

SE 192nd Avenue Comprehensive Plan Amendment and Zone Change

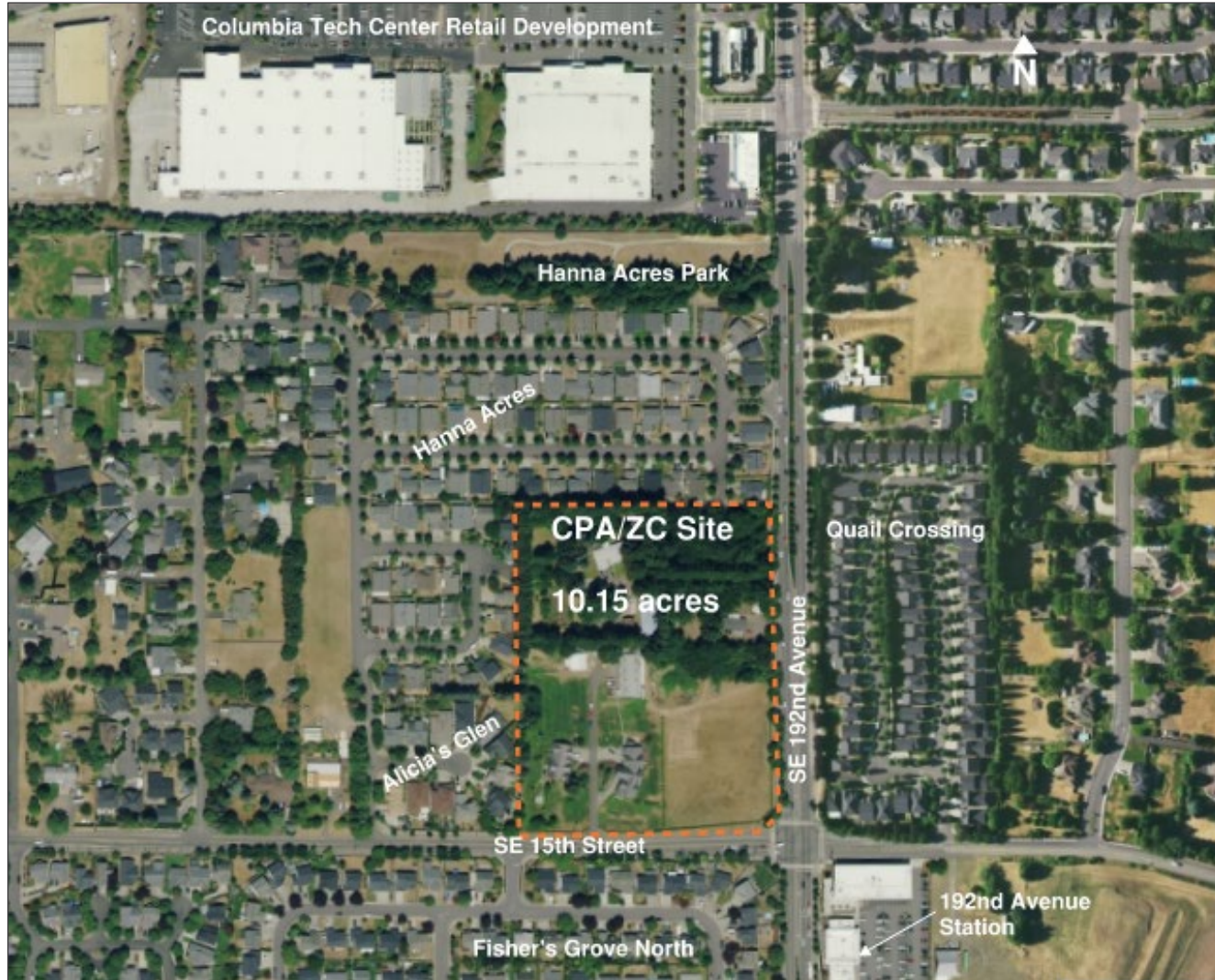
PRJ-168777 / LUP-83484

City of Vancouver Planning Commission

October 24, 2023



INTRODUCTION



Applicant

Vance Development

Consultant Team



CONSISTENCY WITH REVISED CODE OF WASHINGTON

Planning Goals (RCW 36.70A.020)	Response
1. Urban Growth	<ul style="list-style-type: none">• Promotes development in an area with urban services, adjacent to transit, employment, education and recreation• Promotes infill development near urban centers reducing pressure on rural lands• Development utilizes and supports adjacent multi-modal transportation network through improvements and use.• Increases quantity and variety of housing types• Provides market rate and affordable housing units• Location has adequate facilities and services to accommodate additional housing.
2. Reduce Sprawl	
3. Transportation	
4. Housing	
12. Public Facilities and Services	

CONSISTENCY WITH WASHINGTON ADMINISTRATIVE CODE

Urban Growth Areas and Countywide Planning Policies	Response
Urban Density (WAC 365-196-300)	<ul style="list-style-type: none">• Expand variety of and capacity for housing• Rezone will result in approximately 153-166 additional housing units
Land Use Element (WAC 365-196-405)	<ul style="list-style-type: none">• Housing for a broader range of income levels• Affordable housing commitments
Housing Element (WAC 365-196-410)	<ul style="list-style-type: none">• Locates higher intensity residential adjacent to urban services, transit and other multi-modal facilities• Existing transportation system can support the proposed zone change
Transportation Element (WAC 360-196-430)	<ul style="list-style-type: none">• Site design commitments will complement development

