



Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: CPA 20-03

Applicant Information

Applicant/Contact: LeAnne Bremer Phone: (360) 619-7002
Address: 500 Broadway Street, Suite 400 leanne.bremer@millernash.com
Street Address E-mail Address
Vancouver WA 98660
City State ZIP Code

Property Information

Property Address: 4525 Camas Meadows Drive 986035-734; 172963; 172973; 175980
Street Address County Assessor # / Parcel #
Camas WA 98607
City State ZIP Code
Zoning District LI/BP Site Size 4 acres

Description of Project

Brief description: Comprehensive plan amendment and rezone

Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO
Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Lofts at Camas Meadows Phase I, LLC, and Lofts at Camas Meadows Phase II, LLC
Last First Phone: 425-278-9023
3535 Factoria Blvd. Suite 500
Street Address Apartment/Unit #
E mail Address: Bellevue WA 98006
jami@icapequity.com City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Jami Stevenson Date: 1/16/2020

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: Jan 30 th , 2020	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted Validation of Fees pd - 2/4/2020 \$6,525.00
Staff:	Related Cases #	

Application Checklist and Fees [updated on January 1, 2020]

◊ Annexation	\$849 - 10% petition; \$3,608. - 60% petition	001-00-345-890-00	\$
◊ Appeal Fee		001-00-345-810-00	\$392.00 \$
◊ Archaeological Review		001-00-345-810-00	\$135.00 \$
◊ Binding Site Plan	\$1,848. + \$24 per unit	001-00-345-810-00	\$
◊ Boundary Line Adjustment		001-00-345-810-00	\$101.00 \$
◊ Comprehensive Plan Amendment		001-00-345-810-00	\$5,729.00 \$ 5,729.00
◊ Conditional Use Permit			
Residential	\$3,360 + \$103 per unit	001-00-345-810-00	\$
Non-Residential		001-00-345-810-00	\$4,256.00 \$
◊ Continuance of Public Hearing		001-00-345-810-00	\$515.00 \$
◊ Critical or Sensitive Areas (fee per type)		001-00-345-810-00	\$762.00 \$
<small>(wetlands, steep slopes or potentially unstable soils, streams and watercourses, vegetation removal, wildlife habitat)</small>			
◊ Design Review			
Minor		001-00-345-810-00	\$426.00 \$
Committee		001-00-345-810-00	\$2,335.00 \$
◊ Development Agreement	\$862 list hearing; \$530 ea. add'l hearing/continuance	001-00-345-810-00	\$
◊ Engineering Department Review - Fees Collected at Time of Engineering Plan Approval			
Construction Plan Review & Inspection	(3% of approved estimated construction costs)		
Modification to Approved Construction Plan Review	(fee shown for information only)		\$415.00
Single Family Residence (SFR) - Stormwater Plan Review	(fee shown for information only)		\$205.00
Gates/Barrier on Private Street Plan Review	(fee shown for information only)		\$1,024.00
◊ Fire Department Review			
Short Plat or other Development Construction Plan Review & Insp.		115-09-345-830-10	\$280.00 \$
Subdivision or PRD Construction Plan Review & Inspection		115-09-345-830-10	\$348.00 \$
Commercial Construction Plan Review & Inspection		115-09-345-830-10	\$416.00 \$
◊ Home Occupation			
Minor - Notification (No fee)			\$0.00
Major		001-00-321-900-00	\$68.00 \$
◊ LI/BP Development	\$4,256+ \$40.00 per 1000 sf of GFA	001-00-345-810-00	\$
◊ Minor Modifications to approved development		001-00-345-810-00	\$340.00 \$
◊ Planned Residential Development	\$34 per unit + subdivision fees	001-00-345-810-00	\$
◊ Plat, Preliminary			
Short Plat	4 lots or less: \$1,904 per lot	001-00-345-810-00	\$
Short Plat	5 lots or more: \$7,055 + \$246 per lot	001-00-345-810-00	\$
Subdivision	\$7,055 + \$246 per lot	001-00-345-810-00	\$
◊ Plat, Final			
Short Plat		001-00-345-810-00	\$197.00 \$
Subdivision		001-00-345-810-00	\$2,335.00 \$
◊ Plat Modification/Alteration		001-00-345-810-00	\$1,176.00 \$
◊ Pre-Application (Type III or IV Permits)			
<i>No fee for Type I or II</i>			
General		001-00-345-810-00	\$348.00 \$
Subdivision (Type III or IV)		001-00-345-810-00	\$896.00 \$
◊ SEPA		001-00-345-890-00	\$796.00 \$ 796.00
◊ Shoreline Permit		001-00-345-890-00	\$1,176.00 \$
◊ Sign Permit			
General Sign Permit	(Exempt if building permit is required)	001.00.322.400.00	\$40.00 \$
Master Sign Permit		001.00.322.400.00	\$124.00 \$
◊ Site Plan Review			
Residential	\$1,132 + \$33 per unit	001-00-345-810-00	\$
Non-Residential	\$2,828 + \$67 per 1000 sf of GFA	001-00-345-810-00	\$
Mixed Residential/Non Residential	(see below)	001-00-345-810-00	\$
\$3,987 + \$33 per res unit + \$67 per 1000 sf of GFA			
◊ Temporary Use Permit		001-00-321-990-00	\$79.00 \$
◊ Variance (Minor)		001-00-345-810-00	\$683.00 \$
◊ Variance (Major)		001-00-345-810-00	\$1,273.00 \$
◊ Zone Change (single tract)		001-00-345-810-00	\$3,289.00 \$

Adopted by RES 1023 AUG 2005; Revised by RES 1113 SEPT 2007; Revised by RES 1163 OCT 2009; Revised by RES 1204 NOV 2010;
 Revised by RES 15-001 JAN 2015; Revised by RES 15-007 MAY 2015; Revised by RES 15-018 DEC 2015; Revised by RES 16-019 NOV 2016;
 Revised by RES 17-015 NOV 2017; Revised by RES 18-003 APRIL 2018; Revised by RES 18-013 NOV 2018; Revised by RES 19-018 DEC 2019

Fees reviewed & approved by Planner:

Initial _____ Date _____

For office use only

Total Fees Due: \$ 6,525.00

From: Bremer, LeAnne M. <LeAnne.Bremer@MillerNash.com>
Sent: Friday, April 10, 2020 11:50 AM
To: Sarah Fox
Cc: Jami Stevenson (jami@icapecquity.com); Jim Christensen
Subject: PA19-50: Lofts at Camas Meadows
Attachments: iCap Equity Camas Land Need 4_20.pdf

Hello Sarah,

As we discussed, the applicant would like to revise its request for a rezone. Rather than seek the Community Commercial zone, it would like to pursue the Mixed-Use Zone. The comp plan amendment to Commercial remains. Please let us know if we need to submit a new application form documenting this change, or will this email suffice?

Attached is an Economic Report supporting the request. Please let us know if you have any questions on the report or feel other items need to be addressed.

As I understand the process, there will be a Planning Commission in May, and before that you will issue a staff report and recommendation.

Then, the case goes to City Council for final action. Do you know what time frame that will occur in at this point? We understand COVID-19 complicates the schedule a bit because of the need for virtual meetings for now.

Lastly, we discussed potential design-related standards associated with this request. At what point and in what form would you like to see that?

Please let us know next steps. Thank you. LeAnne

LeAnne M. Bremer, P.C.

Partner-in-Charge Vancouver Office

Miller Nash Graham & Dunn LLP

500 Broadway Street | Suite 400 | Vancouver, Washington 98660

Direct: 360.619.7002 | Office: 360.699.4771 | Fax: 360.694.6413

E-Mail | Bio | Social | Blogs

*We are monitoring the legal and regulatory landscape in response to the **COVID-19** crisis. To visit our resource page, _____*

CONFIDENTIALITY NOTICE: This e-mail message may contain confidential or privileged information. If you have received this message by mistake, please do not review, disclose, copy, or distribute the e-mail. Instead, please notify us immediately by replying to this message or telephoning us. Thank you.

LeAnne M. Bremer, P.C.
leanne.bremer@millernash.com
360.619.7002 direct line

January 30, 2020

BY HAND DELIVERY

City of Camas
Community Development Department/Planning
Attn: Sarah Fox, AICP
616 NE Fourth Avenue
Camas, WA 98607

Subject: Lofts at Camas Meadows Comp Plan Amendment and Rezone

To City of Camas Community Development Department:

On behalf of Lofts at Camas Meadows Phase I, LLC and Lofts at Camas Meadows Phase II, LLC, I am submitting this application seeking approval for a comprehensive plan amendment and rezone for Tax Parcel Nos. 986035-734; 172963; 172973; 175980 from Industrial/LI/BP to Commercial/Community Commercial.

This application contains the following submittal items:

COMPREHENSIVE PLAN AMENDMENT

1. General application form, and fee of \$9,814.00, as confirmed by City staff in e-mail dated January 14, 2020.
2. This cover letter (includes narrative);
Narrative that describes the proposal and responds to each of the criteria at CMC Section 18.51.010 (A-G).
A: A detailed statement of what is proposed and why.

City of Camas
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The applicant requests this change to the comprehensive plan and zoning map to Commercial/Community Commercial because of the collective, small size of the parcels of 4 acres, which is better suited for commercial development than industrial development. There is a lack of Community Commercial parcels in the area. According to GIS mapping, zoning in the vicinity consists of BP, R-15, MF-18, R-7.5 and Regional Commercial.

The site was previously subject to a Development Agreement (DA) recorded on July 30, 2004, under Clark County Auditor's File No. 3862705, as amended. This DA expired on December 31, 2019. The DA allowed a mixed use development of residential condominiums, professional office space, and restaurant/retail space on 14 acres, of which the 4-acre site was a part.

The second amendment to the DA recorded on January 20, 2016, under Clark County Auditor's File No. 5249913, was specifically applicable to the site, as other areas in the original DA were developed. This second amendment recognized that the subject site could be developed with apartment units and commercial, light industrial or business park uses. It further recognized that the revised master plan attached to the amendment "observes the stated supplemental and performance standard goals for the North Dwyer Creek (NDC) subarea" by providing for smaller scale commercial, retail service, and office development." Section 3 of second amendment to DA.

Thus, the city previously made a legislative determination that the property was appropriate for uses other than those allowed under the LI/BP zone. This was the case then and it is the case today.

B: A statement of the anticipated impacts of the change, including the geographic area affected, and issues presented by the proposed change.

The proposal would only change a small area (4 acres) of a large swath of LI/BP land to Commercial, and would have no greater impact than the current zone and the project the city anticipated in the DA, as amended.

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C: An explanation of why the current comprehensive plan is deficient or should not continue in effect.¹

The subject site is within the Grass Valley area of the city addressed in Section 6.4.3 of the CAMAS 2035 plan. In the introductory paragraph of this section it notes that the "[l]and uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and residential development." The proposal fits in with this statement and can be consistent with these policies listed in this section:

ED-3.2: Subarea planning should capitalize on existing facilities and infrastructure and include a mix of uses that are trail- and transit-oriented and designed with high-quality streetscape appeal [with frontage on NW Camas Meadows Drive, this can be achieved through site plan approval];

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable land in Grass Valley to meet 20-year employment projections prior to land conversion approval [one possible use allowed in the Commercial zone is assisted living; the applicant plans to provide the analysis required by this policy to support that potential use].

D A statement of how the proposed amendment complies with and promotes the goals and specific requirements of the growth management act.

There are fourteen goals of GMA. Not all proposals can meet all fourteen goals, but the following would be furthered with implementation of this proposal:

Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

¹ For this criterion, the application must provide evidence to support the need for a change. The city's comprehensive plan, CAMAS 2035, includes goals and policies for Economic Development at Chapter 6 and Housing at Chapter 2. Some of the policies have not been codified. Staff encourages applicants to include within its conversion application a proposal to address some of the aspirational policies with specific and accountable measures.

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Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

This proposal is also consistent with the requirements of GMA, which allows cities to revisit comprehensive plan designations through an annual review process to evaluate whether a change is warranted due to a change in circumstances, new information, or to better further the city's adopted goals and policies.

E: A statement of what changes, if any, would be required in functional plans (i.e., the city's water, sewer, stormwater or shoreline plans) if the proposed amendment is adopted.

The applicant does not believe the proposal requires any changes to the infrastructure plans of the city. Infrastructure is in place to support the current designation and zone, as well as the uses contemplated in the expired DA, and no changes are necessary if the city implements this change.

According to the DA, the site is within the North Dwyer Creek subarea. Under the North Dwyer Creek Master Plan and implementing ordinances, the city identified vehicle trips generated for build-out of the site. It is not expected that build-out of the site under the new zone will require any more trips than those allowed for the uses permitted under the expired DA. Moreover, in section 4 of the amendment to the DA recorded on April 4, 2013, under Clark County Auditor's File No. 4957781, it is noted

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that all transportation improvements identified in the original DA were funded or had been constructed.

F: A statement of what capital improvements, if any, would be needed to support the proposed change which will affect the capital facilities plans of the city.

The applicant does not believe the capital facilities plan of the city requires updating to implement this change. The city's CFP has been adopted to be consistent with the current zone and the North Dwyer Creek Subarea Plan. The proposed zone is not expected to require additional infrastructure than what is currently planned for the parcels. The city also previously determined that adequate transportation infrastructure was in place to service the uses contemplated in the DA.

G: A statement of what other changes, if any, are required in other city or county codes, plans, or regulations to implement the proposed change.

The applicant does not believe that any other changes to codes, plans or regulations are necessary to implement this change.

In the pre-application notes, page 2, staff notes that ED-3.3 requires submittal of an employment analysis for conversion of employment lands to residential. As an initial note, this analysis is not listed as a completeness requirement. Second, the change to a Commercial designation and zone is not a change to a Residential designation and zone. Third, the applicant does intend to submit an analysis supporting its intended use, but will not have this analysis complete by January 31, 2020. We have confirmed with Sarah Fox that this analysis is not a completeness item. The applicant plans to submit an economic analysis to support its application in mid-February.

3. SEPA Checklist.
4. Mailing labels of properties within 300-feet of the subject site, as provided and certified by the Clark County Assessor's office.

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ZONING CHANGE

Narrative that describes the proposal and responds to each of the criteria at CMC Section 18.51.025 (2) (a-f).

a: The map amendment shall be consistent with the policies and provisions of the comprehensive plan including the comprehensive plan map.

In addition to the policies noted above, the proposal furthers the following policies of the City's comprehensive plan:

LU-2.1: Attract and encourage a balance of new commercial, light industrial, and knowledge-based business, medical, and high-tech uses, and the expansion of existing businesses to provide regional and local employment.

LU-2.2: Support village-style employment and retail development in the North Shore area to serve the growing population. Discourage strip developments.²

LU-2.7: Protect employment land from conversion to residential uses in order to ensure an adequate supply of commercial and industrial land to meet 20-year employment projections.

b: The amendment shall be compatible with the uses and zoning of the adjacent properties and surrounding areas.

The zoning of adjacent properties is LI/BP and MF-18. A site zoned for Community Commercial uses would complement these adjacent zones and provide services to the surrounding area. Community Commercial uses would be no more intense than uses in these adjacent zones.

The site can also meet the purpose of the Community Commercial zone in CMC 18.05.050.B:

² The site is west of Lacamas Lake adjacent to properties north of the lake.

