

URBAN VILLAGE NARRATIVE for GREEN MOUNTAIN PRD

(in supplement to PRD narrative submitted with original application)

The Urban Village component of the master plan provides a community commercial and higher density residential mixed use center for Green Mountain. The goal of the Urban Village is to create an environment that is pedestrian and transit friendly, and provides a successful mix of uses that are compatible, easily accessible and functionally integrated. The Urban Village is intended to create a vibrant live, work, shop area that will be connected with the surrounding PRD through landscaping, parks, trails and open spaces.

The Urban Village is approximately 33 acres in size and contains about 12.5 acres of underlying multi-family zoned property and 15.2 acres of underlying community commercial zoned property. The currently approved PRD functionally eliminates the underlying zoning and replaces it with a more detailed master plan that provides for and now requires a blending of the underlying permitted uses. The balance of this area is open space and a 'parkway' circulator street. The center of the Urban Village is intended to provide an opportunity for development of mixed use buildings including residential over retail or office, as well as, free standing commercial or public facility buildings. This village center will also integrate some free standing residential buildings with replacement commercial acreage coming from mixed use or residential areas elsewhere within the Urban Village. The Urban Village will have a robust residential component that when fully built will account for approximately 24% of the residential units at Green Mountain.

The Urban Village is composed of five development pods: four multi-family residential pods and one commercial pod. These Pods are A1, A2, A3, B5 and H. The three A Pods may develop as standalone multi-family sites or may combine with each other or the H Pod (CC) to create the integrated Urban Village. The one B pod may develop as free standing residential or be a mixed use development. The H Pod contains approximately 8.8 net developable acres of commercial. Consistent with the Development Agreement and the approved PRD, a minimum of 8.8 acres in the Urban Village will be developed with commercial/employment uses. The Village Center portion of the Urban Village area may add an additional 100 residential units if certain commercial development thresholds are reached. The Urban Village site is complimented by the Oak lined stream corridor on the south edge along Goodwin Road that flows to a passive open space area at the intersection of Goodwin and Ingle. On the north edge the Village abuts the Parkway circulator street that defines the south section of Central Park. To the east is the BPA easement that will contain the regional trail linking to the oak lined stream trail that terminates at the village center. This link will allow pedestrian access via trail to the Village Center from all of the Green Mountain neighborhoods. Central Park will provide a community trail around its edges connecting the Village to this community scale open space. On site pedestrian connections will reinforce these links, providing the Urban Village with an integrated trail and open space component that is innovative and superior.

By functionally integrating mutually supporting commercial and residential uses substantial opportunities are presented to create specialty retail and other commercial space that may have residential uses on the second floor. Some commercial uses will be located in the interior of the Urban Village to further enhance the Village character and pedestrian opportunities to access goods and

services. Opportunities are also created to architecturally blend the commercial uses with the residential uses to allow for an eclectic mix of styles and uses that are “Village character”. The Urban Village architecture is envisioned as being in some case thematic but definitely inclusive of innovative and distinctive contemporary architectural styles. The objective is to create a ‘sense of place’; a vibrant place to live work, shop and recreate.

PLANNING PRINCIPALS

Land Use

Create a Mixed Use Urban Village framework plan that is financially feasible and economically sustainable over time.

Allow vertical and horizontal mixed uses. Allow work/live and similar innovative housing and work place opportunities.

Highlight views to Green Mountain and other key natural resources such as the oak grove and on site stream.

Utilize existing oak and stream natural area as an Urban Village feature.

Incorporate a sense of entry into the village through the use of signage, gateway features, street design, landscaping and building form.

Site key commercial buildings and any mixed use structures to provide a sense of enclosure along select village center streets. Create pedestrian friendly storefronts.

Commercial

Site buildings to create mixed use Village Center. Provide a ‘third place’ with active streets in the village center. Building height should be sufficient to create a sense of street enclosure, setbacks minimal to encourage pedestrian use. Ensure that the majority off-street parking is screened, and by design minimized in the village center. Permit residential uses in the village center.

Ensure that large scale retail does not detract from the heart of the village center.

Reduce visual impacts of surface parking from adjacent streets.

Provide a signage program for the urban village that helps establish a sense of place.

Housing

Overall density to be governed by a combination of the PRD planning units inside the Urban Village boundary.

Residential areas should allow for opportunities for a variety of housing types and range of densities that meet the needs of people in a range of household incomes and structures.

Environmentally sustainable approaches should be incorporated in the design and construction of housing.

Individual neighborhoods should allow for a range of architectural styles and design character.

Infrastructure

Work with the city to adjust street standards as necessary to minimize impacts on existing wetlands along the Urban Village frontage(s) and internally in order to minimize environmental impacts and reinforce the Village Center character.

Work with the city to adjust street standards to facilitate creation of a pedestrian friendly active streetscape for the village center.

Streets in the mixed use and commercial areas should incorporate to the extent practical many of the following features: wide sidewalks, highly visible crosswalks, medians or refuges, on street parking, pedestrian scale lighting, street trees and furniture.

Trails and pathways should be linked to sidewalks and at all Urban Village access points.

DESIGN GUIDELINES

Phases of the Urban Village are intended to be implemented through the City of Camas Design Review process.

A. Create Opportunities for mixed use development.

Provide a framework master plan and guidelines that will encourage Mixed Use development. Permit mixed uses vertically or horizontally side by side in the same development but not necessarily on the same parcel. Use standards allow development of parcels with a mix of commercial/employment and residential uses, characterized by design amenities that enhance the pedestrian environment. Provide an internal pedestrian system connecting to PRD community trails linked to planned neighborhoods and Central Park.

B. Balance Transportation needs on large sites

Allow a variety of streetscapes accommodating the required vehicular traffic. Permit expanded sidewalks and contiguous plazas. Allow innovative parking standards on Village Center streets.

C. Create a new efficient street pattern

Create standards designed to facilitate the completion of a modified street grid providing a transportation and development framework that accommodates pedestrians, bicycle, and automobile travel and recognizes the existing oak grove, stream, wetlands and the future infrastructure and storm pond requirements.

D. Enhance the economic viability of mixed use projects.

Allow flexibility in development standards to permit a complimentary mixture of uses within a development, but not necessarily on the same parcel. Allow new urban development concepts

that are market-responsive, to create a successful mixed use Urban Village that will complement the surrounding neighborhood. Permit integrated vertical and horizontal mixed use development patterns. Allow innovative parking standards and development techniques to diminish the automobile parking impacts.

E. Create an attractive streetscape

Develop streetscape components that are designed to create a sense of a Village Center by providing an interesting and attractive pedestrian environment. A combination of mixed use structures and single level retail buildings along with an enhanced streetscape integrating attractive pedestrian elements are key components of the Village Center. Extend components as appropriate to the balance of the Urban Village.

F. Provide Urban Village area elements

The Urban Village will incorporate design, development and infrastructure amenities indicative of an Urban Village, including pedestrian focused street system, mixed use buildings and building facades that contribute to street enclosure, and the inclusion of “third places” such as multi-functional plaza space to encourage a sense of community and gathering. Incorporate the existing oak grove and stream corridor into the ‘village center’. Allow flexible transitions between uses and flexible road standards as noted. Utilize distinctive but common landscaping, signage, lighting, and street furniture elements.

G. Integrate higher density residential.

The Urban Village should incorporate high density residential uses to compliment the Village Center.