

Renaissance Boardwalk (Kirkland East) Development Agreement

VANCOUVER
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WASHINGTON

March 22, 2020
City Council Workshop

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Community and Economic Development

Presentation Overview

- Orientation to Project Site
- Project Changes Since August 2020 Workshop
- Proposed Project Scope
- Site Plan Drawings, Conceptual Renderings, Precedent Images
- Proposed Development Agreement Terms
- Next Steps
- Questions and Discussion



Project Site (2.3 acres)

Old Apple Tree Park

Project Changes Since August Workshop

- Project to be renamed “Renaissance Boardwalk”
- Project will be built in one phase, versus multiple phases
- Columbia Way will not be relocated through the property
- Construction will be entirely on project site; no off-site improvements to National Park Service or city property
- Construction of four buildings (vs. five)

Project Scope

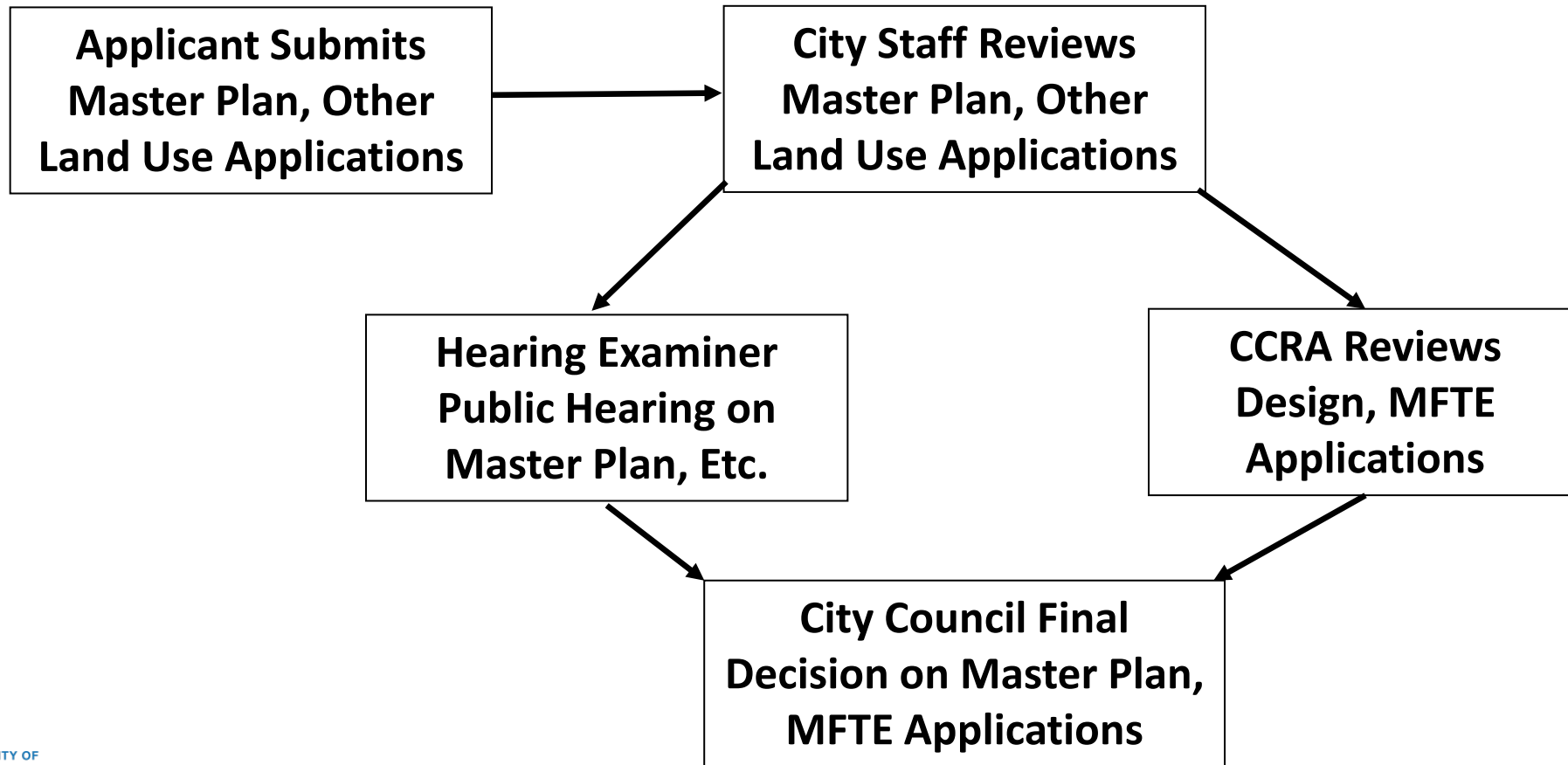
- One 8-story residential building with 200-220 units above 16,000 square feet of ground floor retail space
- Three 3-story buildings totaling 122,000 sf for office, retail and ground floor restaurant space (7-8 restaurants)
- 15 surface parking spaces and a 309-space underground garage
- Construction of a public boardwalk along the top of the shoreline wall to connect to existing trails on the east and west ends of the property
- Outdoor restaurant seating separated from the public boardwalk

