

June 1, 2017

Oliver Orjiako, Director  
Clark County Community Planning  
PO Box 9810  
Vancouver, WA 98666

RE: CPZ2017-00022 Riverview Asset Management & Trust Comprehensive Plan Amendment and Zone Change

Dear Mr. Orjiako:

The Columbia River Economic Development Council (CREDC) requests careful consideration of the zone change from Industrial with Business Park Zoning to Urban Low Density Residential with R1-6 zoning located at 10512 NE 152<sup>nd</sup> Avenue, Vancouver, WA 98682.

Serving as the Associate Development Organization for Clark County, the CREDC is a public-private partnership of over 150 investors and strategic partners working together to advance the economic vitality of the community through business growth and innovation. In support of this mission, two of our strategic initiatives that shape our annual work plan are fostering business growth with existing companies and recruiting high quality domestic and international companies to the region.

Part of this work includes monitoring and advocating for employment sites throughout Clark County. Our recent 2016 Employment Land Study determined the supply and readiness of employment sites to meet both short-term and long-term market demand for employment growth. The study identified 56 employment sites that are 20 acres and larger. The sites within the inventory are tiered based market considerations, land use, and physical characteristics to assess site readiness.

Competition for locating regionally significant traded sector companies is growing. Clark County is no longer competing just with other U.S. regions to attract these high-paying jobs but is increasingly vying with metro areas around the world. The more limited the county's supply of development ready large industrial sites, the more likely it is that Clark County will miss opportunities to successfully attract these highly desirable firms.

The CREDC supports policies that promote an adequate supply of employment land and limits the conversion from industrial or office to commercial or residential without sufficient replacements. We also support policies that provide for long-term preservation of key industrial sites.

We encourage Clark County to look at replacement options before proceeding with the zone conversion on 80 acres from Industrial with Business Park zoning to Urban Low Density Residential with R1-6 zoning located at 10512 NE 152<sup>nd</sup> Avenue, Vancouver, WA 98682.

Sincerely,



Mike Bomar  
President, CREDC