NEW LEGISLATION OR POLICIES SHAPING GROWTH

New Legislation / Policy	General Policy Goal
House Bill 1220	Increase middle-housing production with parameters based upon city size and location.
House Bill 1181	Adds a climate goal to GMA, requiring local plans to include climate element in update.
House Bill 1110	Amends GMA to require fully planning cities to “plan for and accommodate” housing to all income levels.
Housing Action Plan	Sets targets for housing to address deficit and projected need.
Climate Action Framework	Reduce GHG over time and achieve carbon neutrality
Affordable Housing Fund	Levy renewed by voters in 2023 for preservation, development of affordable housing and rent assistance.

KEY APPROVAL CRITERIA

VMC 20.285.050 Approval Criteria

How the proposal is more consistent than the existing designation with applicable policies of the **Vancouver Strategic Plan** and **Comprehensive Plan**?

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Elements and Associated Policies	Response
<p>Community Development (Chapter 1)</p> <ul style="list-style-type: none"> • CD-1 Citywide land supplies • CD-2 Efficient development patterns • CD-3 Infill and redevelopment • CD-6 Neighborhood Livability • CD-9 Compatible uses • CD-10 Complementary Uses 	<ul style="list-style-type: none"> • Rezone responds directly to City’s strategy to increase housing development • Increases variety of housing options at a broader range of affordability levels • Proximity to urban services supports efficient infill development • Site design commitments will provide transition between site and existing neighborhoods
<p>Housing (Chapter 3)</p> <ul style="list-style-type: none"> • H-1 Housing options • H-4 Innovative zoning • H-5 Housing placement near services and centers 	<ul style="list-style-type: none"> • Wider variety of housing types and price points • Affordable housing commitment • Adjacency/walkability to services
<p>Public Facilities and Services (Chapter 5)</p> <ul style="list-style-type: none"> • PFS-1 Service availability • PFS-2 Service standards • PFS-4 Transportation system 	<ul style="list-style-type: none"> • TIA demonstrated level of service standards are met, • Increased eastbound left turn lane storage at 192nd/15th • No safety-based mitigation identified.

CONSISTENCY WITH THE STRATEGIC PLAN

Goals	Response
<p>Goal 1, Objective 1.1 Develop and maintain a safe, balanced and innovative transportation system that will meet the needs of future generations.</p>	<p>The existing, multi-modal transportation system can support the requested change. Future site development will yield additional roadway improvements along SE 15th Street.</p>
<p>Goal 6, Objective 6.1 Support a strong, active neighborhood program that enhances livability and community connections.</p>	<p>Proposal will increase housing supply, create diversity in housing options and will provide affordable housing units in an urban area equipped with services including transportation, utilities, employment, retail, education and recreation.</p>

KEY APPROVAL CRITERIA

Approval Criteria (VMC 20.285.050)	Response
<p>How the proposal is more consistent than the existing designation with each of the following objectives, as applicable:</p>	
<ul style="list-style-type: none"> Encourage more intensive development to locate in major urban centers and corridors...Encourage development of distinct neighborhoods served by commercial nodes and discourage urban sprawl and strip commercial development. 	<p>SE 192nd Avenue is a major corridor with a variety of urban services which support high-density residential. Increased housing capacity in the area supports housing and climate goals adopted by the City in response to current conditions.</p>
<ul style="list-style-type: none"> Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities. 	<p>The site is adjacent to SE 192nd Avenue, a high-intensity transit corridor with a variety of services. Multi-modal transportation network and public transit will provide means to connect with services.</p>
<ul style="list-style-type: none"> Provide adequate provision of transportation, water, sewer and other public services. 	<p>Facilities and services can support the requested zone change. Impact fees and SDCs will be paid.</p>

KEY APPROVAL CRITERIA

Approval Criteria (VMC 20.285.050)	Response
<ul style="list-style-type: none"> • Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements and landscaping. 	<ul style="list-style-type: none"> • High-density residential is consistent with urban setting adjacent to SE 192nd Avenue corridor. • Site development commitments in support of existing single family detached residential.
<ul style="list-style-type: none"> • Provide for the formation and enhancement of neighborhoods and communities. 	<ul style="list-style-type: none"> • Increased housing will support existing and future businesses in the vicinity, • Frontage improvements (including sidewalks and bike lanes) will benefit all • Add diversity of both housing variety and cost of housing
<ul style="list-style-type: none"> • Provide affordable or below-market rate housing opportunities. 	<ul style="list-style-type: none"> • Housing diversity will support broader range of income levels • 5% of housing units to be rented at 80% AMI

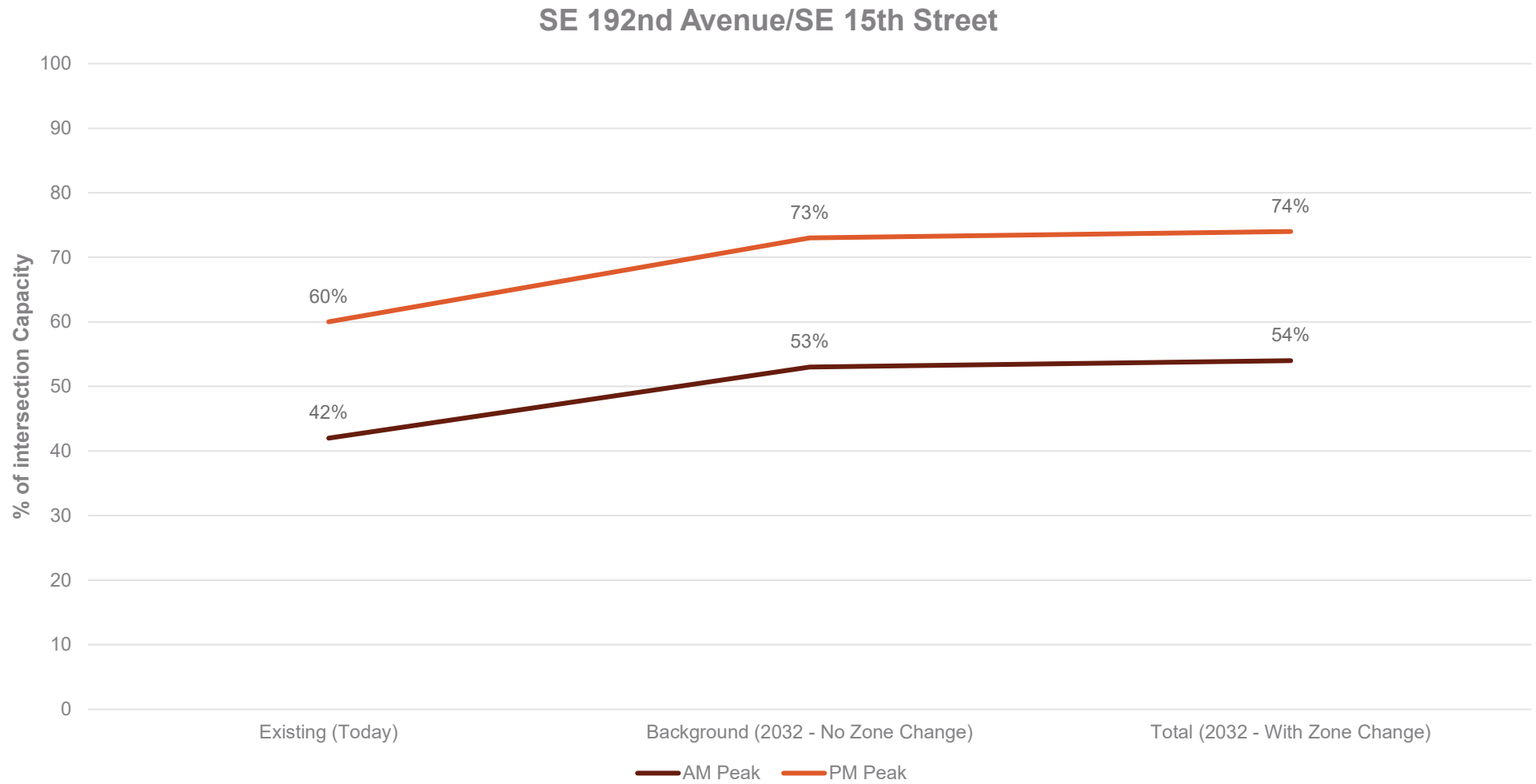
Questions?