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CC Community Commercial. This zone provides for the goods and services of longer-term consumption, and tend to be higher-priced items than the neighborhood commercial zone district. Typical goods include clothing, hardware and appliance sales. Some professional services are offered, e.g., real estate office or bank. Eating and drinking establishments may also be provided. This zone tends to vary in size, but is larger than the neighborhood commercial zone.

c: The amendment is warranted due to changed circumstances, error, or because of a demonstrated need for additional property in the proposed zoning district.

The changed circumstances is the expiration of the Development Agreement. The DA allowed more intense uses than that which would be allowed under the Community Commercial zone.

The site is also better suited for commercial uses because of its size and lack of similarly zoned sites in the general vicinity of the site.

Finally an economic analysis will be provided to address the need for uses allowed in the Community Commercial zone.

d: The subject property is suitable for development in conformance with zoning standards under the proposed zoning district.

The site can be fully developed consistent with the Community Commercial zoning district.

e: Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone.

Water, sewer, transportation and utility infrastructure is available to serve the site.

f: Specific information about the intended use and development of the property.

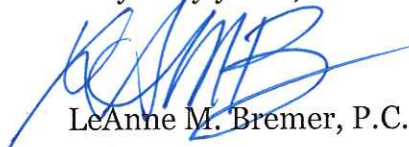
City of Camas
January 30, 2020
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The applicant is currently considering exploring whether there is a need for a commercial assisted living facility in this area of the city and will submit an analysis addressing this need to support this proposed use. We note that the city already made a legislative determination that this use is an appropriate, permitted use in the Community Commercial zone. Table 18.07.030 CMC.

Other uses allowed in the Community Commercial zone could also be provided.

Finally, although not required, we are submitting a GIS packet (Tab 5) with mapping for assistance as you review this application. We reserve the right to submit supplemental information as the application is reviewed by staff, the Planning Commission and City Council. Thank you.

Very truly yours,



LeAnne M. Bremer, P.C.

Enclosures

cc: Jami Stevenson

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

iCap Equity

Subject Property Account Number(s):

986035734

172963000

172973000

175980000

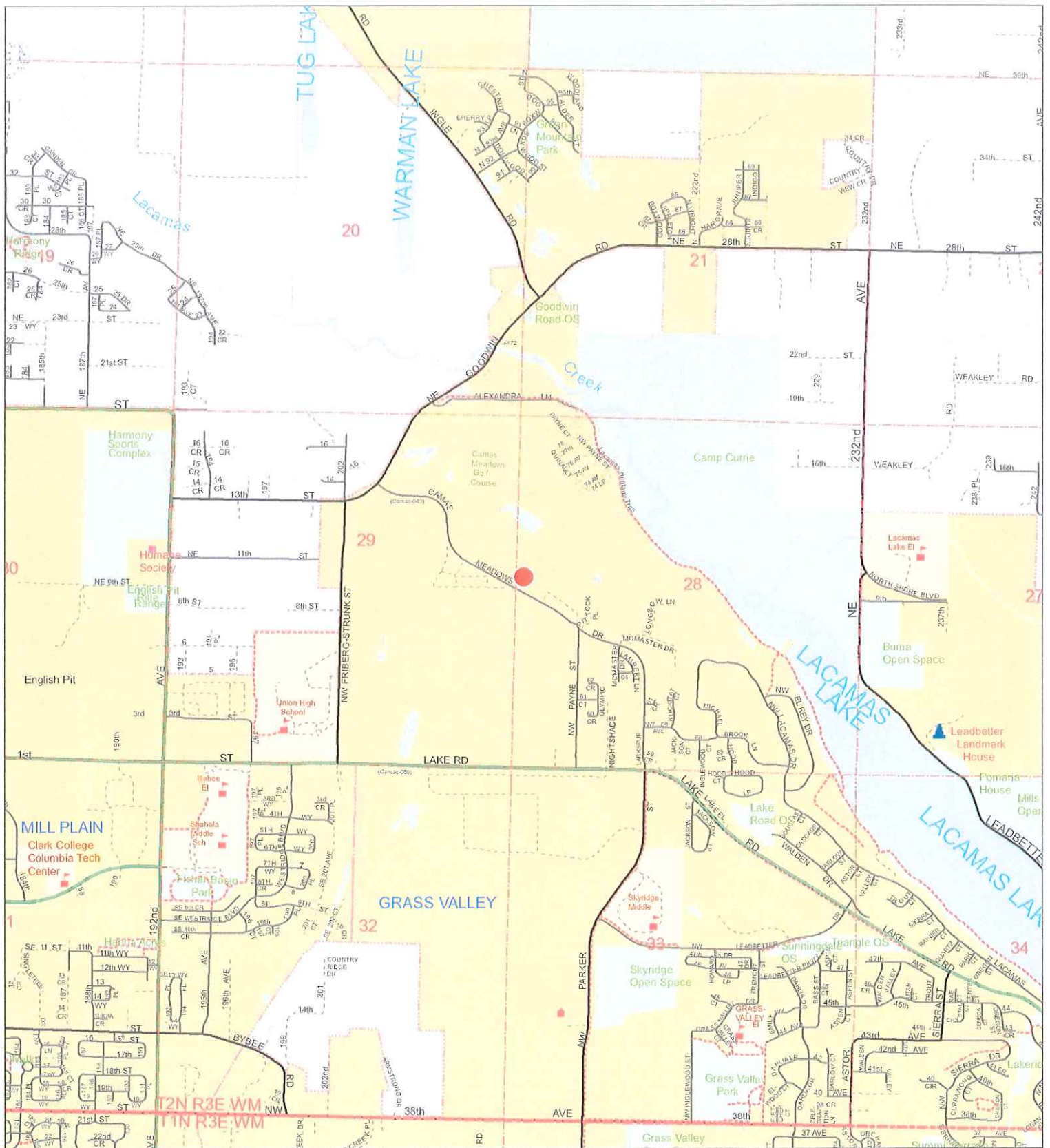
PDF # 240373

Printed: January 23, 2020

Expires: ~~January 22, 2021~~ Attachment C, Page 12

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General Location

Printed on: January 23, 2020

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

 Location of Subject Property(s)



Geographic Information System

0 1,000 2,000 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 986035734, 172963000, 172973000, 175980000
Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
Address: 2300 E 3RD LOOP
C/S/Z: VANCOUVER, WA 98660

Assessed Parcel Size: 4.0 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S28,T2N,R3E,
SW 1/4,S28,T2N,R3E,
NE 1/4,S29,T2N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: LI/BP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: IND

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas: Current,
Camas UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: Evergreen, Camas

Elementary School: Illahee, Lacamas Lake

Junior High School: Shahala, Liberty

Senior High School: Union, Camas

Fire District: Camas Washougal FD

Sewer District: Camas

Water District: Camas

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HcB, 17.8% of parcel

HcD, 7.1%

PoB, 4.9%

PoD, 70.2%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 10 - 15 percent, 35.2% of parcel

5 - 10 percent, 64.8%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

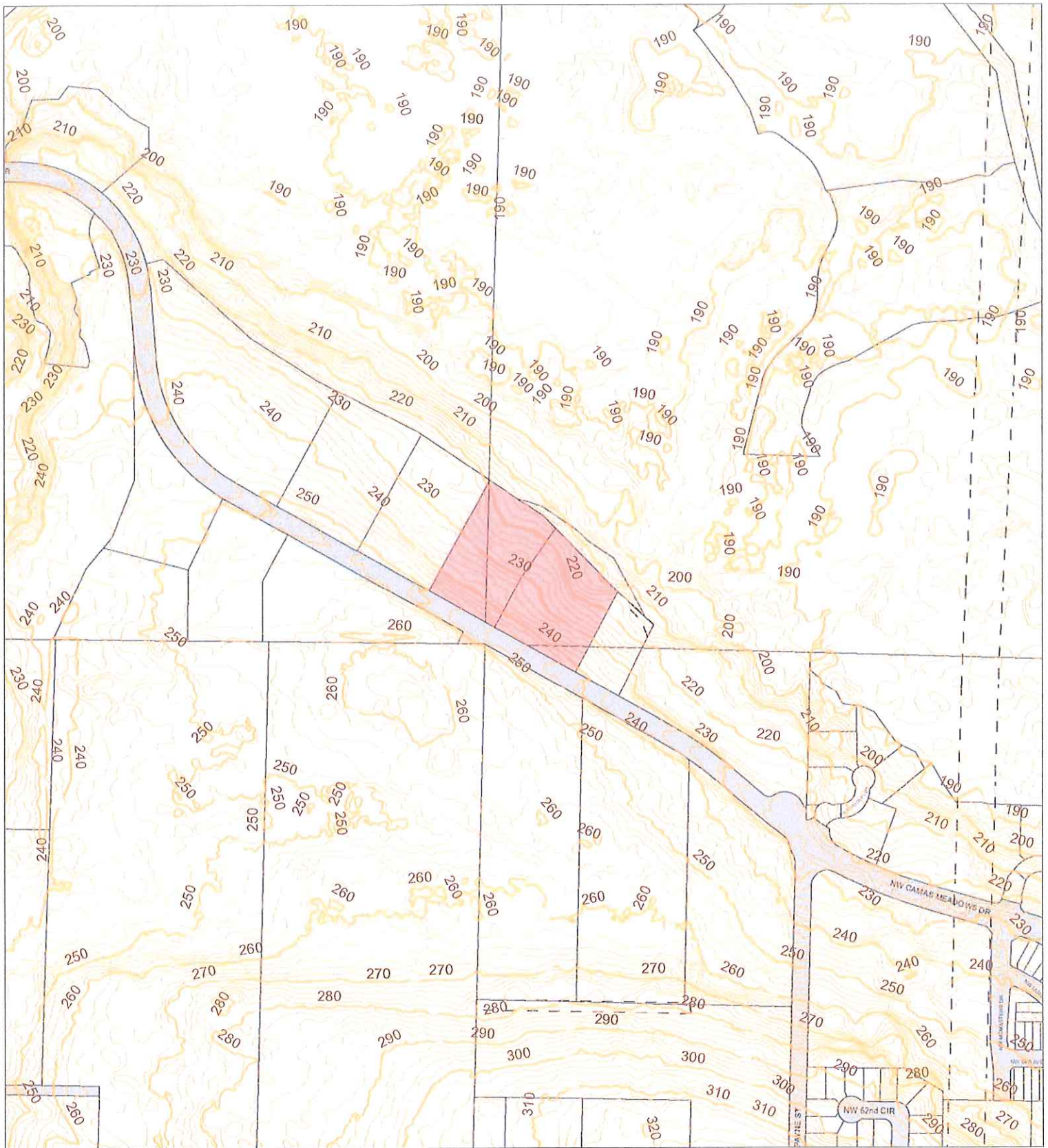
Habitat and Species Impacts: No Mapping Indicators

Cultural Resources:

Archeological Predictive: High, 12.6% of parcel
Moderate-High, 87.4%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



Elevation Contours

Printed on: January 23, 2020

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 5' Elevation Contours

23120	23121	23122
23129	/ / / / /	23127
23132	23133	23134

CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

Information shown on this map was collected from various sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

2018 Aerial Photography

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

 Subject Property(s)

Printed on: January 23, 2020

23120	23121	23122
23123	23124	23127
23132	23133	23134



Geographic Information System
 0 100 200 Feet

2018 Aerial Photography with Elevation Contours

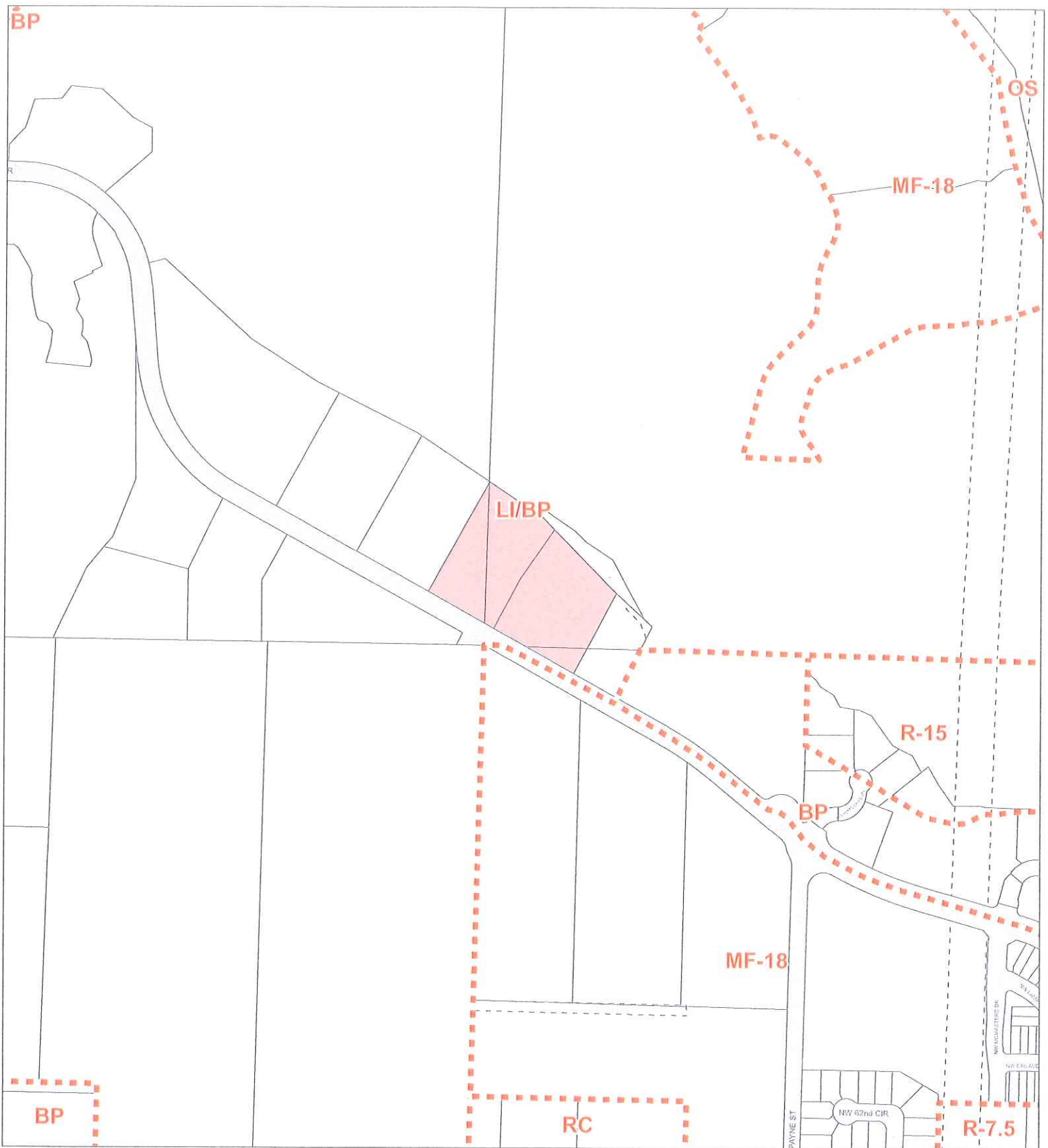
Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/SIZ: VANCOUVER, WA 98660

