

STAFF REPORT NO. 167-09

TO: Mayor and City Council
FROM: Pat McDonnell, City Manager

DATE: 11/23/09
12/7/09

Subject: Approval of the proposed Master Plan, Preliminary 21-block/lot subdivision; and Shoreline Substantial Development permits for development of the approximately 32-acre Columbia Waterfront, LLC site within the Columbia River Renaissance District of the Vancouver City Center Vision and Subarea Plan, and to recommend approval of the Shoreline Conditional Use Permits and Shoreline Variances to the Department of Ecology, Shorelands Division.

Objective: Approval to allow development of the site to proceed in compliance with applicable codes and the Vancouver City Center Vision and Planned Action Ordinance.

Present Situation: The overall development of the site may include up to 3,300 residential units, 253,000 square feet of retail space, 1,119,000 square feet of office space, and 160 hotel rooms. On November 10, 2009, the planning commission conducted a public hearing. After taking testimony, the planning commission voted unanimously to recommend approval of the applications as presented in the staff report, siting the findings, conclusions and conditions of approval. The commission did alter condition number 39 regarding building height restrictions, to match the language of the approved Development Agreement.

Advantage(s):

1. Approval will allow the applicants to proceed with development in accordance with applicable plans and code provisions.
2. The project will utilize currently vacant land within the urban center of Vancouver.
3. The development will create employment opportunities in the building and construction trades in the short term, and commercial and office employment in the long term.

Disadvantage(s): Development will require additional public services and may have an impact on the City. However, these impacts were considered in the review and adoption of the Planned Action Ordinance (M-3833, June 18, 2007) and the impacts anticipated from this development will not exceed the thresholds or mitigation measures.

Budget Impact: The budget impacts were extensively reviewed as part of the review of the Development Agreement approved October 19, 2009.

Action Requested:

1. On November 23, 2009, approve ordinance on first reading, setting date of second reading and public hearing for December 7, 2009.
2. On December 7, 2009, subject to second reading and public hearing, approve the ordinance, approving the Master Plan.

(see next page...)

3. On December 7, subject to approval of the ordinance, approve the Preliminary plat of the 21-block/lot subdivision; and Shoreline Substantial Development permits, and recommend to the Department of Ecology, Shorelands Division, approval of the Shoreline Conditional Use Permits and Shoreline Variances.

Attachments:

- Applicant's Master Plan Application dated June 2009
- Applicant's Conceptual Design Guidelines dated June 2009
- Plans (24 by 36 inch)
- Planning commission Staff Report with exhibits, as amended by planning commission on November 10, 2009
- Planning commission minutes of November 10, 2009 (to come)
- Ordinance

A9111601/PM:JW:MW

This staff report references the terms and conditions of the request for approval. Any document referred to herein and that are not attached may be reviewed prior to the City Council meeting in the office of the City Manager. Documents may be reviewed following scheduled Council meetings in the office of Central Records, 202 East Mill Plain Boulevard. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday.