

# Annual Comprehensive Plan Amendments

Application: Camas Crossing (File #CPA19-04)

Current  
Comprehensive  
Plan



## Dear Resident, What could change?

The city is undertaking an annual review of the comprehensive plan and map. These planning documents are used to coordinate new development. Public meetings will be held over the next few months and your **early** comments are appreciated and welcome!

This year's proposals were submitted by both private property owners and city staff. You are receiving this letter because one of the proposals is near your property or may affect your property.

The applicant is proposing to amend two of their parcels from Commercial (COM) to Multifamily (MFH) and one parcel, which is in the city's Urban Growth Area, from Single Family Low (SFL) to MFH. Full details can be found on the city's website\*.

You may contact project staff, Sarah Fox, Senior Planner, as follows:

**Phone** .....360.817.7269

**Email** .....communitydevelopment@cityofcamas.us

**\*Website** [www.cityofcamas.us/2019CPA](http://www.cityofcamas.us/2019CPA)

The proposal would change the underlying comprehensive plan designations to "Multifamily High" (MFH). The zoning would be "Multifamily-18" (MF-18). In brief, this means that a new development could include up to 18 residential units per net acre.

**MF-18 Standards:** Minimum lot sizes of 2,100 (no maximum); and setbacks at front yards (10'), side (3'), and rear (10'). Landscape buffers are required between commercial and residential lands.

**Land uses:** The city must also review what land uses (e.g. offices, restaurants, apart-

ments, warehouse) are allowed in the newly zoned area. There must be an analysis of the affect of that change.

Please review the city's rules (**Camas Municipal Code**) online at the following:

- ◇ Chapter 18.07 **Uses**
- ◇ Chapter 18.09 **Dimensions**
- ◇ Chapter 18.51 **Comprehensive Plan Amendments**

**Website** [https://library.municode.com/wa/camas/codes/code\\_of\\_ordinances](https://library.municode.com/wa/camas/codes/code_of_ordinances)



General Application Form

Case Number:

**Applicant Information**

Applicant/Contact: Camas Crossing LLC Contact: David Lugliani Phone: ( 360 ) 607-4035

Address: 16420 SE McGillivray Blvd #103-197 david.apc@me.com

<i>Street Address</i>	<i>E-mail Address</i>	
<u>Vancouver</u>	<u>WA</u>	<u>98683</u>
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

**Property Information**

Property Address: 1910/1820/1806 SE 202nd Avenue 177437-015/177437-010/177437-005

<i>Street Address</i>	<i>County Assessor # / Parcel #</i>	
<u>Camas</u>	<u>WA</u>	<u>98607</u>
<i>City</i>	<i>State</i>	<i>ZIP Code</i>

Zoning District R1-6/RC Site Size 4.3 acres

**Description of Project**

Brief description:  
 Requesting a Comprehensive Plan Amendment and Zone Change to Multifamily High/MF-18.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES  NO

Permits Requested:  Type I  Type II  Type III  Type IV, BOA, Other

**Property Owner or Contract Purchaser**

Owner's Name: Camas Crossing LLC Phone: ( 360 ) 607-4035

<i>Last</i>	<i>First</i>
-------------	--------------

Address: 16420 SE McGillivray Blvd #103-197

<i>Street Address</i>	<i>Apartment/Unit #</i>
<u>Vancouver</u>	<u>WA 98683</u>
<i>City</i>	<i>State Zip</i>

E mail Address: Vancouver WA 98683

**Signature**

*I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.*

Date Submitted:	Pre-Application Date:	<input type="checkbox"/> <b>Electronic Copy Submitted</b>	<b>Validation of Fees</b>
Staff:	Related Cases #		

**Application Checklist and Fees [January 1, 2019]**

◇ Annexation	\$829 - 10% petition; \$3,523. - 60% petition	001-00-345-890-00		\$
◇ Appeal Fee		001-00-345-810-00	\$383.00	\$
◇ Archaeological Review		001-00-345-810-00	\$132.00	\$
◇ Binding Site Plan	\$1,805. + \$23 per unit	001-00-345-810-00		\$
◇ Boundary Line Adjustment		001-00-345-810-00	\$99.00	\$
◇ Comprehensive Plan Amendment		001-00-345-810-00	\$5,595.00	\$5,595.00
◇ Conditional Use Permit				
Residential	\$3,281 + \$101 per unit	001-00-345-810-00		\$
Non-Residential		001-00-345-810-00	\$4,156.00	\$
◇ Continuance of Public Hearing		001-00-345-810-00	\$503.00	\$
◇ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$744.00	\$
	(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)			
◇ Design Review				
Minor		001-00-345-810-00	\$416.00	\$
Committee		001-00-345-810-00	\$2,280.00	\$
◇ Development Agreement	\$842 first hearing; \$518 ea. add'l hearing/continuance	001-00-345-810-00		\$
◇ Engineering Department Review				
Plan Review & Inspection Fee	(3% of estimated construction costs)	001.00.345.830.20		\$
Modification to Approved Construction Plans		001.00.345.830.20	\$405.00	\$
Single Family Residence (SFR) - Stormwater Review Fee		419-00-345-830-00	\$200.00	\$
Gates/Barrier on Private Street Review Fee		001.00.345.890.00	\$1,000.00	\$
◇ Fire Department Review				
Short Plat or other Development Review		115-09-345-830-10	\$137.00	\$
Short Plat or other Development Inspection		115-09-345-830-10	\$137.00	\$
Subdivision or PRD Review		115-09-345-830-10	\$170.00	\$
Subdivision or PRD Inspection		115-09-345-830-10	\$170.00	\$
Site Plan Review (commercial)		115-09-345-830-10	\$203.00	\$
Site Plan Inspection (commercial)		115-09-345-830-10	\$203.00	\$
◇ Home Occupation				
Minor - Notification (No fee)				\$0.00
Major		001-00-321-900-00	\$66.00	\$
◇ LI/BP Development	\$4,156+ \$39.00 per 1000 sf of GFA	001-00-345-810-00		\$
◇ Minor Modifications to approved development		001-00-345-810-00	\$332.00	\$
◇ Planned Residential Development	\$33 per unit + subdivision fees	001-00-345-810-00		\$
◇ Plat, Preliminary				
Short Plat	4 lots or less: \$1,859 per lot	001-00-345-810-00		\$
Short Plat	5 lots or more: \$6,890 + \$240 per lot	001-00-345-810-00		\$
Subdivision	\$6,890 + \$240 per lot	001-00-345-810-00		\$
◇ Plat, Final:				
Short Plat		001-00-345-810-00	\$192.00	\$
Subdivision		001-00-345-810-00	\$2,280.00	\$
◇ Plat Modification/Alteration		001-00-345-810-00	\$1,148.00	\$
◇ Pre-Application (Type III or IV Permits)				
	<i>No fee for Type I or II</i>			
General		001-00-345-810-00	\$340.00	\$
Subdivision		001-00-345-810-00	\$875.00	\$
◇ SEPA		001-00-345-890-00	\$777.00	\$777.00
◇ Shoreline Permit		001-00-345-890-00	\$1,148.00	\$
◇ Sign Permit				
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$39.00	\$
Master Sign Permit		001.00.322.400.00	\$121.00	\$
◇ Site Plan Review				
Residential	\$1,105 + \$32 per unit	001-00-345-810-00		\$
Non-Residential	\$2,762 + \$65 per 1000 sf of GFA	001-00-345-810-00		\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00		\$
	\$3,894 + \$32 per res unit + \$65 per 1000 sf of GFA			
◇ Temporary Use Permit		001-00-321-990-00	\$77.00	\$
◇ Variance (Minor)		001-00-345-810-00	\$667.00	\$
◇ Variance (Major)		001-00-345-810-00	\$1,243.00	\$
◇ Zone Change (single tract)		001-00-345-810-00	\$3,212.00	\$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;

Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;

Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018

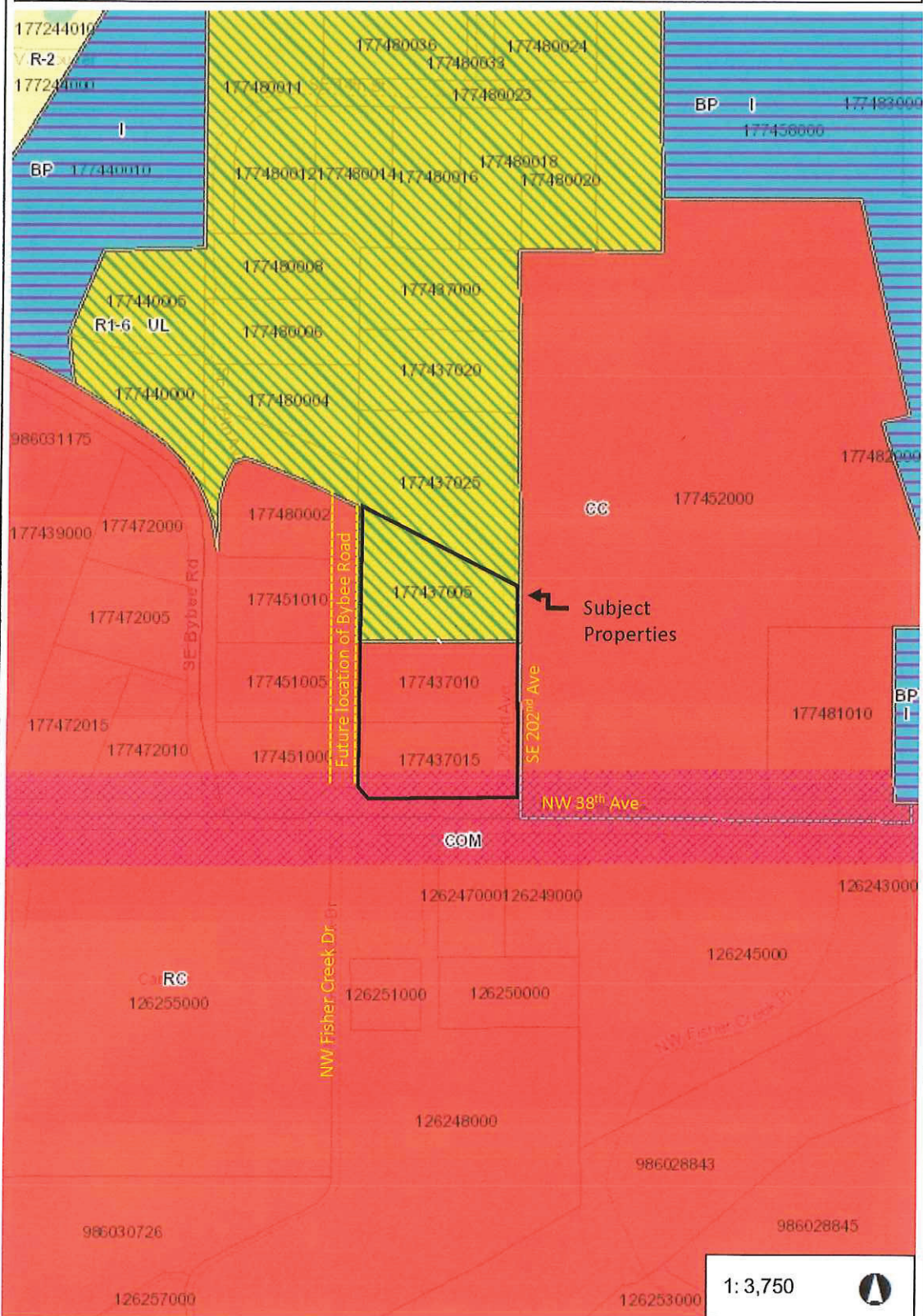
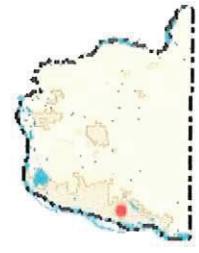
For office use only

