

Proposed Burnt Bridge Creek West Zoning Map Designation Change

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Vancouver Planning Workshop

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Development

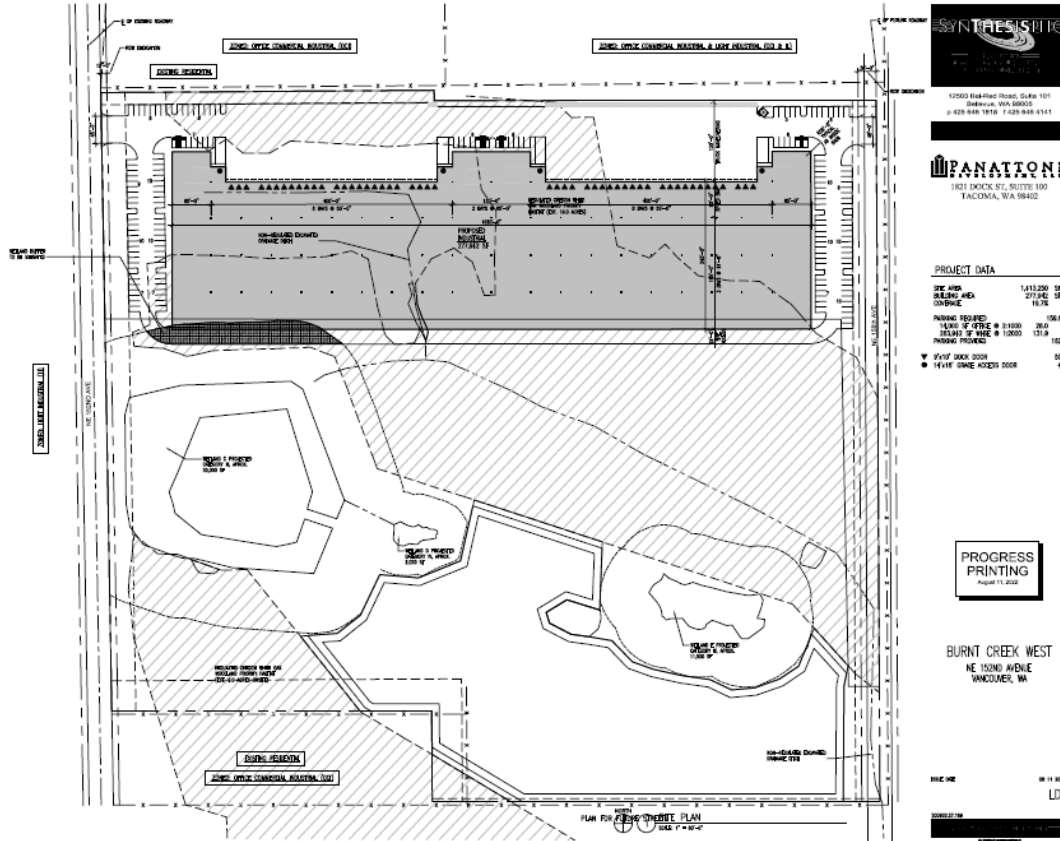
Presentation Overview

- Proposal review – Standalone rezone from OCI to IL in order to allow future development of 275,000 square foot warehouse in northern portion of 33-acre property at 6103 NE 152nd Avenue
- Citywide Warehouse Moratorium Background
- Questions & discussion to identify issues or information to address at April 11 Planning Commission public hearing

BBC West rezone proposal – OCI to IL on 33 acres



Anticipated Development – 275,000 s.f. warehouse



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PROJECT DATA

SITE AREA	1,413,200 SF
BUILDING AREA	275,000 SF
COVERAGE	19.5%
PARKING REQUIRED	106.8
NUMBER OF SPACES @ 21000	5.1
NUMBER OF SPACES @ 10000	10.7
PARKING PROVIDED	100
▼ 14'x17' DRIVE DOOR	10
● 14'x17' DRIVE ACCESS DOOR	4

PROGRESS PRINTING
 August 11, 2020

BURNT CREEK WEST
 NE 120TH AVENUE
 VANCOUVER, WA

SHEET NO. 08 OF 008
 LD1

Application

- Standalone rezone proposals must be more consistent than existing zoning with the City Strategic and Comprehensive Plans, and must demonstrate a change in circumstances. They are not subject to Annual Review timing limits.
- Application argues the proposal offers more flexibility to meet overall industrial goals, will provide 200-300 jobs and help meet current consumer needs, and will provide fiscal benefits

Warehouse Moratorium

- Citywide moratorium adopted December 2022 with amendments to prohibit development of new warehouse facilities of 250,000 square feet or more, with exceptions for Port of Vancouver facilities, and for any warehouses that exclusively store goods intended for the traded sector.
- Scheduled to expire in June 2023, with one-six month extension envisioned to December 2023.

Warehouse Moratorium - Rationale

- Rapid recent increase nationally and locally in very large warehouse development associated with E-commerce. Vancouver currently reviewing eight warehouse proposals totaling over 3 million building square feet, on lands encompassing approximately 14% of citywide long-term industrial supply.
- Concerns over efficient use of land, traffic, climate, and other impacts

Warehouse Moratorium – Rationale (cont.)

- Size and scale of current warehouse development not anticipated when IL zones established.
- Acknowledgement that warehousing important for consumer shopping.
- Future permanent City regulations do not anticipate prohibition, but potentially provisions for appropriate locations, mitigation of impacts, requirements to allow adaptive reuse, or other considerations not currently in City code.

Next Steps

- April 11 Planning Commission public hearing. Staff anticipates recommending denial of rezone as premature given existing moratorium, and pending economic analysis as part of Comprehensive Plan update.
- Council review not yet scheduled

Questions and Discussion

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