



Memorandum

DATE: October 10, 2019

TO: Mayor and City Council

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

RE: October 14 workshop review of Comprehensive Plan and zoning amendments – Summary of October 8 Planning Commission public hearing

CC: Eric Holmes, City Manager

2019 Comprehensive Plan and zoning map and text changes are summarized in detail in the October 3 memorandum to Council. This is an addendum summarizing the October 8 Planning Commission public hearing review of those changes. Draft minutes are anticipated to be available within a week to ten days. The [CVTV recording](#) is available now as noted herein.

All proposed changes described in the October 3 memorandum were unanimously recommended for approval by the Planning Commission except the following:

1. **HDH Map change**, from Industrial/IL to Urban High Density Residential/R-30 at the southwest corner of SE 1st Street and Olympia Drive, just north of the former Evergreen Airport site. See CVTV recording beginning at 50:00.
 - The staff and applicant presentations were similar to those summarized in the October 3 memorandum to Council, with additional applicant materials [here](#) and [here](#).
 - Testimony supporting the application was also provided by ESD 112 Superintendent Mike Merlino, emphasizing the difficulty the district has had in selling the site, and benefits of returning the property to taxable status.
 - Testimony against was provided by Matt Harrel, representing the Landing at Vancouver development immediately south of the site, arguing the rezone property is viable under current zoning based on its sale to ESD 112 in 2015, and that the proposal doesn't comply with Comprehensive Plan economic development policies. Rick Terell, present and past owner of adjacent office buildings, testified that there is interest in office development at the rezone site.
 - Neutral comments were provided by Airport Green Neighborhood Chair Ross Montgomery regarding the existence of a buffer strip between the site and adjacent neighborhood north of 1st Street, and also by an area resident concerned about traffic and road conditions under any future development scenario.
 - All Planning Commissioners acknowledged the difficult balancing of arguments on both sides. Commissioner Atkins argued in favor of the application, stating that the site was likely not viable in the long-term under current zoning because of office trends, and housing would better leverage benefits from future Bus Rapid Transit (BRT) service on Mill Plain

Boulevard. He suggested the issue be continued to allow further discussion between staff and the applicant. Commissioners Blaufus, Harroun, Schulte, and Ledell voiced general opposition to the rezone, noting the importance of long-term employment lands, likely long-term viability of the site, potential benefits of future BRT service on Mill Plain in support of employment, and effective irreversibility of the rezone if housing is built. Commissioner Pyle weighed in favor of the application, stating that residential was a better fit as the area densified, and emphasizing the importance of housing in current City policy initiatives. The Commission voted 4-2, with Commissioners Ledell and Schulte voting against, to continue the hearing to October 22 and requested the applicant and staff to explore options for conditioning the rezone.

2. Downtown District Code Changes related to building extensions into the right-of-way raised by recent Development Agreement negotiations at the Block 10 site. See CVTV recording beginning at 2:45:10.

- The staff recommendation was as described in the October 3 memorandum to Council, to add an allowance for extensions of up to 5-feet into the right-of-way for up to 85 feet of building height, eliminate the existing allowance for extensions up to 15 feet into the right-of-way for up to 35 feet of building height, limit substantial right-of-way extension to one side of a street, prohibit supporting columns in the right-of-way, adjust maximum and minimum sidewalk-to-extension heights, and revisit all downtown standards in the VCCV update beginning in 2020.
- Brenner Daniels of the Holland Partner Group testified in favor of the staff recommendation. No members of the public testified.
- Planning Commissioners acknowledged the importance of efforts to develop Block 10 but expressed concern with implications of the 5-foot extension allowance as a policy choice. Commissioner Atkins stated that allowing the extensions on entire block faces on all four sides of a building would allow buildings to be oversized. Commissioner Schulte expressed concern about public safety implications of the columns and site lines. Commissioner Harroun agreed with concerns about public safety implications, and about the use of right-of-way extension for the entirety of a block face or building rather than as smaller architectural features. Commissioners Blaufus, Pyle, and Ledell indicated general support for the staff recommendation provided the extension and column issues are reviewed as soon as possible in the VCCV update. A motion from Commissioner Schulte to support the staff recommendation provided the Block 10 development incorporates safety monitoring features failed 4-2. A second motion, from Commissioner Atkins to support the staff recommendation with a limit on the 5-feet extensions to no more than 75% of any one block face and no more than 50% of all four faces of a building failed 3-3. A third vote, on the staff recommendation without qualification also failed 3-3. The issue moves to Council without a Planning Commission recommendation.

Three other proposals unanimously recommended by the Planning Commission involved limited public testimony.

- For the Fourth Plain Commons map change from R-22 to CC zoning at the former Warrior Field site on Fourth Plain Boulevard, neighborhood resident and non-profit founder Mark Maggiora testified in favor of the proposal and its facilitation of affordable housing and community facilities. Maplewood Neighborhood Association Chair James Dougherty testified against, citing concerns about parking adequacy, lack of notice, and lack of clarity about the

anticipated square footage of the first floor of the building. The CVTV tape begins at 2:05:10.

- Marnie Allen of ESD 112 spoke in favor Comprehensive Plan and zoning code changes adopting the Evergreen School District Capital Facilities Plan and associated impact fee updates, which increased fees per single family unit from \$6,100 to \$6,432, and lowered fees per multi-family unit from \$7,641 to \$3,753. Ms. Allen indicated the reduction in multi-family fees was because of fewer students per unit. See CVTV tape at 2:41:11 and 3:38:50.
- James Dougherty also testified with concerns about a proposed code change to lower minimum parking requirements for very affordable housing (50% of Area Median Income or less) to 0.75 spaces per resident pursuant to recent legislative changes under E2SHB 1923. See CVTV tape at 3:40:30 for discussion at the Planning Commission hearing, and page 2 of [September 20 staff memorandum](#) to the Planning Commission for analysis.