



**CITY OF WASHOUGAL
CITY COUNCIL WORKSHOP
Monday, January 13, 2025
5:00 PM**

MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87432227784>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PUBLIC COMMENTS**
- IV. NEW BUSINESS**
 - A. Community Development: Pendleton Development Agreement**
- V. REPORTS AND COMMUNICATIONS**
 - A. CITY MANAGER**
 - B. MAYOR**
 - C. CITY COUNCIL**
- VI. ADJOURNMENT**

**UPCOMING MEETINGS: Monday, January 27, 2025, Workshop at 5:00 pm
and Council at 7:00 pm**

[MEET_FOOT]

Pendleton – Development Agreement

1/13/2025 – City Council Workshop Presentation | Presented by Mitch Kneipp, Community Development Director



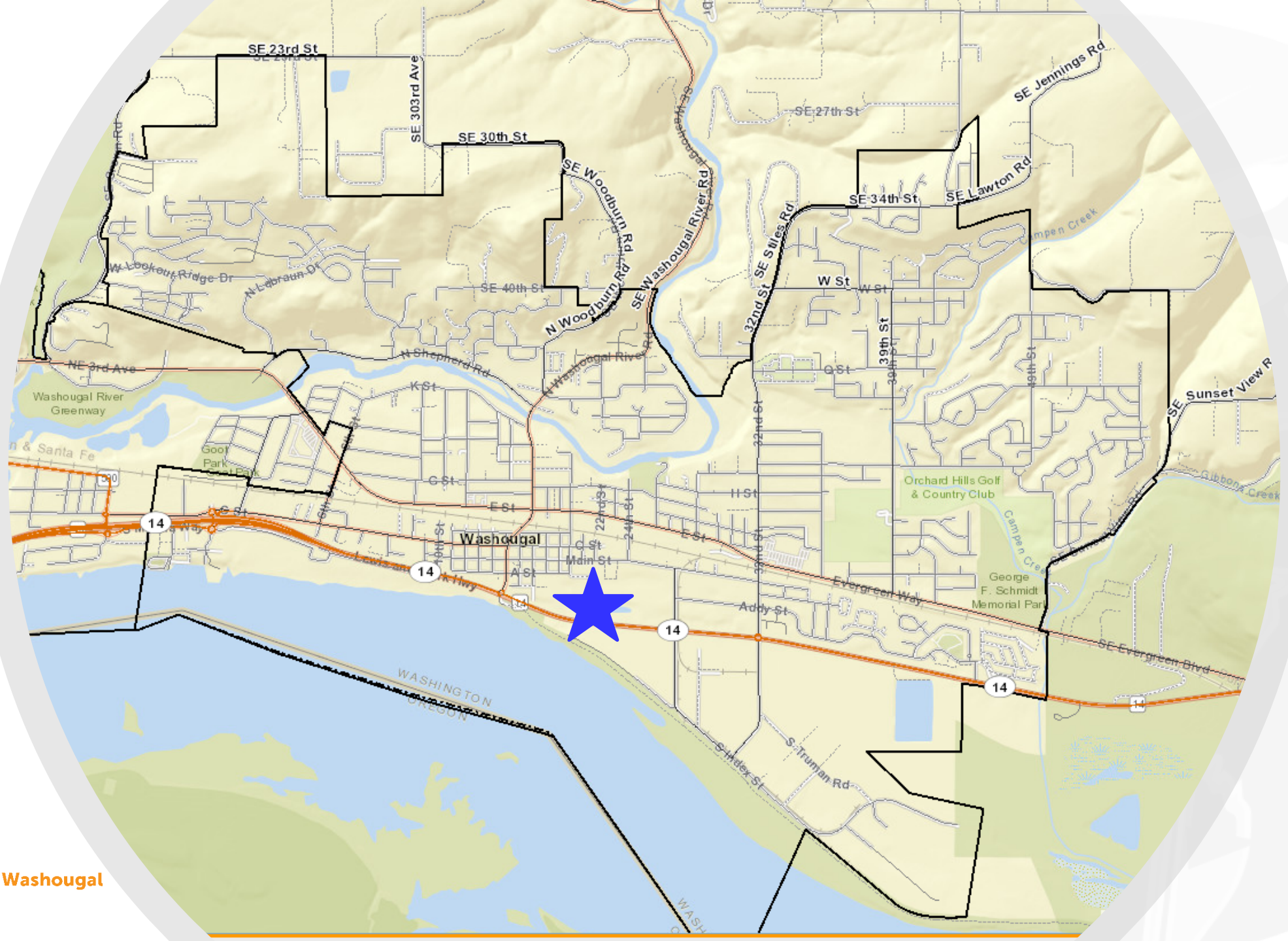
City of Washougal

Pendleton – Development Agreement

What we'll cover:

- Property Location
- Development Zoning
- Master Plan
- Proposed Uses
- DA Highlights
- Recommended Action

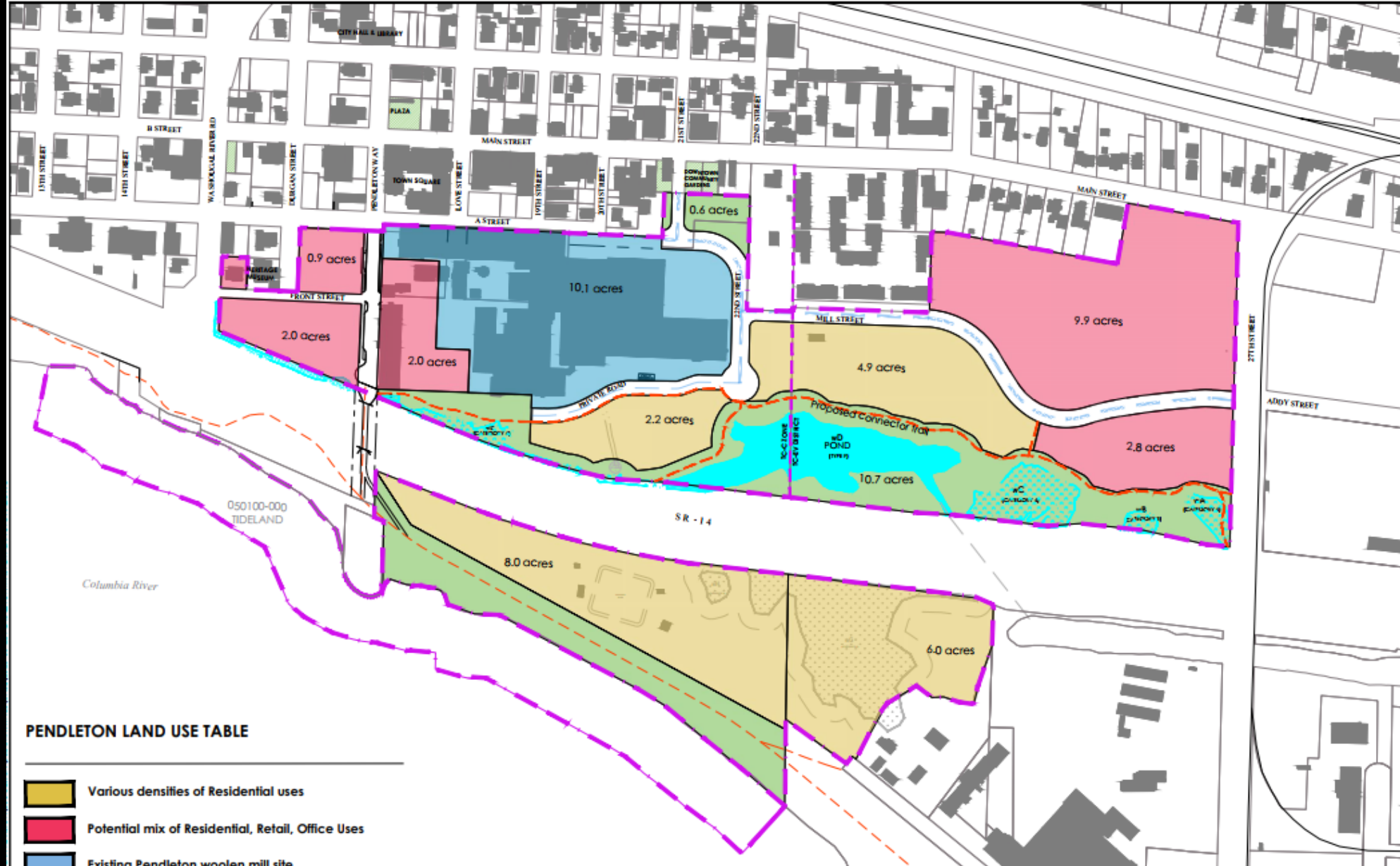






TC-C (Town Center Core)

TC-EV (Town Center East Village)



PENDLETON LAND USE TABLE

	Various densities of Residential uses
	Potential mix of Residential, Retail, Office Uses
	Existing Pendleton woolen mill site
	Open space
	Open space trail
	Proposed Streets Neighborhood, local and private



PENDLETON DISTRICT PLAN

Plan acreage is approximate.

Pendelton – Development Agreement

Proposed Uses:

- 781 Residential Units
- 191,000+ sq ft of Office
- 175,000+ sq ft of Retail

All uses are consistent with the TC-C and TC-EV zoning districts, as well as the CERB “*Town Center District Transportation and Infrastructure Study*” completed in 2017.