Project Scope (continued)

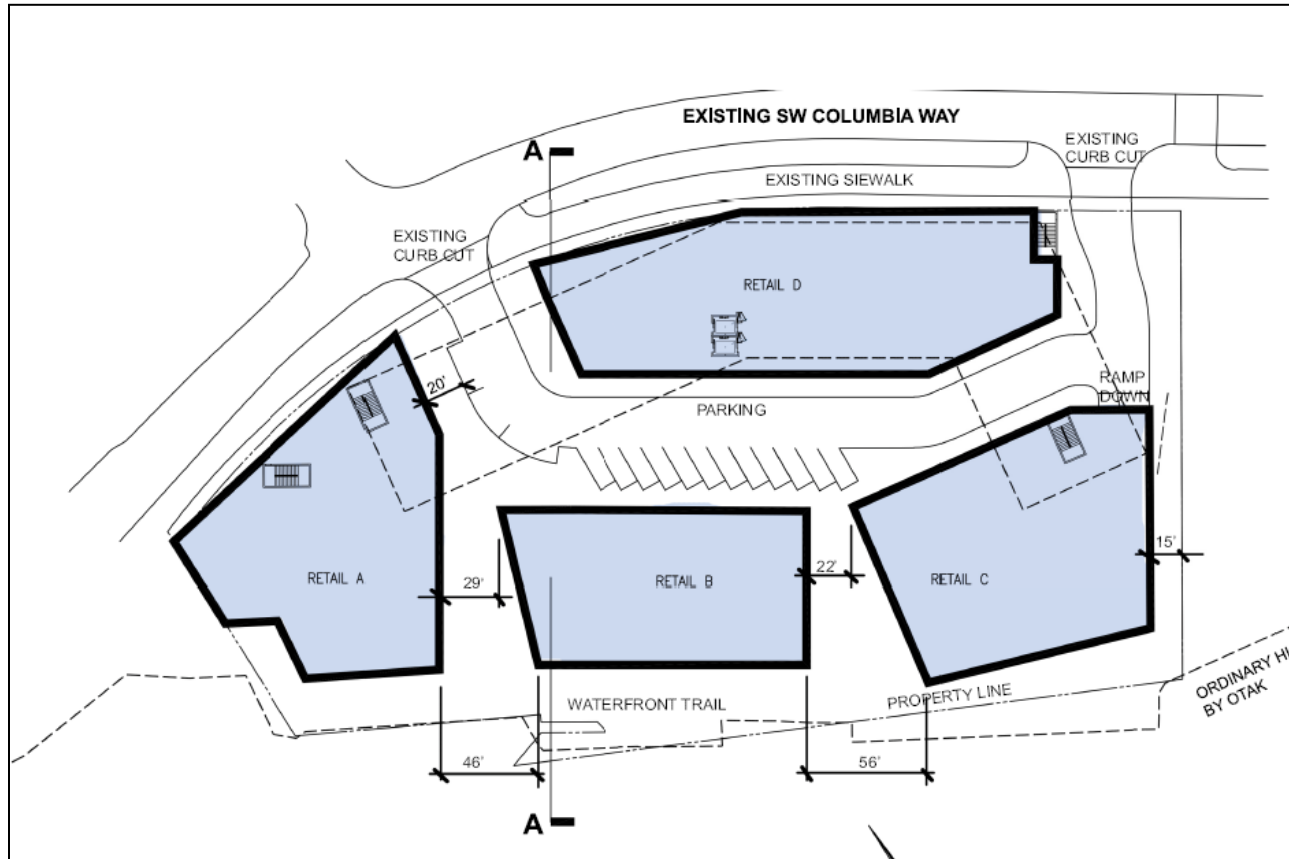
- Removal of two existing restaurant buildings
- Removal of city-owned wooden pier which is in disrepair and closed
- Retention of shoreline wall but removal of signage



