
ATTACHMENT B

MITIGATION DOCUMENT



1. Introduction

The State Environmental Policy Act (SEPA) requires all state agencies and local governments in Washington to consider impacts to environmental resources in decision making. The SEPA review process is intended to provide information to agencies and the public through the identification and evaluation of environmental impacts and the development of mitigation measures to reduce adverse environmental impacts. To comply with SEPA, the City of Vancouver (City) prepared an Environmental Impact Statement (EIS) to analyze the potential environmental impacts resulting from adoption of the Heights District Plan. The City issued the Draft EIS (DEIS) on January 22, 2020. Following a 120-day public comment period that closed on May 20, 2020, the City issued Final EIS on July 10, 2020. The Draft together with the Final EIS are referenced herein as the “EIS”. The EIS identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Heights District, together with a number of possible measures to mitigate those impacts.

The City has established the Heights District as a SEPA Planned Action as authorized by Section 43.21C.440 of the Revised Code of Washington and Section 197-11-164 of the Washington Administrative Code. Future projects developing under the planned action will not require individual environmental review at the time of permit application if they are consistent with the range of alternatives and mitigation identified in the EIS.

This mitigation document summarizes the development thresholds under which future projects can qualify as planned actions and the specific mitigation measures to offset impacts identified in the EIS. The mitigation measures shall apply to future development proposals which qualify as planned actions (per VMC 20.790.530, Planned Action Review) and are located within the Heights District Planned Action Area, identified as the District Plan boundary on Figure 1. Projects proposed in the district may be subject to additional requirements established by city, state or federal regulatory programs.

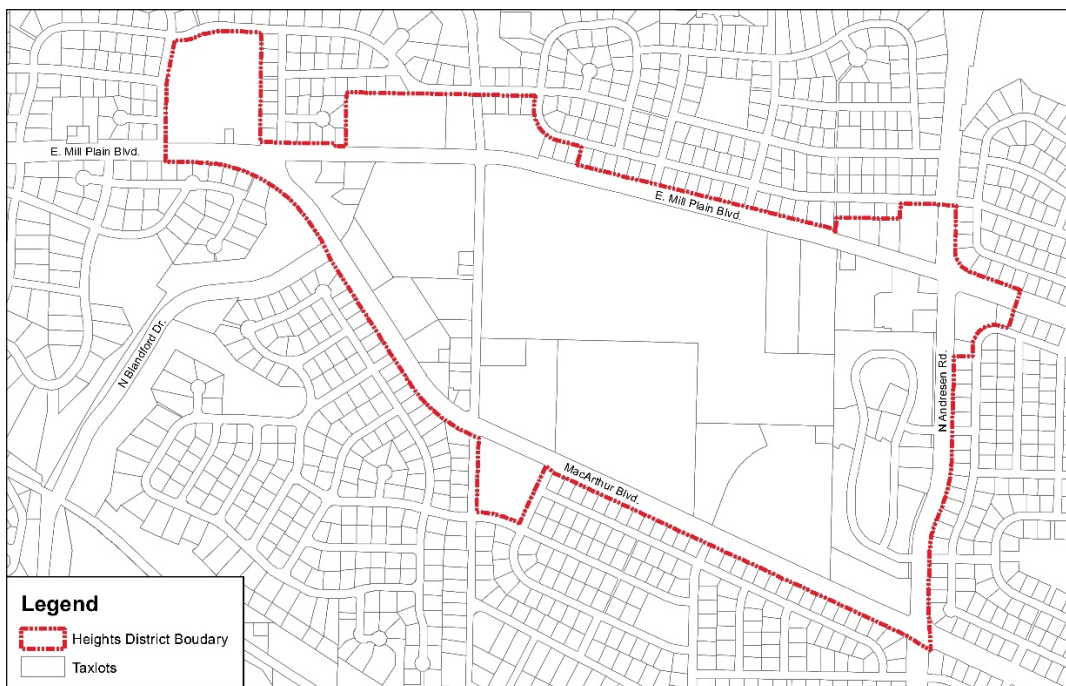


Figure 1. The Heights District Planned Action Area

2. Thresholds

The Heights District Plan anticipates that, with City of Vancouver investment in subarea and environmental planning, the Heights District will redevelop more intensively than was anticipated in the existing City of Vancouver Comprehensive Plan. To complete the analysis reflected in the EIS, land use, population, and job projections were established for the 20-year plan period.