**Total Fees Due:** \$ 6,372.00



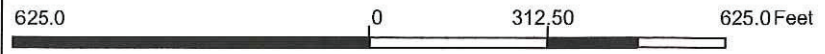


# Camas Crossing Comp Plan and ZC Map



- ### Legend
- Comprehensive Plan - Outline
  - Zoning Overlay
  - Urban Reserve - 10 (UR-10)
  - Urban Reserve - 20 (UR-20)
  - Urban Holding - 10 (UH-10)
  - Urban Holding - 20 (UH-20)
  - Railroad Industrial Urban Reserve
  - Freight Rail Dependent Use
  - Railroad Industrial Overlay District
  - Rural Industrial Land Bank Overlay
  - Airport Environs Overlay
  - Surface Mining Overlay District
  - Rural Center Mixed Use
  - Existing Historic Resort
  - Mill Creek Overlay District
  - Highway 99 Overlay District
  - Activity Center Overlay
  - Transitional Area Overlay
  - Single Family Residential Area Overlay
  - Mixed Residential Area Overlay
  - Multifamily Residential Area Overlay
  - 78th Street Property
  - Columbia River Gorge Scenic Area
  - Vancouver - Multiple Overlays
  - Sewer Capacity Overlay
  - Infill Residential Development Area
  - Woodburn Hills Subarea
  - Downtown Overlay District
  - Cardroom Overlay District
  - Sensitive Utility Corridor Overlay District
  - Employment Mixed Use Overlay
  - Airport Overlay
  - Gateway Corridor
  - Bidsfield Mixed Use Overlay (2011)

**Notes:**



1: 3,750

# **Comprehensive Plan Amendment and Zone Change**

## **Narrative**

Camas Crossing LLC

Submitted to:  
**CITY OF CAMAS**  
**PLANNING DEPARTMENT**  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

Owner:  
**Camas Crossing, LLC**  
25550 Hawthorne Blvd, Suite 100  
Torrance, CA 90505

Applicant:  
**DAVID LUGLIANI**  
16420 SE McGillivray Blvd #103-197  
Vancouver, WA 98683  
360-607-4035

Prepared: January, 2019

**Camas Crossing LLC**  
**COMPREHENSIVE PLAN**  
**AMENDMENT and ZONE CHANGE**  
**NARRATIVE**

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## **1. REQUEST**

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Camas Crossing, LLC, is hereby submitting a Comprehensive Plan Amendment and Zone Change request concerning an approximate 4.3-acre property generally located at the northwest corner of NW 38th Avenue and SE 202<sup>nd</sup> Avenue in Camas, WA. The property is further identified as parcels 177437-005, 177437-010, and 177437-015.

More specifically, this narrative requests to change the City of Camas Comprehensive Plan classifications from Urban Low (UL) and Commercial (COM) to Multifamily High (MF High), and to change the Zoning designations from R1-6 (Clark County) and Regional Commercial (RC) to Multifamily 18 (MF18) to enable development of the easterly parcels of the proposed Camas Crossing development as more particularly described in this narrative.

Forthcoming applications are anticipated to be submitted to the City of Camas for the required review and action on development applications for the anticipated project.

## **2. EXISTING CONDITIONS | RELATIONSHIP TO SURROUNDING PROPERTIES**

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The project is located in the Grass Valley area, north of NW 38<sup>th</sup> Avenue. The Fisher Investment campus, new medical/dental offices, and existing single family residences are located to the south of the subject parcels, across NW 38<sup>th</sup> Avenue. Vacant Community Commercial property is located to the east, across SE 202<sup>nd</sup> Avenue. Existing single family residences are located to the north in the Clark County “donut hole” – an unincorporated area surrounded by the Cities of Camas and Vancouver that is in the Camas Urban Growth Area (UGA). The northernmost subject parcel is also currently in the UGA and is the subject of a concurrent request for Annexation to bring it into the City of Camas.

Bybee Road will be contiguous to the entire western subject boundary once the road is realigned to meet the Transportation Capital Improvement Plan that aligns Bybee Road with the traffic light at the intersection of NW 38<sup>th</sup> Avenue/ NW Fisher Creek Drive. To the west of the future Bybee Road alignment is the Camas Crossing Master Plan area, which is concurrently undergoing master plan review in order to apply a Mixed Use Plan Development (MXPD) overlay to those parcels. Alternately, the RC Note 10 route may be used in order to achieve a mix of commercial and residential uses on the Camas Crossing Master Plan area.

