

APPENDIX C

SEPA CHECKLIST



SUBMIT TO:
 City of Vancouver
 Community & Economic Development
 415 W. 6th ST
 Vancouver, WA 98660
 www.cityofvancouver.us

<u>SEPA ENVIRONMENTAL CHECKLIST</u>	<u>WAC 197-11-960</u>
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Property Owner: <u>The VIC Building Owner LLC; Attn: Jennifer Rabina</u> <small>(Print or Type Name)</small>	Telephone: <u>(212) 680-4500</u>
Mailing Address: <u>505 Fifth Avenue, 27th Floor, New York, NY 10017</u> <small>(No., City, State, ZIP)</small>	
Applicant: <u>Same</u> <small>(Print or Type Name)</small>	Telephone: <u>Same</u>
Mailing Address: _____ <small>(No., City, State, ZIP)</small>	
Relationship to Owner: _____	
Tax Assessor Serial Number(s): <u>126455000, 126816000, 986056-494, and 986060-362</u> <small>(Parcel numbers per Clark County GIS 4/24/23. VIC Building North parcel number not yet assigned.)</small>	
Legal description: Lot(s) <u>See response to Question A.12 below</u> Block(s) _____ Plat name <u>N/A</u> <small>(If a Metes and Bounds description, check here X, and attach narrative to this application.)</small>	
Site Address (if any): <u>18110 SE 34th Street, Vancouver WA 98683</u>	

② Include 8½" x 11" copies of Quarter Section Map, Topographic Map, Scaled Site Plan. Delineate site on maps.
 Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected

geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Vancouver Innovation Center Master Plan Revision
2. Name of applicant: [\[help\]](#)
The VIC Building Owner LLC
3. Address and phone number of applicant and contact person: [\[help\]](#)
Applicant/Owner
The VIC Building Owner LLC
505 5th Avenue, 27th Floor
New York, NY 10017
Attn: Jennifer Rabina
Phone: 212-680-4500
Email: jrabina@rabina.com

Applicant Representative (Contact):
DOWL
7200 NW 41st Street, Suite 204
Vancouver, WA 98662
Attn: Jessica Herceg
Phone: 971-280-8653
Email: Jherceg@dowl.com
4. Date checklist prepared: [\[help\]](#)
May 5, 2023
5. Agency requesting checklist: [\[help\]](#)
City of Vancouver
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Revised Master Plan Review – Spring/Summer of 2023
Amended and Restated Development Agreement Review – Spring/Summer of 2023
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
The proposed Vancouver Innovation Center Mixed Use Master Plan revision outlines a multi-phase development plan that will be built out over multiple years. Full build-out of the master plan could take 7-15 years, depending on market conditions.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Past Studies related to the Vancouver Innovation Center Master Plan include:
 - **Critical Areas Memo for the Vancouver Innovation Center Phase 1 – VIC Building North, prepared by Pacific Habitat Services, Inc., dated September 12, 2022.**
 - **Archaeological Pre-Determination Report, prepared by Archaeological Investigations Northwest, Inc., dated August 18, 2022.**
 - **Preliminary Geotechnical Engineering Report, prepared by NV5, dated August 25, 2021.**

- **Phase 1 Environmental Site Assessment Vancouver Tech Center – 18110 SE 34th Street Vancouver, Washington, prepared by WSP, dated January 2021**
- **Traffic Impact Study, prepared by Kittelson and Associates Inc., dated April 28, 2023**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

[\[help\]](#)

The applicant has recently received Type 2 Site Plan Review approval for a 200,981 square foot light industrial building to be located immediately north of the existing building on the site. Site construction and building permit approvals are in the final issuance stage for that project.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The proposed master plan revision request and development agreement will require review and approval from the City of Vancouver through a Type IV Master Plan review process, subject to final approval from the Vancouver City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The applicant is requesting City of Vancouver (City) approval for master plan revisions to amend elements of the current VIC Master Plan. The revised master plan design consolidates industrial areas to optimize opportunities for employment-generating development without reducing the number of jobs provided for in the current master plan, provides a higher level of integration of uses to allow for greater density, thus creating an opportunity to provide more open space, and introduces a new roadway loop geometry at the center of the VIC that establishes a mixed-use center at the core of the site. The revised master plan is included as Sheet 003 of the Master Plan Design Set (Appendix E) and reflects the proposed land use area configuration.

The land use areas (LUAs) on the site include a school (approximately 20 acres), residential area (approximately 38 acres), light industrial/employment area (approximately 74 acres), mixed use area (approximately 33 acres) and a 13.7-acre forested tract. Potential open space areas are reflected across the Residential LUA (RLUA), Mixed-Use LUA (MX LUA), and Light Industrial LUA (IL LUA), and School LUA (S LUA), but acreage and boundaries for these future open space areas are conceptual and will be refined at site development.