The overall thresholds used to complete the SEPA analysis for the EIS, and as anticipated by the Heights District Plan for the 20-year plan period, are as follows:

Overall Thresholds

- 1,800 new residential units
- 204,000 square feet of commercial development
- 36,000 square feet of institutional development

Proposed development that would exceed these thresholds was not evaluated and would not qualify as a Planned Action and would require individual SEPA analysis.

3. Environmental Mitigation Measures

The EIS identifies measures to mitigate for probable significant environmental impacts for environmental elements addressed in the EIS. In order to qualify as a Planned Action, development must follow or incorporate the mitigation measures identified in this section. Mitigation consists of measures included within the project, compliance with established development regulations and additional actions. The following sections establish the mitigation measures. Please refer to the EIS for analysis and impacts associated with each element of the environment.

LAND USE

Mitigation Measures Designed into the Project

- Adoption and adherence to the standards included in a new HX zone and Heights Plan District to implement the Heights District Plan, including standards to address building height adjacent to residential zones.
- Adoption and adherence to the Heights District Urban Design Guidelines, which include standards to address building scale and mass, landscaping, lighting, and infrastructure design.
- Adherence to parking standards for the Heights Plan District included within the HX zone.

Existing Regulations and Other Mitigation

All development must comply with existing local regulations applicable to the Heights District including the following:

- The City of Vancouver Municipal Code (VMC) - Title 20, Land Use and Development Code, Title 11 Streets and Sidewalks, Chapter 12.04 Street Trees, Title 17 Building and Construction and Title 22 Uniform Enforcement Code.

AESTHETICS, LIGHT AND GLARE

Mitigation Measures Designed into the Project

The Heights District Plan Planned Action Ordinance
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- Adoption and adherence to the Heights District Urban Design Guidelines and Heights Plan District

Existing Regulations and Other Mitigation

Compliance with applicable regulations and standards within the VMC, including:

- Site Plan Review (VMC 20.270)
- Landscaping (VMC 20.925)

HISTORIC AND CULTURAL RESOURCES

Mitigation Designed into the Project

The Heights District Plan does not identify any specific measures to address potential impacts to Historic and Cultural Resources. Existing regulations and other mitigation to offset potential impacts are identified below.

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards applicable to the Heights District, including the following:

City of Vancouver

- Historic Preservation (VMC 17.39)
- Archaeological Resource Protection (VMC 20.710)

State of Washington

- State Historical Societies-Historic Preservation (RCW 27.34)
- Indian Graves Records (RCW 27.44)
- Preservation of Historical Materials (RCW 27.48)
- Archaeological Sites and Resources (RCW 27.53)
- Archaeological Excavation and Removal Permit (WAC 25.48)
- Governor's Executive Order 05-05

Federal

- National Historic Preservation Act (Public Law 89-665; 54 United States Code [U.S.C.] 300101 et seq.)
- Native American Graves Protection and Repatriation Act (Public Law 101-601; 25 U.S.C. 3001-3013)
- Secretary of the Interiors Guidelines for Treatment of Historic Properties

For each of the following City owned parcels, an archaeological predetermination study is required prior to development, in accordance with VMC Chapter 20.710. For each city-owned parcel, at least a portion of the parcel is classified as high probability for archaeological resources according to the Clark County and/or statewide predictive models.

In addition to the requirements above, additional research is required for three resources (Park Hill Cemetery, Vancouver Heights United Methodist Church, and George C. Marshall Elementary School) to determine their eligibility for listing in the National Register of Historic Places prior to any future development.

TRANSPORTATION

Thresholds

The EIS Transportation analysis (beginning on page 50 of the EIS) assumed development in the Heights District as described by the Overall Thresholds. During the AM peak hour, 699 new vehicle trips are estimated, with 180 entering trips and 519 exiting trips. During the PM peak hour, 853 new vehicle trips are estimated, with 523 entering trips and 330 exiting trips.

To document compliance with the Height District Plan and traffic impacts evaluated in the EIS, a Transportation Compliance Letter shall be submitted to the City for review and approval as part of each development within the district. The Transportation Compliance Letter shall be completed by a licensed traffic engineer and shall include:

- Calculation of the cumulative AM and PM peak hour automobile trip generation and distribution;
- An assessment of whether overall trip general will remain within the trips allocated in the district;
- Identification of the intersections impacted by 10 or more additional PM peak hour trips;
- Safety analysis of proposed site access driveways; and
- Analysis of onsite pedestrian, bicycle and vehicular circulation and safety.