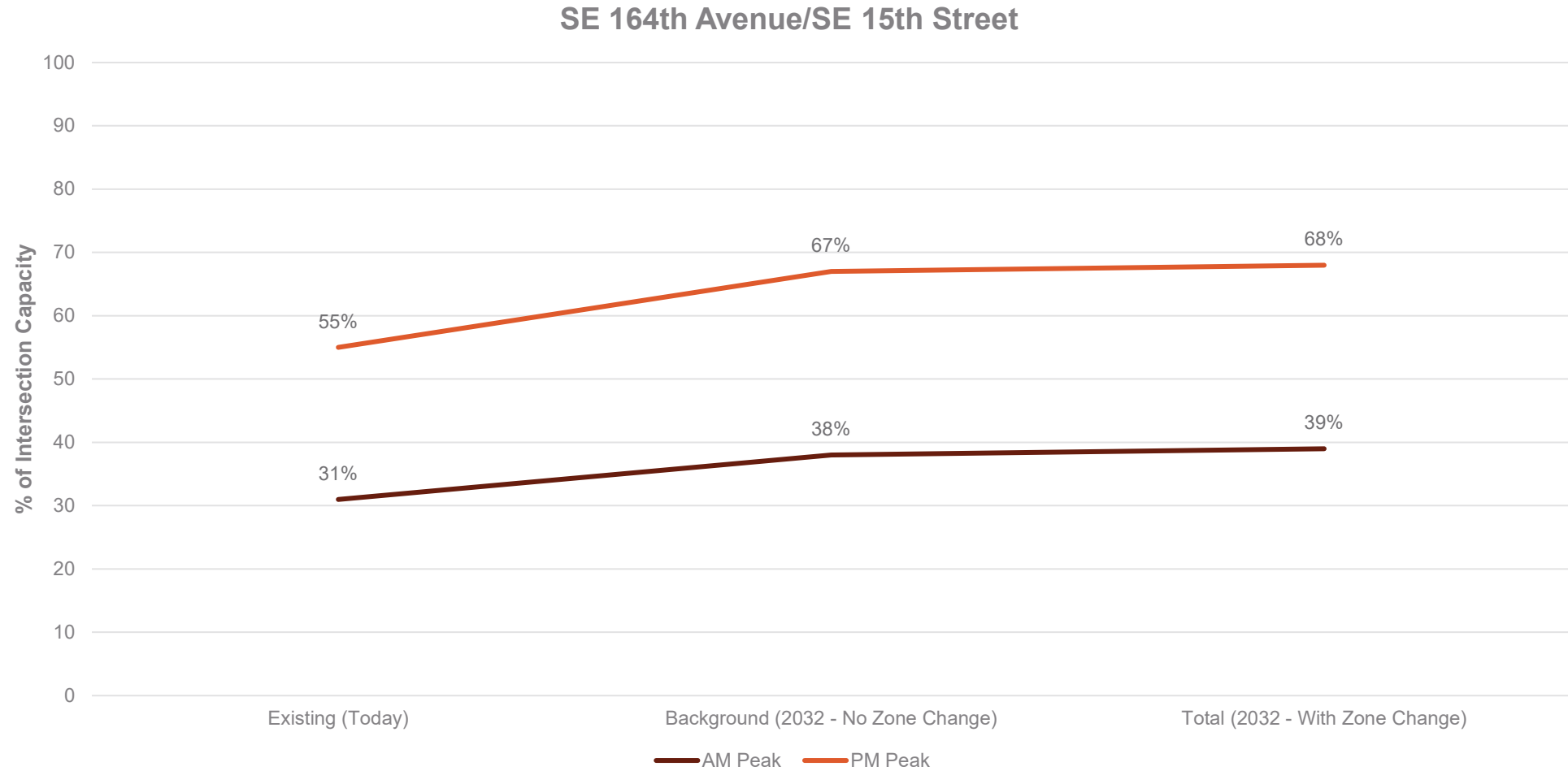
TRAFFIC STUDY

- Traffic study was prepared for previous R-30 zone change proposal in August 2023, and updated to current R-22 zone change proposal in October 2023
- Increase in trips compared to existing R-6 zoning (less than 1 trip per minute):
 - 947 daily trips
 - 46 trips during the weekday AM peak hour
 - 55 trips during the weekday PM peak hour
- Surrounding intersections continue to meet City operational standards with the addition of these trips:
 - Project increases volume-to-capacity (V/C) ratio by approx. 1%
 - Eastbound left-turn queue on 15th Street approaching 192nd Avenue exceeds available storage. Traffic study recommends extending the turn lane to 175 feet.

