



HQ Master Plan & Subdivision

Vancouver Planning Commission Presentation

February 22, 2022

Our Team

These team members are present tonight – but many, many more!

- Hurley Development
 - Ryan Hurley – Owner/Developer
 - Scot Brantley – Hurley Senior Project Manager
- Otak
 - Li Alligood, AICP, LEED ND AP – Land Use Planner
 - Tim Leavitt, PE – Civil Engineer
 - Steve Dixon, PLA – Urban Designer
- Mackenzie
 - Brent Ahrends, PE – Traffic Engineer
 - Janet Jones, PE – Traffic Engineer

Project History

Decades of Planning

- 2009: Riverview Gateway Subarea Plan adopted
- 2020: Hurley and Otak begin conceptual design work on the site
- 2020: Cadman ceases mining on the property and begins reclamation work
 - Approved reclamation permits included removal of the berm at the northwest corner of the site
- 2021: Hurley purchases the site
- September 2021: Hurley hosted a neighborhood meeting to share the Master Plan concept with the community
- June 2021: HQ Master Plan application submitted to the City
- Summer 2022: Anticipated Master Plan approval
- Ongoing: Hurley coordination with adjacent neighborhood associations

HQ Master Plan

Design Considerations

- Riverview Gateway Subarea Plan concepts
- Adopted infrastructure plans
- Required RGX zone use allocations
- Open space and connectivity
- Parking requirements and location
- Building construction type and cost
- Minimum FAR requirements
- Vehicular access requirements

HQ Master Plan

Master Plan



HQ Master Plan

Other Considerations

- Economic benefits of various uses/tenants
- Smart City technology
- Vancouver Parks & Recreation requirements

Key Public Comments & Concerns

Submitted through February 15, 2022

- North Ridge/Lot 30 development
 - Hurley has revised the development concept from multifamily to 12 single-family dwellings, a landscaped buffer, and a public trail and viewpoint
 - Fisher's Creek Neighborhood Association and Hiddenbrook Terrace Community Association have submitted a letter of support for the new concept
- Trail from North Ridge to the quarry floor
 - Residents of the HQ master plan development and the larger neighborhood association and community will have access to a robust network of trails within the HQ master plan area
 - An owner's association will be established to oversee the use of the trails within the development and identify/manage any unsafe behavior
- Traffic and public transit
 - The project's traffic engineer has provided an analysis and recommended mitigation for increased traffic
 - Public transit does not serve this area; per comments from C-Tran, The Current will provide on-demand transit service 0.25 miles east of the project area (at the Camas city limits)

Request

- Recommend approval of the HQ Master Plan and Subdivision

Thank You!