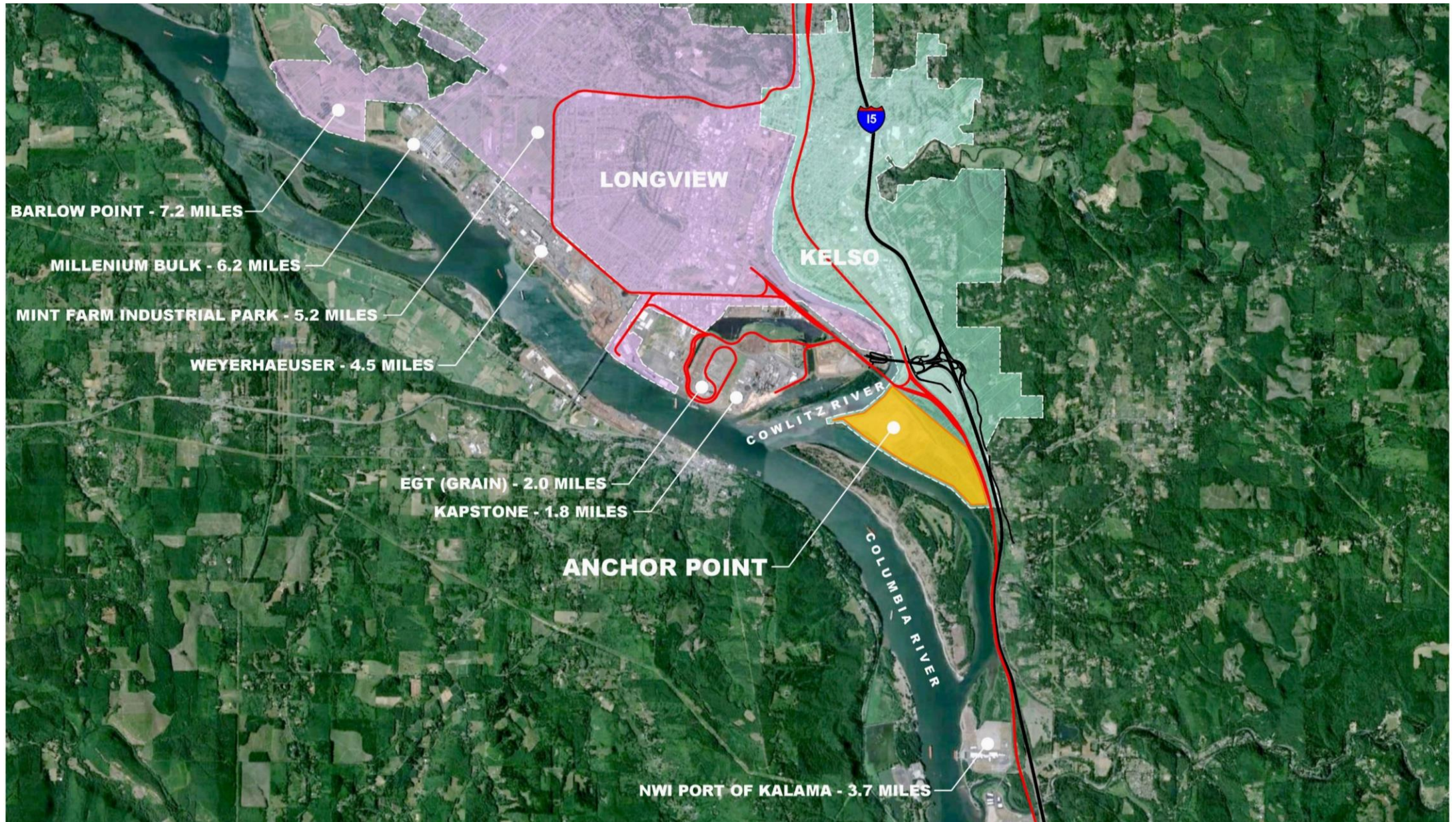