Noteworthy changes to the master plan include:

- **A central right-of-way loop or “ring road” is proposed for main site circulation. The northern arc of the loop will serve as the SE 29th Street collector.**
- **Reconfiguration and relocation of land use areas to achieve the desired product type mix and scale in each LUA and provide greater integration of uses throughout the site. The consolidation allows for the development of large-footprint light industrial buildings in the IL LUA to optimize opportunities for employment-generating**

development and is critical to achieve both the Project's and the City's employment generation goals.

- The plan improves the integration of the mixed-use elements of the project by changing from the "Town Center District" within the MX LUA to a mixed-use corridor along the proposed ring road which serves as the gravitational center of the revised master plan and contemplates a substantial public plaza opposite the existing VIC Commons. The revised master plan will incorporate all necessary changes for the VIC and will not propose a separate/future master plan revision for a Town Center district within the master plan area.
- Single Family Residential (SFR) and Multi-Family Residential (MFR) land use areas (LUAs) are now consolidated and listed as "Residential Land Use Area (R LUA)" and the applicant has removed detached single family residential use from the plan.
- The master plan anticipates an overall increase in open space and will provide approximately 24 acres of open space across the master plan area including an approximately 13.7-acre forested tract. Open space projections in the revised plan represent a 26% increase over the 19 acres proposed in the current master plan. To allow greater design discretion in the precise limits of open space with future site development, the applicant is proposing to represent open space within the plan as an overlay rather than a discrete Open Space LUA, a common approach with master plan entitlements.
- The forested tract and the school parcel are identified independent of other LUA's to reflect the separate ownership of the school parcel by the Evergreen School District and the applicant's establishment of a tract for forest preservation. While the forested tract boundary has been altered in the revised master plan—a project arborist has made recommendations to better preserve key tree stands—the acreage of the tract has been retained.
- As opposed to the current master plan, which segregated rights of way for SE 29th Street and SE 184th Avenue from LUA acreages, the proposed revision plan has assumed that all rights of way will be internal to land use areas, similar to how rights of way would be treated in a zoning context.
- The revised main plan proposes a more fluid approach to phasing, whereby the size, location, and order of development within the property be determined by the applicant so that they may respond in real time to market conditions and demand.

New Employment Square Footage

The master plan revision proposes construction of a minimum of 600,000 square feet of gross floor area for employment uses.

Open Space

The applicant anticipates providing approximately 24 acres of open space, including the approximately 13.7-acre Forested Tract. Sheet 004 of the Master Plan Design Set (Appendix E) illustrates potential open spaces, including a two-mile multi-use trail around the entire perimeter of the property. Distinct cross sections are provided as Sheet 007 (Appendix E) to illustrate the open space design at key locations in the site, including the northern site edge. Other open space features include a neighborhood park within the Residential LUA in the southwest corner of the site and a town plaza in the southeast corner.

Residential Units and Density

The revised master plan will consolidate the Single-Family Residential LUA and Multi-Family Residential LUA into a single, non-contiguous Residential LUA. The revised master plan proposes a maximum of 1,800 dwelling units which can be constructed within either the R LUA, the MX LUA, or the IL LUA, with a maximum of 100 dwelling units allowable within the IL LUA. The proposed increase in residential density is in response to the City's continuing concern about housing availability, as well as to market demands for housing co-located with the future businesses on the site. In addition, rather than specify quantities of distinct housing types (apartments, townhomes, etc.) within each LUA, the revised master plan proposes to build housing types in response to market demand, limited to the residential housing types permitted within the VMC. Single-family detached homes, however, will be removed from the master plan.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)
- The Vancouver Innovation Center (VIC) Mixed Use Master Plan encompasses an approximately 179-acre site located generally at 18110 SE 34th Street. According to the most recent maps produced by Clark County GIS, the site is composed of four (4) parcels (Parcel IDs 986060362, 986056494, 126455000, and 126816000), however it should be noted that the applicant filed an exempt land division to establish a discrete parcel for a new building, VIC Building North. The documents were recorded December 6, 2022, under Auditor's File Number 6094243 however a parcel number has not yet been assigned. The site is bound on the north by the Clearmeadows and Fisher's Grove Subdivisions, on the south by SE 34th Street, on the east by SE 192nd Avenue and on the west by SE 176th Avenue.**

The abbreviated legal description for each parcel listed in GIS is as follows:

- Parcel 986060362 is Lot #17 Sec 6 T1N R3EWM 20.00A.
- Parcel 986056494 is Lots #5&7 6-1-3E #10 Martin DLC, #22N, 41, 36, 13 Simmons DLC 105.32A.
- Parcel 126455000 is Lots #5&7 6-1-3E #10 Martin DLC, #22N, 41, 36, 13 Simmons DLC 52.65A.
- Parcel 126816000 is #172 WM Simmons DLC 1.24A.

