

i C A P  E Q U I T Y

May 27, 2021

City of Camas
Attn: Sarah Fox, Senior Planner
616 NE 4th Avenue
Camas, WA 98607

RE: Rezoning of properties on Camas Meadows Drive

Dear Ms. Fox,

I am writing to express my interest and support in the rezoning of several neighboring properties from Light Industrial/Business Park (LI/BP) to Commercial/Mixed-Use (MU) along the North side of NW Camas Meadows Drive. The neighboring properties consist of two parcels totaling 4.8 acres owned by Vanport Manufacturing Inc. (Martin Hertrich – parcels 986035-733 and 172970-000) and a 5-acre parcel owned by Pedwar Development Group, LLC (Chris Williams – parcel 986026-906). Vanport Manufacturing, owner of two parcels along this road, has applied for a rezoning application. I, on behalf of iCap Equity (owners of neighboring parcels: 175980-000, 172973-000, 17963-000, 986035-734), wish to support their efforts and application to rezone. Our property was successfully rezoned last year and we are excited about the opportunity to have our neighbors also seeking to rezone as we believe it will improve the neighborhood and benefit the community.

The current Light Industrial zoning combined with the location of these properties, restricts potential development to unique suitors. With Light Industrial businesses across the street, and new housing construction down the road, I believe the addition of a Commercial Mixed-Use zone would increase the likelihood of development and provide a positive mix of development in the area.

I am kindly asking for the support of you and the Council.



Jim Christensen
Manager
Lofts at Camas Meadows Phase I and II LLC
iCap Equity