The Comprehensive Plan land use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below:



**TABLE 2.1: EXISTING LAND USE TABLE**

<b>DIRECTION</b>	<b>COMPREHENSIVE PLAN CATEGORY (2016)</b>	<b>EXISTING ZONING</b>	<b>EXISTING USE</b>
<i>On-Site</i>	Urban Low with Urban Holding Overlay (177437-005)	R1-6 (Clark Co)	Single Family Housing
	Commercial (177437-010)	RC	Vacant
	Commercial (177437-015)	RC with Gateway Corridor Overlay	Vacant
<i>North</i>	Urban Low with Urban Holding Overlay	R1-6 (Clark Co)	Single Family Housing
<i>South</i>	Commercial	RC	Commercial Offices/ Single Family Residential
<i>East</i>	Commercial	CC	Vacant
<i>West<sup>1</sup></i>	Commercial	RC	Vacant

<sup>1</sup>- Property is subject to a concurrent request for MXPDP Master Plan Overlay.

### **3. COMPREHENSIVE PLAN AMENDMENT CODE NARRATIVE**

The following statements provide a detailed description of the reasons for and impacts of the proposed Comprehensive Plan and Zone Change, per the requirements of CMC 18.51.010 (A-G):

***A A detailed statement of what is proposed and why.***

The applicant requests a change to the City of Camas Comprehensive Plan classifications for the subject properties, from Urban Low (UL) and Commercial (COM) to Multifamily High (MF High), and to change the Zoning designations from R1-6 (Clark County) and Regional Commercial (RC) to Multifamily 18 (MF18).

Camas' Comprehensive Plan Map contains a few other sites for the MF-18 density proposed; however, there are no specific multifamily areas along the NW 38<sup>th</sup>



Avenue gateway corridor, and the impetus of this request is to re-purpose the property for a viable and sustainable land use through establishment of a compatible use and appropriate intensity of use for the area.

Although location of the existing Urban Holding and Regional Commercial land use classifications for the property may be consistent with the established vision of the 2016 Camas Comprehensive Plan, a multitude of influences such as lack of range and quantity of housing units in west Camas, intensification of employment base in the immediate area, future Bybee Road realignment adjacent to the site, and existing slopes that reduce the desirability of commercial uses to locate on these properties, contribute to the unrealistic Commercial use of this property.

This proposed change promotes housing diversity and higher residential densities within proximity to employment and commercial areas. The proposed residential land use classification provides for appropriate land uses to meet the community's needs with significant consideration given to compatibility with prevailing land use patterns within this geographical area.

***B A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change; and***

The Comprehensive Plan seeks to protect conversion of employment lands to residential without first requiring a study of buildable lands and how the conversion would affect population and employment projections. This narrative provides an analysis of the effect of converting the subject properties to residential.

The City of Camas 2016 Comprehensive Plan Map classifies the properties as Urban Growth Area (UGA), for the northernmost lot, and Commercial for the middle and southern lots. The UGA land use classification is intended to help implement the Land Use plan element population and employment projections through the plan year of 2035, while the Commercial classification in western Camas is intended to encourage professional offices, medical and industrial uses, with retail businesses supporting large campus firms.

The Grass Valley area is home to several national and international technology and manufacturing firms. In the area of the subject property, Fisher Investments and the newly developing Holland office site (formerly known as Eiford), to a large extent, realizes the professional office employment component of the Grass Valley vision.

The 2016 Comprehensive Plan also designated Gateway and Corridor Overlays to develop entrances that are welcoming and identifiable. There is a gateway corridor located on the southernmost subject parcel, which fronts on NW 38<sup>th</sup> Avenue. The Primary Gateway Corridor on NW 38<sup>th</sup> Avenue will not be affected by this proposed Comprehensive Plan Amendment.

As aforementioned, the primary motivation for this property to have the current employment and commercial land use it has was a desire to attract large employers to the Grass Valley area, but even so, a multitude of influences exist that suggest that a change should be considered for this geographic location in order to support diverse land uses in close proximity to the now-realized employment base at the west Camas gateway.

