



MEMORANDUM

DATE: September 12, 2023

TO: Chair Ledell and Planning Commission members
CC: Rebecca Kennedy, Deputy Director, Community Development Department

FROM: Mark Person, Senior Planner, Community Development Department
Joana Filgueiras, Real Estate Project Manager, Economic Prosperity and Housing

RE: **Proposed Revised Vancouver Innovation Center Master Plan and Development Agreement**

SUBJECT SITE

The Vancouver Innovation Center (VIC) encompasses approximately 179 acres and is located at 8110 SE 34th Street. The site consists of parcels 986060362, 986056494, 126455000, and 126816000 within the NE, NW, SW, and SE ¼ of Section 6, Township 1N, Range 3E of the Willamette Meridian.

The site is located among single family neighborhoods on three sides. SE 34th Street, a four-lane arterial road with a center landscaped median, forms the southern edge of the site and the main access point, and is served by the C-Tran #37 bus with 15-minute peak hour service intervals to downtown and the Fisher's Landing Transit center. Below 34th Street are master planned single-family subdivisions, and the Fisher's Landing Elementary School. SE 176th Avenue, a two-lane collector road, forms the western edge of the rezone site, and west of that are additional master planned single family subdivisions. Single family development is also north of the rezone site, but without any separating roadway. To the east the site is bounded by 192nd Avenue and Fisher's Creek. Beyond the creek to the east is a commercial development consisting of a tire store, bank and offices.

The site is located within the Fisher's Landing East Neighborhood Association. The Fisher's Creek Neighborhood Association is directly south of 34th Street.

The 179-acre rezone site was originally developed by Hewlett-Packard prior to annexation to Vancouver in 1997 and was sold to S-E Incorporated in 2009. New Blueprint Partners purchased the site in 2020. The approximately 47-acre light industrial building complex encompasses approximately 715,000 square feet in six linked buildings, surrounded by approximately 2,100 surface parking stalls. The building complex is approximately 80 percent leased, up from 50 percent leased when the development was first proposed, according to the applicant. Since acquiring the site, the applicant has made substantial upgrades to the existing

buildings that include energy efficiency and modernization. Most of the undeveloped portion of the rezone is grasslands, except for the northeast area which remains heavily forested.

PREVIOUS ZONE CHANGE AND EXISTING MASTER PLAN APPROVAL

VMC 20.285 assigns the Vancouver Planning Commission as the review body for Mixed-Use Master Plans greater than 25 acres in size, and Development Agreements accompanying any proposal already before the Commission. The Planning Commission purview is limited to land use matters; budgetary decisions are solely the purview of the City Council. Planning Commission recommendations are forwarded to the Vancouver City Council for further public hearing review and final decision.

The Planning Commission reviewed and recommended approval of the zone change from IL to MX and associated master plan in 2020 and 2021. The proposal was reviewed at six Planning Commission public workshops and approval recommended to the City Council at a public hearing on July 6, 2021. The City Council approved the master plan, zone change and development agreement at a public hearing on August 16, 2021.

The existing master plan and development agreement anticipates 600,000 to 860,000 square feet of new employment buildings and up to 1,200 residential units. Under the existing master plan, the applicant received land use and engineering approval for a 200,981 square foot industrial building north of the existing building onsite.

As part of the new proposed master plan revision and development agreement update, the applicant held two online open houses open to the community, one on January 30th, 2023, and one on January 31, 2023.

PROPOSED MASTER PLAN REVISIONS

The applicant requests the following changes to the master plan:

- Central loop/ring road configuration change
- Town center is now a commercial corridor
- Revised Land Use Areas
- Increased density and the elimination of detached single-family residential
- Consolidated Residential Areas
- Updated Phasing
- Hotel and community center allowed as a Type II instead of Type III CUP application
- Updated Design Guidelines

Land Use Allocation	Existing Master Plan (acres)	Proposed Master Plan (acres)
School	20	20
Open Space	19.1	24 - (13.7 in the forested tract plus 10.3 within LUAs)
Light Industrial/Employment	67.2	74.13

Residential	30.4	38.12
Mixed use	31.9	33.15
Right-of-way	10.5	Incorporated into LUAs

As part of the master plan revision and development agreement update, the applicant held two online open houses, one on January 30th, 2023, and one on January 31, 2023.

