

5/9/2022
5/16/2022

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE approving the HQ Master Plan and Subdivision at Fisher's Quarry and associated VMC Title 20 text amendments; and providing for severability and an effective date.

WHEREAS, on February 22, 2022, a hearing was held before the Vancouver Planning Commission regarding the approval of the HQ Master Plan and Subdivision at Fisher's Quarry.

WHEREAS, on February 22, 2022, the Vancouver Planning Commission recommended approval to the City Council of the HQ Master Plan and Subdivision at Fisher's Quarry and Title 20 Text Amendments under File PRJ-165963/LUP-81596 with the following considerations:

1. Within the Design Guidelines, Green Building commitments be strengthened.
2. Development of a mutual letter of intent between the Applicant and C-Tran to serve the site as a key site within the transit network.
3. The Design Guidelines name specific transit and multimodal design incentives, including bifurcation of rent and parking costs.
4. Staff and the applicant team work together to strengthen Condition 10 to include safety as a top priority within development of the trail, prior to taking an updated recommendation to Council.

; and

WHEREAS, the master plan is consistent with the Comprehensive Plan, the Riverview Gateway Subarea Plan and the underlying zoning of the property.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings.

A. The Vancouver Planning Commission has found that all of the following criteria for approval of the master plan in the Riverview Gateway Plan District have been met, with conditions, as required by VMC 20.680.040.C:

1. Content. The Master Plan implements the Riverview Gateway Subarea Plan and the requirements of this chapter, and allows the adjacent quarry to implement the subarea plan, and the requirements of this chapter.
2. All applicable standards of Vancouver Municipal Code and other requirements are met.
3. There is or will be sufficient capacity in transportation system, and public sewer, water, police, fire and stormwater services to adequately serve all portions of the site at the time of development. Utilities should be placed underground to the fullest extent feasible.
4. Off-site impacts including noise, glare, and traffic are minimized to the extent practicable and as required under the Vancouver Municipal Code and Revised Code of Washington.
5. The Master Plan is consistent with the Riverview Gateway Design Guidelines or proposes standards that will achieve at least equal quality site development.
6. The Master Plan achieves the following objectives:
 - a. Capitalizes on the unique topography and view potential of the site.

- b. Establishes a built environment along 192nd Avenue that is in scale with the road and creates a gateway through use of distinctive architectural elements at major intersections.
- c. Establishes a built environment throughout the site that is urban rather than suburban in terms of building intensity, local street networks, and pedestrian amenities and activity. Drive-through uses shall be limited to within parking structures or building enclosures.
- d. Includes design standards that ensures quality development and creates a sense of place, and avoids building architecture defined by individual corporate brands.
- e. Reflects sustainable building and low impact development site planning principles and incorporates design standards to encourage energy efficiency, water conservation and waste reduction.
- f. Includes the following standards or equivalent alternatives sufficient to ensure an active, safe and interesting sidewalk and streetfront environment
 - 1. Buildings should be located adjacent to streets to the extent possible, with parking to the side or rear. Non-structured on-site parking and access drives shall account for no more than 35% of the major street frontage of any project. Alternative standards may be proposed for developments with multiple major street frontages, provided the overall objective of maximizing streetfront buildings is met to the fullest extent practicable;
 - 2. Surface parking areas shall include landscaping;
 - 3. Blank walls visible from pedestrian streetfronts are prohibited. Buildings adjacent to the streetfront shall include pedestrian entrances facing the street,

and at least 15% of the streetfront building facade shall be transparent, with the exception of light industrial uses;

4. To ensure human scale development and visual interest, larger buildings with front facades of 100 feet or longer shall include articulation or modulation of facades and rooflines

- g. Includes tree and landscaping standards that will create an attractive community and meets the City's Urban Forestry Management Plan overall target canopy goal of 28%.
- h. Includes parks and public natural areas, trails and recreational areas that meet the standards of the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan.
- i. Includes standards ensuring that at least 10% of residential units in the master plan area are affordable to moderate income households, as defined by RCW 84.14.
- j. Includes standards or legal agreements ensuring shared parking is utilized to the maximum extent practicable throughout the master plan area. The number of nonstructured parking spaces provided for individual uses shall be no less than indicated in VMC Table 20.945.070-2, Minimum Off-Street Vehicle Parking Requirements, and no more than 115 percent of that amount.
- k. Ensures that the environmental impacts of the master plan and subsequent development projects within it are disclosed consistent with SEPA review requirements, including a site-specific hydrogeologic analysis

1. Buildings proposed or allowed by the Master Plan shall mitigate visual impacts to the adjacent area, in balance with the Subarea Plan development vision. At minimum this shall require the following:
 1. Buildings in the western portion of Fisher Quarry designated Industrial by the Comprehensive Plan shall not exceed maximum height of 35-75 feet per VMC 20.430.040-1;
 2. Buildings of any height extending above the farthest visible shore of the Columbia River, as seen from the Overlook facility or the southeast corner of the Fisher Quarry bluff, shall:
 - a. Be located towards the southern portion of the quarries to the fullest extent practicable;
 - b. Be separated from one another such that the east-west coordinates of the portions of the buildings impacting river views are a minimum of 200 feet apart;
 - c. Be discouraged from extending above the farthest visible Oregon ridge line. Only one such building shall be permitted per quarry; and
 3. The Master Plan shall include an assessment of how buildings will prevent off-site glare impacts from direct or reflected light sources as required by VMC 20.935.D.

B. The information for the master plan has been submitted and approved, as required by VMC 20.680.040.B.

C. The Vancouver Planning Commission has found that all of the following criteria for approval of the Title 20 text amendments have been met as required by VMC 20.680.040.C:

Text amendments to the comprehensive plan or VMC Title 20 zoning standards shall demonstrate the following:

1. The proposal is consistent with applicable policies of the Vancouver strategic plan and comprehensive plan; and
2. The proposal is necessary to further the public interest based on present needs and conditions.

D. The HQ Master Plan and Subdivision at Fisher's Quarry and VMC Title 20 text amendment is consistent with the Comprehensive Plan, the Riverview Gateway Subarea Plan and the underlying zoning.

E. City Council hereby adopts the foregoing findings and the findings of the Vancouver Planning contained in the Findings, Conclusions, and Recommendation, with the amended conditions of approval as stated in the City Council staff report date April 20, 2022 which are hereby incorporated by reference, as its own.

Section 2. Legal Description.

The legal description of the lands referred to in this ordinance is as follows:

Parcels 126669000, 126941000, and 125830000 located in a portion of the northeast and northwest quarters of Section 7, Township 1 North, Range 3 East, Willamette Meridian, and Clark County, Washington.

Section 3. Approval Granted.

Based upon the foregoing findings, as well as the findings contained in Staff Report No. PRJ-165963/LUP-81596, which are hereby incorporated by reference, approval of the HQ Master

Plan and Subdivision at Fisher's Quarry and VMC Title 20 text amendments is hereby granted, with the conditions outlined in the City Council staff report amended conditions of approval as supported by the Vancouver Planning Commission Findings, Conclusions, and Recommendation, incorporated above by reference.

Section 4. Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder or the application of the provision to other persons or circumstances is not affected.

Section 5. Effective Date.

This ordinance shall take effect fifteen (15) days after passage and publication.

Read first time:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

Read second time:

PASSED by the following vote:

Ayes: Councilmembers

Nays: Councilmembers

Absent: Councilmembers

SIGNED this _____ day of _____, 2022.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE approving the concept development plan for the HQ Master Plan and Subdivision at Fisher's Quarry; and providing for severability and an effective date. The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).