



## Memorandum

**DATE:** October 3, 2019

**TO:** Mayor and City Council

**FROM:** Bryan Snodgrass, Principal Planner, Community and Economic Development Department

**RE:** October 14 workshop review of proposed 2019 Comprehensive Plan and zoning code map and text amendments

**CC:** Eric Holmes, City Manager

---

2019 amendments to the Comprehensive Plan and zoning code are scheduled for Planning Commission public hearing on October 8, followed by a City Council workshop on October 14, a Council first reading on November 4, and Council public hearing on November 18. Prior to the Council workshop staff will include an update or addition to the memorandum to summarize the October 8 Planning Commission hearing. At this time only one public comment has been received on the items, on the HDH rezone proposal noted herein. Staff contact is Bryan Snodgrass, (360) 487-7946, [bryan.snodgrass@cityofvancouver.us](mailto:bryan.snodgrass@cityofvancouver.us). The amendments are:

### **Comprehensive Plan Map Amendments – Private Requests (4)**

- HDH (See attachment to this memorandum for map), a proposed change from Industrial/IL to Urban High Density Residential/R-30 on 4.4 acres at the southwest corner of SE 1<sup>st</sup> Street and Olympia Drive, just north of the former Evergreen Airport site. If approved applicant Hutchins Development Holdings envisions application for a 132-unit market rate apartment complex. Staff has recommended denial primarily on the basis that the rezone site appears to have mid-to-long term development potential on its current industrial designation. The proposed residential designation, while clearly beneficial in accommodating ongoing demand, also does not fill a citywide or vicinity gap to the extent of previous industrial to residential conversion proposals approved by Council. Included is the Planning Commission [staff report](#), also containing the applicant's market study and supplementary information including a statement from property owners ESD 112. One comment has been received to date, from representatives of the partially developed mixed use Landing development south of rezone site, in opposition to the proposal.
- Fourth Plain Commons (see attachement) – A proposed change from Urban High Density Residential/R-22 to Community Commercial/CC on 1.7 acres at the former Warrior Field site alongside Fourth Plain Boulevard. If approved the applicants, Vancouver Housing Authority and the City of Vancouver, envision application for a mixed use building with 65-80 affordable housing units above first floor community facilities. The Planning Commission [staff report](#) recommends approval.

- Malloy (see attachment) – A proposed change from General Commercial/CG to Urban High Density Residential/R-18 on portions of two adjacent properties totaling 0.3 acres on the west side of 137<sup>th</sup> Avenue approximately 2 feet south of Fourth Plain Boulevard. If approved, applicant Ginn Development envisions development of a 68-lot single family subdivision with lots averaging 2300 square feet. The Planning Commission [staff report](#), recommends approval on the basis that properties size, split-zone status and location significantly limit their economic benefits, and the proposed residential designation can allow properties at densities which likely expand housing affordability and access in the area.
- 5<sup>th</sup> Avenue/Hawes (see attachment) – A proposed change from Community Commercial/CC to Urban High Density Residential/R-22 on a 0.7 acre property approximately 700 feet south Mill Plain Boulevard. If approved, applicant Ginn Development envisions future development of townhome or garden style apartments. The Planning Commission [staff report](#), recommends approval on the basis that it would continue existing development patterns east and west of the site in which SE 5<sup>th</sup> Street serves as a transition between commercial development to the north and residential to the south. The commercial viability of the site will likely be tempered by its size, location, depth, and the immediately abutting apartment developments to the south.

#### **Comprehensive Plan Map Amendments – City Sponsored Map Corrections (4)**

- Four minor changes to existing Comprehensive Plan and zone designations are proposed on developed properties which correct for errors and do not alter their development status. One corrects for split zoning on six adjacent homesites at 28<sup>th</sup> Way and 87<sup>th</sup> Avenue. Impacted property owners were individually notified by mail, generating an email inquiry but no objections thus far. Corrections on three publicly owned properties elsewhere would add or remove an inappropriately applied Open Space designation. See Planning Commission [staff report](#), pages 2-3

#### **Comprehensive Plan Text Amendments – City sponsored (1)**

- A text change is proposed to adopt the Evergreen School District 2019-25 Capital Facilities Plan by reference, a necessary step to adopt updated School Impact Fees (SIF) in the city zoning code. The updated SIF would increase single family fees from \$6,100 to \$6,432 per unit, and decrease multi-family fees from \$7641 to \$3753 per unit. See Planning Commission [staff report](#), page 11

#### **Zoning Code Text Amendments – City sponsored (22)**

- Fall 2018 Code Changes. Changes to 22 sections of zoning code are proposed, seven with policy implications as identified by staff, 15 with little or no implications. See [staff report](#) beginning on page 4 for full listings. No public comments have been received on any of the changes thus far. Only one change, the Downtown District building standards, appeared to remain unsettled through the Planning Commission workshops. The seven changes with policy implications are:
  - Planned Development - Update standards to clarify requirements that open space be centralized, increase overall density bonus allowances to 15% from underlying zoning, and allow duplexes, triplexes, and townhomes in the Planned Developments.

- Mixed Use - Eliminate a loophole allowing single- use buildings on non-arterials to be qualify as mixed use standards
- School Impact Fees – adopted new Evergreen School District Fees as noted herein
- Parking for Specialty Housing – lower minimum requirements to 0.75 per affordable housing unit, and eliminate minimum requirements for residents (but not staff) of senior or disabled persons housing, pursuant to recent statutory changes. See the Planning Commission [staff report for the September 24 workshop](#), page 2, for discussion
- Conditional Use Permit requirements – Make consistent threshold for requiring conditional use review currently applying only to initial construction of some school types but not others. For all uses including but not limited to schools, streamline requirements for types of expansions that trigger conditional use review.
- Accessory Structures – Eliminate existing definitional limitation of accessory structures as 800 square feet or less, in recognition of the number of garages exceeding this size. Keep existing requirements that detached ADUs, including converted garages, cannot exceed 800 square feet.
- Downtown District allowances for building extensions into the right-of-way – add standards allowing projection of up to 5 feet in the right-of-way up to a building height of 85 feet, in response to concerns raised in the recent Block 10 Development Agreement review, provided this allowance is not used on opposing sides of a street, and supporting columns are located outside of the right-of-way. Also raise minimum first clear height over the sidewalk to 12 feet, eliminate the current maximum clear height, and evaluate these and related Downtown District standards as part of the upcoming Vancouver Central City Vision update beginning in 2020. See [staff report](#), pages 4-5 for discussion.

The 15 code changes with little or no estimated policy impacts are listed beginning on page 12 of the, [staff report](#),

## Comprehensive Plan and zoning map designation changes proposed by property owners

HDH – Industrial/IL to Urban High Density/R-30 on 4.3 acres at 1<sup>st</sup> Avenue and Olympia Dr.





Vancouver Commons – Urban High Density/R-22 to Commercial/CC on 1.6 acres at 2200 Norris Rd.



Malloy - Commercial/GC to Urban High Density/R-18 on 0.3 acres on portions of two properties at 6707 and 6625 NE 137<sup>th</sup> Avenue – Changes are only to two square portions of outlined properties





5<sup>th</sup> Street/Hawes - Commercial/CC to Urban High Density/R-22 on 0.7 acres of unaddressed property at the SE corner of 120<sup>th</sup> Avenue and 5<sup>th</sup> Street