Subject Property(s)
 2' Elevation Contours

Printed on: January 23, 2020

23120	23121	23122
23129	23128	23127
23132	23133	23134

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Zoning Designations

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 23, 2020



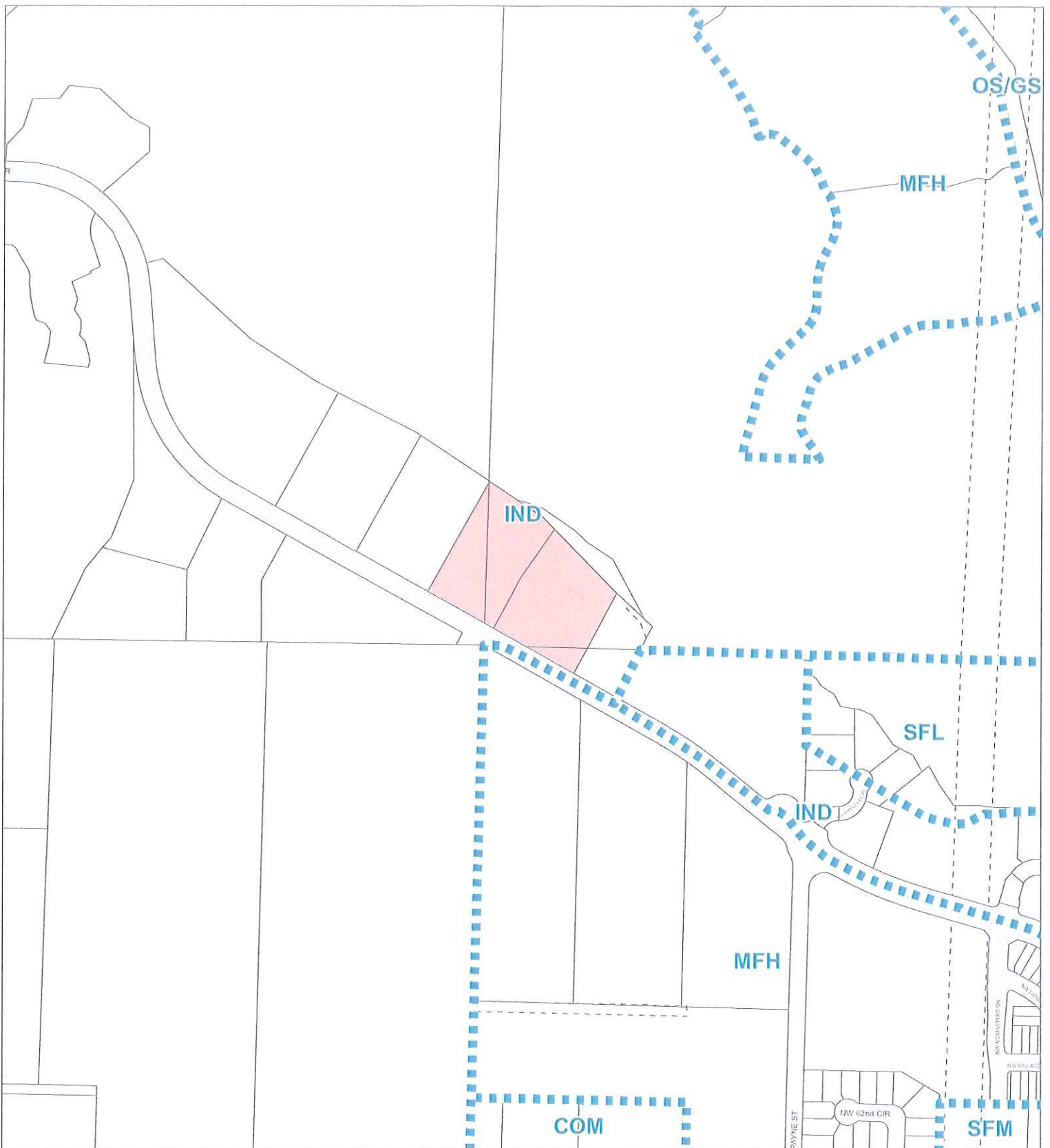
Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

23120	23121	23122
23126	23128	23127
23132	23133	23134



Geographic Information System
 0 200 400 Feet

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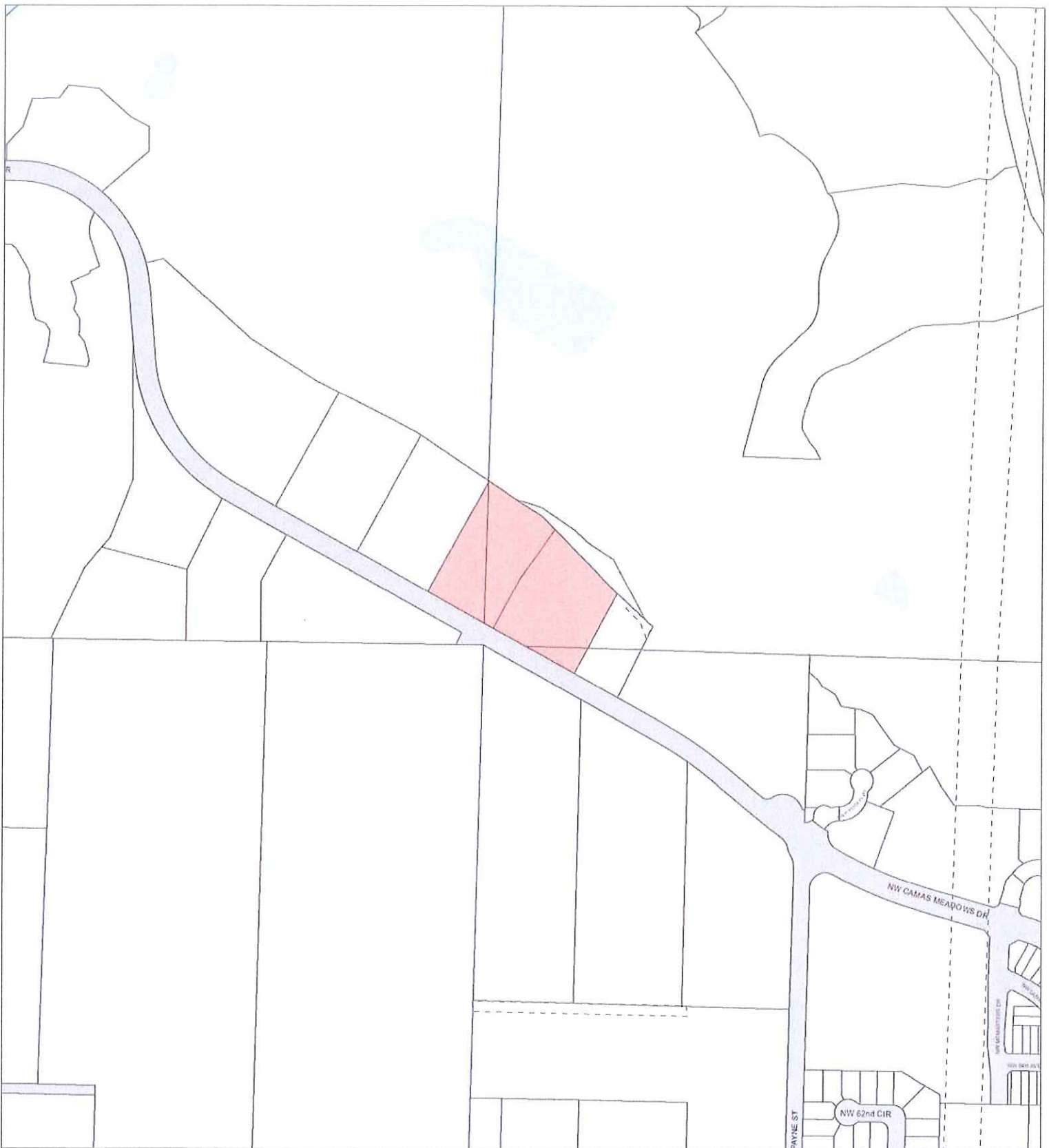
Comprehensive Plan Designations

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 23, 2020

- Subject Property(s)
- Comprehensive Plan Boundary
- Public Road
- Transportation or Major Utility Easement
- Columbia River Gorge Scenic Area
- Industrial Reserve
- Urban Reserve
- Railroad Industrial Reserve
- Rural Center Mixed Use
- Mining

23120	23121	23122
23120	23120	23127
23132	23133	23134



Geographic Information System

0 200 400 Feet

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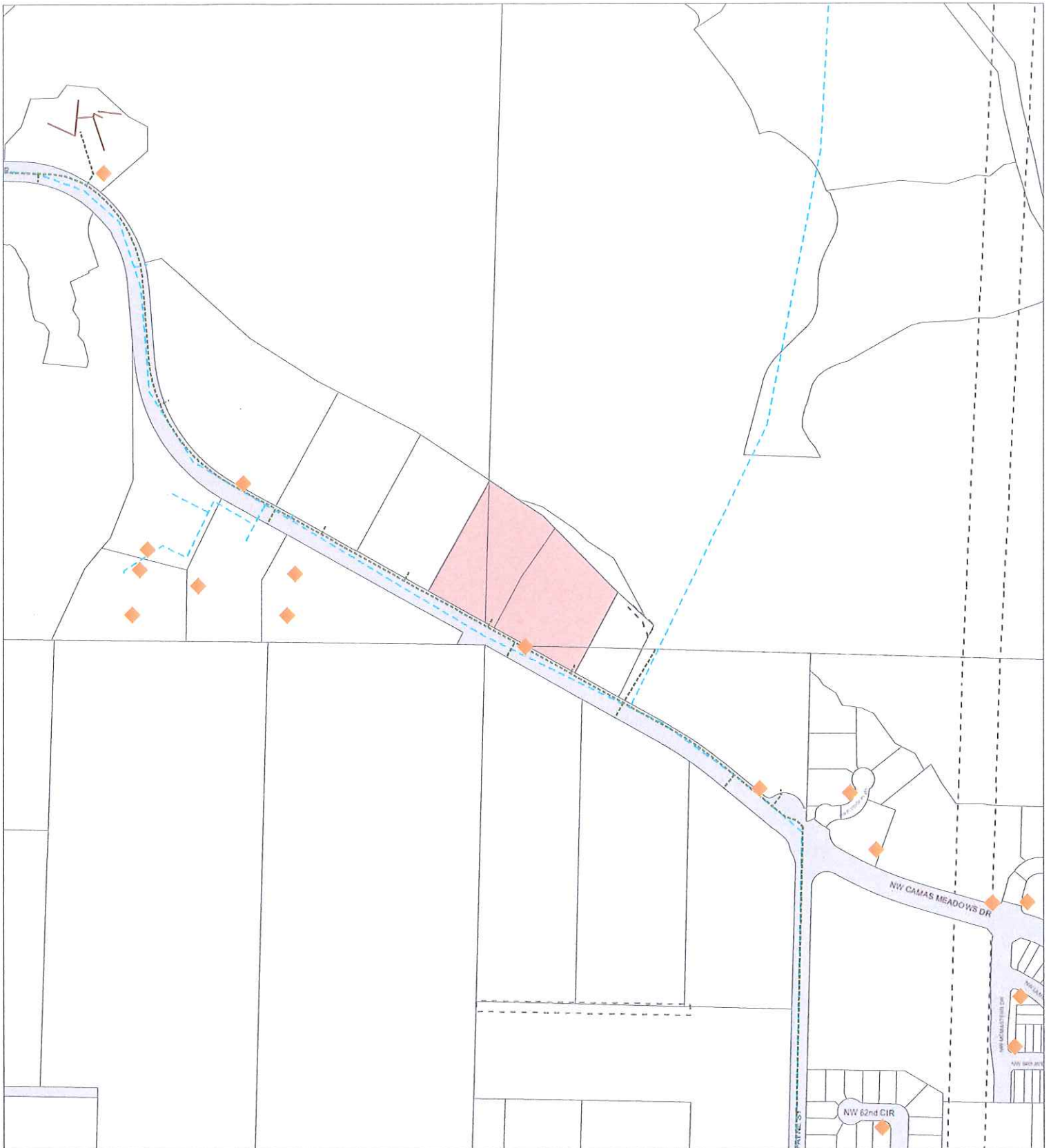
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 23, 2020

- Subject Property(s)
- Principal Arterial
- Rural Minor Collector
- Public Road
- Minor Arterial
- State Route
- Transportation or Major Utility Easement
- Collector
- Other
- Parks
- Rural Major Collector
- Proposed Arterial
- Trail
- C-Tran Route
- Scenic Highway

23120	23121	23122
23120	23120	23127
23132	23133	23134



Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

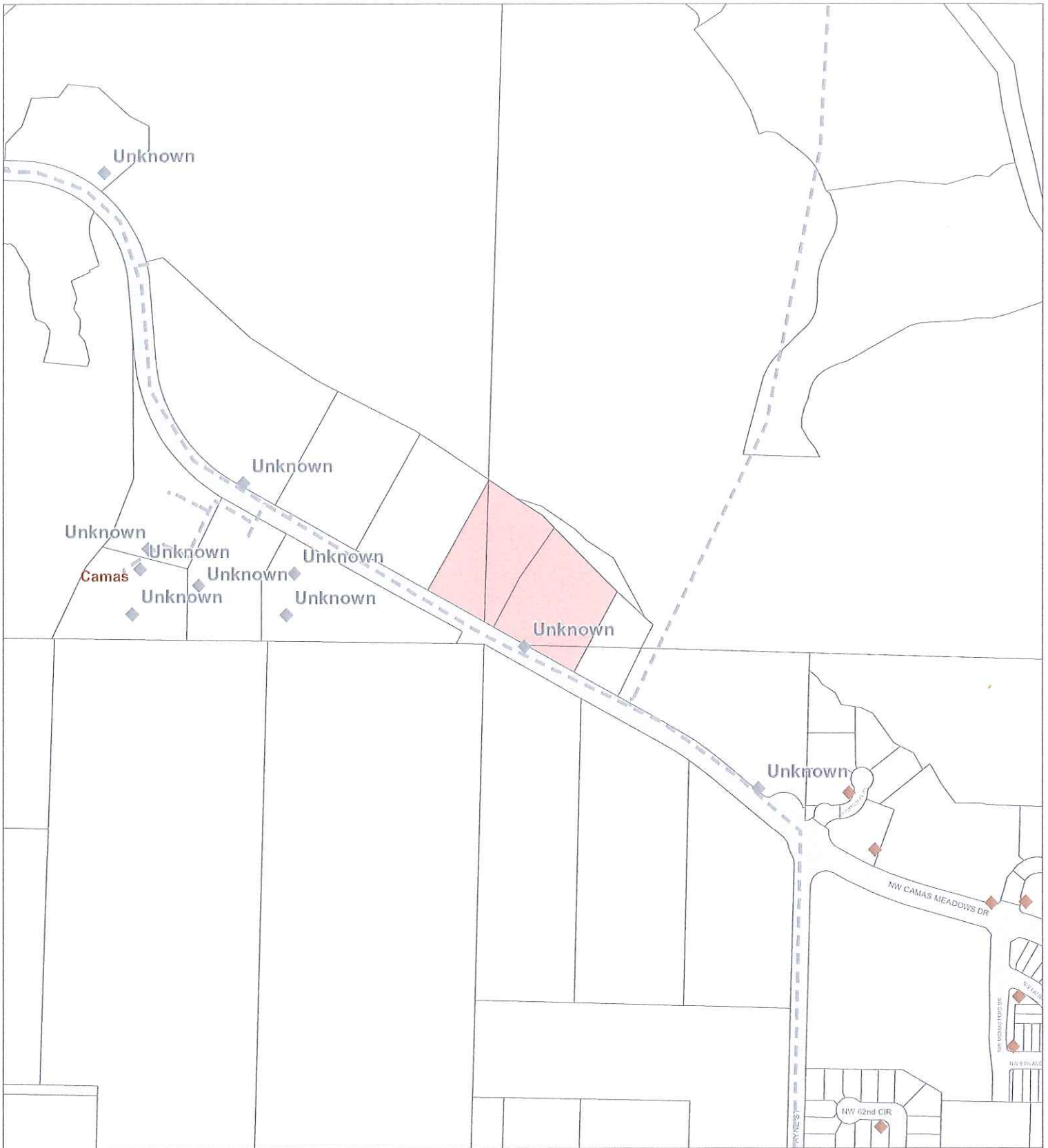
Water, Sewer, and Storm Systems

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: January 23, 2020

23120	23121	23122
23125	23128	23127
23132	23133	23134



Water Systems

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 23, 2020

CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

- Subject Property(s)
- 10-20" Water Line
- > 20" Water Line
- Unknown Size Water Line
- < 10" Water Line
- Public Road
- Water District Boundary
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