TRAFFIC STUDY

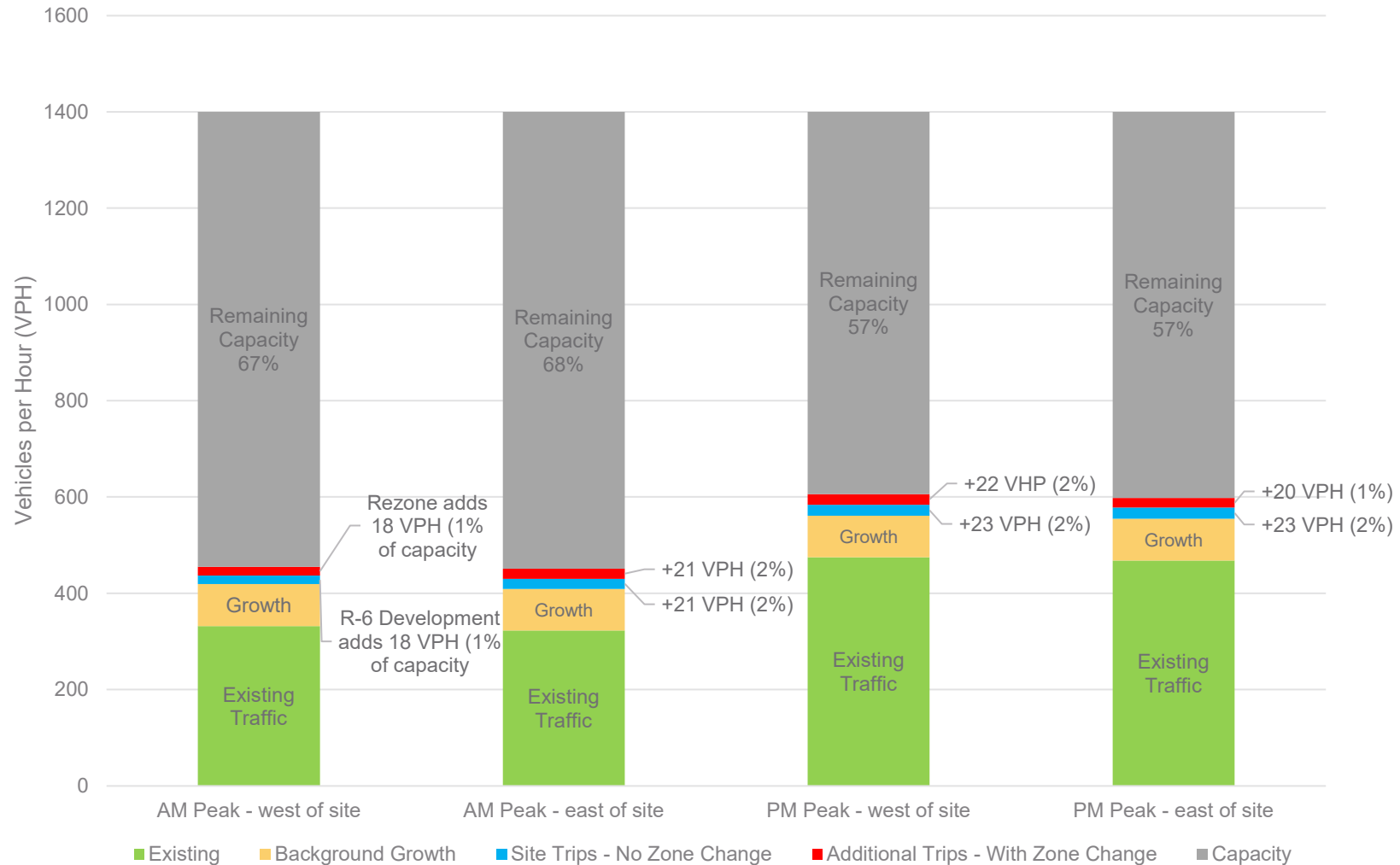


TRAFFIC STUDY



TRAFFIC STUDY

15th Street Capacity – between 164th Avenue and 192nd Avenue



TRAFFIC STUDY

- Traffic study included crash analysis of study intersections
- We heard concern of neighbors and requested 10 years of crash data along the entire corridor of SE 15th Street between 164th Avenue and 192nd Avenue:
 - 35 total crashes were reported (average of 3.5 crashes per year)
 - 4 crashes involved a bicycle or pedestrian
 - 3 occurred at the traffic signal at 164th Avenue, and 1 occurred at an unsignalized driveway
 - Since then, the City has restriped corridor to add buffered bike lanes where feasible
- No safety-based improvements were identified based on review of crash history
- Site development will provide sidewalks, buffered bike lane and lighting along frontage
- City's draft TSP identifies a long-term project to complete buffered bike lane and sidewalk infill along 15th Street

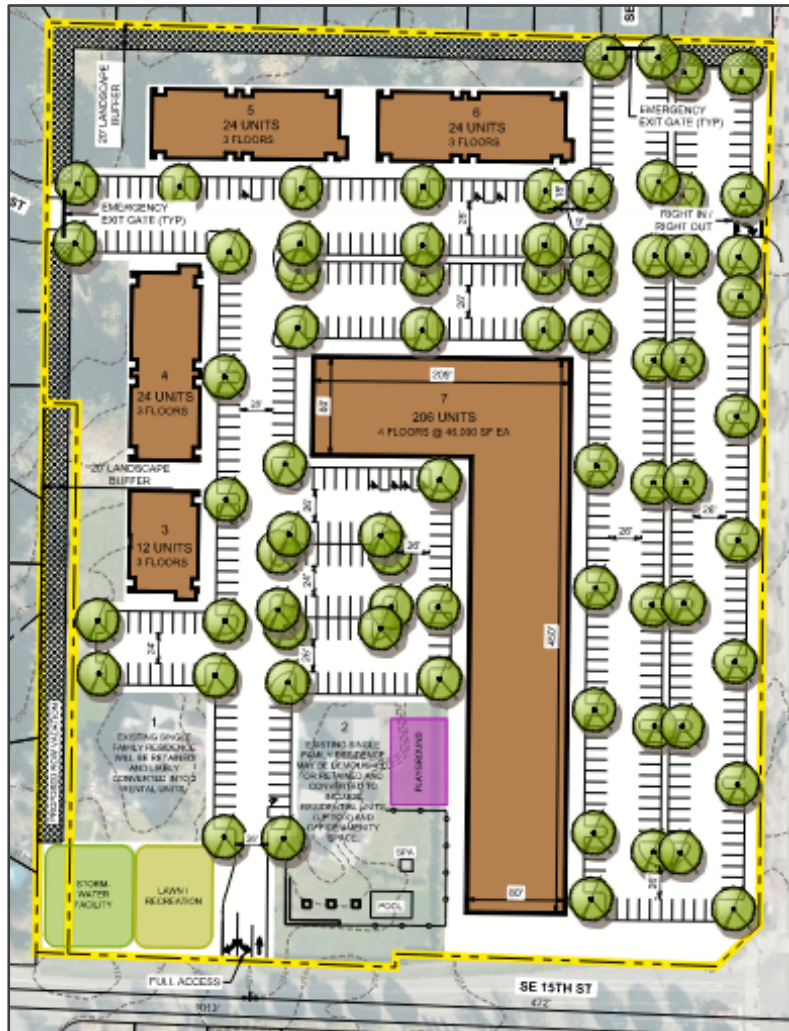
NEIGHBORHOOD OUTREACH

- Canvassed neighborhood May - September.
 - Contact made with all abutting properties.
 - Knocked on doors in neighborhoods to the west and north.
- Applicant facilitated two well attended neighborhood meetings held at Hanna Acres Park September 13th and 28th.
 - Flyers advertising the meetings were left on 150 homes around site.
- Applicant and consultant team have received and responded to emails from the public throughout the process.
- Applicant is offering additional engagement with adjacent homeowner's associations.
- Applicant provided R-22 alternative proposal materials to approximately 30 interested citizens.