Mitigation Designed into the Project

The following motor vehicle, transit, and bicycle and pedestrian improvements will be completed by the City or others as appropriate to offset potential impacts associated with development in the Heights District. The City will establish proportionate share funding program(s) for the MacArthur Boulevard at N Devine Road and MacArthur at N. Andresen Road roundabout and MacArthur Boulevard/St Helens Avenue at N Lieser Road signalization projects identified below. Proportionate share agreements may be established for other projects. Development within the Heights District will be responsible for payment of the calculated fee based on the trip generation of the development.

Motor Vehicle

- Convert existing stop-controlled intersections on MacArthur Boulevard at N Andresen Road and N Devine Road to single lane roundabouts.
- Convert existing stop-controlled intersection on MacArthur Boulevard/St Helens Avenue at N Lieser Road to a signalized intersection.
- Reduce N Andresen Road to one travel lane in each direction from just south of the Mill Plain Boulevard intersection to Highland Drive with protected bike facilities.
- Signal timing optimization along the E Mill Plain Boulevard corridor and at the N Andresen Road at NE 18th Street intersection. Signal timing optimization includes 110 second cycle length for the AM peak and a 120 second cycle length for the PM peak (or half cycle lengths), as well as adjustments to splits, offsets, and lead/lag phasing for protected left turns.
- Provide protected/permitted left turns (flashing yellow arrow) at the E Mill Plain Boulevard and Garrison Road and N Andresen Road and NE 18th Street intersections.

Transit

- Coordinate with C-TRAN to ensure sidewalk and crosswalk improvements provide safe and convenient access with future BRT stations on Mill Plain Boulevard, preliminarily planned near the intersections with Devine Road and Andresen Road.
- Ensure sidewalk widths near and adjacent to planned BRT stations are sufficient to accommodate platforms, station amenities, and pedestrian through travel.
- Where possible, align additional crosswalks with bus stops to improve pedestrian access to and

from stops.

- Ensure ADA-compliant access to bus stops and stations throughout the Heights District.

Bicycle and Pedestrian

- Mill Plain Boulevard: Buffered bike lanes and continuous sidewalks with street trees, pedestrian lighting, and site furnishings.
- MacArthur Boulevard: Two-way protected bike facility and greenbelt with multiuse trail, lighting, and enhanced landscaping on the south side.
- Devine Road: Two-way protected bike facility on the west side of Devine Road through the Redevelopment Area.
- Buffered bike lanes on N Andresen Road between MacArthur Boulevard and Mill Plain Boulevard.
- Improved crosswalks along major arterials and added crosswalks and ADA curb ramps at key points within the Heights District.
- Landscaped pedestrian walkways and safe crosswalks to BRT stops and where feasible, weather protection.
- Increase access to Park Hill Cemetery and add pedestrian circulation improvements to create a more connected walkway network. Potential walkway connections include to Heights Shopping Center, Skyline Crest Apartments, Burdick Avenue/ Marshall Elementary School, Northcrest Community Church, and People's Church. Future connections shall be identified in individual redevelopment projects and provided where feasible.

In addition to the proposed bicycle and pedestrian facilities included within the Heights District, the plan includes the following connectivity improvements to improve the bicycle and pedestrian circulation in surrounding areas.

- Improved crossings on Kansas Street at Andresen Road and Idaho Street at Devine Road, which will improve connections between neighborhoods and MLK Elementary.
- Improved safety and connectivity on Blandford Drive, which could include on or off-street bicycle facilities to connect the Heights District to the Lower Grand Employment Area, neighborhoods to the south, and the Columbia River.
- Improved bicycle facilities on Devine Road north of Mill Plain to connect the Heights District to existing bike facilities (including Burnt Bridge Creek Trail and Evergreen Boulevard).
- Improve existing pedestrian walkways connecting adjacent neighborhoods with the Heights District, add ADA curb ramps where missing, and increase visibility of walkways through wayfinding signage and landscape maintenance.

Parking

In order to reduce the overall parking demand of future development, the City will develop a Heights District shared use parking plan and require uses within the Heights District to implement traffic demand management (TDM) techniques.

The City will actively manage the on-street parking system within the Heights District through time limits, metering, or other measures to ensure sufficient parking for visitors and guests. The City will also monitor parking demand as development occurs within the Heights District to determine if there is spillover parking into adjacent residential neighborhoods. If it is determined that spillover parking is occurring and is affecting the ability of residents to access adequate parking in proximity to their place of residence, then additional measures would be introduced to reduce the effects of spillover parking. Measures could include but are not limited to residential permit parking or time limits for on-street parking in affected areas.

Existing Regulations and Other Mitigation

All development must comply with the regulations applicable to the Heights District, including the following:

City of Vancouver

- Land Use and Development Code (VMC Title 20), including Transportation Impact Fees (VMC 20.915.040)
- Street Standards (VMC Title 11), including Transportation Concurrency (VMC 11.70.060) and the submittal of trip generation reports for projects
- City of Vancouver Transportation System Plan
- Commute Trip Reduction (VMC 18.12)

CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS

Mitigation Measures Designed into the Project

- Implementation of strategies to reduce GHG emissions from energy use such as, daylighting and green roofs, retaining mature trees and planting new trees to provide carbon sequestration, air purification, and cooling, and generating power on site (e.g., solar panels).
- Implementation of strategies to reduce vehicle miles traveled, such as increasing access to multi-modal transit options including improved access to BRT service and bicycle and pedestrian infrastructure improvements.
- Implementation of low impact development and Leadership in Energy and Environmental Design (LEED) standards (or equivalent)
- Implementation of a Heights-specific transportation demand management (TDM) program to encourage developers to provide TDM strategies such as subsidized transit passes, bike parking, and shared use vehicles on site.
- Implementation of and compliance with Heights District Plan Policies L-1, L-3, L-6, C-3, C-5, S-2, S-4, S-6, S-8 (policy text included in the Land Use, Access/Circulation, and Environmental Sustainability sections of the Heights District Plan).

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards, applicable to the Heights District including the following:

City of Vancouver

- Commute Trip Reduction (VMC 18.12)
- Energy efficiency (VMC 17.09)
- Tree, vegetation, and soil conservation (VMC 20.770)
- Landscaping (VMC 20.925)

State of Washington

- Washington State Energy Code
- Evergreen Sustainability Development Standard for affordable housing

PUBLIC SERVICES AND UTILITIES

Fire and Emergency Medical Services

Mitigation Designed into the Project

- Adherence to the density and compact form of development proposed within the Heights District Plan, which could reduce growth in outlying areas of the City and result in more efficient service delivery.

Existing Regulations and Other Mitigation

All development must comply with the following regulations, as well as local, state, and federal safety regulations for on-site construction and coordinate with the Vancouver Fire Department (VFD) to maintain proper access during construction.

City of Vancouver

- Comprehensive Plan
- VMC Title 16, Fire; Title 11, Streets and Sidewalks; Title 14, Water and Sewers; Title 17, Buildings and Construction; Title 20, Land Use and Development

State of Washington

- RCW 35.103.040, which requires annual reporting of VFD service level performance

Police

Mitigation Measures Designed into the Project

- Adherence to the density and compact form of development proposed within the Heights District Plan, which could reduce growth in outlying areas of the City and result in more efficient service delivery.
- Implementation of Crime Prevention Through Environmental Design measures, such as orienting buildings towards the street and public spaces, providing public connections between buildings, and providing adequate lighting and visibility, to help reduce criminal activity and calls for service.

Existing Regulations and Other Mitigation

All development must comply with the following regulations, as well as local, state, and federal safety regulations for on-site construction and coordinate with the Vancouver Police Department (VPD) to maintain proper access during construction.

City of Vancouver

- Comprehensive Plan
- Public Peace and Safety ordinance (VMC Title 8)

Schools

Mitigation Measures Designed into the Project

- Compliance with the connectivity and walkability improvements included in the Heights District Plan to improve access and safety for students attending schools within the District.

Existing Regulations and Other Mitigation

All development must comply with the following regulations, as well as local, state, and federal safety

regulations for on-site construction and coordinate with the Vancouver Public Schools to maintain proper access during construction.

City of Vancouver

- Comprehensive Plan
- VMC Title 20, including school impact fees (VMC 20.915.060)

Water Service

Mitigation Measures Designed into the Project

- Development of buildings and infrastructure that exceed sustainability benchmarks required to achieve LEED standards in order to support water conservation and reduce the impacts of water demand. All new publicly financed buildings are required to meet or exceed LEED Gold Certification.
- Installation of a 12-inch water mains in Devine Road and the proposed Loop roadway.
- Installation of 8-inch on site water lines to serve individual developments.