23120	23121	23122
23120	23128	23127
23132	23133	23134

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Hydrant Fire Flow Details

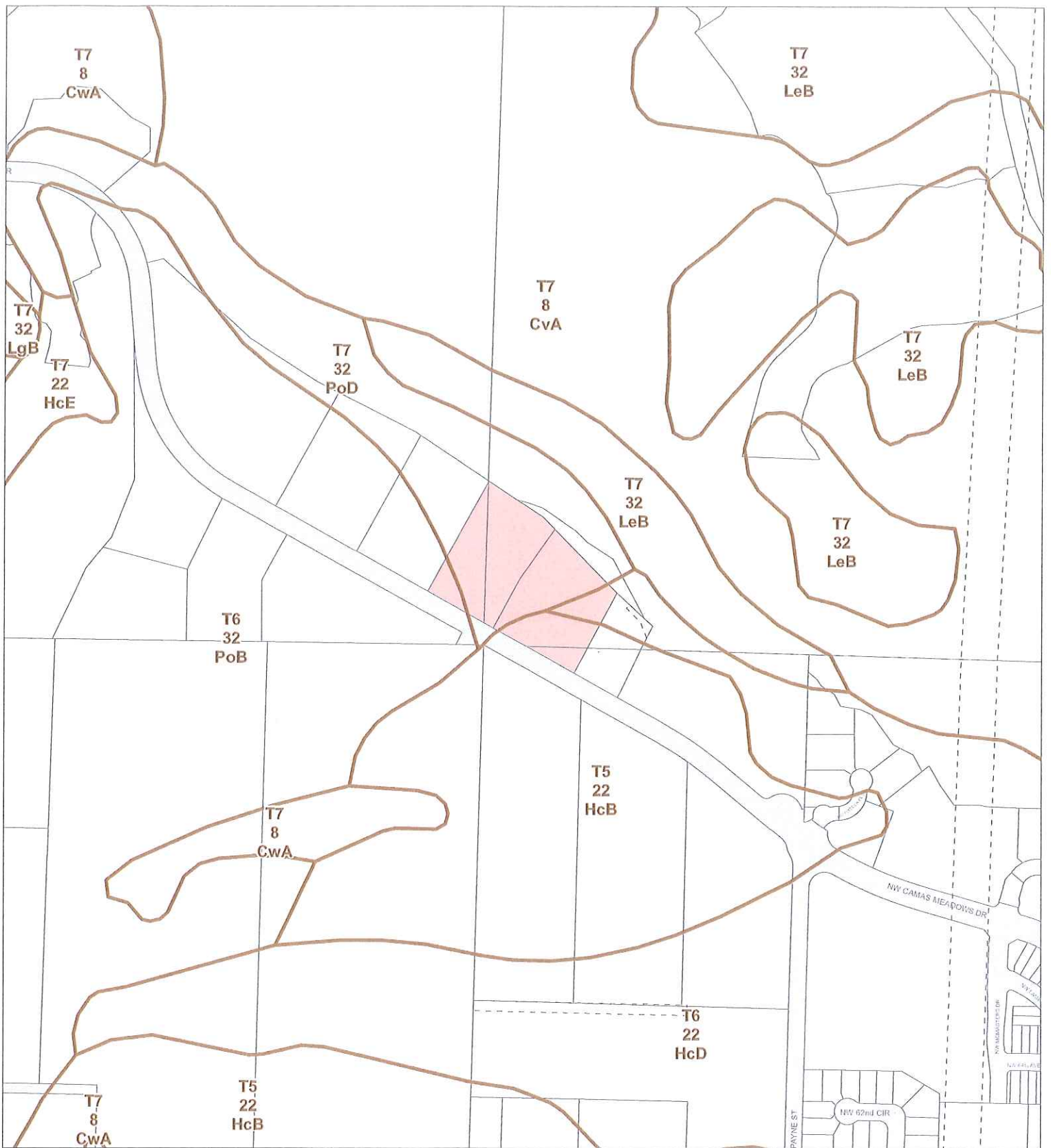
Account No.: 986035734, 172963000, 172973000, 175980000
Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
Address: 2300 E 3RD LOOP
C/S/Z: VANCOUVER, WA 98660

Water District(s)	Hydrant Data Update	Project Site Provider
-------------------	---------------------	-----------------------

Camas (There is currently no hydrant data for this district.)

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data	None	5 ft
Unknown	Unknown	0.0"	No Data	None	408 ft
Unknown	Unknown	0.0"	No Data	None	436 ft



Soil Types

Printed on: January 23, 2020

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

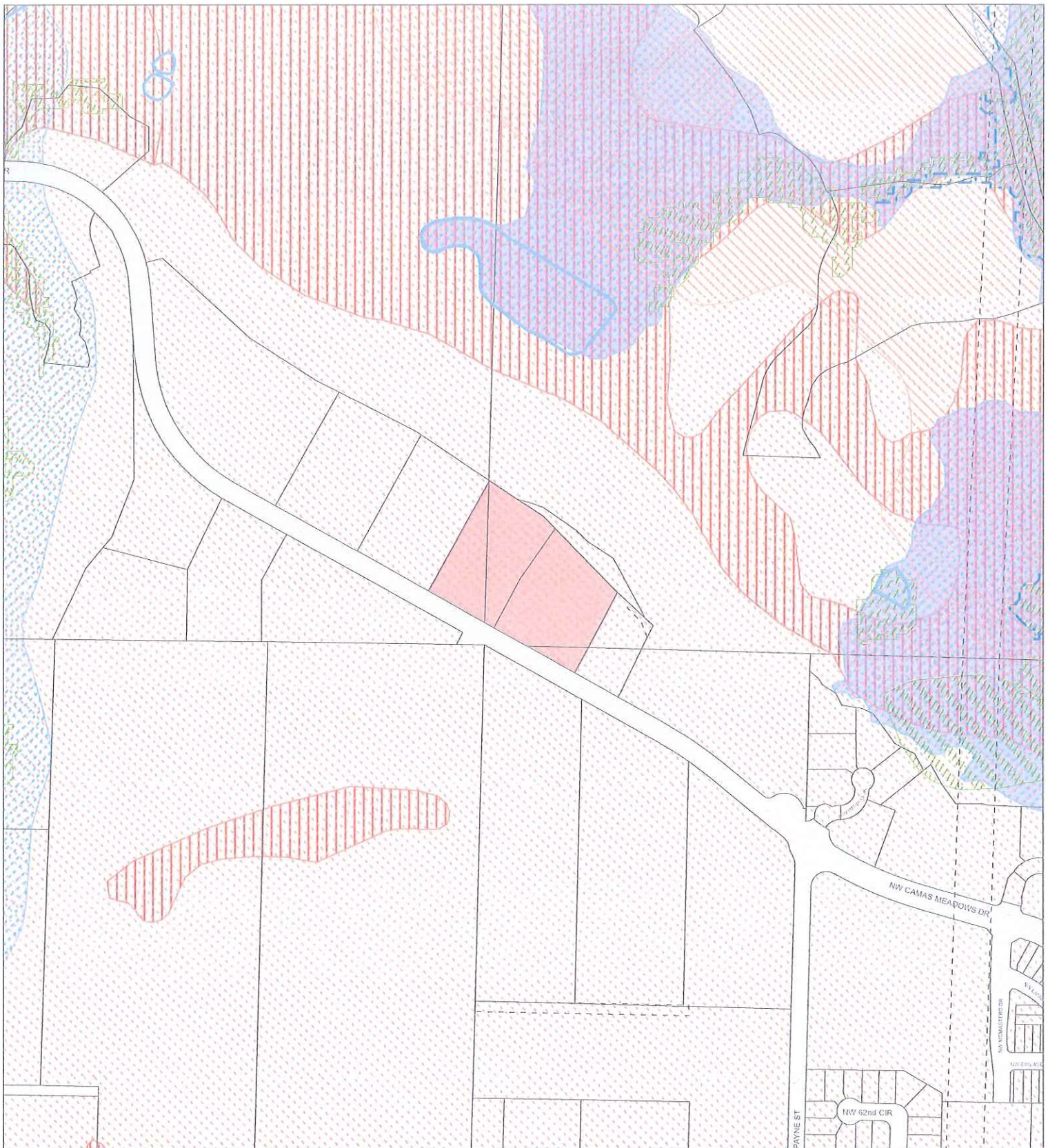
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

23120	23121	23122
23120	/ / / / /	23127
23127	23133	23134

Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

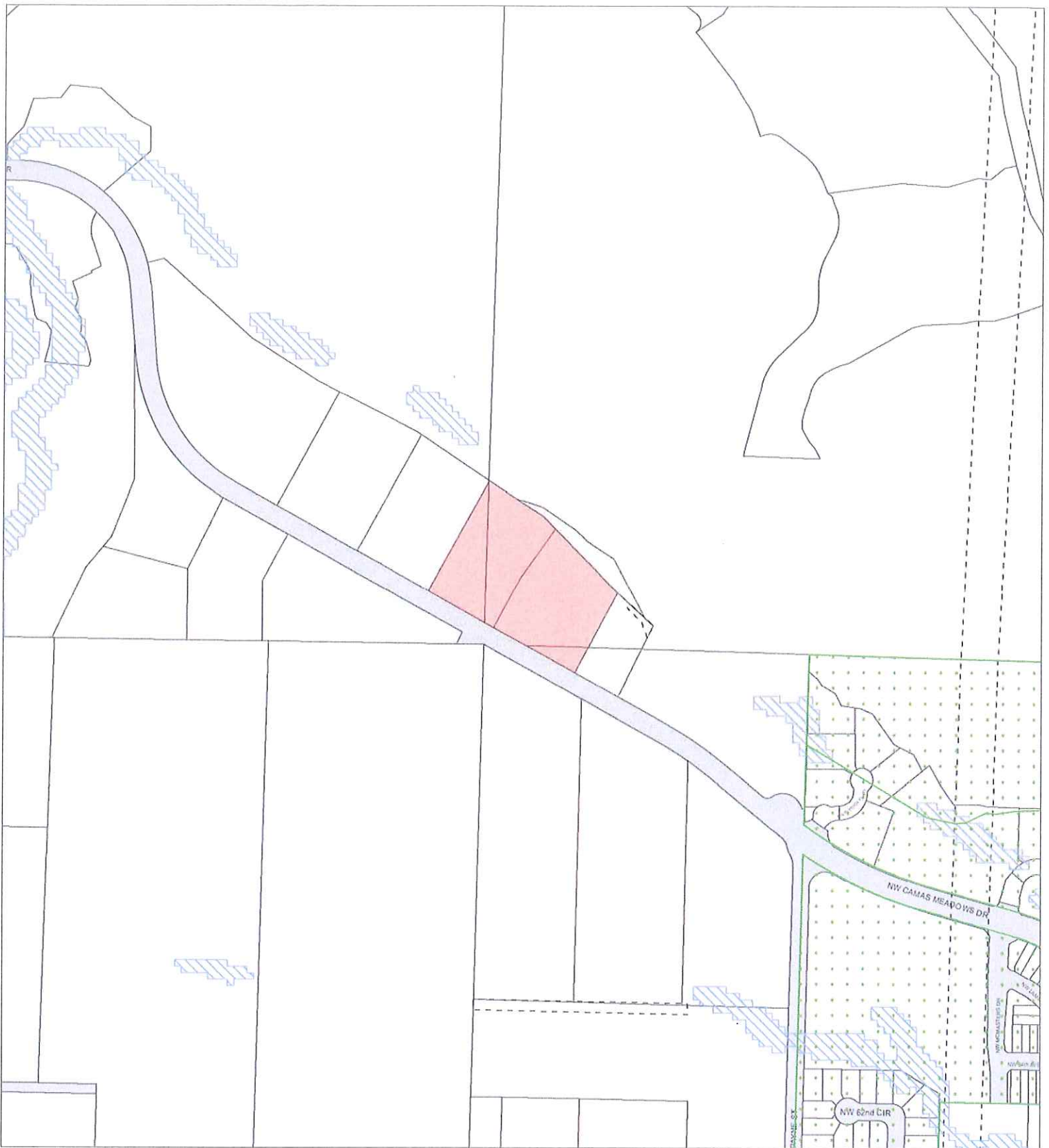
Environmental Constraints I

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Transportation or Major Utility Easement
- Floodway
- Hydric Soils
- Shorelines
- Wetland Inventory
- CARA Category 1

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23120	23121	23122
23120	23126	23127
23132	23133	23134



Environmental Constraints II

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

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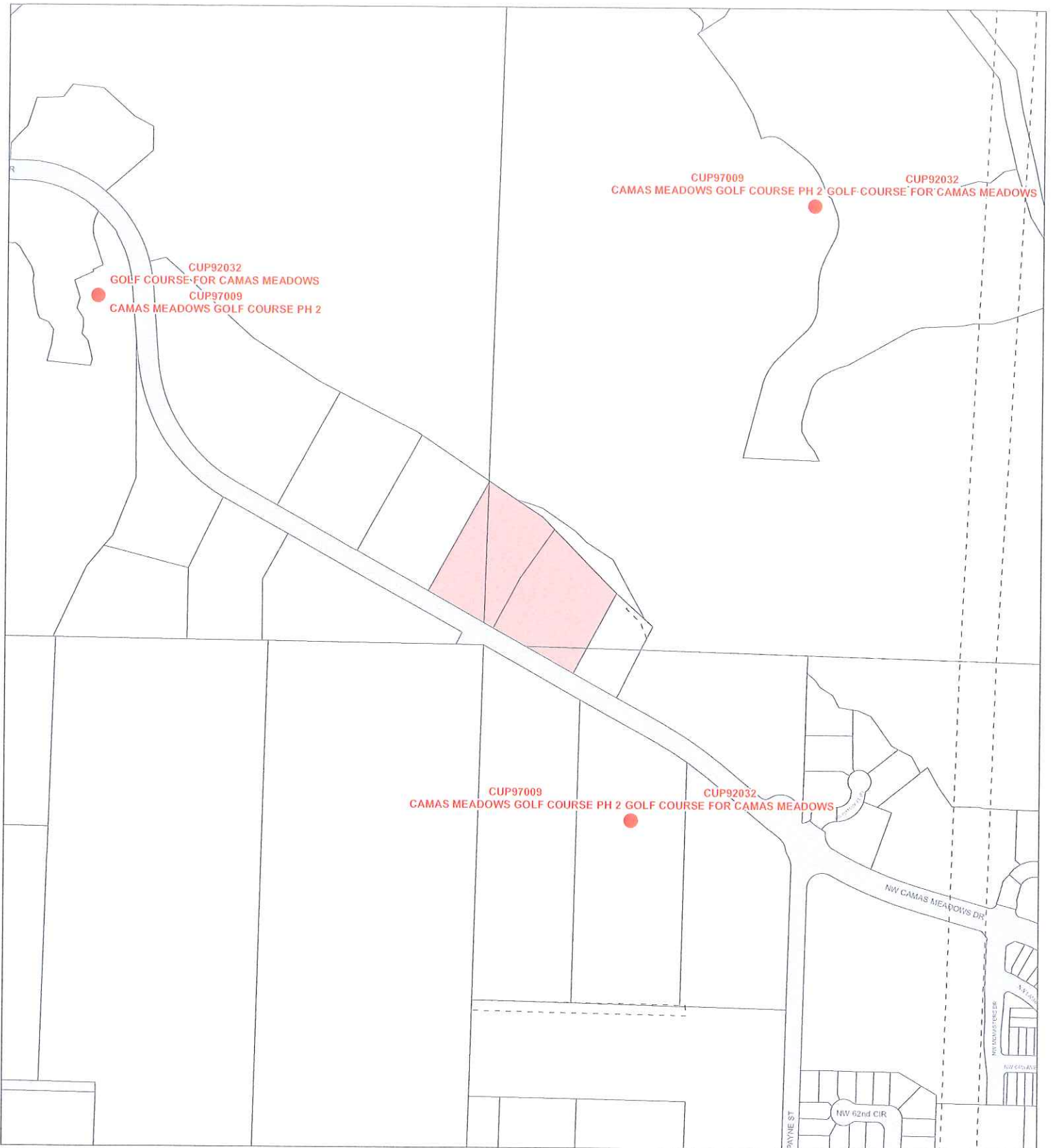
Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