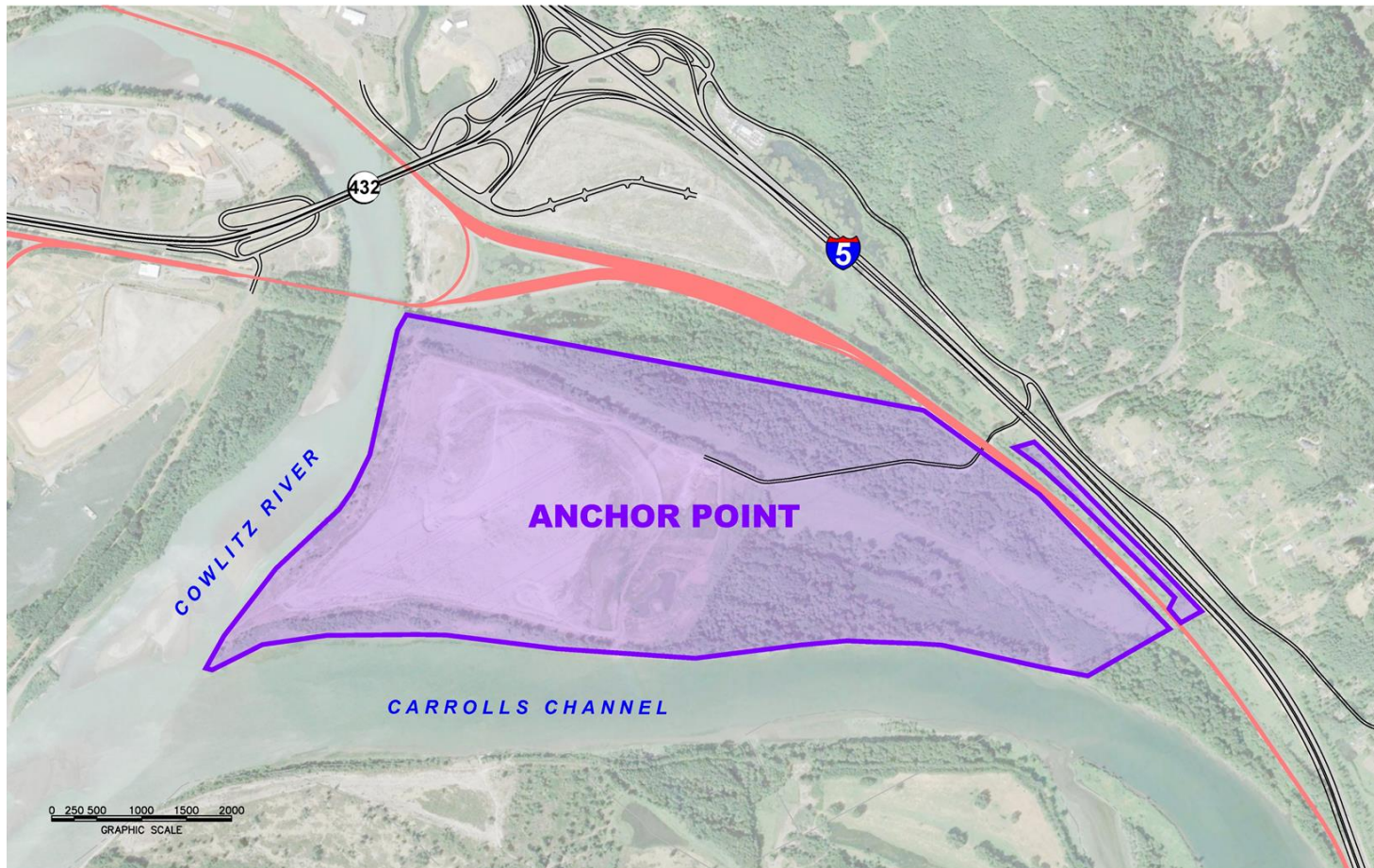




