

**Schroader, Kathy**

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**From:** Greta Holmstrom <greta.holmstrom@standridgeinc.com>  
**Sent:** Monday, October 19, 2015 3:39 PM  
**To:** Cnty 2016 Comp Plan, Orjako, Oliver  
**Subject:** comments for 10/20 meeting  
**Attachments:** Felida Village South Comp Plan Change Letter Board pdf, 2015-10-19-Rezone Exhibit pdf

Please find attached request for Board of County Councilors meeting on 10/20.

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360-721-5745

October 19, 2015

Clark County

Board of County Councilors

1300 Franklin Street

Vancouver, WA 98660

RE: 2016 Comprehensive Plan Update - Classification of Parcels 188667000 and 188724000

To Whom It May Concern:

The subject parcels are located at NW 36<sup>th</sup> Avenue and NW 119<sup>th</sup> Street, immediately to the south of the Felida Village mixed use development located at the northwest corner of this intersection. The Felida Village parcels were part of a Comprehensive Plan Change and Rezone request approved in 2008, which resulted in urban low-density parcels being repositioned for mixed-use development.

The Felida Village development project has resulted in many quality improvements to the Felida neighborhood, including opportunities for neighborhood retail, service amenities and open space. It has also provided greatly needed transportation infrastructure improvements along the project frontage on both NW 36<sup>th</sup> Avenue (an Urban Principal Arterial) and NW 119<sup>th</sup> Street (a Local Residential Access road). Pedestrians, bicyclists and motorists now enjoy the enhanced streetscape that the Felida Village development has brought to this intersection.

The developer of Felida Village, along with the owners of the subject properties, request a change to the Comprehensive Plan Classification and zoning for the northern portion of the approximately one acre parcel 18866700 and parcel 188724000 from Urban Low Density to Commercial. The southern portion of parcel 188667000, which is occupied by an existing residence and associated outbuildings will remain in low-density residential use. The northern, presently undeveloped, portion of 188667000 and the entirety of parcel 188667000. A boundary line adjustment is being completed at this time to facilitate the classification boundaries as described.

This request for a change in classification to a commercial classification is consistent with several of the Principles and Values developed by the Board of County Commissioners to guide the 2016 Comprehensive Plan update process. Specifically:

*“Community Design –New growth needs to blend well with existing neighborhoods (transition, buffering, gradual transitions in development style, type)”*

The Felida Village project has demonstrated its ability to blend with and accentuate the character of the Felida neighborhood through innovative architectural style and techniques. The development standards established by Clark County support strong community design considerations through the planning process. The proposed commercial classification will ensure new development blends with the Felida neighborhood.

*“Rural Lands – Minimize the conversion of productive farmland”*

Providing for further development opportunity within an existing urban area will support greater urban density, minimizing pressure on the County’s rural lands.

*“Transportation – Safety, intersection improvements, focused improvements”*

The primary reason for requesting the subject parcels be classified in the Comprehensive Plan as Commercial is the need for safety and intersection improvements to the southwest portion of the intersection of NW 119<sup>th</sup> Street and NW 36<sup>th</sup> Avenue. The Commercial classification and enhanced development potential will provide a catalyst for private investment in near-term intersection improvements. By meeting the County’s Street and Road Standards (including those found in CCC 40.350.030.4 and 40.350.030(B)(3)), these infrastructure improvements will benefit the entire neighborhood.

The proposed change in classification to Commercial is also consistent with the many of the policies found in the presently adopted Clark County Comprehensive Plan 2004-2024. For example:

*Economic Development Policy 9.1.4 – “Encourage appropriate commercial development in neighborhoods and rural centers that support the surrounding community”*

Felida Village is an anchor for an already vibrant neighborhood. It serves as a commercial and social destination. Having safe infrastructure to support the pedestrians, bicyclists and motorists seeking to enjoy this part of the community will be an asset to the County and spur continued economic development and activity.

*Community Design Policy 10.1.5 – “Encourage street, pedestrian and bike path standards that contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use and be defined by buildings, trees and lighting, and discouraging high speed traffic.”*

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Application of pedestrian-oriented street design standards applied at Felida Village have been a success. The ground-floor building features and pedestrian plazas promote foot traffic and provide gathering space. For example, an early Saturday morning at Felida Village will find neighbors walking from their nearby homes to a yoga class at the new studio.

While the defined pedestrian and bicyclist space along the frontage of Felida Village provides a safe environment for members of the community, the surrounding transportation system it connects to is in need of improvement. Particularly, pedestrian improvements are needed along the southern side of NW 119<sup>th</sup> Street, where the lack of pedestrian space forces people onto the street. The proposed Commercial classification and resulting private investment in infrastructure development provides a means of securing these needed safety improvements.

Thank you for consideration of the proposed reclassification of a portion of Parcel 188667000 and Parcel 188724000 to Commercial. We look forward to your recommendation that this change be included in the 2016 Comprehensive Plan Update. If there are any questions or a need for more information, please contact Ron Edwards at 360-607-7922.

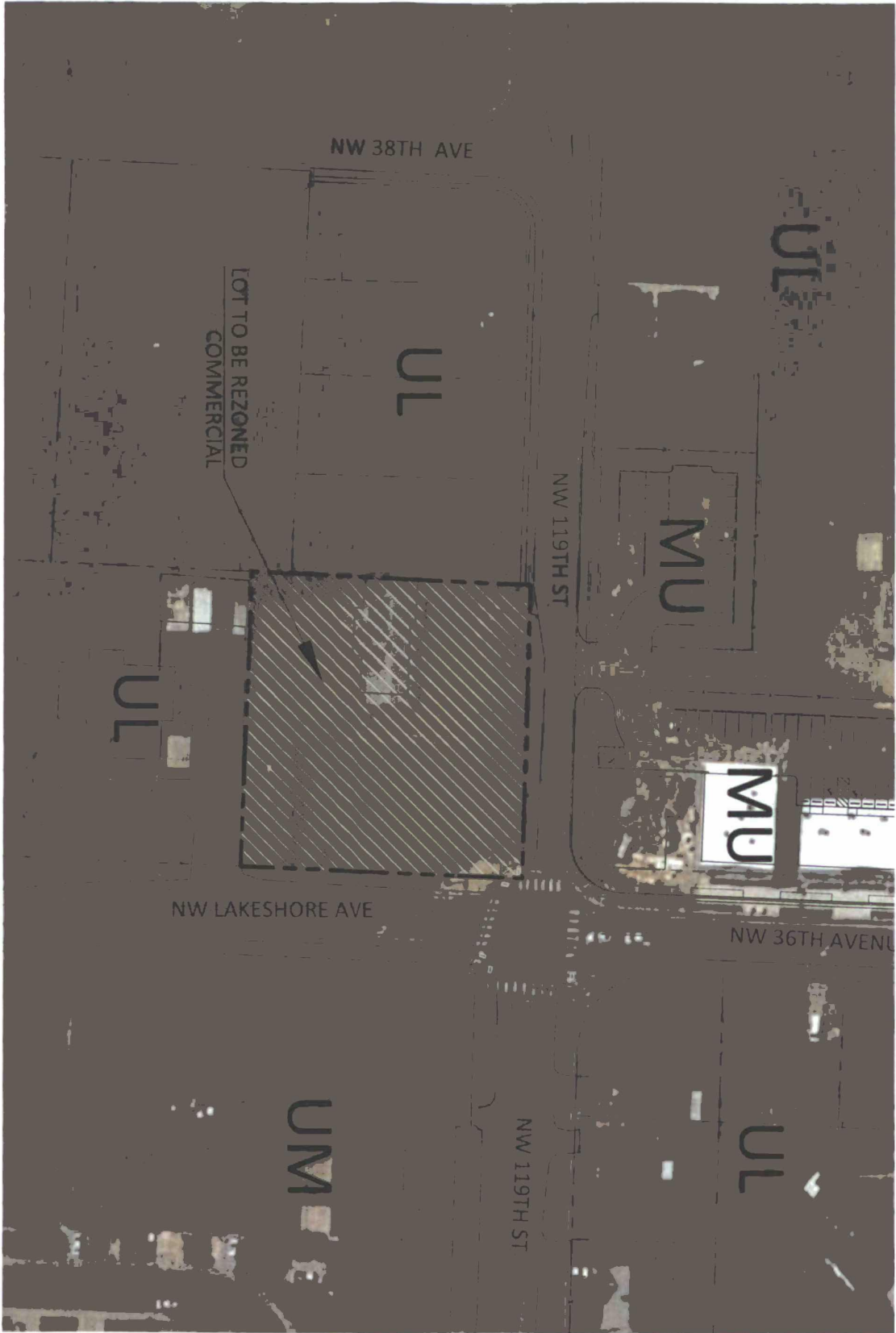
Sincerely,

Ron Edwards

Encl.

Area Exhibit

PROJECT: Felida Village South Planning Engineering (1/16/2015) 35-35 Business Center Ave Oct 18, 2015 11:23am



EX

PROJECT NO.:  
DATE:  
DRAWN BY:  
CHECKED BY:  
DATE:  
SCALE:

PROPOSED ZONING EXHIBIT

FELIDA VILLAGE SOUTH  
CLARE COUNTY, WASHINGTON

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