Review Process After Development Agreement

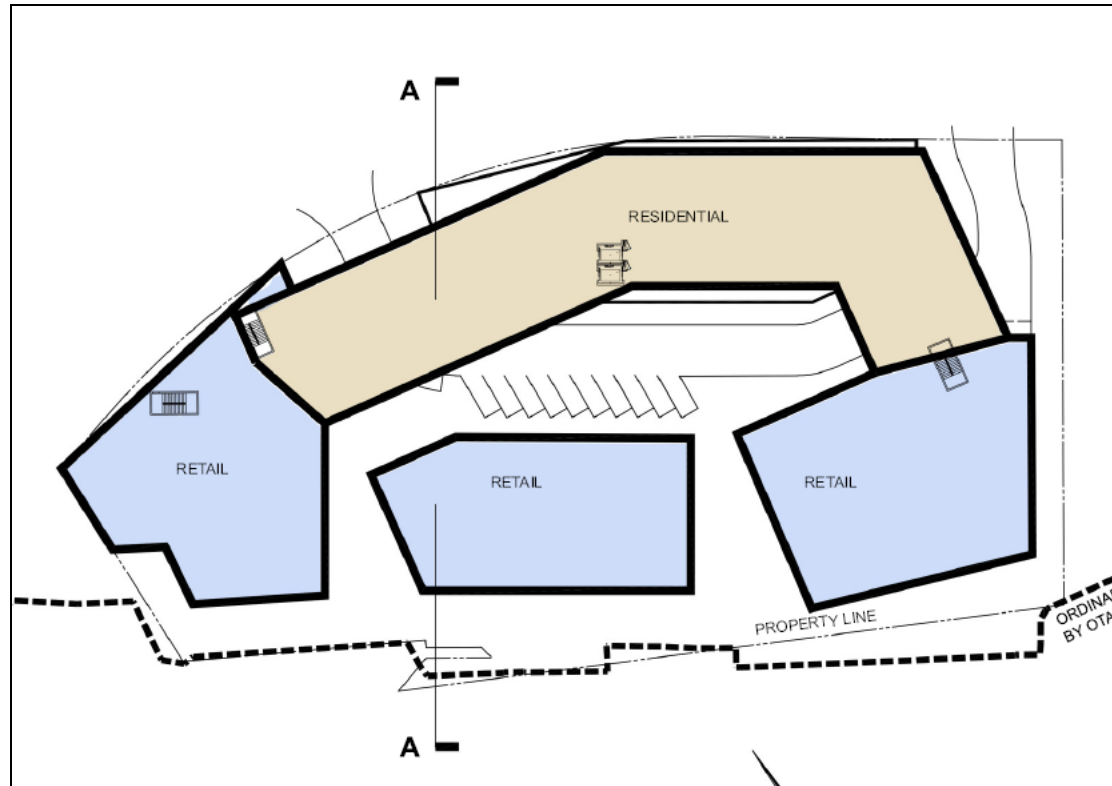


Site Plan – Ground Floor

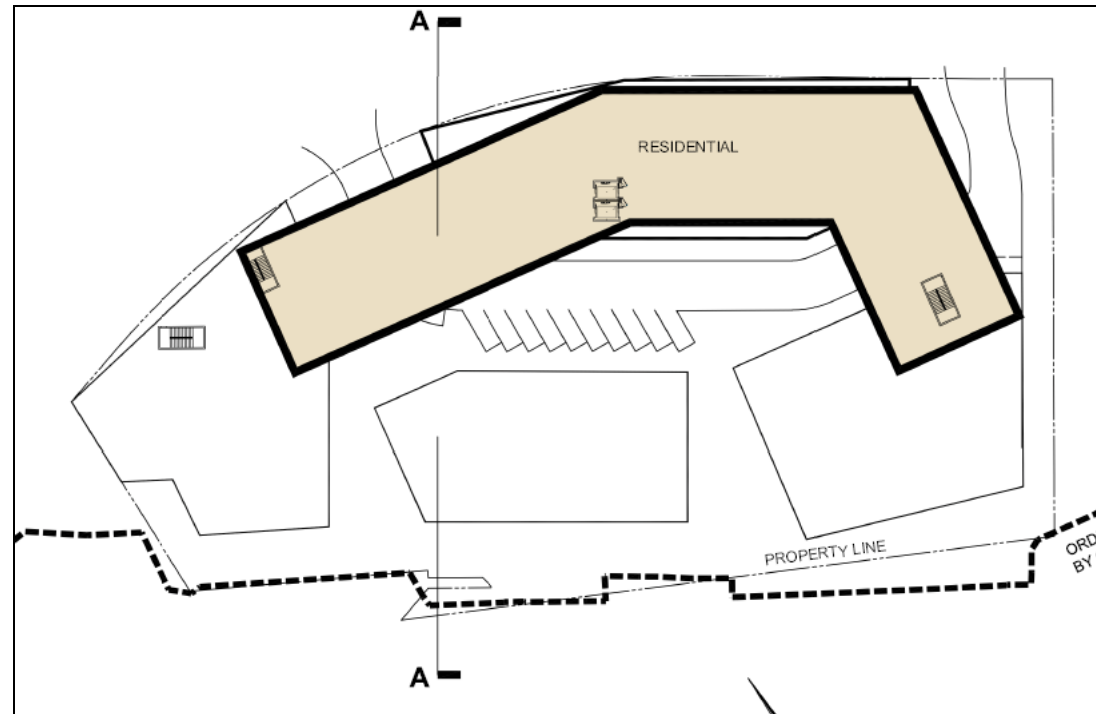


RETAIL	
RETAIL A	37,600 SF
RETAIL B	30,000 SF
RETAIL C	38,400 SF
RETAIL D	16,000 SF
RETAIL SF TOTAL	<u>122,000 SF</u>
RESIDENTIAL	
7 FLOORS ABOVE RETAIL	
GROSS SF / NET SF	183,000 SF / 150,000 SF
UNITS	200@750 SF
PARKING	
GRADE	15 SPACES
B1 SURFACE	79 SPACES
B1 DOUBLE STACKER	30 SPACES
B1 TRIPPLE STACKER	<u>200 SPACES</u>
TOTAL	<u>324 SPACES</u>
PARKING REQUIRED	322