Section 7 of the development agreement outlines the process for revisions. The proposed changes are subject to a major revision and subject to a Type IV process. This application is only for revision to the master plan and associated development agreement. No changes to zoning or the comprehensive plan are proposed.

The revised master plan proposes a minimum of 600,000 square feet of employment use and up to 1,800 residential units. Applicant has agreed to include 20% affordable units at 80% AMI.

ALIGNMENT WITH EXISTING POLICY GUIDANCE

Climate Action Framework

- Strategy TLU-1. Create neighborhoods that support clean modes of transportation
 - Action #1 – Mixed-use, transit-oriented development
 - Action #2 – Sustainable neighborhood-scale development
 - Action #3 – Diversified housing options
 - Action #4 – Concentrated development along retail and commercial corridors

Compliance with the Interim Green Building Policy

- LEED for Neighborhood Development Gold standard or equivalent
 - Certification not required, only that the proposal shows equivalency

The Master Plan outlines sustainability initiatives that extend beyond code mandates, aligning with the City's objective of reducing Greenhouse Gas emissions. A comprehensive Sustainability Plan will be submitted to the Planning Commission prior to the workshop on September 26, 2023.

Alignment with the [Strategic Plan](#)

- Livability
- Equity and Inclusion
- Innovation
- Sustainability & Resiliency
- Trust & Relationships

MIXED USE MASTER PLAN APPROVAL CRITERIA

Approval Criteria ([VMC 20.430.060.C.3.a.2](#))

2. *Approval Criteria and Zoning. proposed Mixed Use Master Plans 25 acres or larger in size shall be reviewed as Type IV application by the Planning Commission. Proposals less than 25 acres shall be reviewed as Type IV applications by the Hearings Examiner. Approvals, or approval with conditions shall be granted upon findings that:*

- a. *The Master Plan and associated conditions of approval ensure future development will meet all applicable criteria of this chapter; and*
- b. *The proposal complies with applicable rezone criteria of VMC [20.285.080](#); and*
- c. *There is or will be sufficient capacity within the transportation system and public sewer, water, police, fire, and stormwater services to adequately serve all portions of the site at the time of development; and*
- d. *A change in circumstances has occurred since existing zoning designations at the site were originally adopted. For the purposes of a multiple building mixed use plan only, compliance with the development standards of VMC [20.430.060C2](#) and the applicable Comprehensive Plan policies shall be sufficient to demonstrate that a change in circumstances has occurred.*

Also:

The multiple building mixed use sites standards of VMC [20.430.060.C.2](#) shall apply unless otherwise noted in the development agreement.

VMC 20.430.060.D. Adjustment to Numerical Standards – Single Building and Mixed Use Sites Numerical standards contained in this chapter may be adjusted by up to 25% if a clear demonstration is provided that the proposed mixed use development with the adjustment would fully comply with the purpose statement and all other applicable standards of this chapter, and that the proposal would clearly not be able to comply with those standards without the proposed adjustments.

VMC 20.430.060.E. Incentives – Single Building and Mixed Use Sites Traffic impact fees for mixed use developments shall be reduced to account for internal trips between uses on the site or building as demonstrated by an approved traffic study.

Subsequent applications for development within the master plan will be reviewed under the procedures outlined in VMC [20.210](#), in most cases a Type II Site Plan.

Staff is seeking Planning Commission's input on the updated master plan concept.

VIC Master Plan and DA Revision

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Next Steps:

- September 26, Planning Commission Workshop
- October 10, Planning Commission Workshop
- November 14, Planning Commission Workshop (if needed)
- December 12, Tentative Planning Commission Public Hearing

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Attachment(s):

1. Proposed Revised Master Plan
2. Existing Master Plan Map
3. Applicant Narrative
4. Revised Traffic Impact Analysis
5. Applicant Sustainability Goals
6. VIC Renderings
7. [City Council Materials from August 16, 2021 Public Hearing](#)