



LANDERHOLM

Legal advisors. Trusted advocates.

Randall B. Printz
805 Broadway Street
Suite 1000
PO Box 1086
Vancouver, WA 98666

T: (360) 816-2524
T: (503) 283-3393
F: (360) 816-2529
E: randy.printz@landerholm.com

September 17, 2014

Robert Maul
Planning Manager
City of Camas
616 NE 4th Avenue
Camas, WA 98607

Re: Green Mountain Mixed Use Development-File PA 14-07

Dear Robert:

On behalf of the Applicant, Green Mountain Land, LLC, we are formally requesting approval of a text amendment to the City's Planned Residential Development ordinance. The Applicant is requesting that the City amend CMC 18.23.030A, to add the following language:

“Commercially zoned property may be allowed within a PRD when it is part of an overall master plan that includes an Urban Village and which is subject to a Development Agreement. Where commercially zoned property becomes part of a PRD as provided for in this section, residential uses and commercial uses may be arranged in a manner that causes commercial uses to occur on residentially zoned land and residential uses to occur on commercially zoned land. Nothing in this section shall allow the number of residential units to exceed the number of residential units that could otherwise occur in the residentially zoned portion of the PRD.”

As you know, the Applicant and the City have been working together to achieve a master plan design of the Green Mountain mixed use development that we all can be proud of and that will further the City's goals for parks, trails and open space, density, view preservation, capital facilities, economic development, compatibility and aesthetically pleasing design. Part of this joint effort includes the adoption of a development agreement. In furtherance of these and other goals identified in the City's Comprehensive Plan, the Applicant's development agreement and master plan are designed to preserve a large majority of the heavily wooded upper portions of Green Mountain and to create large areas of open space and trails. To accomplish this, the master plan relocates the lots that could have been constructed in these sensitive areas to areas further down the hill that have far less view impacts or impacts to trees and steep slopes.

The property has multiple zoning designations including Multi Family, Single Family and Commercial. One of the foundational elements of the master plan is an urban village. The urban village is located at the bottom of the hill along Goodwin and Ingle Road. The goal of the urban village is to create an environment that is pedestrian friendly, accessible to future mass transit, provides a mix of uses that are compatible, easily accessible and functionally integrated in a manner that creates a vibrant place to live work, shop or play.

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While one of the purposes of the City's PRD code is to allow the blending of zoning designations in conjunction with the integration of open space, the code as currently written does not allow for commercially zoned land to be included in a PRD. When the City brought this property into its Urban Growth Boundary and annexed it, it is clear by the variety of zoning designations that were applied to this property that the City intended for this property to develop with a mix of uses and a mix of densities and home types.

If the property were to be developed under the current PRD ordinance, the commercial uses would be functionally separated from the remainder of the project. The commercial area would also likely develop as a standard "blank wall" commercial center that is auto oriented with large amounts of surface parking. By allowing the commercially zoned land to be included in the PRD, substantial opportunities are presented to create specialty retail and other commercial space that may have residential on the second floor. It would also allow some of the commercial uses to be located in the interior of the urban village to further enhance the pedestrian opportunities to access goods and services. Opportunities are also created to architecturally blend the commercial uses with the residential uses.

The proposed ordinance amendment has been drafted in a manner that requires close scrutiny by the City before these provisions can be applied to any PRD application. The proposed ordinance requires a concurrent development agreement approved by the City Council, and a master plan with an urban village area. The proposed ordinance creates design and functional integration opportunities that simply do not exist within the existing PRD code provisions. Because of the ordinance's requirements for a City Council approved master plan and development agreement, the City can assure that there are no unintended consequences caused by the proposed amendment.

The Applicant encourages the City to strongly consider adopting the proposed amendment or an amendment that would achieve the same result. We look forward to working with the City on this, the development agreement and the upcoming PRD process.

Sincerely,

LANDERHOLM, P.S.



RANDALL B. PRINTZ

RBP/ss

Enclosure

CC: Phil Bourquin

GREM15-000001 - Document in ProLaw