Parcels are located in NE, NW, SE and SW Quarters of Section 6 of Township 1 North, Range 3 East of the Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

According to Clark County MapsOnline, the site is generally flat with the exception of some rolling berms on the north and northwest portions of the property, which were created from excavation of the site for buildings and from overburden of road building for 176th Avenue.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The steepest slope on the site is just under an 8 percent grade.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
The site contains Hillsboro loam, 0 to 3 percent slopes (HIA), Hillsboro loam, 3 to 8 percent slopes (HIB), and Lauren gravelly loam, 0 to 8 percent slope (LgB). The land is not designated nor identified as agricultural land of long-term commercial significance. The proposal to revise the current VIC Master Plan will not result in any removal of these soils.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
There are no indications or history of unstable soils in the immediate vicinity of the project site. The Report of Geotechnical Engineering Services, prepared by NV5 on August 17, 2022, concludes that “based on the mapped groundwater conditions, a non-liquefiable crust at least 30 feet thick is present over the entire site and liquefaction is not a design consideration for the project.”
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
All anticipated areas of improvement throughout the site will require some degree of cut or fill to construct. The total area and quantities of fill/grade or excavation to be completed with the project are not known at this conceptual Master Plan stage. As each phase of development occurs cut and fill quantities will be defined and addressed with future SEPA reviews.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Erosion could occur as a result of clearing and construction of future projects within the master plan, but this potential will be minimized and/or avoided with the implementation of Best Management Practices (BMPs) for erosion control. Specific erosion control methods will be identified and addressed with each individual site development.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
The applicant anticipates approximately 2,433,155 square feet (56 acres) of new and replaced hard surfaces including roadways, pedestrian ways, bikeways, parking lot areas, and building to cover approximately 31.03% (+/-) of the master plan site area.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
As each phase of development occurs, the developer(s) will employ BMPs to minimize the potential for erosion as a result of clearing and construction. The exact placement of BMPs will be outlined in the Stormwater Pollution Prevention Plans that will be prepared with each site development proposal.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Site construction may result in dust emissions. During construction of buildings and site improvements, emissions from some heavy equipment such as concrete trucks, pumper trucks, and material delivery trucks is expected. These emissions will be temporary in nature.

In addition, emissions will occur from vehicular trips generated by the site as the VIC develops. However, it is anticipated that the integrated mixed-use orientation of the site and provision of multi-modal options for residents and employees within the master plan will have a reduce vehicle miles traveled (VMT) resulting from site development, compared to a non-mixed use development scenario on the site. Additionally, the use, operation, and maintenance of buildings throughout the site will result in greenhouse gas emissions. However, consistent with a memorandum dated March 27, 2023, prepared by PAE Engineers (Appendix I), the project intends to implement baseline design guidelines for new buildings that will help achieve the city-wide goals for the reduction of greenhouse gas emissions consistent with the City's 2022 Climate Action Framework.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no off-site sources of emissions or odor that affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The applicant will employ air emission BMPs in conjunction with site development activities. Additionally, the applicant will implement baseline design guidelines for GHG reduction that emphasizes electric use for domestic energy needs, efficient heating and cooling systems and other means to help achieve the City's GHG reduction goals of the Climate Action Framework.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Fisher's Creek meanders south/southwest of the site and flows into the Columbia River approximately one (1) mile south of State Route 14 (SR-14). A potential wetland associated with Fisher Creek was identified outside of the applicant's property. The existing VIC Stormwater Facility located west of the resource area is designed to overflow to Fisher Creek during severe storm events. No changes are proposed to the existing stormwater system.

A Critical Areas Memorandum prepared by Pacific Habitat Services (PHS) was submitted to the City as part of the VIC Building North site plan application. The intent of the memorandum was to demonstrate that the project would have no effect on the unclassified resource area by applying a maximum 300-foot buffer measured laterally from the estimated outer boundary of the resource.