Anchor Point Subarea Plan

July 11, 2017





Section 1 – Introduction

- 600 acre site
- Zoned for General Industrial (GI) use since 1980
- Approx. 300 upland developable acres
- 300 wetland acres for development mitigation
- Close proximity to I-5, BNSF, Columbia River
- Natural Buffers
- 2016 Anchor Point Feasibility Study basis for Subarea Plan

Section 2 – Plan Goals, Policies & Objectives

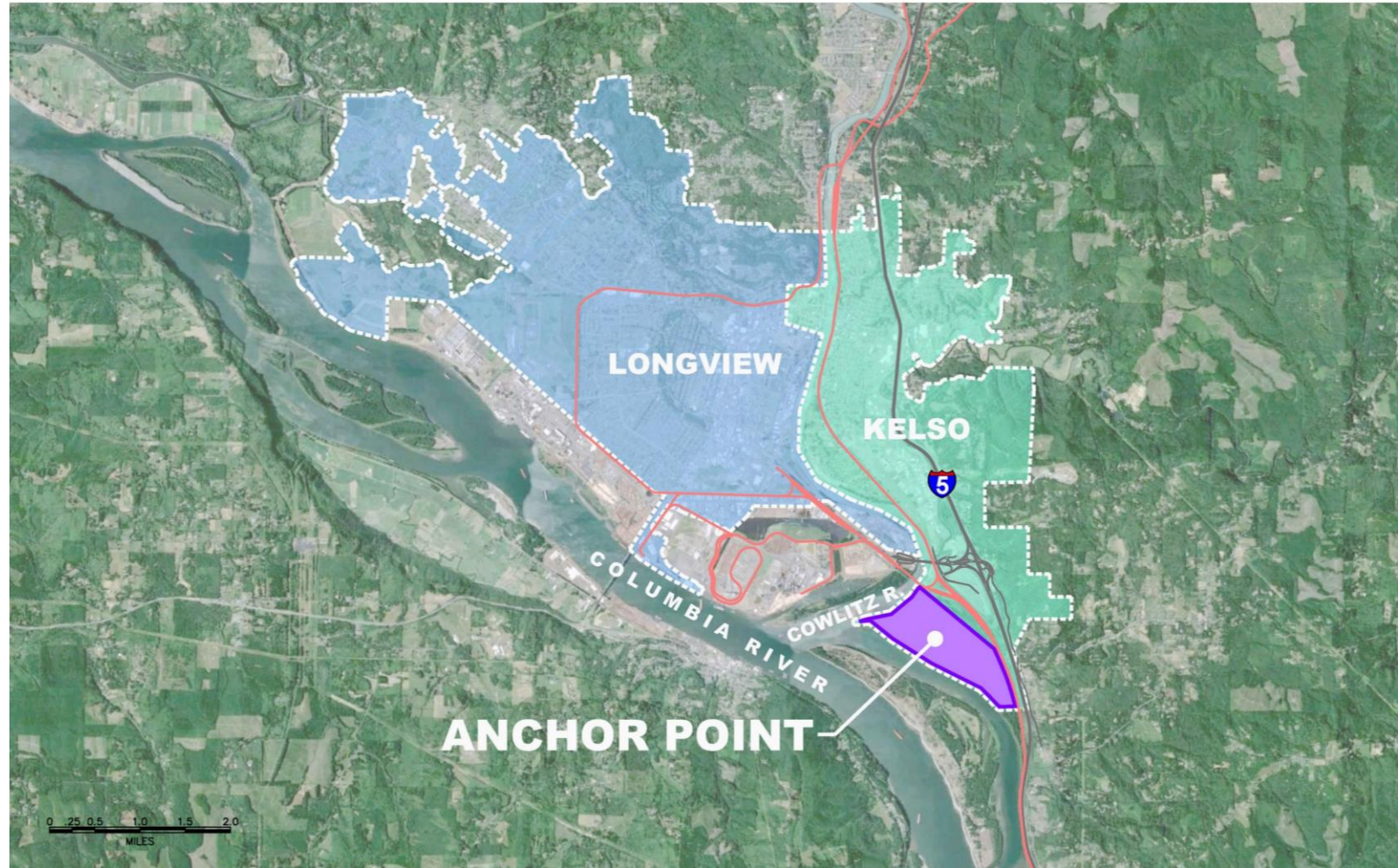
- Vision Statement

The Anchor Point property sets the standard for industrial development within the City of Kelso. The development offers high paying family wage jobs and provides a strong tax base for the City and Cowlitz County residents. Located south of the