Pendelton – Development Agreement

Development Agreement Highlights:

- Term – 15 Years
- Vests to the existing Zoning, Environmental, and Land Use Regulations
- Vests Transportation Trips with thresholds for improvements to Washougal River Road/A Street as well as proportionate share payments towards the SR-14/Washougal River Road roundabout.
- Vests the Multi-Family Tax Exemption Program (MFTE)



Pendleton – Development Agreement

Public Notice:

- Public notice for the development agreement was published and mailed to property owners within 500-feet on January 7, 2025. Posting will occur next week.

SEPA:

- A State Environmental Policy Act (SEPA) Determination will be issued at the close of the public comment period.



Pendleton – Development Agreement

Recommended Action

- Set a hearing for February 24th at 7:00pm for the Pendleton Development Agreement through approval of tonight's Consent Agenda.

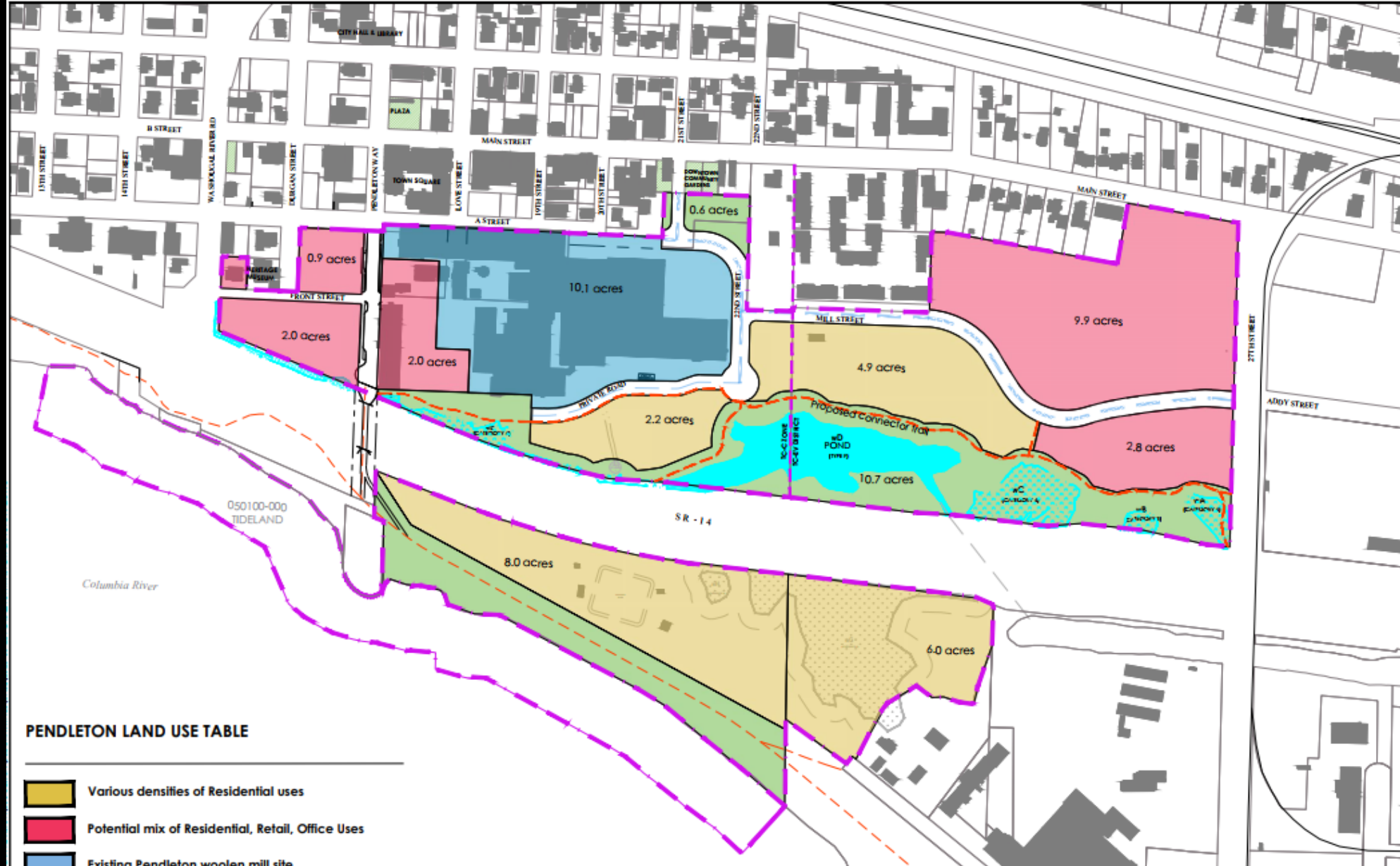


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