional half-width right-of-way dedication of approximately 10 feet along the frontage of NW 11<sup>th</sup> Avenue. This will allow for the construction of a 23-foot, half-width paved roadway with one 12-foot lane and one 12-foot turn lane, a 5-foot bike lane, and a 6-foot wide meandering detached sidewalk.

The proposed road section for NW 279<sup>th</sup> Street will include 42 feet of paved width in a 60-foot right-of-way. The road will include a 6-foot meandering sidewalk and planter strip for street trees and general landscaping. The paved roadways include three lanes, each 14 feet wide. Along the projects frontage from lot 16 to the intersection at 11<sup>th</sup> Avenue, NW 279<sup>th</sup> Street will be improved to a 21-foot half-width right of way with a 6-foot meandering detached sidewalk