City center, the development site is a close commute for Kelso residents, but does not disrupt the charm of Kelso's historic downtown center. The site is safe, clean, and well maintained. Anchor Point is recognized throughout the region as an industry model for future industrial development.

- Guiding Principals from City of Kelso Comprehensive Plan
- Proposed Policies & Objectives to include in Comprehensive Plan updates
- Economic Development Overview

Section 3 – Existing Conditions

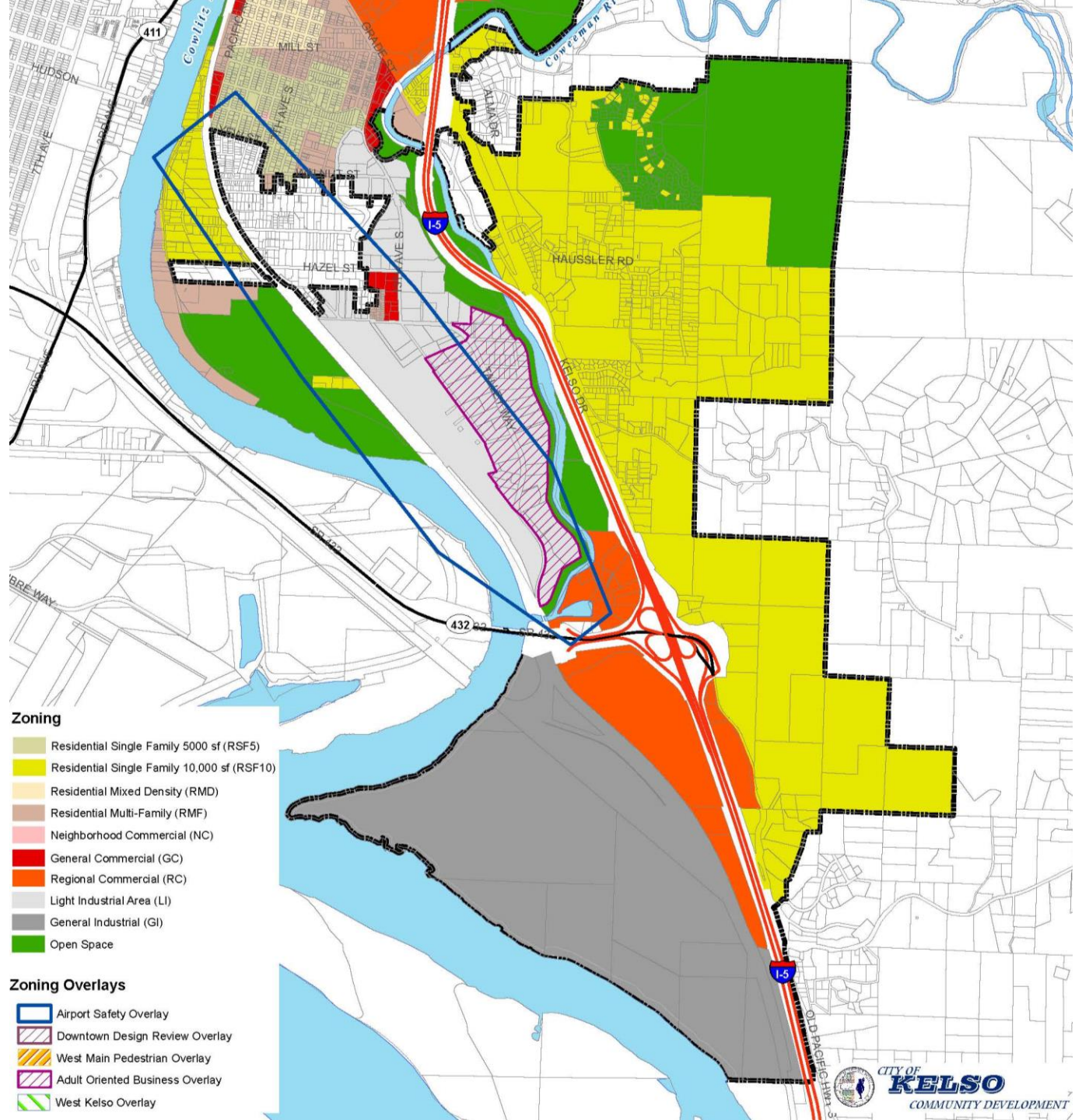
- Existing Access & Infrastructure
- Wetlands & Habitat
- Industrial Lands Inventory in City of Kelso
- Anchor Point is only land in City zoned for General Industrial Use