23120	23121	23122
23120	23120	23127
23132	23133	23134



Adjacent Development

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

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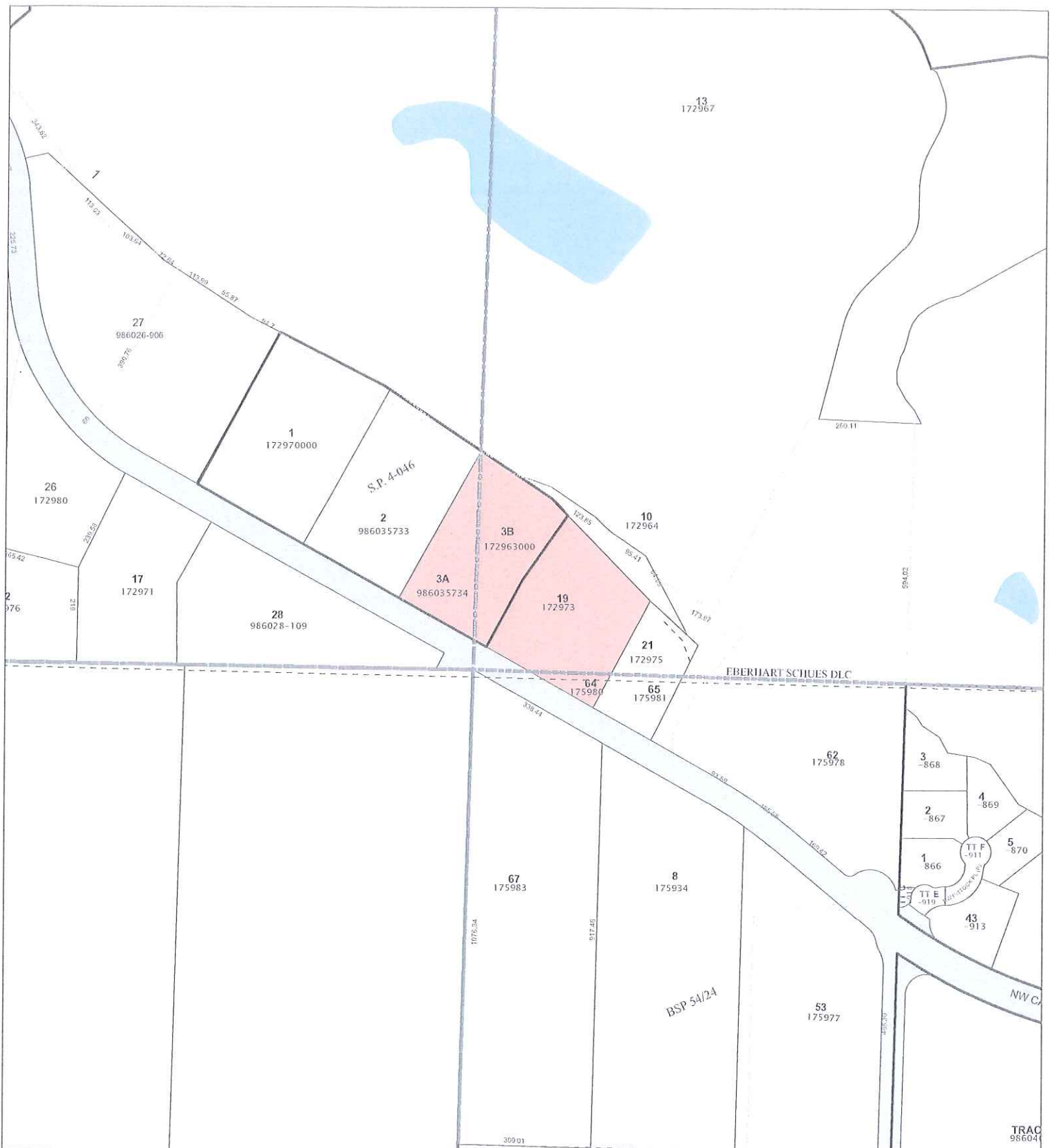


Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

23120	23121	23122
23129	23128	23127
23132	23133	23134



Quarter Section Parcels

Account: 986035734, 172963000, 172973000, 175980000
 Owner: LOFTS AT CAMAS MEADOWS PHASE II LLC
 Address: 2300 E 3RD LOOP
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 23, 2020



Geographic Information System
 0 150 300 Feet

- Subdivision Lines
- Subject Property(s)
- Donation Land Claim
- Road Right of Way - Actual Road May not Exist
- Section Quarters
- Transportation or Major Utility Easement
- City Boundaries

23120	23121	23122
23120	23126	23127
23132	23133	23134

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



**LAND NEED ANALYSIS
FOR MIXED USE DEVELOPMENT
ON A SITE IN CAMAS, WASHINGTON**

JOHNSON ECONOMICS, LLC
621 SW Alder St, Suite 605
Portland, Oregon 97205

**PREPARED FOR:
ICAP EQUITY
APRIL 2020**



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I. INTRODUCTION

JOHNSON ECONOMICS was retained by ICAP EQUITY to evaluate the feasibility of a mixed-use residential and commercial development on a site in northwest Camas, Washington. The site in question is currently zoned Light Industrial/Business Park (LI/BP). This report assesses the appropriateness of rezoning the land from the industrial designation to a designation that would allow for the mixed-use development. This analysis compares the suitability of the site for the two alternative uses (business park vs. mixed use) based on market and planning criteria.

JOHNSON ECONOMICS aims to inform this decision by taking the following steps:

- Review the City of Camas' current relevant planning documents and evaluate, update, and/or modify forecasts and capacity estimates based on current information;
- Discuss the relative suitability of the site for either an Industrial Business Park or Mixed Use.
- Discuss most current projections for employment land needs and land inventory based on estimates from the Camas 2035 Comp Plan and Clark County VBLM and Buildable Lands Report.
- Estimate market demand for residential and commercial uses.
- Reconcile the above to determine the "need" and suitability for additional LI/BP vs. mixed-use commercial land capacity at the subject site.

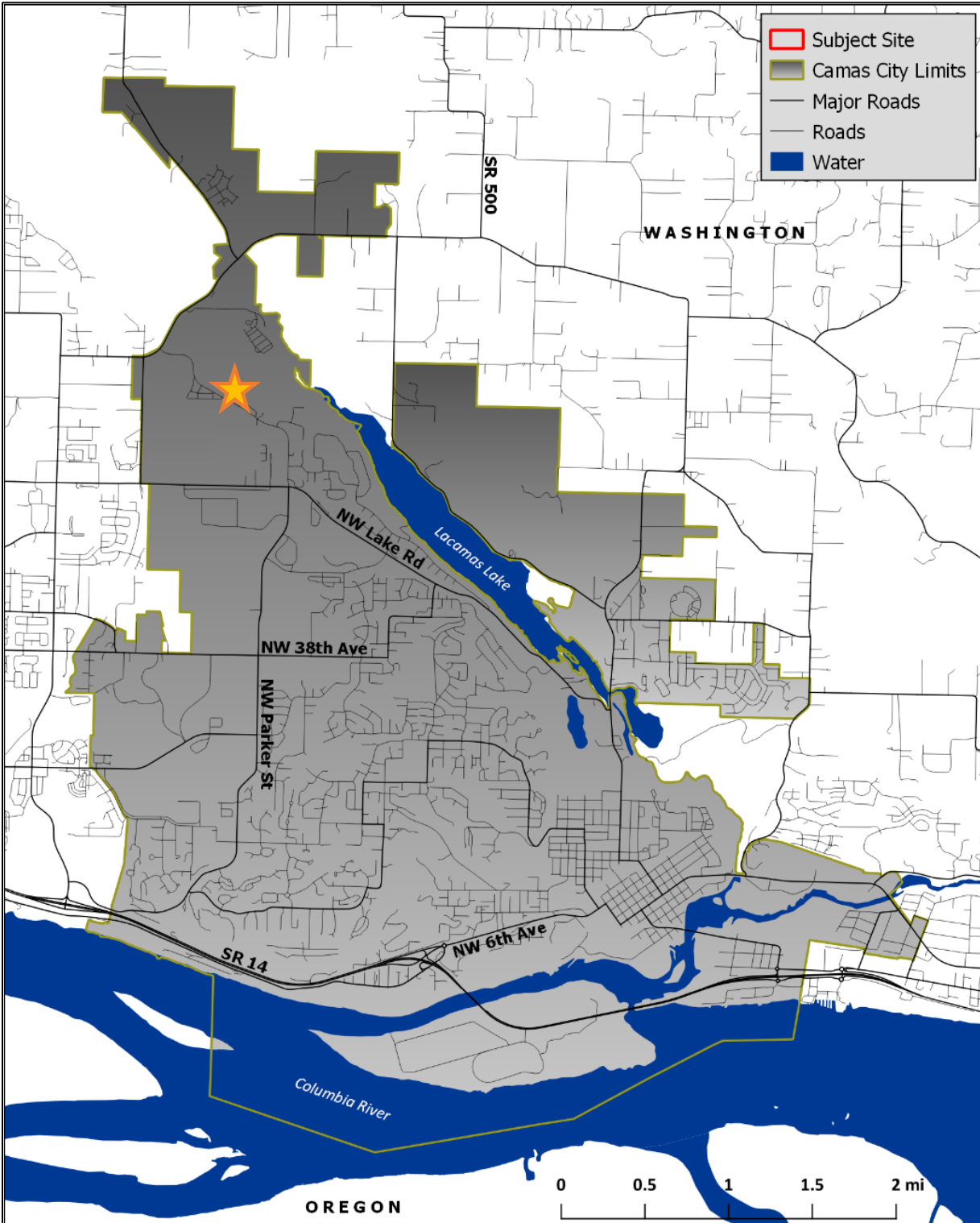
FIGURE 1.1: SITE CONTEXT



SOURCE: Bing Maps, Johnson Economics



FIGURE 1.2: SUBJECT LOCATION



Source: Johnson Economics, Clark County, US Census Bureau TIGER, Metro RLIS



II. SITE ANALYSIS

THE SUBJECT SITE

The subject site is a roughly rectangular-shaped parcel, consisting of four taxlots. In total, the parcel amounts to four acres in size. The site is currently forested and located on Camas Meadows Drive in Northwest Camas. The site features a downwards slope from the south (Camas Meadows Drive) to the north (golf course fairway). Access will be from Camas Meadows Drive, a three-lane arterial street.

Broadly speaking, the site is located near the boundary of a large area planned for light industrial or business park employment uses (to the west) and a large area planned for residential and commercial uses (to the south and east).

The site and much of the surrounding area is zoned LI/BP. However, there is multi-family zoning (MR-18) located directly to the south. There is business park zoning directly to the east, but this area is now under development as the Village at Camas Meadows, which includes multi-family and single-family residential. Therefore the site sits right at the boundary of residential and employment neighborhoods.

Surrounding Uses: The site is bordered directly to the east and north by the Camas Meadows Golf Club and to the south by the driving range. There is an existing business park development located to the south and west across Camas Meadows Drive. There are new multi-family and single-family residential subdivisions under development less than 0.25 miles southeast of the site.

There is also substantial remaining vacant land in the immediate area, mostly in the area zoned LI/BP to the west and south, but also in the MR-18 zone directly to the south.

Services: The subject site lies roughly 1.5 miles by road to the nearest concentration of shopping and commercial services on NE 192nd Avenue. Commercial tenants in the area include Costco, Walmart, JC Penny, PetSmart, Home Depot, and Lowe's, as well as a number of smaller stores, restaurants, and service providers. The site also offers good access to recreational amenities, like the Camas Meadows Golf Club, Lacamas Lake, Lacamas Heritage Trail, and Harmony Sports Complex.

There is land zoned for commercial use along Lake Road to the south, and in the Green Mountain Village area to the north, which will be somewhat closer if in eventually develops with commercial uses. The site is over 4 miles from Downtown Camas via Lake Road and Everett Street.

PROPOSED ALTERNATIVE USES

There is a proposal for change in Comp Plan designation for the subject site, from LI/BP to a commercial designation that permits mixed use. As noted, the site sits at the boundary of employment and residential neighborhoods.

The purpose of the Light Industrial/Business Park (LI/BP) zone according to the Camas Municipal Code is:

The Light Industrial/Business Park (LI/BP) district is intended to provide for employment growth in the city by protecting industrial areas for future light industrial development. Design of light industrial facilities in this district will be "campus-style," with ample landscaping, effective buffers, and architectural features compatible with, and not offensive to, surrounding uses. Commercial development in the LI/BP district is limited to those uses necessary to primarily serve the needs of the surrounding industrial area, and is restricted in size to discourage conversion of developable industrial land to commercial uses. (Chapter 18.21.010)



The mix of uses alternatively proposed at the site are likely to include multi-family residential uses and small-format commercial uses, such as convenience retail, small dining or small office uses. The commercial zones which would allow for some residential uses as part of a development are the Mixed Use Zone (MX), Community Commercial (CC), Downtown Commercial (DC) and Regional Commercial (RC). The CC, DC and RC zones placed conditions on mixed uses that are likely to make them inappropriate for the subject site. The MX zone allows mixed uses as a conditional use and provides for more flexibility in how they might be configured.

MX Mixed Use. This zone provides for a wide range of commercial and residential uses. Compact development is encouraged that is supportive of transit and pedestrian travel. (Chapter 18.21.050)

SITE SUITABILITY FOR ALTERNATIVE USES

The following is a general discussion of the suitability for the site for the alternative uses based on market considerations, physical configuration, and access. While the site may be technically suitable for an industrial or business park use, there are multiple reasons that it is likely more suitable for a mix of commercial and residential uses.

Light Industrial/Business Park

The site would generally be physically suitable for light industrial or business park development, as evidenced by the existing business park developments along Camas Meadows Drive, but due to some site limitations and location factors is not as well suited for this use as the alternative. At four acres, it is of sufficient size to hold one or more office, industrial or “flex space” type developments.