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards, applicable to the Heights District including the following:

City of Vancouver

- Comprehensive Plan
- Comprehensive Water System Plan
- VMC Title 6, Health and Sanitation; Title 14, Water and Sewers; Title 16, Fire
- Payment of connection fees and system development charges to mitigate for development impacts to source, supply, and storage capacities.

State of Washington

- Department of Health Drinking Water standards

Sewer

Mitigation Measures Designed into the Project

- Encourage the implementation of greywater systems to collect gently-used water from bathroom sinks, showers, tubs, and washing machines for reuse as water for laundry and toilet flushing, as well as outdoor irrigation.
- Replacement of the 10-inch sewer in Devine Road with an 18-inch pipe to convey increased flow from the Heights District.

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards, applicable to the Heights District including the following:

City of Vancouver

- Comprehensive Plan
- General Sewer Plan
- VMC Title 6, Health and Sanitation; Title 11, Streets and Sidewalks; Title 14, Water and Sewers; Title 16, Fire; Title 20, Land Use and Development

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In addition to existing regulations and mitigation designed into the project, the following measures are required to offset potential impacts.

- Development that would contribute wastewater flows to the 10-inch sewer in Devine Road shall provide an analysis of available capacity of the line consistent with the *General Requirements and Details for the Design and Construction of Public Sanitary Sewers*. The developer shall be responsible for replacement of the line with an 18-inch line if capacity is not available. Costs associated with the replacement may be eligible for reimbursement through VMC 14.04.285.
- Rehabilitation and structural strengthening (such as a cured-in place liner) of the existing trunk sewer located south across Mill Plain and a sewer easement will be required in conjunction with redevelopment on parcel 37910109, at the west end of the Redevelopment Area.

Franchise Utilities

No significant capital improvements were identified in the EIS to support franchise utility service for future development as outlined in the Heights District Plan and therefore, no specific measures to address potential impacts are incorporated into the project. Existing regulations to ensure adequate service are identified below.

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards, applicable to the Subarea including the following:

City of Vancouver

- Comprehensive Plan
- VMC Title 17, Buildings and Construction, including Washington State's currently adopted International Building Code, adopted by reference under VMC 17.12.

In addition to existing regulations, the following measures are required to offset potential impacts.

- The undergrounding of existing overhead power lines will be required for development proposals within the District.

Parks and Recreational Facilities

Mitigation Measures Designed into the Project

The following park and recreation facility improvements are proposed within the Heights District Plan to offset potential impacts.

- A 1-acre civic plaza in the center of the Redevelopment Area that supports surrounding commercial and retail uses. The civic plaza will be designed with an event plaza, market stalls, retail supportive seating and café space, interactive water feature, and an adjacent festival street that could be closed to vehicular traffic during events.
- An approximately 1.5-acre neighborhood park spanning both sides of Devine Road. The west side of the park will be dedicated to community garden plots and an entry gateway. The east side of the park will be an off-leash dog park.
- A series of small pocket parks to support age-appropriate play areas, integrated into the residential areas of the Heights District.
- The MacArthur Greenbelt will be a corridor greenspace offering passive open space along the redesigned MacArthur Boulevard. The greenbelt will include benches, art installations, and interpretive signage.

- Passive recreation and pedestrian amenities along different segments of The Loop throughout the Redevelopment Area.
- Enhanced connectivity to and from the Park Hill Cemetery and ongoing maintenance of the cemetery road network as open, public pathways for light recreation.

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards, applicable to the Heights District including the following:

City of Vancouver

- Comprehensive Plan
- Parks, Recreation, and Open Space Plan
- Land Use and Development Code (VMC Title 20), including park impact fees (VMC 20.915.060)

In addition to existing regulations and the park and recreation facility improvements designed into the Heights District Plan, the City shall pursue the following measures to further offset potential impacts.

- Pursue the acquisition of additional parks and recreation lands when available. Acquisition and development funds may be produced through a combination of park impact fees, real estate excise tax, grants, and/or other sources.
- Redesign and develop David Douglas and Bagley Parks for community park amenities.
- The VPRD will consider alternative park standards within the project boundaries. Typical acre-to-population ratios for park standards may be lower and impact fees higher than in lower density suburban settings. A Heights District-specific standard would accommodate a more intense urban form and allow for smaller parks with a higher development standard.
- VPRD shall continue to work closely with the City's Transportation Department to plan and create user-friendly pedestrian and bicycle systems and promote healthy lifestyle choices. This system will increase connectivity, improve the overall streetscape, enhance visual attractions to the project area, ensure public safety, and provide attractive parks, greenway, and open spaces and amenities.