Subarea Plan Overview

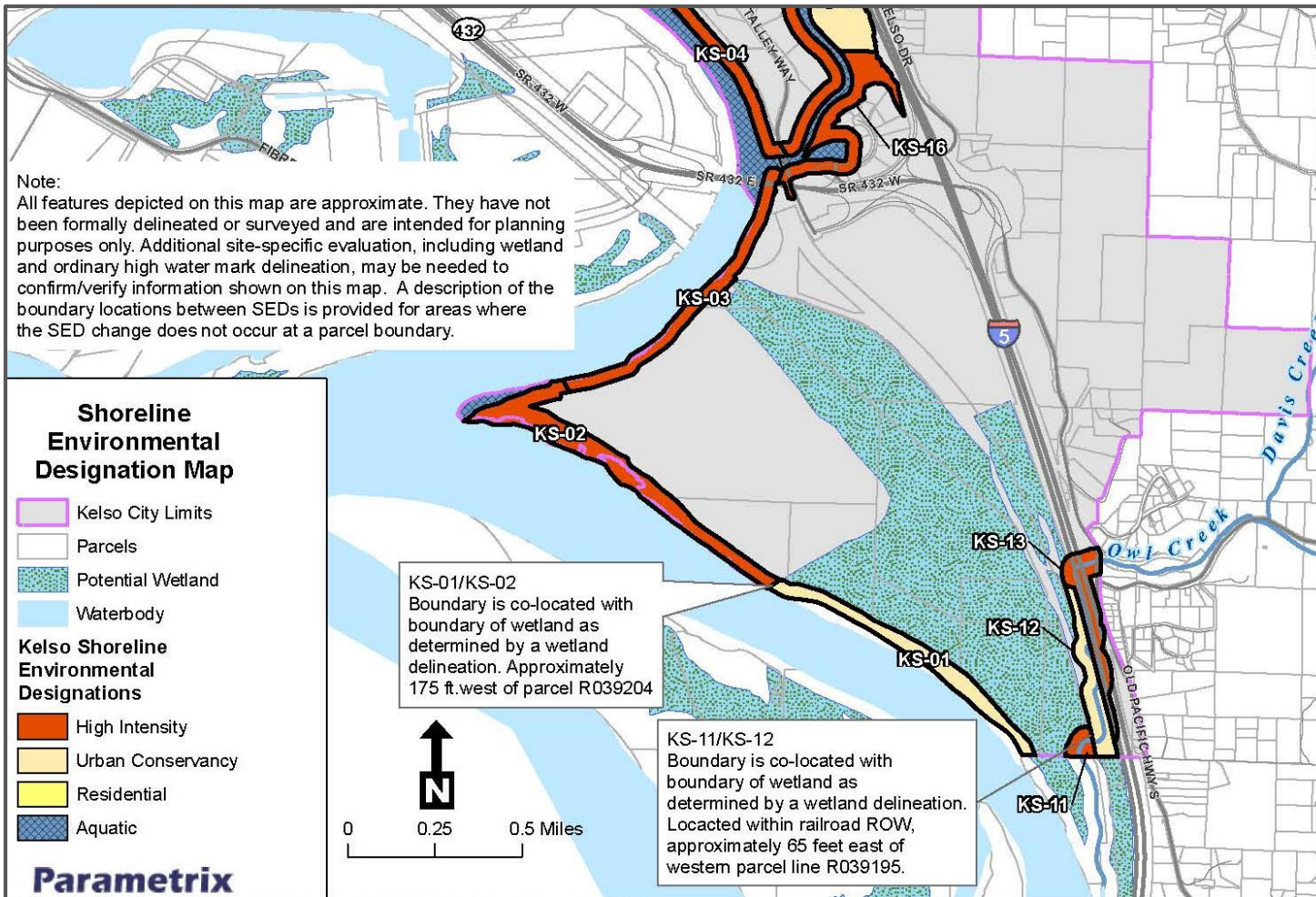
Section 4 – Development Regulations

- General Industrial (GI) Zoning
- Not within the Airport Safety Overlay Zone