The request to amend the 2016 Camas Comprehensive Plan Map by changing the land use classifications of approximately 4.3-acres from Urban Growth Area / Commercial to Multifamily is supported by the following findings:

- i. **Employment Land Absorption:** With the addition of the Holland master plan across the street to the south, the number of jobs within a 1-mile radius of the Camas Crossing site has increased two-fold. The addition of the jobs anticipated for the Holland site represents 10% of the total number of jobs projected for 2035. The loss of potential jobs potentially generated by the subject site represents 0.8% of the total number of jobs projected, a very small percentage, whereas the benefit of providing a complementary housing use within such close proximity to this large job base can be perceived to be of much greater value in terms of meeting many of the Plan's goals, as outlined later in this narrative.
- ii. **Infrastructure:** The existing and planned roadway hierarchy will support anticipated vehicular traffic flow for the proposed Residential land use as evidenced in the Traffic Analysis included in this narrative.
- iii. **Neighborhood Compatibility:** The current Commercial land use dominates this location. Adding Multifamily as a transitional element to existing neighborhoods to the north of the Gateway Corridor will refine transition of uses and thereby increase compatibility of uses in the neighborhood.
- iv. **Economic Impact:** Even though the City of Camas desires employment development for the city, support services and proximity of uses should also be considered to realize the highest livability goals of the Plan. If the subject property is developed as proposed in a residential use, the nearby employment base, commercial uses and gateway corridor will substantially benefit in terms of walkability, sales tax dollars and development of a truly livable city node.
- v. **Neighborhood Commercial - Location:** While the City of Camas' Comprehensive Plan Map identifies an abundance of Regional Commercial and Community Commercial properties along the NW 38<sup>th</sup> Avenue corridor, the ownership group has conducted significant due diligence with retail trade groups and industry experts which has resulted in findings that the more desirable locations for existing commercially

classified land uses within close proximity to the property significantly impact absorption of Commercial at this location.

Significant commercial areas along SE 192<sup>nd</sup> Avenue are vibrant and still contain additional retail and related vacant properties that can be utilized within the trade area. On this basis, the market industry experts do not believe there will be meaningful demand for first class commercial uses on this property. One of the main issues that impacts the demand for west Camas commercial properties is the lack of rooftops within 1--mile radius of the commercial properties. There is essentially a hole to the east, and this proposed conversion to Multifamily would go some way toward increasing the number of households within the desired proximity to west Camas commercial properties.

vi. Land Use Patterns:

1. While growth slowed over a number of years due to various economic factors, population growth is again increasing in the area as east Vancouver and west Camas have matured as a community in which to reside; however, the historic relatively low residential densities of Camas, and the reluctance to allow Multifamily, have a tendency to place fiscal constraints on the city for desired municipal services. Inclusion of Multi-family High uses will provide a greater mix of residential densities in west Camas; will serve to provide a cross-section of housing opportunities to accommodate an expanded local and regional employment base within closer proximity to employment centers; and to capture necessary tax revenues for the long term economic vitality of the city.
2. Location of the Multifamily High land use area has been responsibly located to not only be compatible with adjacent land uses, but also to provide additional housing opportunities to support the anticipated needs of west Camas. This residential land use has been systematically located to be physically separated from the lower intensity residential uses north of the property.

As shown by these findings, the requested Comprehensive Plan Amendment will substantially increase the opportunity for private investment to provide and support desirable, sustainable, and marketable land uses.

***C An explanation of why the current comprehensive plan is deficient or should not continue in effect;***

Just as the City of Camas has modified the vision for Grass Valley over the years, further visioning is pertinent to ensure compatible and fiscally responsible land use planning is realized. The impetus of the requested Multifamily land use classification

for the property is based on the necessity to provide a complementary and compatible land use to surrounding properties as well as to provide a desirable land use to financially support the Camas Crossing retail uses and other nonresidential uses, thus ultimately increasing the area's long term revenue stream. Further, the requested Multifamily land use will serve to provide more diverse housing opportunities for the current and future area residents and using an overall blended project density, will result in a residential product that provides an appropriate transitional density and buffer from the high volume traffic of NW 38<sup>th</sup> Avenue and the nonresidential uses across, to the existing single family uses to the north.

Diligent land use planning is a long-term process that typically contains multiple steps to help ensure a land use is fiscally responsible, as well as a benefit to the community in terms of sustainability and compatibility; however, responsible land use planning should also allow for flexibility in policy. Flexibility in land use planning and policy making decisions is critical to accommodate for the diverse variables that affect all of us, including changes to global, national or regional economics, as well as influences of shifting population growth areas, natural resources and environmental conditions, advancements in technology, availability of capital resources, modifications to infrastructure, change of government policies and modifications to land use patterns.