- **Compatibility:** Some industrial and flex-space users may not be compatible with the existing golf course use to the north edge of the site. These may include businesses that create negative externalities such as noise, smoke or other fumes, excessive industrial yard machinery or storage, or heavy truck traffic. All of these factors would make an industrial user an unattractive neighbor to the golf club. At the same time, employees at the site would be unlikely to take advantage of the proximity to the golf facilities during most daylight hours, as golf tends to be more of a residential lifestyle amenity than a corporate park amenity.
- **Topography:** The sloping topography of the site might present a challenge for industrial users who prefer flat land. The preparation and grading of this land must not be cost prohibitive, because typically industrial users pay the least of the major uses for buildable land (i.e. excessive land development costs can render a site infeasible for industrial use). The topography would present less of a challenge to a business park development offering more standard office space.
- **Traffic/Access:** The area is generally accessible for campus-style employment uses via Camas Meadows Drive which is a three-lane arterial. In theory if enough of the vacant LI/BP lands in the northwest Camas area were to build out, this could eventually lead to traffic congestion at high-volume times of the day.
- **Market Conditions:** The Camas and East Vancouver submarket has seen healthy growth of industrial and office park users and new jobs during the recent economic recovery. The area has attracted multiple high-paying professional firms in recent years and remains a draw for Portland-metro business owners looking to move to a more favorable tax environment. According to data from CoStar Analytics, the strength of the local office market has fluctuated over time. While rent levels have risen steadily, vacancy has at times exceeded the 10% threshold sought in a healthy market.

Currently, there are thousands of vacant square feet of space available at the Camas Meadows Corporate Center across the street from the subject site. As discussed more in Section III of this report, there is also estimated to be an oversupply of industrial and business park land to accommodate new development. For



these reasons, Johnson Economics does not estimate that there is currently a significant shortage or even tight supply of industrial, business park or office space in the Camas area for the foreseeable future.

Commercial and Residential Mixed Use

The site would be physically suitable for a mix of commercial and residential uses and is an adequate size for such a development.

- **Compatibility:** The site is compatible for a range of small commercial users including convenience retail, small dining establishments and small office users. These uses can benefit from a location between industrial parks to the west, residential neighborhoods to the east, and traffic to and from the golf course.

Residential housing is a traditional compatible use next to a golf course, and this development would benefit from being near the clubhouse and driving range. The established neighborhoods to the east around the golf course demonstrate that this is a desirable location for residents, offering excellent access to nature, views, and livability amenities. New single-family homes in the area sell in the range of \$350,000 to well over one million dollars.

The site would be suitable for a range of residential housing types from attached multi-family apartments to townhomes to condominiums. Based on currently achievable rents and construction costs, the likely development form for housing on this site would be two-to-three story wood-frame construction.

- **Topography:** Multi-family developments are typically feasible on more uneven topography due to the ability to locate multiple buildings and parking areas at different elevations. Commercial uses at the site would need more even building sites and parking lots. However, residential and/or commercial developments can also typically afford higher cost for land preparation than industrial uses.
- **Traffic/Access:** The area is accessible via Camas Meadows Drive. The site location is somewhat distant from other commercial services. This would provide an advantage for the right mix of commercial businesses at the site, who could serve the on-site tenants, local neighborhoods, and nearby employers. NW Lake Road to the south offers access to the regional network of major arterials and highways. The quiet location is likely to be a key attractor to prospective residents at the site.
- **Market Conditions:** The subject site is a good location for small businesses, providing good access and visibility, with a built-in local customer base. The greatest concentrations of commercial shopping and service are all located more than a mile from this area. Demand for these businesses will continue to grow as Camas experiences strong residential and employment growth. As Section III of this report presents, the Camas 2035 plan forecasts strong growth in commercial jobs over coming decades, and significantly outnumbering industrial jobs.

Section IV of this report discusses estimates of demand for housing types by age and income groups. Since 2000, Camas has grown by nearly 4,000 households, or 86% growth. This translates to robust annual growth of 3.2%, in comparison to 1.4% growth in Washington State, and 0.8% in the United States. The community is forecasted to continue to add an average of roughly 200 households each year over the next five years. The housing supply for both owner and rental units must continue to increase to meet the need of these new residents.

Camas is a strong residential development market, with median sale price of homes approaching \$500,000 and 30% higher than the prior peak in 2007. Annual home sales have increased from 415 to 770 between 2007 and 2019, and housing units permitted rose from 130 to 650 per year. This pace already exceeds the forecasted growth rate of the Camas 2035 plan.



III. LAND CAPACITY VS. DEMAND (CAMAS 2035)

CAMAS 2035 FINDINGS

Figure 3.1 presents the estimated buildable acres of commercial, industrial and residential land in Camas as identified in the City’s most recently adopted Camas 2035 Comp Plan. Camas 2035 was adopted in 2016 and generally reflects the land demand and capacity estimates from 2015. The original source of the buildable land inventory was the 2015 Vacant Buildable Lands Model (VBLM) of Clark County.

The adopted Comp Plan estimated 464 net acres of buildable commercial land (generally retail and office), and an estimated 660 net acres of buildable industrial land. There was an estimated supply of 876 net buildable acres of residential land.

After the projected amount of land need over 20 years was factored, the analysis adopted in the Comp Plan finds that there is a surplus of land for all three land uses. The Comp Plan finds the narrowest 20-year surplus of commercial land (127 acres), with a larger surplus of industrial lands (167 acres), and the largest surplus of residential land (231 acres).

(The most recent 2018 VBLM finds a diminished supply of net buildable lands in all of these categories due to development over the last few years. However, the 2018 VBLM does not include a forecast of job and housing growth, making the 2015 figures the best numbers for comparison in this analysis.)

**FIGURE 3.1: ESTIMATED LAND SUPPLY AND DEMAND
CITY OF CAMAS COMPREHENSIVE PLAN (2015 – 2035)**

Land Use Category	Density	Demand (2035)			Total Land Supply / Capacity		Surplus Supply / Capacity	
		Jobs	Units	Acres	Net Acres (CP) ¹	Capacity (jobs/units)	Net Acres (CP)	Capacity (jobs/units)
Commercial	20 jobs/ac	6,744		337	464	9,280	127	2,536
Industrial	9 jobs/ac	4,438		493	660	5,940	167	1,502
	Total:	11,182		830	1,124	15,220	294	4,038
Residential	6 units/ac		3,868	645	876	5,256	231	1,388

¹ Acreage based on VBLM, but further refined by City. Finding of more net acres than in VBLM.

Source: Camas 2035, Table 1-1; Clark County Vacant Buildable Lands Model (2015)

Forecasted Job Growth (Land Demand): The Comp Plan presents a forecast of land demand for 337 commercial acres and 493 industrial acres over the planning period. However, due to the higher assumed density of jobs on commercial lands (20 jobs/ac.), this amounts to many more commercial jobs than industrial jobs (6,744 vs. 4,438 respectively).

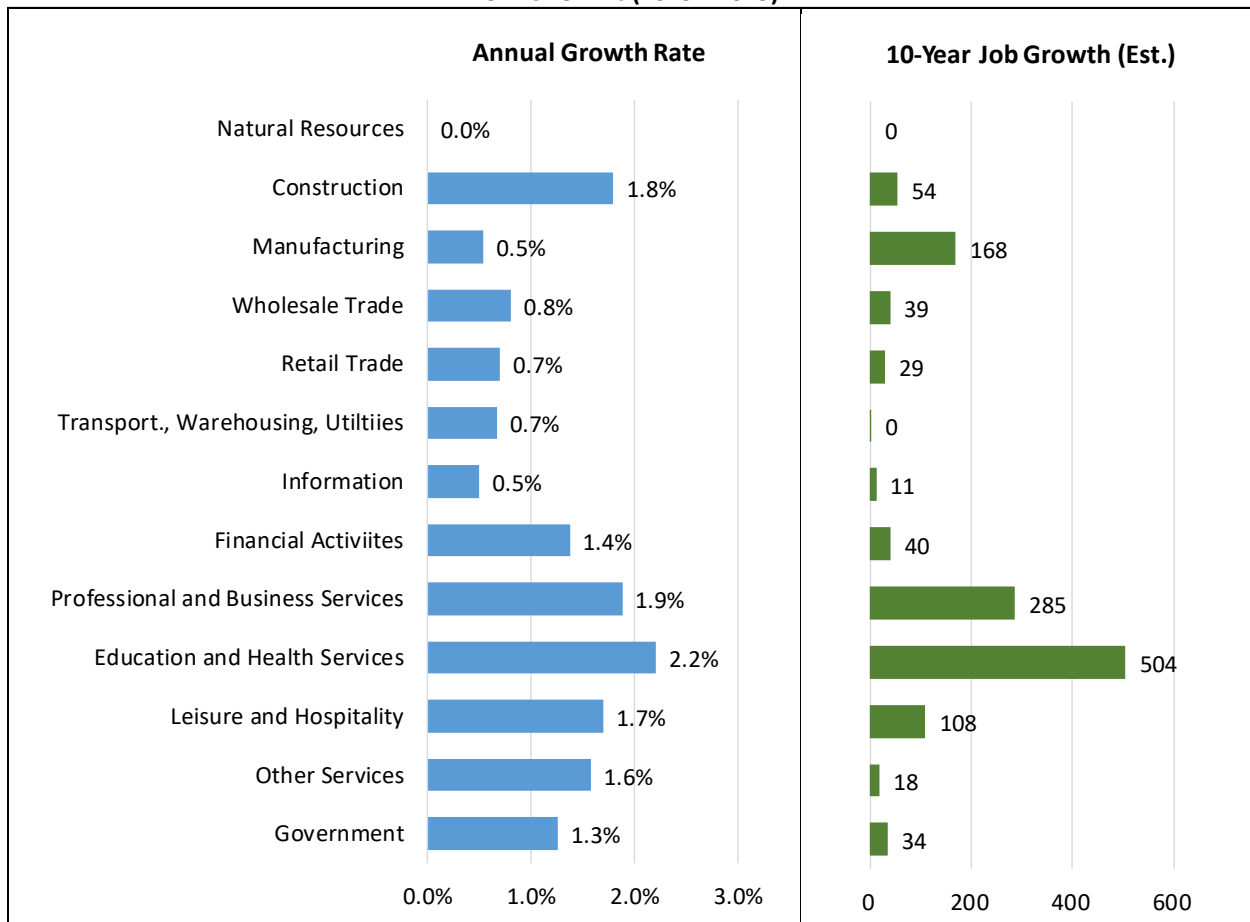
The Comprehensive Plan projects 11,182 new jobs in Camas by 2035, based on estimates from the Clark County Buildable Lands Report (2015). Given the 9,093 jobs from 2013 shown in the Comprehensive plan, this means that the city has forecasted average annual employment growth in the range of 3.7% per year.

Though average annual growth in the city was only 1.5% from 2001 to 2015, growth has been rapid since the downturn. From 2010 to 2015, the city added jobs at an average annual rate of 5.4%, and at 5.0% after 2016. These numbers are both faster than the 3.6% and 4.3% growth seen county-wide in those time frames, respectively.



Supplemental Employment Sector Analysis: JOHNSON ECONOMICS prepared additional analysis of employment growth based on the forecasted growth rate of major industry sectors in Southwest Washington. This forecast is based on 10-year growth rates prepared by the Washington State Employment Security Department (ESD) for the broader Southwest Washington region. Because the methodologies differ, the overall job growth forecast does not match that found in the Comp Plan. However, this does provide more granularity on what employment sectors are expected to grow fastest in the region, and whether or not these tend to be industrial, office or retail jobs.

**FIGURE 3.2: ALTERNATE 10-YEAR JOB GROWTH PROJECTION
CITY OF CAMAS (2015 – 2025)**



SOURCE: Washington State Employment Security Department, Johnson Economics

This analysis utilized the estimated employment base level of 9,093 as presented in the Camas 2035 plan, distributed across sectors as reported by the US Census Longitudinal Employer-Household Dynamics program. Applying the projected growth rates from the ESD, we see that the fastest growing industries are projected to be Education and Health Services (2.2% annually), Professional and Business Services (1.9%), and Construction (1.8%).

In terms of absolute growth in number of jobs, the greatest local growth is expected in Education and Health Services, and Professional and Business Services. There next highest number of jobs are in manufacturing and tourism-related sectors. (These numbers do not match the adopted forecast in the Camas 2035 Plan, and therefore should be viewed as an indicator of projected growth relative to other sectors.)

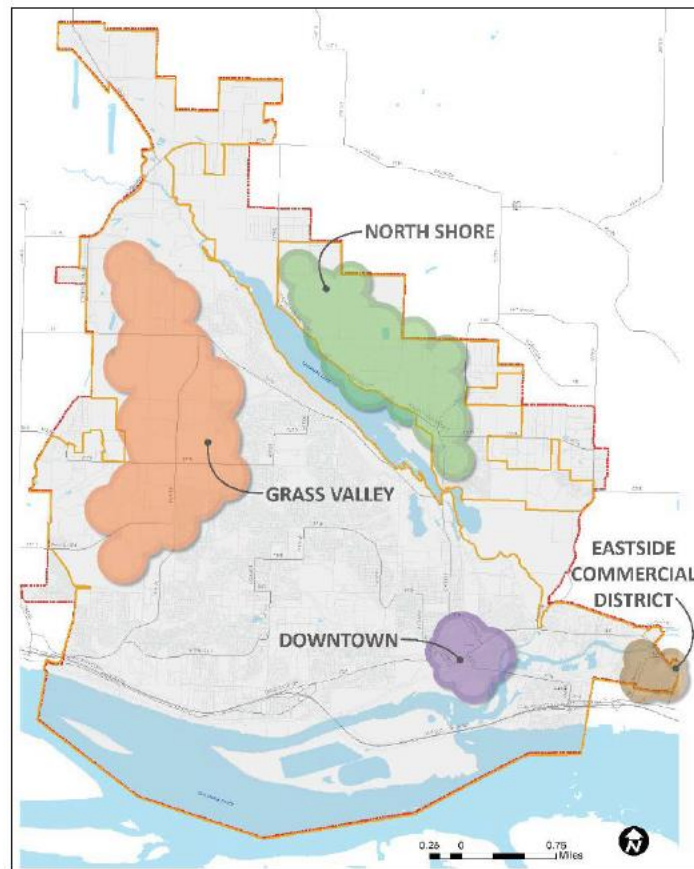


This alternate forecast suggests that the greatest number of new jobs will be found in sectors that tend to use commercial office and retail space (and land), and fewer new jobs in sectors that use industrial space. The major users of industrial space (manufacturing, transportation/warehousing, construction) are projected to make up roughly 16% of new employment under this alternative forecast. The sectors which are major users of office and retail commercial space make up an estimated 82% of new employment.

GRASS VALLEY ECONOMIC DEVELOPMENT AREA

The subject area is located in the Grass Valley Economic Development Area described in the Camas 2035 plan. The plan leaves the area vaguely defined as a large region of industrial, business park, and commercial zones on the western side of the city (Figure 3.3).