AIR

Mitigation Measures Designed into the Project

- Implementation of and compliance with Heights District Plan Policies L-1, L-3, L-6, C-3, C-5, S-4, S-6 (policy text included in the Land Use, Access/Circulation, and Environmental Sustainability sections of the Heights District Plan).

Existing Regulations and Other Mitigation

All development, on-site construction, and demolition must comply with the regulations, goals, and standards, applicable to the Heights District including the following:

State/Regional

- Southwest Clean Air Agency (SWCAA) permitting program
- SWCAA 400 – General Regulations for Air Pollution Sources
- SWCAA 476 – Standards for Asbestos Control, Demolition, and Removal
- State Ambient Air Quality Standards

Federal

- National Ambient Air Quality Standards
- National Emission Standard for Asbestos (40 Code of Federal Regulations, Chapter 61, Subpart M)
- Other relevant federal air quality or transportation requirements

In addition to existing regulations and mitigation designed into the project, the following measures are required to offset potential impacts.

- Implementation of best management practices to reduce emissions related to construction.

WATER

Thresholds

The EIS analysis of Water (beginning on page 94 of the EIS) assumed development in the Heights District as described by the Overall Thresholds.

Mitigation Measures Designed into the Project

- Development of the proposed MacArthur Greenbelt to provide a continuous stormwater feature.
- Implementation of low-water use landscapes and bioswales in civic spaces, parks, open spaces, and streets
- Implementation of and compliance with Heights District Plan Policies S-4, S-5, S-11 (see the Environmental Sustainability section of the Heights District Plan for policy text)
- Implementation of stormwater and erosion control best management practices

Existing Regulations and Other Mitigation

All development must comply with the regulations, goals, and standards, applicable to the Heights District, including the following:

City of Vancouver

- Erosion Control Ordinance (VMC 14.24)
- Stormwater Control Ordinance (VMC 14.25)
- Water Resources Protection Ordinance (VMC 14.26)
- Water Conservation Standards (VMC 20.925.100)

State of Washington

- Washington State Stormwater Management Manual for Western Washington
- Washington State Water Pollution Control Act of 1971 (RCW 90.48)

Federal

- The Clean Water Act (33 U.S.C.) § 1251 et seq.)
- The Safe Drinking Water Act (42 U.S.C. §300f et seq.)
- National Pollution Discharge Elimination System (NPDES) permits

In addition to existing regulations and mitigation designed into the project, the following measures may be required to address site-specific impacts. The need to implement these measures will be addressed during permit review.

- Additional site investigations to determine the potential for contamination to be present on the property.
- Additional site investigations of soil and groundwater to evaluate the type, concentration, and extent of contamination, if present.
- Cleanup of contamination sources (e.g. removal of underground storage tanks, excavation of contaminated soil) in accordance with Ecology's current guidelines and regulations.
- Handling and disposing of contaminated soil and groundwater according to local and state regulations.

PLANTS AND ANIMALS

Thresholds

The EIS analysis of Plants and Animals (beginning on page 96 of the EIS) assumed development in the Heights District as described by the Overall Thresholds.

Mitigation Measures Designed into the Project

While no impacts to Plants and Animals are anticipated as a result of the Heights District Plan and no mitigation is required, the following measures designed into the project would have the potential to have a positive impact on priority species outside of the District.

- Limiting the amount of impervious surfacing
- Increasing green infrastructure and reducing stormwater runoff
- The addition of new parks, open space, and community gardens
- The use of native and adaptive plant species

Mitigation Required by Existing Regulations

All development must comply with the regulations, goals, and standards applicable to the Heights District, including the following:

City of Vancouver

- Critical Areas Protection (VMC 20.740)
- Tree, Vegetation, and Soil Conservation (VMC 20.770)
- SEPA Regulations (VMC 20.790)
- Landscaping (VMC 20.925)

State and Federal

- NPDES permits
- Endangered Species Act (16 U.S.C. §1531 et seq.)
- Migratory Bird Treaty Act (16 U.S.C. §§ 703–712)
- Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d)