The ownership group and their development advisors have been diligently analyzing the property location in effort to determine the most compatible and sustainable land use for the city and region as a whole. Although a multitude of different land uses have been analyzed to responsibly plan this property for the long term, we believe that the most compatible and sustainable use for this property is Multifamily High (MF18). These findings are effectively based on: a) the need to provide an appropriate land use to meet the community's needs with significant consideration given to compatibility within this geographical area; b) prevailing land use patterns of the area and the corresponding need to ensure compatibility; c) the need for additional population growth to fiscally support existing and anticipated city services and infrastructure; d) the need for additional population growth to sustain the existing and planned commercial uses for the trade area; and, e) the necessity to supplement the population growth in effort to attract desired employment related uses in the city.

***D. A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act;***

The proposed Comprehensive Plan Amendment contains several notable features that respond to the overall policy direction and vision of the 2016 Camas Comprehensive Plan:

Assist with meeting the City's population and employment projections by:

- Providing additional multifamily-zoned property in an appropriate location, which will improve the factors required for successful commercial development (minimum



number of rooftops within a certain radius), and contributing to a compact urban development pattern that avoids sprawl, improves walkability, and avoids impacts to critical areas. The subject properties, if converted to MF-18 zone, would contribute up to 77 multifamily units, or 3.7% of the remaining 2078\* units needed to achieve the 2035 population goal. {*Citywide Land Use Goals and Policies: Goal LU-1, Policy LU-1.1*}

\*Remaining number of units as outlined in *2018 Comprehensive Plan Staff Report* dated October 11, 2018.

Contribute to a diversified economy and serve Camas residents by:

- Enhancing the Town’s development potential and economic sustainability by providing appropriate land uses and residential densities that provide desirable land uses to financially support nearby commercial uses and other nonresidential uses, thus ultimately increasing the area’s long term sustainability. The subject properties, if converted to MF-18 zone, would require conversion of 4.3 acres of commercially zoned land to residential use. This would remove 1.4% from the excess 294\* net acres available for employment lands. Given that these properties possess many challenges to commercial development, such as grades falling away from NW 38<sup>th</sup> Avenue, and excess distance away from the main road, rezoning will benefit the entire area by providing for a use that will more likely be developed and can make the area more attractive for commercial development. In addition, once Bybee Road is realigned to the light at NW 38<sup>th</sup> Avenue/ NW Fisher Creek, the parcels would no longer be contiguous with the proposed Camas Crossing Mixed Use master plan area, making them even less attractive as commercial development properties {*Employment Land Goals and Policies: Goal LU-2, Policy LU-2.4*}

\*Excess net acres of available employment lands as outlined in *2018 Comprehensive Plan Staff Report* dated October 11, 2018.

Develop vibrant residential neighborhoods by:

- Providing a diversity of housing opportunities within west Camas through incorporation of various multifamily housing types {*Neighborhood Goals and Policies: Goal LU-3, Policy LU-3.1*}.

Contribute to the stability of residential neighborhoods by:

- Creating an area for more affordable housing that includes universal design features and is close to commercial services. Expand the range of housing types available in west Camas and include single-story and/or ADA-accessible units. {*Housing Goals and Policies: Goal H-1, Policies H-1.1 and H-1.4*}.

- Ensuring compatibility with existing neighborhoods by proposing responsive designs that meet design review requirements and are implemented through the design review process. *{Housing Goals and Policies: Policy H-1.6}*

Strive to address affordable housing issues by:

- Providing multifamily units that are more affordable than most single-family units, and that may be available for rent or to buy depending on pro-forma and configuration. Propose multifamily unit sizes that meet the needs of a range of economic and lifestyle segments of the community. Provide 25% of the new units, gained as a result of this Comprehensive Plan change, as affordable units for households earning 50 to 80% of Camas' MHI, according to the latest MHI established by Clark County at the time of development application submittal. *{Housing Goals and Policies: Goal H-2, Policies H-2.1 and H-2.3}*.

Provide neighborhood design which encourages pedestrian and non-vehicular linkages with other areas by:

- Providing safe pedestrian linkages and multi-modal transport design features where appropriate in the design and development of new residential projects *{Environmental Stewardship Goals and Policies: Policy NE-1.4}*.