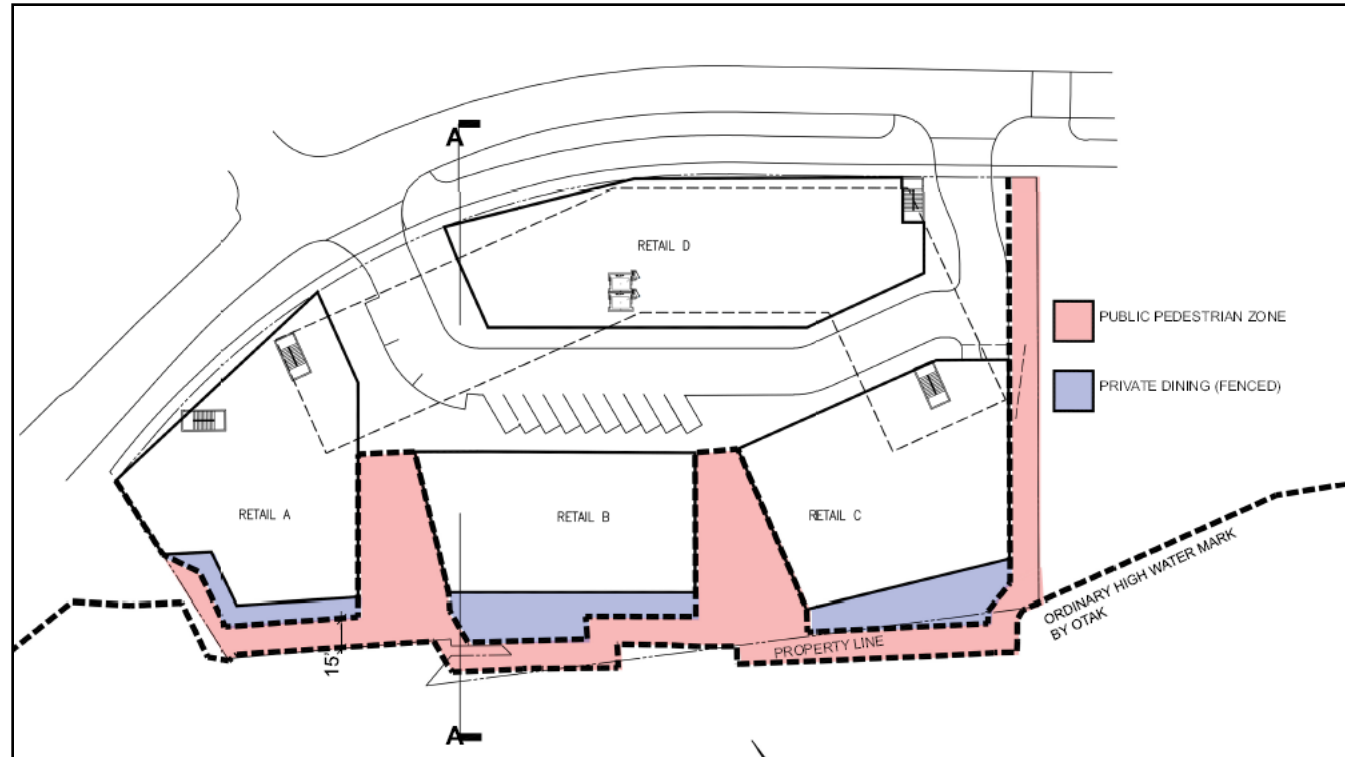
Site Plan - Floors 2-3



Site Plan - Floors 4-8



Site Plan – Pedestrian Zones



Conceptual Rendering – Looking South



Conceptual Rendering – Looking Northeast



Conceptual Rendering – Looking Northwest



Conceptual Rendering – Interior Drop-Off



Conceptual Rendering – Interior



Precedent Images/Influences on Design



Precedent Images/Influences on Design



Proposed Development Agreement Terms (cont.)

- Project will be constructed as described in the agreement and exhibits
- Duration: 10 years with an option to extend by up to 3 years
- Project to vest to use and zoning standards (not building or engineering) in effect at time of D.A. approval, for the term of agreement
- Project shall be vested with P.M. peak hour trips from traffic study
- Developer entitled to use two driveway curb cuts onto Columbia Way
- Project shall receive Traffic Impact Fee Credits for trips generated by the two existing restaurants once the buildings have been demolished

Proposed Development Agreement Terms

- All vertical development to meet energy and sustainability standards of a) LEED Silver or better, b) Earth Advantage Commercial, or c) Green Globes certification; City shall review documentation to confirm project meets relevant standards for certification; certification not required, however
- Sustainability measures shall include:
 - native and low-water/drought tolerant plantings;
 - electric vehicle charging stations;
 - use of mechanical parking stackers;
 - shoreline mitigation to include habitat enhancement

Proposed Development Agreement Terms (cont.)