- Design Standards for GI zoning from the Kelso Municipal Code



Section 4 – Development Regulations

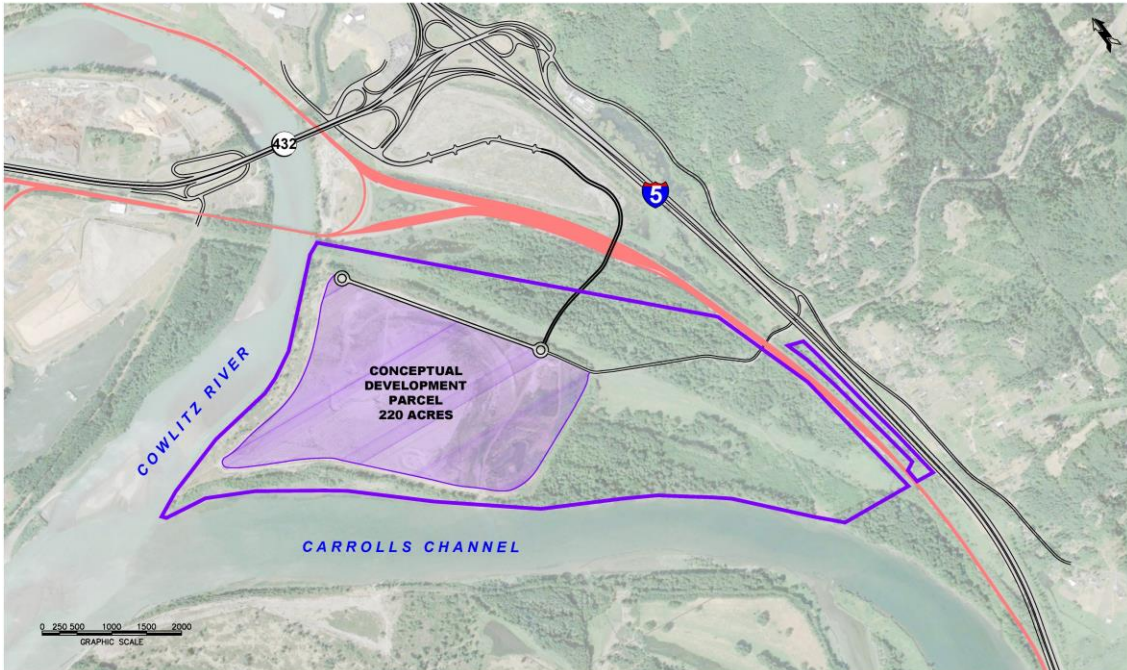
- High Intensity Shoreline Environmental Designations



