



Cascade Planning Group

Land Use • Economics • Development

P.O. Box 372
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Attachment D: Jobs Analysis

MEMORANDUM

To: Grass Valley Rezone
c/o Torvale, LLC

From: Paul Dennis, AICP, President

Subject: Updated Jobs Analysis of Commercial Rezone of Properties South of Pacific Rim Blvd
(Camas, WA)

Date: January 30, 2018 **(Revised 9/17/2018)**

Cascade Planning Group analyzed the job creation opportunities of the ~~seven-six~~ subject properties being considered for reclassification from industrial to commercial. The ~~seven-six~~ properties comprise ~~7050.73~~ acres. This analysis has been updated due to more in-depth site analysis, City engaged in acquiring 4.0 acres along NW 18th Ave, and removal of Sharp property from application.

Figure 1. Subject Properties South of Pacific Rim Blvd

| Tax Lot | Owner | Current Zoning | Site Size (acres) |
|----------------------|--|-------------------|----------------------|
| 125623000 | Daley Dennis W/ ETAL | BP | 9.37 |
| 125193000 | Daley Dennis W/ ETAL | BP | 6.76 |
| 125185000 | Daley Dennis W/ ETAL | BP | 11.60 |
| 986033959 | Sharp Electronics Corporation | BP | 20.00 |
| 125627000 | JR Merit Enterprises LLC | LI/BP | 9.26 |
| 125207000 | JR Merit Enterprises LLC | LI/BP | 3.74 |
| 125198000 | NRP LLC (a.k.a. Sigma Design) | LI/BP | 10.00 |
| All Sites | | | 7050.73 |

Source: Clark County GIS.

Land Use Effect. All but one property is currently vacant; the 10-acre NRP property has the former HSA Building that now houses Sigma Design. Sigma is considering expanding on their Camas site but is significantly limited with their current LI/BP zone designation. Changing the zone designation to RC would provide more flexible development standards that would allow them to recapture at least 20% of their site (or 2 acres). The ~~six-five~~ vacant properties (totaling 40.73 acres) do have environmental challenges that make them difficult to develop as industrial. For example, Parcel 125185000 is believed (although not formally delineated) to be almost entirely significantly consumed impacted by wetlands due to water run-off from neighboring properties. Furthermore, all ~~of the six-five~~ vacant parcels have slopes that make them difficult to develop as industrial. Based upon informal analysis, ~~18.60~~ at least 11.87 acres are believed to be encumbered with critical areas; this does not include additional potential setbacks or buffers that would be required from a particular critical area. About 6.18 acres ~~25%~~ of the

developable area will be required for infrastructure to service development on these sites, plus another four (4) acres for the City's water reservoir. This leaves nearly 32-20.68 acres (or 45.48%) of net developable area.

Figure 2. Net Developable Acres of Subject Properties

| Subject Properties | Acres |
|--|------------------------|
| Gross Vacant Area Acres for Development | 60.73 42.73 |
| Known Potential Critical Areas | 18.69 11.87 |
| Gross Buildable Gross Acres Area | 42.43 30.86 |
| Infrastructure Deduct (25%) | 10.53 10.18 |
| Net Vacant Acres Area for Development | 31.69 20.68 |

Source: Cascade Planning Group utilizing Clark County GIS and proprietary information from property owners.

Job Target Effect. Reclassifying the properties from industrial to commercial would only reduce the amount of industrial acreage by 2.92.1% but increase commercial acreage inside the city of Camas by 7.45.1%. According to the city of Camas' 2035 Comprehensive Plan The City is planning for an added 11,182 jobs over the next 20 years. To accommodate planned industrial development, the city only needs 493 of its 660 acres reserved for future industrial development. Therefore, rezoning the approximate 74-41 gross developable acres of industrial property to commercial will still leave enough developable industrial land ($660 - 74-41 = 589.619$) to meet the City's 20-year industrial job growth targets.

Rezoning to commercial will increase the amount of employment capable of occurring on these properties. This will occur for two reasons. Rezoning specifically to Regional Commercial (RC) will increase the development envelope as RC has more flexibility in regards to density and dimensions. The RC zone has nearly no restrictions as compared to either industrial zone. LI/BP is the most restrictive zone in regards to its base density and dimensions. For example, Parcels 125627000 and 125207000 (JR Merit properties) individually do not meet the minimum size requirements to develop as LI/BP. Furthermore, with the minimum setback, neither parcel can meet the minimum dimensions required. Add in the topography challenges and essentially these two parcels are undevelopable under current zoning.

Figure 3. Density and Dimensions for Proposed RC Zone vs. Current Zoning

| Requirement | RC | BP | LI/BP ¹ |
|--------------------------------|--------|----------|---|
| Bulk Regulations: | | | |
| Minimum lot area (square feet) | None | 1/2 acre | 10 acres |
| Minimum lot width (feet) | None | 100 | Not specified |
| Minimum lot depth (feet) | None | 100 | Not specified |
| Setbacks: | | | |
| Minimum front yard (feet) | Note 2 | 15 | 5' per 1' of building height (200' min) |
| Minimum side yard (feet) | None | 15 | 100' for building; 25' for parking |
| Minimum rear yard (feet) | None | 50 | 100' for building; 25' for parking area |

| Requirement | RC | BP | LI/BP ¹ |
|--|------|------|---|
| Lot Coverage & Building Height: | | | |
| Lot coverage (percentage) | None | 50% | 1 story (30%) 2 stories (40%) 3 stories (45%) |
| Maximum building height (feet) | None | None | 60 |

Note: 1) The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapter 18.21 Light Industrial/Business Park.

2) Residential dwelling units shall satisfy the front setbacks of CMC Section 18.09.040 Table 2.

Source: City of Camas Municipal Code 18.09.030.

Commercial development tends to produce higher employment densities (i.e. jobs per acre) than industrial. Consistent with countywide planning targets, the city of Camas has assumed industrial properties will develop at an average of 9 jobs per acre and commercial at 20 jobs per acre. In macro terms, these subject properties would potentially produce 284-186 jobs under industrial zoning, assuming Merit properties could mass grade and build significant retaining walls to create a buildable area. If the properties developed entirely as commercial the potential added jobs would increase to 632-414. It's worth noting that the area is large enough to develop as mixed-use; however, at least 51% would be required to develop as an employment use. This would produce a potential 322-211 added jobs, assuming Comp Plan targets/assumptions. Under either of these commercial scenarios, rezoning the property to Regional Commercial (RC) would create a greater opportunity for job creation than the existing industrial zone. For additional consideration, CPG has discussed development preferences with each ownership group. These development preferences (in some cases conceptual site plans) could lead to 500 added jobs and between 70 and 160 housing units.

Figure 4. Potential Job Creation Under Current vs. Proposed Zoning

| Calculation | <u>Comp Plan Assumptions</u> | | | <u>Property</u> |
|---|-------------------------------|-------------------------------|-------------------------------|-----------------|
| | <u>Industrial</u> | <u>Commercial</u> | <u>Mixed-Use</u> | <u>Analysis</u> |
| Net Vacant Acres <u>Developable Area</u> | 31.60 <u>20.68</u> | 31.60 <u>20.68</u> | 31.60 <u>20.68</u> | <u>20.68</u> |
| Percent Developed as Jobs | 100% | 100% | 51% | |
| Jobs per Acre | 9 | 20 | 20 | |
| Potential Added Jobs | <u>284-186</u> | <u>632-414</u> | <u>322-211</u> | <u>500</u> |

Source: Cascade Planning Group utilizing information from Camas' Comprehensive Plan and information presented in earlier sections of this memo.