Promote environmental sensitivity in the built environment by:

- Providing low-level, internal outdoor lighting that fosters the “dark sky” philosophy *{Environmental Stewardship Goals and Policies: Policy NE-1.6}*.
- Reducing the amount of grading required for site development by converting the site from commercial to residential designations *{Environmental Stewardship Goals and Policies: Policy NE-1.7}*.
- Encouraging use of native plants and other low-impact design features in new residential projects *{Landscape Enhancement Goals and Policies: Goal 4, Policy NE-4.1}*.

***E A statement of what changes, if any, would be required in functional plans (i.e., the city’s water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted; and***

## **WATER**

Potable water is to be provided by the City of Camas. Preliminary analysis has been performed to determine the net resulting change in water demand from the existing land use on the Comprehensive Plan Map to that of the proposed amendment.

The anticipated gross increase in water demand with the proposed Comprehensive Plan Amendment is 9228 GPD (gallons per day), based on the average day water

demand of 684.6 GPD for commercial units averaging 12,225 sf in size versus 163.5 GPD per multifamily unit. This increase will be mitigated through site-specific water system design at the time of project development, and through the payment of System Development Charges.

## **SANITARY SEWER**

Existing off-site infrastructure is adequate to serve the proposed sanitary sewer flows. Currently, existing and planned sanitary sewer lines have been designed to handle the anticipated peak flows of commercial uses on the subject property.

Anticipated gross increase in wastewater generation with the proposed Comprehensive Plan Amendment is 8617 GPD average day demand, based on 149 GPD per household (or 70.7 GPCD, gallons per capita daily) versus non-residential water use quantity minus 15%. This increase will be mitigated through site-specific sanitary sewer system design at the time of project development, and through the payment of System Development Charges.

## **STORMWATER**

The stormwater from these properties is currently proposed to be treated and detained in the Camas Crossing stormpond or underground stormwater system. With the proposed amendment, these properties will no longer be a part of the Camas Crossing master plan, and will additionally be separated from the Camas Crossing master plan area once Bybee Road is realigned. Stormwater for the future multifamily subject properties will be handled through on site detention and treatment.

## **TRAFFIC**

There are no specific capital improvements that will be required for this amendment that have not already been completed, or listed on the Six Year Capital Improvement Plan. NW 38<sup>th</sup> Avenue (an arterial) and a realigned Bybee Road (a collector) will be the primary, adjacent streets serving the subject properties. The current land use for the project area (commercial) is anticipated to generate approximately 1,160 vehicles per weekday, based on development of the site at 50% retail/50% office; whereas the proposed land use (multifamily) is anticipated to generate approximately 539 vehicles per weekday.

***F. A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city; and***

There would be no capital improvements required as a result of the proposed amendment. The following plans show the following improvements adjacent to or near the subject property:

- Six Year Street Plan 2018-2023- The realignment of Bybee Road is anticipated by the Six Year Street Plan. This alignment will bring Bybee Road to the western boundary of the subject properties.
- 2014 PROS Plan: there is a trail (sidewalk) that runs east-west along NW 38<sup>th</sup> Avenue.
- Camas School District Capital Facilities Plan 2015-2021: The subject properties are not located in the Camas School District.
- 2013 Camas Stormwater Drainage Plan: The developer will be expected to contribute toward onsite or private stormwater facilities at the time of proposed development.
- 2010 General Sewer Plan Amendment: recent sanitary sewer improvements were made as part of the capital improvements on NW 38<sup>th</sup> Avenue.
- 2010 Water System Plan: recent water line improvements were made as part of the capital improvements on NW 38<sup>th</sup> Avenue.

**G. *A statement of what other changes, if any, are required in other city or county codes, plans or regulations to implement the proposed change.***

No changes to city or county codes, plans or regulations will be required as a result of changing the comprehensive plan designation from Urban Holding and Commercial to Multifamily High.

#### **4. CONCLUSION**

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This proposed amendment represents an opportunity to re-classify the property into residential land uses that are clearly more viable, more sustainable, and more compatible with the adjacent land uses. Furthermore, future multifamily development on the subject property offers west Camas the benefit of more housing diversity, more infrastructure improvements, and more rooftops to help attract and sustain retail uses in west Camas. Therefore, we respectfully request approval of the Comprehensive Plan Amendment and Zone Change request as proposed.