WHAT WE HEARD

CONCEPTUAL SITE PLAN REVISIONS R-30 VS. R-22

R-30: 3 and 4 story buildings



R-22: 2 and 3 story buildings



EXISTING R-6 ZONING VS. PROPOSED R-22 ZONING

	R-6 Existing Zoning	R-22 Proposed Zoning	Development Agreement Commitments
Building Height	35 feet (2-3 stories)	50 feet (4 stories)	Approx. 30-40 feet (2 - 3 stories)
Side / Rear Yard Setbacks	5 feet	5 feet	35 feet adjacent to existing residential
Front Yard Setback	10 feet	10 feet	10 feet
Maximum Lot Coverage	50%	50%	50%
Minimum Landscaping Requirement	10% of total net lot area	10% of total net lot area	10% of total net lot area AND a commitment to provide a 20-foot landscape buffer and preservation of existing trees adjacent to existing residential to the north and west.
Minimum Off-Street Parking	1 per lot	0.75 per unit	1.75-1.9 per unit anticipated

VANCE DEVELOPMENT SIMILAR BUILDINGS RECENTLY FINISHED CONSTRUCTION



VANCE DEVELOPMENT SIMILAR BUILDINGS RECENTLY FINISHED CONSTRUCTION



PREVIOUS DEVELOPMENTS WILSONVILLE, OR



PREVIOUS DEVELOPMENTS VANCOUVER, WA



NEARBY APARTMENTS ADJACENT TO SINGLE FAMILY



SE 192ND AVENUE – PRINCIPAL ARTERIAL

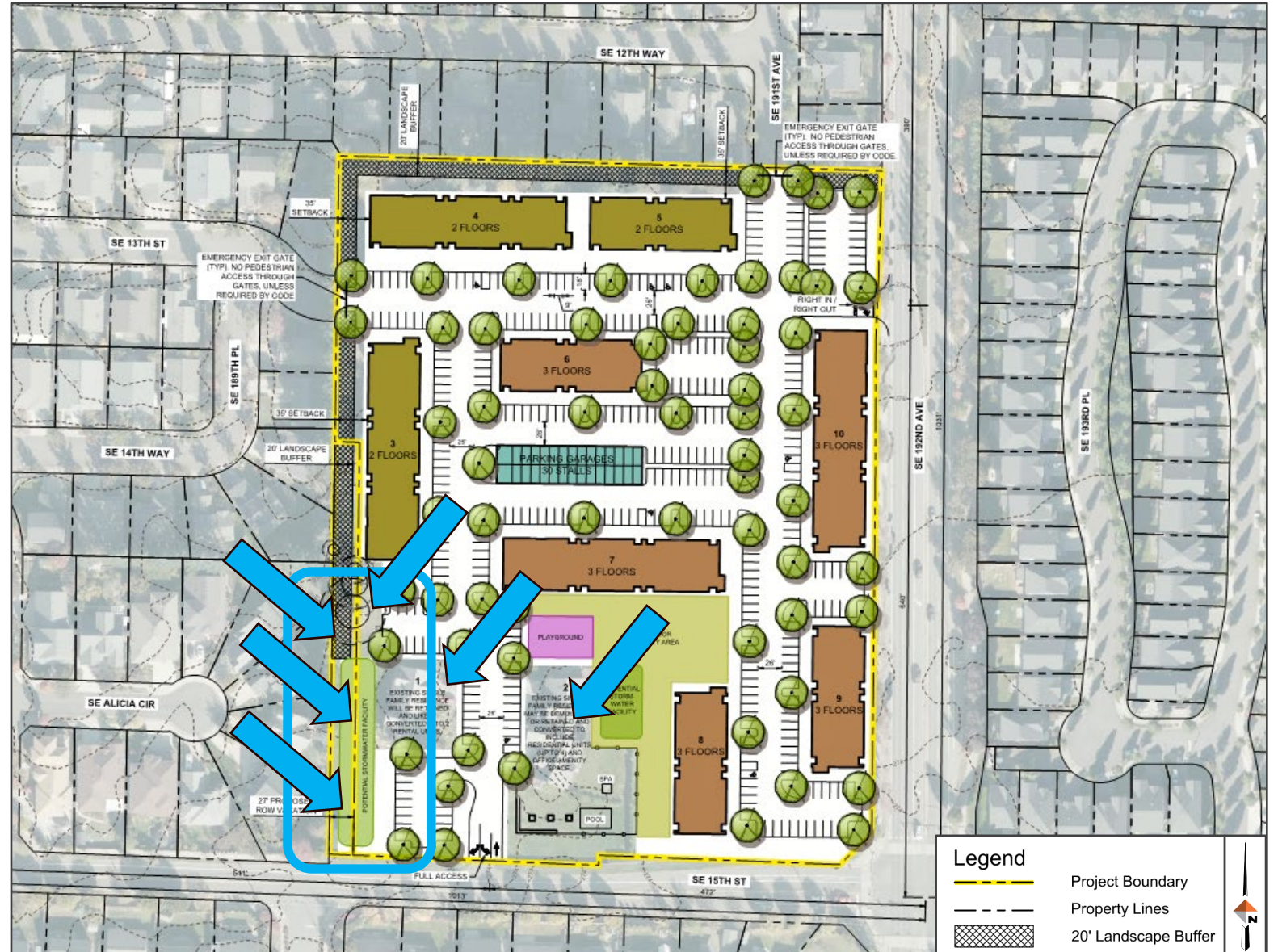
- SE 192nd Ave is a Principal Arterial: **“It carries large volumes of traffic over long distances.”** Access is generally limited to intersections with other arterials and collectors. Signalized intersection spacing is regulated. Direct land access is minimal and managed.” VMC 11.80.040
- Land uses adjacent to SE 192nd are typically commercial or multifamily, as shown in the image to the right.
- Less than 5% of the property adjacent to SE 192nd Ave is developed as single family.
- R-22 is an appropriate zone to transition from the principal arterial to single family zoning.



