



FELIDA NEIGHBORHOOD ASSOCIATION (FELIDA NA)

P.O. Box 61552, Vancouver, WA 98666

Clark County Community Development: Attention -- Jose Alvarez

August 23, 2015

RE: 2016 Comprehensive Plan Update request by Ron Edwards and Damon Gano

In conjunction with and contingent on a short plat approval, Ron Edwards, Western Construction, and David Gano, owner of the property, are requesting a change to the Comprehensive Plan designation and zoning for a portion of the property described below as:

north portion of a residential lot -- Tax ID 188667000 -- 11800 NW Lakeshore Ave., R1-7.5/UL; adjacent to and south of NW 119th Street; adjacent to and west of the NW 36th Avenue; at the southwest corner of intersection of NW 36th Avenue and NW 119th Street.

The subject property is located south of the Felida Village, a mixed use district (MX/MU) development in progress. It was built pursuant to relatively new designation, district, and zoning designed to allow mixed land uses, services, offices, and retail units in residential areas. This project improves local vitality and creates to-go -to places within neighborhoods through mutually supporting retail, service, office and residential uses. The Felida Village project was planned to -- and will -- enhance livability, quality of life, and environment by reducing traffic and air pollution. This project is well designed, versatile, functional, and aesthetically-pleasing.

Felida Neighborhood Association (Felida NA) received many positive comments regarding Felida Village development. Ron Edwards informed the community regarding: proposed development -- which was not required during the 2008 re-designation and re-zone process; during permit process; throughout demolition of the single family dwelling and garage; and building of the Felida Village complex. The "Village" is a "value-added," attractive place to-go-to with sidewalks, plantings, and improved intersection for auto, bike, and pedestrian traffic.

However, several people expressed concerns about existing shortage of parking in the general Felida "business/commercial" areas in the vicinity. Many expressed the need for better alignment and improvement of the road adjacent to and south of the Felida Village. (Currently the southwest corner of the intersection, adjacent to Gano property, is not aligned with the rest of the eastbound NW 119th Street, west of NW 36th Avenue.) There is a sharp right hand turn and a narrow lane for eastbound traffic on NW 119th Street, west of NW 36th Avenue. However, currently there is no nexus and/or requirement to improve that intersection.

Ron Edwards and Damon Gano are proposing to short plat, re-designate, and re-zone north portion of Gano property. Ron Edwards is proposing to improve public safety at this intersection, provide additional parking for commercial and mixed use zones in the vicinity. A proposed sidewalk along north portion of Gano property would improve pedestrian crossing and public safety at this intersection and address community concerns.

The Edwards -- Gano request appears to be compatible and consistent with other land uses, Comprehensive Plan designations, and zoning in this area.

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Dr. Milada Allen, President, 573-4030

AUG 24 2015

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