The revised master plan contemplates activity within 300-feet of this off-site resource therefore further field investigation will be required with future site development land use applications to classify the resource and establish resource boundaries and associated regulatory buffers. With subsequent site plan approval, stormwater generated from new site development associated with the master plan will be treated and detained on site consistent with local and state regulations.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
The revised master plan contemplates activity within 200-feet of the off-site resource therefore further field investigation will be required with future site development proposals to classify the resource, establish resource boundaries and regulatory buffers and quantify impacts, if any.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
No development, including fill or dredge material(s), will be placed in, or removed from surface water or wetlands.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Neither the master plan nor subsequent site development will require surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No portion of the proposal lies within a 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
The proposed master plan and future developments within it would not discharge waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
There is an existing well on the site that has been historically used to support the agricultural use of the property. Its use was converted for irrigation purposes and may continue to be used for irrigation of landscaping throughout the buildout of the master plan. No waters will be discharged to groundwater. All stormwater runoff from impervious surfaces on the site will be treated and infiltrated on-site as noted above. Stormwater runoff will be addressed in detail with future development plans and Stormwater Technical Information Report(s) with site plan review requests.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if

applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Future buildout of the master plan site will not result in the discharge of wastewater from sewer systems into the groundwater. There will be no septic systems as part of this master plan and subsequent development proposals.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. [\[help\]](#)

An existing stormwater facility located in the southeast portion of the site treats surface runoff from the existing building and parking areas. The stormwater pond is designed to overflow to Fisher Creek during severe storm events. The existing facility will be maintained, matching the existing condition.

Upon future buildout of the VIC Master Plan, stormwater runoff from impervious services (e.g., parking lots, building/rooftops, streets, bikeways, and sidewalks) will be treated and infiltrated on-site. Stormwater runoff will be addressed in detail with future development plans and Stormwater Technical Information Report(s) with site plan review requests.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

[\[help\]](#)

As noted above, the existing stormwater facility serving the building and parking lots is designed to overflow into Fisher Creek during severe storm events.

New development within the revised master plan site is expected to fully infiltrate runoff from pollution generating impervious surfaces following treatment to City of Vancouver standards. No waste material discharge is to occur within any ground waters. Future stormwater systems are not anticipated to discharge to surface waters off-site.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The master plan site will not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater from the current development flows to the existing stormwater pond and subsequently to Fisher Creek. Existing flows will be maintained.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Current stormwater flows to the existing stormwater pond and subsequently to Fisher Creek will be maintained. The master plan site is designed to fully infiltrate stormwater on-site given the high permeability factor of on-site soils. Upon future site buildout, construction and site improvements will occur in compliance with local and state stormwater management requirements. Implementation of erosion control Best Management Practices (BMPs) will ensure that the project will not have any significant effects on surface or ground waters.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)
 deciduous tree: **alder**, maple, aspen, other
 evergreen tree: **fir**, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Of the approximately 179-acre master plan site, approximately 24 acres is devoted to open space area including an approximately 13.7-acre forested tract in the northeast portion of the site. Upon future buildout, any required vegetation to be impacted will be reflected on the development plans and limited to the extent feasible.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
As noted in the Critical Areas Memorandum prepared on September 12, 2022, by PHS, no critical habitat for threatened or endangered species has been mapped within the VIC master plan site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Approximately 24 acres of the VIC Master Plan site is devoted to open space area including an approximately 13.7-acre forested tract in the northeast portion of the site. Future site development will incorporate landscaping consisting of groundcover, shrubs, and trees in compliance with Vancouver Municipal Code (VMC) requirements to provide plant diversity including native plans and tree canopy.
- e. List all noxious weeds and invasive species known to be on or near the site.
There are no noxious weeds or invasive species known to be on or near the site.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)
 birds: **hawk**, heron, eagle, **songbirds**, other: **osprey**
 mammals: deer, bear, elk, beaver, other: **cows**
 fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
As noted in the September 12, 2022, Critical Areas Memorandum prepared by PHS, no critical habitat for threatened or endangered species has been mapped within the Master Plan site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
The Master Plan site is located within the Pacific Flyway but is not known to be used as a critical stopover.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
As noted in the September 12, 2022, Critical Areas Memorandum prepared by PHS, there are no anticipated impacts to wildlife or wildlife habitat as a result the future buildout of the Master Plan.
- e. List any invasive animal species known to be on or near the site.
There are no invasive animal species known to be on or near the Master Plan site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Energy for future proposed development will include electricity to be used for heating, cooling, and lighting of light industrial buildings, offices, commercial/retail buildings, and residential dwelling units. Use of natural gas within the campus will be limited to commercial and industrial uses.