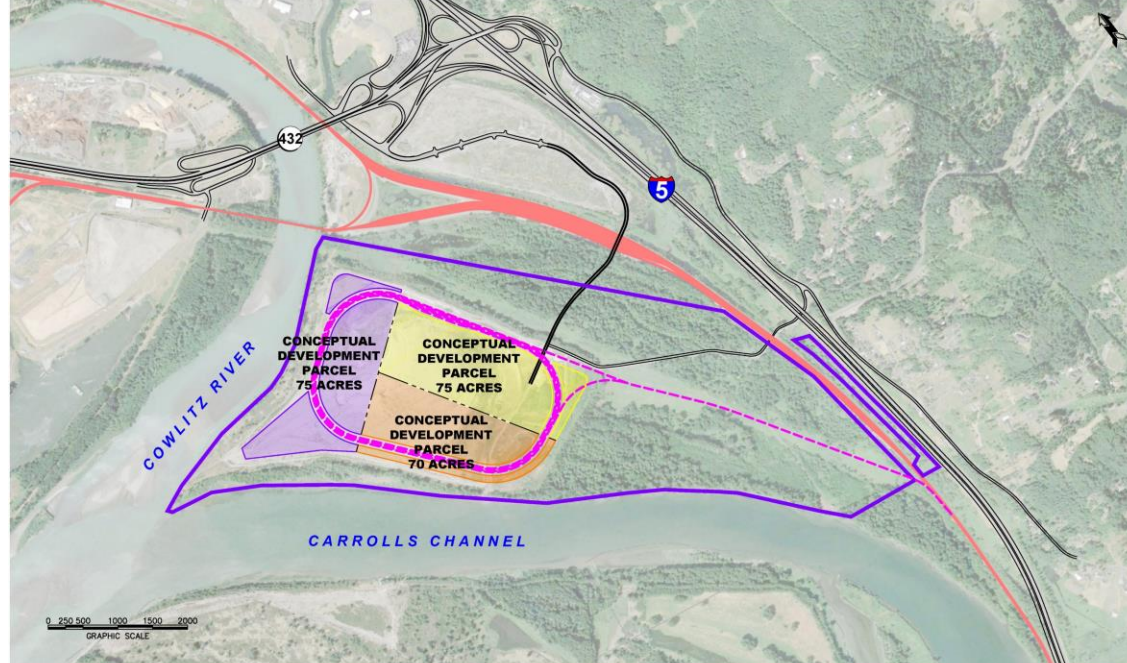
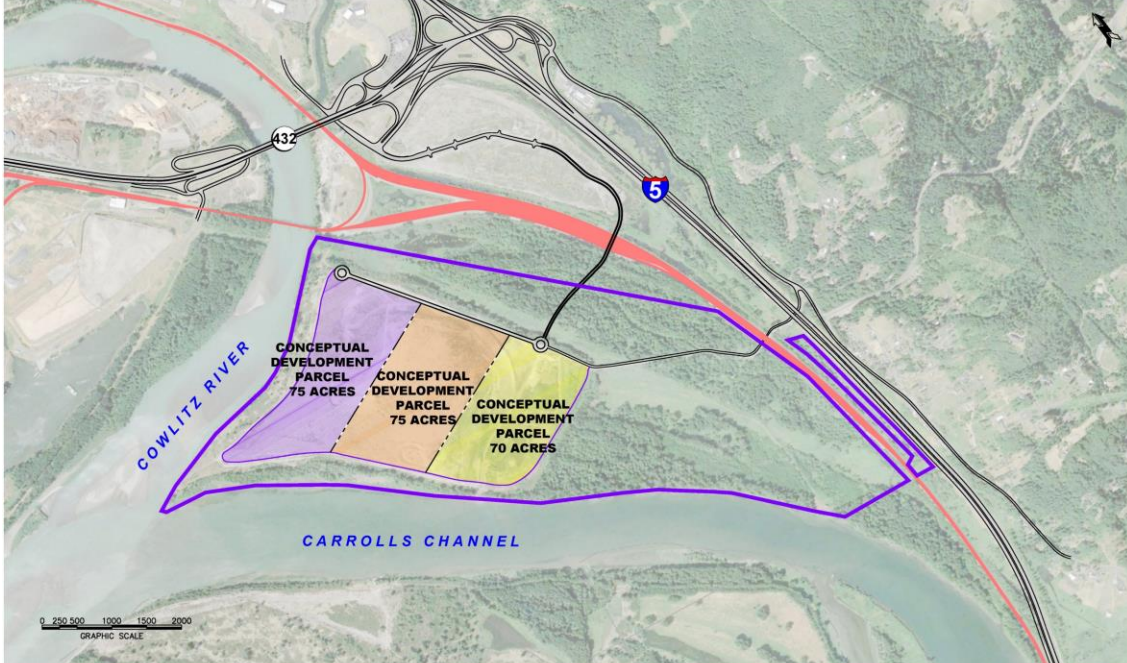
Section 5 – Plan Concepts & Actions

