

Narrative for Masterco DA Amendment

Introduction

In 2016, the property owner and the City entered a development agreement for the subject property to serve as an overlay of approved uses and development standards. At that time, pre-COVID, the City planned the property for mixed-use, but with similar uses allowed. An initial master plan was incorporated in the development agreement, for predictability purposes, but has since been met with resistance in both limited demand for commercial uses and strong neighborhood opposition of additional commercial buildings. As the area, known as the Archery District, has evolved, it has become increasingly evident that an update to the greater vision for development might not only be reasonable, but necessary.

Project

Pads 1 and 2: The property owner is proposing a short plat subdivision, including eight single family homes and a public park on parcels 986043913 and 986043914 (also known as Pads 1 and 2), located west of NW McMaster Drive. This project will seamlessly tie in with the existing Parklands subdivision. In keeping with the “Parklands” theme, approximately 15% of pads 1 and 2 would be designated as public park area and serve as a public trailhead to the future Heritage Trail connection. The park will be available to the public, while maintained by the Parklands HOA. Vehicle access is by a private street extending into the site from NW Pittock Place, which forms the west edge of this site, with a turnaround that would allow for a contiguous park. The existing curb cut, providing access to Pad 1 and 2, would be removed to improve the flow of traffic on Camas Meadows Drive.

Pad 3: The remaining parcels are bisected by NW McMaster Drive and includes parcel 986043915 (also known as Pad 3), which lies east of that street. This site is designated for development of three single family lots and two, four-unit townhouse buildings. The townhouses will be on individual lots. The single family lots will be accessible from NW McMaster Drive, while the townhouses will take vehicle access from the private driveway that leads to the southeast corner of this parcel.

Amendment Proposal

Limiting Conditions: The proposed project aligns with the development agreement, with the exception of the following limiting conditions: a) The property may be developed with a maximum of 42 single family lots and 24 apartment or condo units, and b) a minimum of 90,000 square feet of business park building space. These conditions take into account the original master plan as a whole, encompassing the greater Parklands subdivision and all of its existing 42 homes.

Proposed Amendments: The proposed amendments include a) an increase in the number of allowed single family lots, from 42 to 53 lots (allowing for a total of 11 more single family lots in exchange for less apartment or condo units), and b) removing the condition for a minimum amount of square footage of business park building space.

Supporting Evidence

a) Planned land use redesignation (2025): A new comprehensive plan update, proposed by the City, to change the land use designation of the subject site is already scheduled for completion by the end of this year. **This new land use designation would change the existing LI/BP zoning to residential low density, which is consistent with our proposed amendment and a great indication that our goals are aligned.** Pursuing this amendment, as opposed to waiting for the land use redesignations, would allow this project to proceed without extensive delays and benefit all through the allocation of a public park and trailhead.

b) Spirit of the Development Agreement: The designation of 15% of the total area of Pads 1 and 2 to a public park meets the approved uses in the current development agreement and zoning. This updated site plan was thoughtfully designed in keeping with the spirit of the development agreement and its "similar use" permissions. Development and setback standards for the newly proposed site plan are incorporated herein and consistent with the preservation of open space and trail development, per the development agreement.

c) Commercial Performance: When the development agreement was created, pre-COVID, the City planned the property for commercial uses, with a business park having been developed in phases west of the site (between 15 and 20 years ago). Within the Parklands subdivision, roughly half of the total area designated for commercial or mixed-use under the development agreement has been constructed, including a retail/office building and a medical building, originally referred to as

buildings 4A and 4B in the plat, respectively. Since the pandemic, the demand for additional commercial space has lagged well behind expectations, with building 4A remaining predominantly vacant.

The City has also recognized that this neighborhood is geographically removed from the Lake Road arterial where commercial development is concentrated. That development includes the TSMC property, and smaller retail uses like the Oak Tree Station food court, the Hammond Kitchen and Craft Bar, and COSTCO.

d) Residential Performance: The demand for premium residential lots has remained exceptionally strong within the area and the adjacent Parklands community. The average lot size of the proposed project is unlike anything planned or remaining in the Archery District, which would suggest a healthy demand.

e) Neighborhood Support: The Parklands HOA has actively collaborated on this project for the expansion of the subdivision, including all relative design and logistics. A letter of support for the proposed amendment and new site plan has been produced by the HOA, which speaks on behalf of all 42 homeowners.

The Parklands is composed of entirely custom homes, most of which participated in the coveted Parade of Homes, showcasing the incredible work and craftsmanship of local builders. The Parklands is a place where many built their dream homes, or found it, nestled within its secure borders and in perfect harmony with the wetlands. This small, proposed expansion of the Parklands is, what many consider, the missing piece and ultimate compliment to the subdivision.