

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

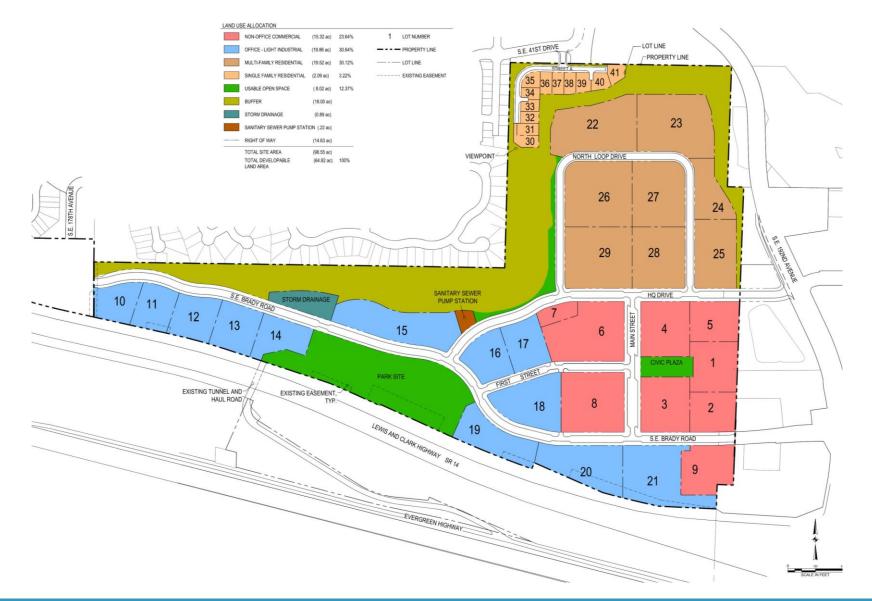


Design Considerations

- 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



Land Use Allocations





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 ondemand 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!