- **Infrastructure Development**
 - **Site Access**
 - **Utilities & Industrial Water Supply**
 - **Rail Access**
 - **Marine Access**
- **Public Health & Safety**
- **Permitting – Environmental Review Completed Once Project is Proposed**
- **Land Use & Zoning – Expand permitted uses in the GI zone**
- **Development Alternatives – 300 acre upland site can accommodate single or multi-tenant development scenarios**

Subarea Plan Overview



GIBBS & OLSON



Section 5.6 – Anchor Point Overlay

Objectives:

- **Establish industrial development guidelines for Anchor Point site**
- **Ensure compatibility of heavy industrial/manufacturing development**
- **Provide industrial employment opportunities for Kelso residents**

Section 5.6 – Anchor Point Overlay

Design Guidelines & Development Standards:

- **Controlled Site Access & Parking**
- **Landscaping**
- **Trash & Recycling**
- **Lighting Design**
- **Signage Plan**
- **Stormwater**
- **Fire & Safety**
- **Emissions, Dust & Odors**

Section 6 – Implementation

- Proposed Policies & Objectives for the Comprehensive Plan
- Specific Actions to Ensure Successful Development

Action #	Implementation Measure		Lead		Time Frame		Cost
Land Use and Zoning							
Policy ED-1	Encourage industrial development at the Anchor Point property that facilitates the creation of family wage jobs for City of Kelso residents		Community Development		Immediate		Staff time
	<i>Objective 1. Maintain existing land use zoning and shoreline designations to allow for industrial development</i>						
	<i>Objective 2. Monitor the availability of industrial lands within the City of Kelso, and make special note of those impacted by Critical Areas or other development constraints.</i>						
Policy ED-2	Provide for stable and diversified economic growth in the industrial and manufacturing sector.		Community Development		Immediate		Staff time
Policy ED-3	Buffer residential areas from industrial use generated noise, odors, lights and traffic.		Community Development		Immediate		Staff time

Comprehensive Plan Update – Proposed Policies

ED-1: Encourage industrial development at the Anchor Point property that facilitates the creation of family wage jobs for City of Kelso residents.

ED-2: Provide for stable and diversified economic growth in the industrial and manufacturing sector.*

ED-3: Buffer residential areas from industrial use generated noise, odors, lights, and traffic.*

ED-4: Attract industries and businesses that provide services and products for or utilize the raw materials of the existing industrial base of the Kelso-Longview Urban Area and Cowlitz County.*

T-1: Facilitate planning of industrial site access routes that do not conflict with access to major residential areas.

F-1: Foster a private-public cooperative partnership between the City of Kelso and Cowlitz County that is supportive of industrial development.

**Reinstated from the City of Kelso 1980 Comprehensive Plan*