WHAT WE HEARD

Plan Changes following Neighbor Feedback

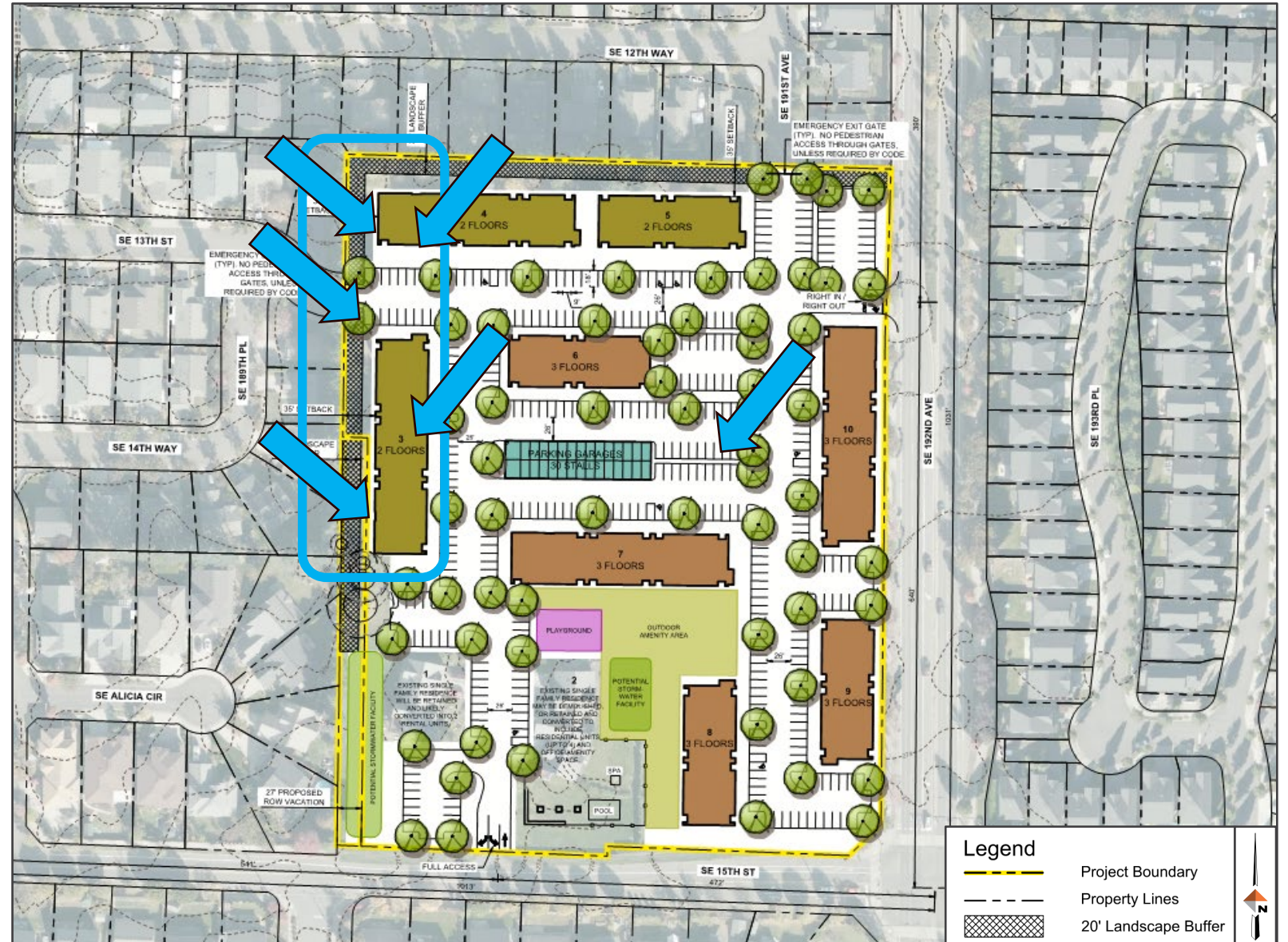
- Preserve views/existing conditions
 - Keep existing homes
 - Preserve trees with 15", 28" and 36" trunks
- Minimize impact to adjacent homes & neighborhood
 - Solid fence to block headlights
 - Landscape buffer
 - Stormwater facility adjacent to homes – amenity area away from existing homes.



