

APPENDIX J

PRE-APPLICATION CONFERENCE REPORT

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3 **December 1, 2022 Pre-Application Conference Summary**
4 **Vancouver Innovation Center – Revised Mixed Use Master**
5 **Plan and Development Agreement**
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7 **Project Description:** Proposed revision of Mixed Use Master Plan and Development
8 Agreement approved on 176-acre site in 2021. Future
9 development proposals will require site plan and/or land
10 division review.

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12 **Site Location:** 8110 SE 34th , Tax Lot #s 126455000, 126816000
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14 **Applicant:** The VIC Building Owner c/o Jennifer Rabina, represented by
15 DOWL c/o Jessica Herceg, jherceg@dowl.com
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17 **Property Owner:** The VIC Building Owner
18 505 Fifth Avenue
19 New York, NY 10017
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21 **Case Manager:** Chad Eiken, Director, City of Vancouver Community
22 Development Department, (360) [487-7882](tel:487-7882),
23 Chad.Eiken@cityofvancouver.us; and Bryan Snodgrass, Principal
24 Planner, (360) 487-7946, bryan.snodgrass@cityofvancouver.us
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27 **Neighborhood Association(s):** Fisher’s Landing East and Fisher’s Creek

28 **PROCEDURAL NOTE**

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30 The comments provided are preliminary and intended only to assist the applicant in identifying
31 pertinent issues regarding general City of Vancouver requirements as of the date of the pre-
32 application conference. These comments are based on a preliminary review of the information
33 presented and/or available at the time of the pre-application conference. Any changes to the
34 proposal after the meeting date may void comments made in this report. These comments are in
35 no way implied or intended to be final in their nature or inclusive of all City regulations and
36 requirements that may apply.
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38 **GENERAL SITE INFORMATION:**

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40 **Size of Site:** Approximately 176 acres
41 **Existing Vegetation:** trees and grasslands
42 **Existing Structures:** Six connected buildings in the middle of site encompassing
43 approximately 700,000 square feet constructed by original owners
44 Hewlett Packard for research and construction of consumer
45 electronics.
46 **Adjacent Land Uses:** Primarily single family residential neighborhoods. North of the site
47 are the Clearmeadows and Fisher’s Grove subdivisions zoned R-9;
48 to the west across 176th Avenue, a two lane road, are the Firs and
49 Heritage Reserve subdivisions, also zoned R-9. To south across
50 34th Street, a four land road with a median, are the Village Vista
51 and Hiddenbrook subdivisions, also zoned R-9, as well as Fisher’s
52 Landing Elementary School. The property is bounded on the east
53 by Fishers Creek and above that by SE 192nd Avenue. Across
54 Fishers Creek is the Riverstone commercial development including
55 a Les Schwab tire dealership, a drive-through bank branch, and a
56 two-story office building, zoned CC. Across 192nd Avenue is
57 undeveloped City-owned property used for stormwater purposes.
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59 **Topography:** Flat
60 **Fill:** None known.
61 **Geologic Hazards:** No mapping indicators.
62 **Archaeology:** Level B low probability, entire parcel
63 **Priority Habits or Species:** No mapping indicators.
64 **Drainage Basin:** Columbia Slope
65 **Soils:** LgB, H1A, H1B
66 **Access Roads:** SE 34th Street, 176th and 192nd Avenues
67 **Traffic Impact Fee Area:** Cascade
68 **Park Impact Fee District:** District C
69 **Schools:** Fisher’s Landing Elementary, Shalala Middle and Mt. View High
70 Schools in the Evergreen School District
71 **Sewer:** City of Vancouver
72 **Water District:** City of Vancouver
73 **Fire Service:** City of Vancouver
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INITIAL STAFF REVIEW OF COMPLIANCE ISSUES:

The December 1 pre-application meeting was held via Microsoft Teams teleconference and attended by Chad Eiken, Rebecca Kennedy, Patrick Quinton, Dave Perlick, Julie Hannon, Monica Tubberville, Terry Snyder, Charles Ray, Kate Drennan, Emily Benoit, Greg Turner, Mark Person, Ryan Lopossa, Becky Coutinho, and Bryan Snodgrass. The applicant team was represented by Marc Esrig, Jennifer Rabina, Ian Klein, Pedro Polanco, Steve Horenstein, Maren Calvert, Steven Garcia, Riley MacPhee, Dana Wu, Chris Brehmer, Matthew Dolan, Read Stapleton, and Jessica Herceg. Fisher’s Land East and Fisher’s Creek Neighborhood Association representatives were notified of the meeting but did not attend.

Chad Eiken and Bryan Snodgrass gave opening remarks on overall City hopes and expectations for the proposal, and general schedule and review process, emphasizing likely support for the proposed amendment and it’s potential to improve on the existing plans, as well as the need procedurally to have the various issues involved clarified and resolved prior to City workshops and hearings.

Jennifer Rabina summarized the proposal, noting that changes to the approved Master Plan and Development Agreement were sought to address new market opportunities, with more open space and higher residential densities overall. Steven Garcia described the open space network in more detail.

The applicant team asked whether changes to include public road rights-of-way as part of the acreage total within the Land Use Areas in which they appear was acceptable, and whether the tree canopy plan could rely on a site wide tree count as opposed to being graphically depicted on individual sites. City staff indicated that both were acceptable.

City staff discussed various substantive issues that should be addressed in the application. The application should demonstrate compliance with the City Council’s Interim Green Building Policy, and the additional 600 additional housing units proposed relative to the existing Master Plan should all be affordable, half at the 60% and half at the 80% AMI level. The application should also include updated renderings showing how the increased residential density will appear near the site perimeter, particularly the north and west edges. The application should provide details about what is envisioned in and around the proposed plaza in the southeast portion of the site, and how the forested tract park in the northeast will be integrated into the Master Plan.

The group acknowledged that there was ongoing communication on parks issues. City staff indicated their appreciation for the applicant’s willingness to extend the letter of intent, and highlighted the importance of integrating the park into the full site. City Staff indicated that all major Park issues will need to be appropriately resolved prior to scheduling workshops or hearings with the Planning Commission or City Council.

120 Ryan Lopossa discussed transportation issues, including the SE 34th Street Safety & Mobility
121 Project, and recent discussion with Chris Bremmer about the traffic study needed for the revised
122 VIC Master Plan and D.A., including trip generation and distribution, and impacts to the existing
123 transportation system. The study should examine all of the transportation mitigations identified
124 in the previous approval to ensure they are still applicable. The study should provide information
125 in terms of the timing of both the onsite transportation improvements and the off-site mitigation.
126 The study should also be closely coordinated with the analysis and work contemplated by the
127 City's SE 34th Street Safety & Mobility project. Lopossa noted that the proposed VIC internal
128 network was acceptable, but the application should indicate how it will be implemented. Read
129 Stapleton noted that there had been some changes with the street sections, which City staff
130 indicated they would review and respond to.

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132 The applicant team and City staff discussed public outreach. Steve Horenstein noted that the
133 applicants envisioned a mid-January meeting which City staff should attend as well.

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