FIGURE 3.3: CAMAS ECONOMIC DEVELOPMENT AREAS



SOURCE: Camas 2035, City of Camas

The Camas 2035 Comp Plan describes the Grass Valley Economic Development Area as follows:

Grass Valley is home to several national and international technology and manufacturing firms. Land uses in Grass Valley include large technology and manufacturing campuses, surrounded by retail and commercial services and residential development. The City has invested in significant infrastructure improvements in Grass Valley in support of high-tech industrial development, which is still the focus for this area. (Camas 2035 6.4.3)



One of the underlying development policies for Grass Valley relates to maintaining adequate employment land supply to meet 20-year needs when conversion of some of the area to other uses is proposed:

ED-3.3: Protect employment land from conversion to residential uses by requiring an analysis of adequate buildable lands in Grass Valley to meet 20-year employment projections prior to land conversion approval. (Camas 2035 6.4.3)

JOHNSON ECONOMICS conducted an inventory of remaining buildable employment land in Camas as of 2019, using Clark County GIS data. We first filtered out all but commercial, industrial, and multifamily-zoned land. We then filtered out projects that are committed to being developed in the short-term. We then used the following property type descriptions to determine the amount of viable land:

- Prime Developable Ground
- Unused Land Timbered
- Unused or Vacant Land – No Improvements
- Vacant

This inventory resulted in the following estimates of buildable employment land in the Grass Valley area (supply), vs. the total demand for industrial lands forecast in the Camas 2035 Plan (demand). The estimates are presented in the following table and map (Figures 3.4 and 3.5).

**FIGURE 3.4: ESTIMATED VACANT, UNUSED AND DEVELOPABLE LANDS
GRASS VALLEY VS. CAMAS, WA (2019)**

<u>Zone</u>	<u>Parcels</u>	<u>Acreage</u>	<u>Job Capacity</u>
BP	8	94.9	854
LI	4	59.8	538
LI/BP	19	183.3	1,650
Total:	31	338.0	3,042
Indust. Demand (Camas 2035):		493.1	4,438
Grass Valley Share:		69%	69%

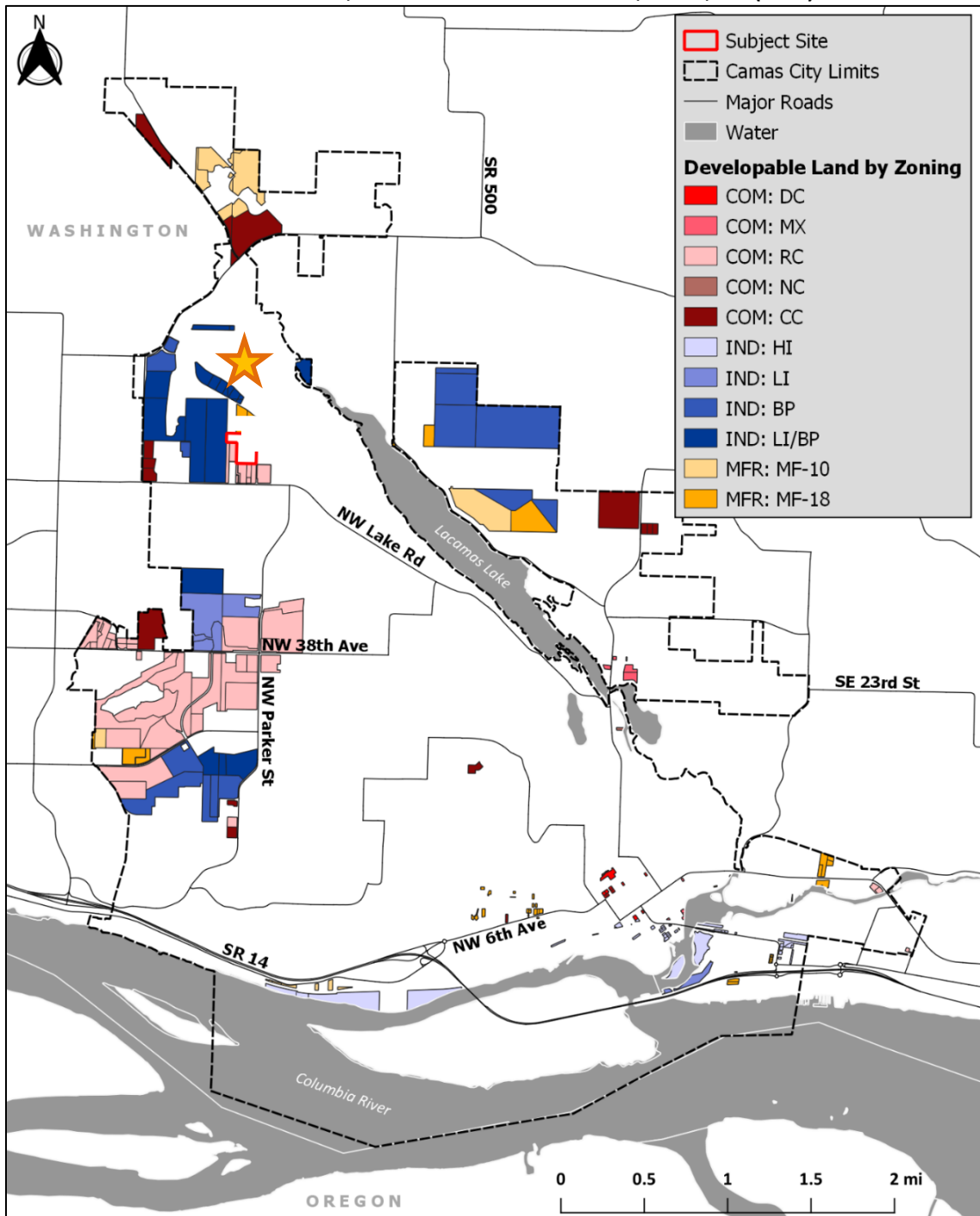
SOURCE: Clark County, Camas 2035, Johnson Economics

The inventory suggests that the Grass Valley area has sufficient available land to accommodate 69% of the total forecasted 20-year demand for industrial land in the city. A conversion of the 4-acre subject site to a different use would lower this capacity very slightly to 68% of the demand.

At the same time, the industrial areas outside of Grass Valley, most notably the Northshore area, can also accommodate a majority (63%) of the 20-year demand. These two areas alone can accommodate over 130% of forecasted need. **This indicates that if the subject site were converted to a different use, that the Grass Valley area would retain capacity to meet its share of employment land demand, while the city would maintain the capacity to meet well over 100% of the forecasted 20-year demand.**



FIGURE 3.5: VACANT, UNUSED AND DEVELOPABLE LANDS, CAMAS, WA (2019)



SOURCE: Clark County, Johnson Economics



IV. RESIDENTIAL DEMAND ANALYSIS

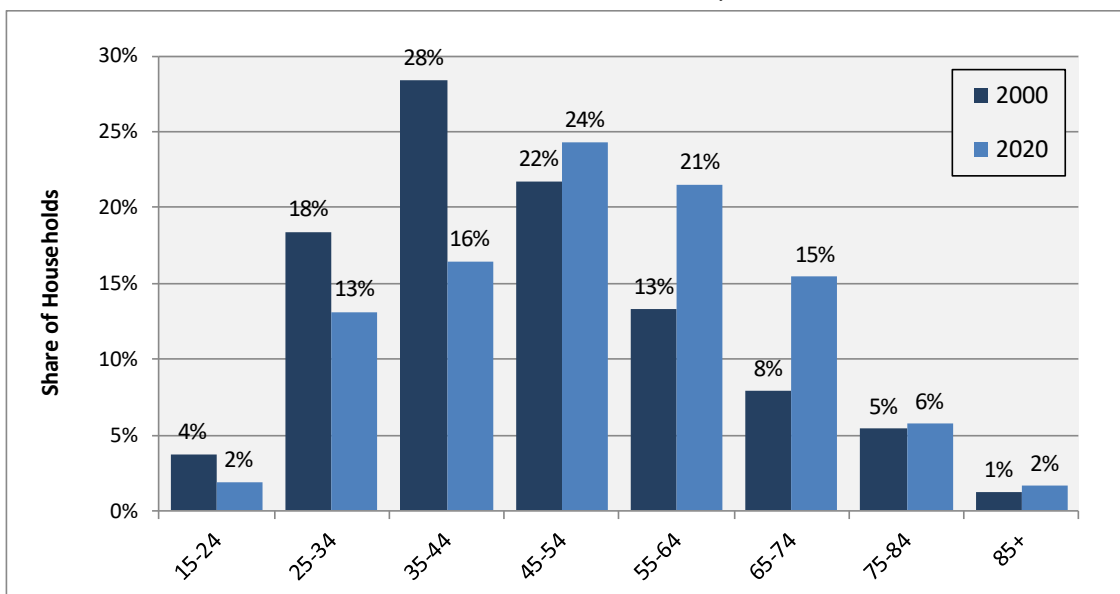
In this section, we analyze the market depth for rental apartments within the City of Camas, to determine the potential demand for housing at the subject site as part of a mixed use development. We provide estimates of turnover in the existing household base as well as estimates of current demand growth over the coming five years. The forecast supports the continued robust growth of the Camas community and need for housing.

HISTORICAL GROWTH

According to estimates from Environics and the Census, the PMA totals 8,317 households as of 2020, after adding over 3,850 households since the turn of the millennium. Over this 20-year period, this translates to an average annual growth of 3.2%, which is far above the average growth rate observed in the Portland Metro Area (1.3%). Since 2000, households in Camas have grown significantly older and wealthier on average.

Age of Householder: The following figure displays how the household growth within the market area has been distributed across age groups since 2000. The strongest growth was seen in households aged 45 to 74. All age categories except 15-24-year-olds experienced some growth in absolute terms. But in terms of share of households (%), those aged 45 to 74 grew the most.

FIGURE 4.1: AGE PROFILE OF CAMAS HOUSEHOLDS, 2000 AND 2020



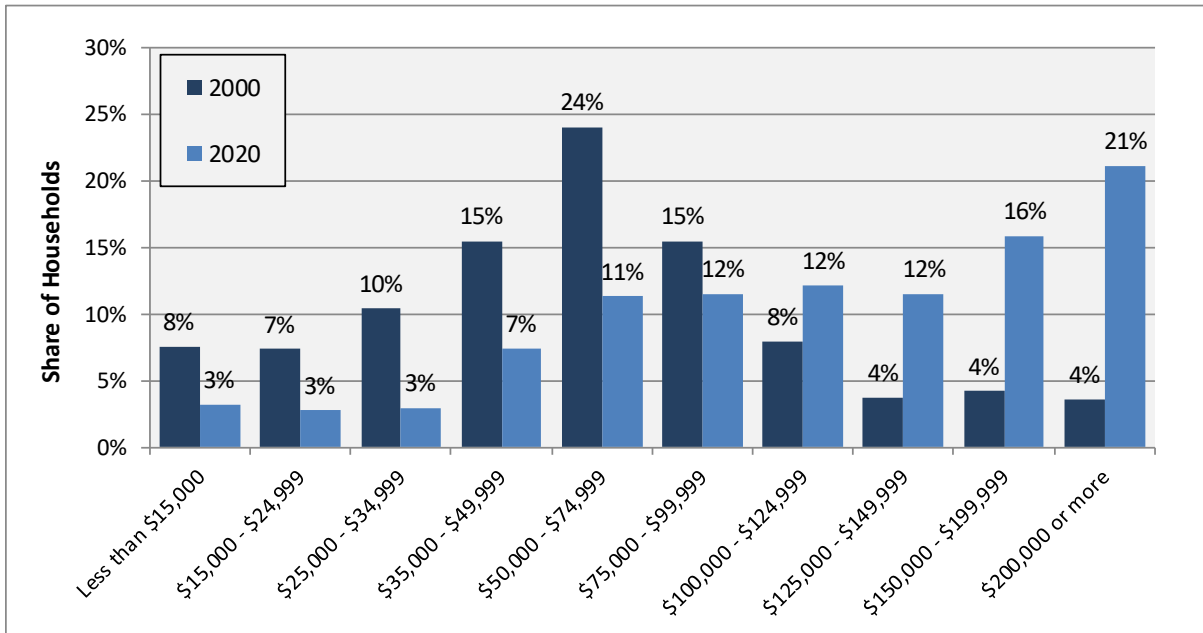
SOURCE: Environics Analytics

The largest total growth seen within an age group was in those aged 55-64. This age group increased by an estimated 1,200 households since 2000. The 45-54 age group and the 65-74-year old age group each grew by roughly 1,000 households since 2000. This group had a smaller population to begin with, however, so the increase represents a 6.8% annual growth, highest among all age groups.

Household Income: The area has become quite affluent over the last two decades, though part of the increase can be attributed to inflation. The realized growth on a net basis has been among households making at least \$75,000 per year. Growth is particularly strong among households making more than \$100,000 per year. Nearly all the positive growth came from households with incomes above this threshold. The highest-income households, making at least \$200,000 per year, increased over ten-fold over the period, faster than any other income group.



FIGURE 4.2: INCOME PROFILE OF CAMAS HOUSEHOLDS, 2000 AND 2020



SOURCE: Envirionics Analytics

DEMAND GROWTH (2020 - 2025)

JOHNSON ECONOMICS has developed a housing demand model that translates estimates of job growth and household growth into demand for housing of different forms. Our model begins with household growth estimates stratified by age and income, as these are the variables that best predict housing preferences. Our household growth estimates are based on projections by Envirionics, a third-party data provider that draws on various data sources to identify trends that impact the household base within specific geographies down to a census block group level. We adjust these estimates based on employment growth projections (by age) and migration trends. The goal is for the projections to reflect underlying demand rather than expected realized household growth, which is constrained by supply.

After developing a segmented projection of overall housing demand for the market area, we use local microdata from the U.S. Census Bureau to establish segment-specific rates of housing tenure (owners/renters) and housing type (SF detached/SF attached/multi-family), to derive assumptions of future housing propensity within the segments.

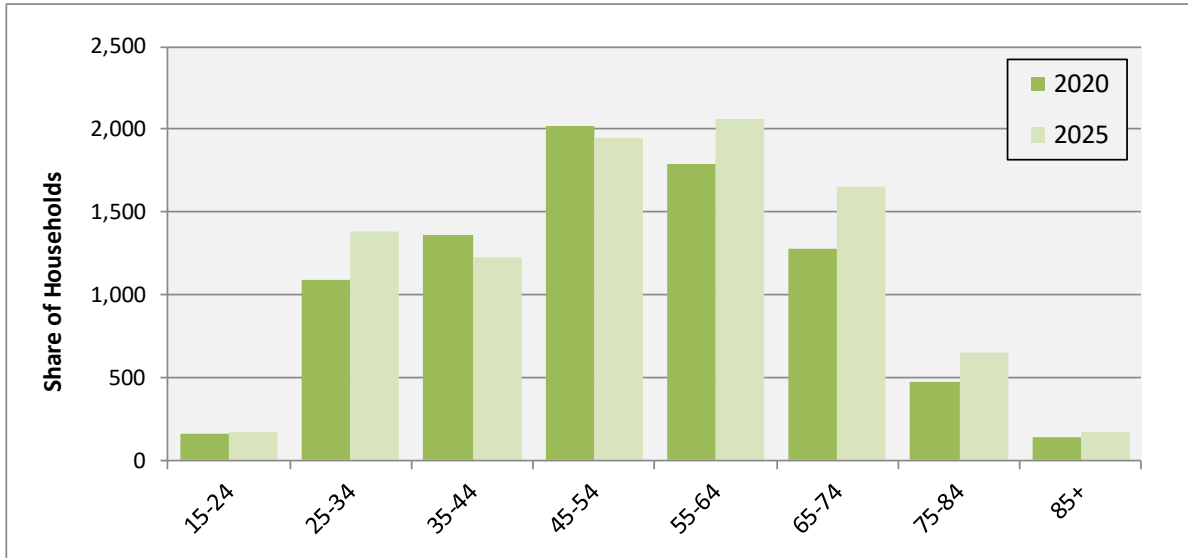
NEW HOUSEHOLD DEMAND, CAMAS

Over the coming five years, Johnson Economics projects an increase of roughly 960 households within Camas, or 190 per year. This represents annual growth of 2.2%. Note that this is based on an extrapolation of historical trends, which in turn is based on realized growth rather than underlying demand not limited by supply constraints. Taking into account job growth and migration, we believe that the household growth is likely to exceed this rate, therefore we believe this is a conservative estimate.