- City Council agrees to consider request for the property to be brought into the Vancouver City Center Vision multi-family tax exemption (MFTE) area and to retain the 8-year market rate option in the program
- Developer will construct a 15-foot wide boardwalk across the property (east to west) along the shoreline wall, to connect to existing walkways at both ends
- Developer agrees to record a non-revocable public access easement over the boardwalk subject to reasonable rules to be approved by City;
- Dining and seating areas shall be separated from the public walkway using a fence, cables, or other measures approved by the Parks Department

Proposed Development Agreement Terms (cont.)

- Design of boardwalk and associated features including lighting, benches, etc. to be approved by Parks Department
- City to grant a construction easement so boardwalk can be connected to City trail along West side of property
- Following issuance of development approvals, Developer agrees to demolish existing city pier/boardwalk at no cost to City, and subject to any agency permits and conditions
- If City brings property into MFTE program area, City agrees to favorably consider the removal of pier as a public benefit for meeting market rate reqmt.

Proposed Development Agreement Terms (cont.)

- Building height of apartments between 85'-105', subject to FAA approval
- Developer to remove existing signage from bulkhead wall; no new signage will be placed on wall
- A historically significant survey feature is associated with the property which Developer agrees to either preserve or memorialize:
 - Location of the Witness Tree, the first survey corner monument in WA State (SW corner of the Fort Vancouver Military Reservation, the SE corner of the Amos Short Donation Land Claim and the SE corner of the original Townsite of Vancouver)
 - Tree was alive when Lewis and Clark landed in this location in 1805; tree fell over into the Columbia in 1909

Proposed Development Agreement Terms (cont.)

- City will provide System Development Charge (SDC) credits to Developer for existing restaurants when demolished: a) water credits = \$37,760; b) sewer credits = \$92,246.67 which may be used toward new building SDCs
- Developer shall pay proportionate share fee for planned improvements to intersection of Columbia House Boulevard and Grove Street/SR-14 for 18 A.M. peak hour trips at \$600.00 per trip generated by the project
- Public benefits/improvements proposed by Developer to qualify for the market rate multi-family tax exemption request require further negotiation (Exhibit D)
- Project schedule with target submittal and completion dates (Exhibit G)

Developer-Proposed MFTE Public Benefits

Proposed MFTE Public Benefits (subject to further negotiation with City)

1. Installation of five interpretive kiosks along the Renaissance Trail to tell the history of the area
2. Demolition and removal of City wooden pier structure in Columbia River which is in state of disrepair and has been closed to the public
3. Public art commemorating Witness Tree which was on the site until 1909
4. Preservation and “showcasing” of first survey monument in Washington
5. Reconstruction of connections to City Renaissance Trail to ADA standards at east and west ends of boardwalk trail

Typical Versus Unique D.A. Elements

Elements Typical in D.A.'s	D.A. Elements Unique to this Project
Project scope, design, uses	Removal of City pier/hazard; no cost to City
Vesting to zoning standards in effect	Sustainable design (e.g. LEED) and features (e.g. EV charging, pkg. stackers)
Vesting of trip capacity to system	15' public easement along shoreline
TIF and SDC credits for existing uses	Removal of signage on shoreline wall
Payment toward off-site improvement	Historic survey marker protection and art installation to commemorate Witness Tree
D.A. Term is 10 years plus 3 years	Crane height limited due to Pearson Airfield

Council Feedback Requested

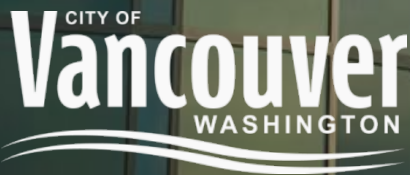
- Proposed plan/layout, building heights/design, mix of uses, residential density
- Proposed public trail, plaza space and pedestrian connections to existing trails
- Proposed sustainability features
- General adequacy of public benefit features proposed by Developer

Next Steps

- April 2021:
 - City Council public hearing on draft Development Agreement
- June 2021:
 - Developer to submit land use applications and MFTE request to City for review
- August/September 2021:
 - Hearing Examiner review of master plan
 - CCRA review of MFTE application, design
 - Council decision on master plan application, MFTE request

Questions and Discussion

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