WHAT WE HEARD

Plan Changes from Neighbor Feedback

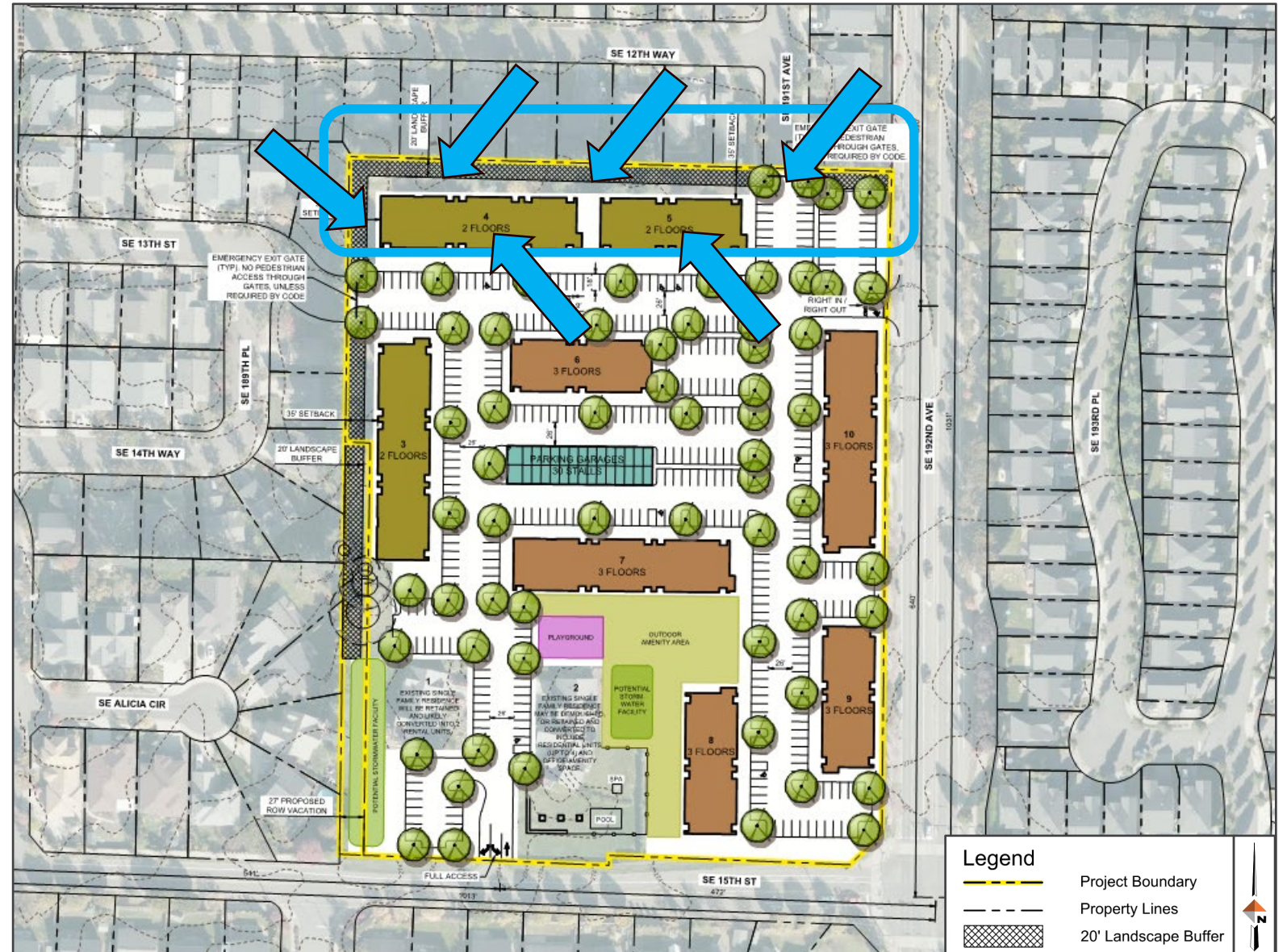
- Preserve views/existing conditions
 - 2 story buildings – matches existing homes
 - Preserve tall pine trees
- Minimize impact to adjacent homes & neighborhood
 - Landscape buffer
 - No vehicular or pedestrian traffic through neighborhood – Emergency access gate to SE 13th St
 - High parking ratio to ensure no parking in neighborhood.



WHAT WE HEARD

Plan Changes from Neighbor Feedback

- Preserve views/existing conditions
 - 2 story buildings – matches more than half of existing adjacent homes
 - Preserve tall pine trees
- Minimize impact to adjacent homes & neighborhood
 - Landscape buffer
 - No vehicular or pedestrian traffic through neighborhood – Emergency access gate to SE 191st Ave
 - Install fence where missing



WHAT WE HEARD



WHAT WE HEARD