The following chart displays the anticipated change in the number of households by the age of the householder. The projections indicate particular demand growth among young households in the early family-stage, as well as considerable growth in empty-nester and senior segments, reflecting the aging of the baby boomers. The greatest growth is anticipated in those between 55 and 74 years of age.



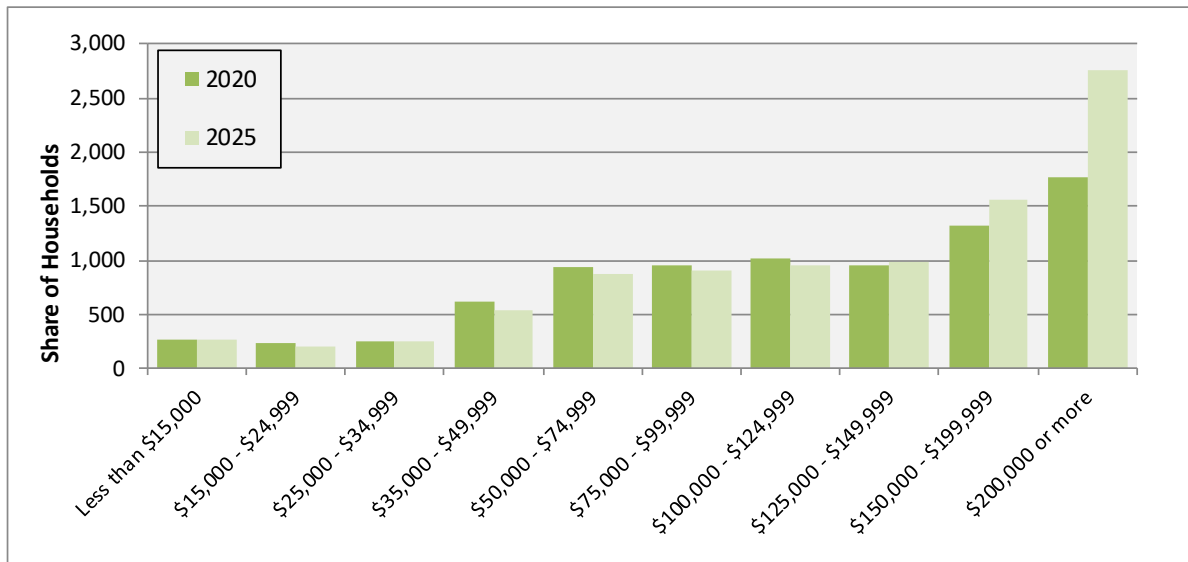
FIGURE 4.3: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY AGE, CAMAS (2020-2025)



SOURCE: Envirionics, JOHNSON ECONOMICS

With respect to income, the growth is anticipated to be distributed broadly across mid- and upper-income segments, but with the greatest growth continuing to be seen in the highest income categories. The city is expected to continue to develop as an attractive middle- and upscale community for Clark County and Portland-metro workers. The affluent suburban nature of the community will enhance its attractiveness to prospective new residents.

FIGURE 4.4: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY INCOME, CAMAS (2020-2025)

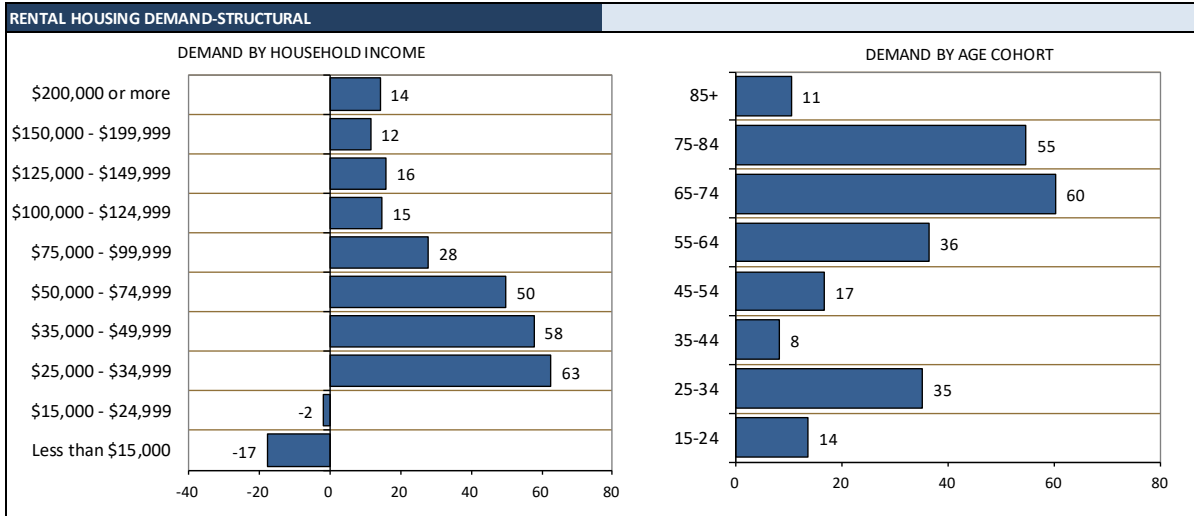


SOURCE: Envirionics, JOHNSON ECONOMICS

When we apply estimates of future tenure (rent vs. own) and housing type propensity rates to the projected demand, our model indicates that new growth alone will support roughly 240 apartment units over the coming five years, or an average of nearly 50 per year. The net new demand is projected to be concentrated among the lower- to middle-income households who are more likely to rent than own. This trend supports the need for the continued development of new housing options in coming years.



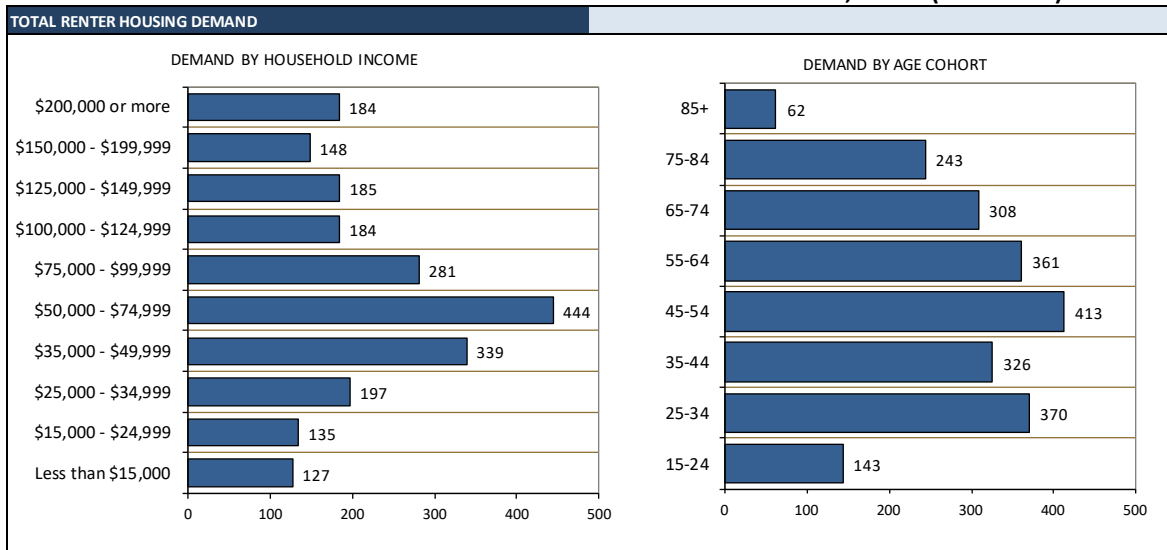
FIGURE 4.5: PROJECTED GROWTH IN DEMAND FOR RENTAL APARTMENTS, CAMAS (2020-2025)



SOURCE: *EnviroNics, JOHNSON ECONOMICS*

A secondary source of demand is turnover in the existing base of apartment households in the city. When currently renting households move out of their units, newer rental properties have the ability to compete for these renters with newer facilities and up-to-date amenities. We project around 445 rental transactions (new and turnover) per year in the Camas apartment market. These transactions are expected to represent a wider distribution across age and income categories than the net new demand.

FIGURE 4.6: PROJECTED TOTAL ANNUAL DEMAND FOR RENTAL APARTMENTS, CAMAS (2020-2025)



SOURCE: *EnviroNics, U.S. Census Bureau, JOHNSON ECONOMICS*

Though turnover represents demand for which there already is matching supply, these transactions tend to benefit the absorption of new units in the market, as existing renters “trade up” into newer units with less wear and more up-to-date features. Based on Clark County taxlot data, analyzed in GIS, the average age of existing apartment projects with at least five units in Camas is 35 years, suggesting more up-to-date properties should be able to offer a large competitive contrast. Moreover, the data indicates that the average size of these projects is 19 units. Projects of this scale rarely offer any community amenities to speak of.



V. CONCLUSIONS

ALTERNATE USES

While the subject site is generally suitable for either of the proposed uses, the prospective industrial business park development faces some disadvantages while a mixed-use development generally enjoys advantages for feasibility. These are mainly related to market forces, demand, and the topography of the site, and compatibility with surrounding uses:

- **Topography:** The sloping topography of the site might present a challenge for industrial users who prefer flat land. The preparation and grading of this land must not be cost prohibitive, because typically industrial users pay the least of the major uses for buildable land (i.e. excessive land development costs can render a site infeasible for industrial use). Multi-family developments are typically feasible on more uneven topography due to the ability to locate multiple smaller buildings and parking areas at different elevations. **Higher-value residential and/or commercial developments can also typically support higher cost for land preparation than industrial uses.**
- **Compatibility:** Housing is a classic compatible use next to a golf course, and this development would benefit from being near the clubhouse and driving range. The established neighborhoods to the east around the golf course demonstrate that this is a desirable location for residents, offering excellent access to nature, views, and livability amenities. The site is compatible for a range of small commercial users including convenience retail, small dining establishments and small office users. These uses can benefit from a location between industrial parks to the west, residential neighborhoods to the east, and traffic to and from the golf course.
Some industrial and flex-space users are likely to be incompatible with the existing golf course use to the north edge of the site. These include businesses that create negative externalities such as noise, smoke or other fumes, excessive industrial yard machinery or storage, or heavy truck traffic. Business Park office development may be less likely to face these issues.
- **Market Conditions:** The Camas and East Vancouver submarket has seen healthy growth of industrial and office park users and new jobs during the recent economic recovery. But according to data from CoStar Analytics, the strength of the local office market has fluctuated over time. While rent levels have risen steadily, vacancy has at times exceeded the 10% threshold sought in a healthy market.

Currently, there are thousands of vacant square feet of space available at the Camas Meadows Corporate Center across the street from the subject site. As discussed more below, there is also estimated to be an oversupply of industrial and business park land to accommodate new development. For these reasons, **Johnson Economics does not estimate that there is currently a shortage or even tight supply of industrial, business park or office space in the Camas area** for the foreseeable future.

The subject site is a **good location for small commercial businesses**, providing good access and visibility, with a built-in local customer base. The greatest concentrations of commercial shopping and service are all located more than a mile from this area. Demand for these businesses will continue to grow as Camas experiences strong residential and employment growth. The Camas 2035 plan forecasts strong growth in commercial jobs over coming decades, and significantly outnumbering industrial jobs.

Since 2000, Camas has grown by nearly 4,000 households, or 86% growth. This translates to robust annual growth of 3.2%, in comparison to 1.4% growth in Washington State, and 0.8% in the United States. The community is forecasted to continue to add an average of roughly 200 households each year over the next



five years. The housing supply for both owner and rental units must continue to increase to meet the need of these new residents.

Camas is a strong residential development market, with median sale price of homes approaching \$500,000 and 30% higher than the prior peak in 2007. Annual home sales have increased from 415 to 770 between 2007 and 2019, and housing units permitted rose from 130 to 650 per year. This pace already exceeds the forecasted growth rate of the Camas 2035 plan.

- **Job Capacity:** The Camas 2035, using Clark County assumptions assumes that industrial land will develop at an average of 9 jobs per acre. The amount of employment at any one LI/BP development will vary. Office space in a business park is likely to supply jobs at a higher density than a warehouse. However, it should be noted that if a greater job density is assumed, then the forecast of total needed industrial acres over 20 years should also be lower (i.e. more jobs would be accommodated on less land.) If that is the case, then this would result in an even higher surplus of industrial land in the inventory. The impact of converting a small amount of it to a different use would be even less.

Under the alternative mixed-use scenario for the site, the commercial portion is assumed to accommodate an average of 20 jobs per acre, indicating that **the transition from industrial to commercial zoning will still allow for employment growth at the subject site.**

INDUSTRIAL AND COMMERCIAL LAND SUPPLY

The Camas 2035 comparison of 20-year land need from job and household growth, with the current buildable lands, found a surplus of all the major categories of land in Camas (Figure 3.1, reproduced below). If the lands build out as projected, there will remain a surplus of 127 commercial acres, and 167 industrial acres. **These adopted figures do not present a compelling reason to protect a small amount of either of these categories of land from conversion,** all else being equal.

**FIGURE 3.1: ESTIMATED LAND SUPPLY AND DEMAND
CITY OF CAMAS COMPREHENSIVE PLAN (2015 – 2035)**

Land Use Category	Density	Demand (2035)			Total Land Supply / Capacity		Surplus Supply / Capacity	
		Jobs	Units	Acres	Net Acres (CP) ¹	Capacity (jobs/units)	Net Acres (CP)	Capacity (jobs/units)
Commercial	20 jobs/ac	6,744		337	464	9,280	127	2,536
Industrial	9 jobs/ac	4,438		493	660	5,940	167	1,502
	Total:	11,182		830	1,124	15,220	294	4,038
Residential	6 units/ac		3,868	645	876	5,256	231	1,388

¹ Acreage based on VBLM, but further refined by City. Finding of more net acres than in VBLM.

Source: Camas 2035, Table 1-1; Clark County Vacant Buildable Lands Model (2015)

An inventory of Grass Valley industrial lands find that remaining parcels are sufficient to accommodate 69% of forecasted 20-year industrial employment (Figure 3.4), while the rest of the city could also accommodate *an additional* 63% of the forecast. This supports the Camas 2035 finding that there is significant overcapacity of industrial lands (132% of demand), **and conversion of the subject site to a different use would not violate the policy of maintaining a 20-year supply in Grass Valley.**



INDUSTRIAL VS. COMMERCIAL LAND DEMAND

The Camas 2035 projects a 20-year growth of 11,182 jobs. A majority of these (60%) are forecasted to be jobs that take place in a commercial environment, and 40% in an industrial environment (Figure 3.1). Additional analysis by employment sector using state ESD forecasts supports the conclusion that, despite robust industrial job growth, a majority of new employment will be commercial jobs. **This finding is supportive of conversion of a modest amount of industrial land to commercial land on the border of the Grass Valley LI/BP area, without significantly impairing the ability to meet future industrial demand.**

RESIDENTIAL LAND DEMAND

The Camas 2035 plan likewise finds a surplus of residential lands over the planning period. Over the coming five years, Johnson Economics projects an increase of roughly 960 households within Camas, or 190 per year. This represents annual growth of 2.2%, which we consider a conservative estimate. **The demand analysis prepared by strongly supports the need for additional housing options of all types over the coming decades.**

The subject site is an appropriate location for housing as part of a mixed-use development based on physical, location and market factors.