The applicant has provided Sustainability Goals for City of Vancouver Climate Action Framework (CAF) Alignment, prepared by PAE on March 27, 2023 (Appendix I) for site infrastructure and future phase developments to align to the Vancouver Climate Action Framework (CAF) targeted goals. The memorandum addresses recommended Green House Gas (GHG) reducing measures to be evaluated at the time of each new development project.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
Due to planned setbacks from adjacent properties, the Master Plan site is not anticipated to affect the potential use of solar energy by adjacent properties.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
Future proposed buildings will conserve energy through compliance with the Washington State Energy Code, and through the implementation of energy efficiency measures and sustainability goals that closely align with the targeted goals of the recently adopted CAF. As described in the Sustainability Goals for City of Vancouver Climate Action Framework (CAF) Alignment, prepared by PAE on March 27, 2023, included as Appendix I with the Master Plan application, build-out of the master plan is intended to include all-electric systems approach for new domestic use, apart from natural gas implemented for proposed light industrial uses as necessary. PAE has recommended other GHG reducing options that will be evaluated at the time of each subsequent site plan request including measures to increase electric use with proposed commercial/retail uses, increase onsite solar installations, material selections and construction practices to reduce emissions for the buildings and site infrastructure, and increasing electrical vehicle charging stations as necessary with change in demand.

The Mixed-Use Master Plan site has the potential to reduce energy impacts, predominantly through the "20 Minute Neighborhood" concept that encourages active (walking, cycling) transport and public transport in order to reduce

dependency on vehicles and gasoline consumption. As demonstrated on the Mobility Plan Sheet 005 of the Master Plan Design Drawings (Appendix E), non-vehicular routes to the site including bicycle and pedestrian pathways are proposed throughout the site.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

The proposed master plan allows an array of land uses within the various designated land use areas. As the specific uses and their operational needs are unknown at this time, the proposed master plan will not result in any environmental health hazards. Further evaluation of the potential for any site-specific development to pose environmental health hazards will be addressed with site-specific SEPA evaluations.

- 1) Describe any known or possible contamination at the site from present or past uses.

Per the Phase 1 Environmental Site Assessment Vancouver Tech Center – 18110 SE 34th Street Vancouver, Washington, prepared by WSP, dated January 2021, underground waste solvent lines were previously located south of the South Service Building; however, the former location of the lines is currently within a new corridor, and an acoustic chamber has been built in the vicinity. Therefore, it is likely that the piping was removed during construction and activities and any contamination encountered at that time would have been reported and addressed. No investigation is recommended by WSP because the area has been developed.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing on-site hazardous chemicals or conditions within the master plan site that would affect future site development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Existing tenants within the VIC may store small quantities of hazardous chemicals used in light manufacturing processes. Existing and future tenants are required to comply with applicable regulations related to the use, storage or production of toxic or hazardous waste. A review of toxic or hazardous chemical storage, use or production will be evaluated and addressed at the time of individual site development for each phase within the Master Plan site.

- 4) Describe special emergency services that might be required.

Fire, emergency medical, and police services will be required with future development of the site.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

There are no environmental health hazards anticipated with this site; therefore, no measures are proposed to reduce or control environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Existing noise around the site includes loading activities at the existing VIC buildings, movement of vehicles throughout the VIC site, and vehicular traffic on the streets that bound the master plan site – SE 34th Street to the south, SE 192nd Avenue to the east, and SE 176th Avenue to the west. These noise sources are typical ambient urban conditions and will not affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Heavy equipment used for site improvements and construction will generate noise on the site and will be of short-term duration. The hours of use for heavy equipment will be governed by the City's noise ordinance. In the long-term, noise from vehicular traffic on new roadways within the site will generate noise similar to traffic on the other adjacent streets.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Compliance with the City's noise ordinance will reduce and control any temporary and long-term noise impacts.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current VIC Mixed Use Master Plan Site consists of an existing approximately 715,000 square foot (SF) multi-tenant light industrial building.

The Master Plan Site abuts the Clear Meadows and Fisher's Grove master planned single family residential communities to the north, SE 34th Street (a four-lane arterial road with a center landscaped median) which separates the site from other master planned single-family residential neighborhoods (Hiddenbrook, The Village, and The Glen). The site is bounded on the east by Fishers Creek and SE 192nd Avenue, with adjacent commercial development. The site is bounded on the west by SE 176th Avenue and adjacent master planned residential subdivisions (The Firs, 4-5 Town Center, and Heritage Park). All the adjacent master planned communities are within City of Vancouver Neighborhood Associations.

The revised Mixed-Use Master Plan has been designed for compatibility with adjacent properties with the inclusion of trails/open space area, and convenient and accessible bike/pedestrian-oriented pathways to navigate to and from the site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Historically, northern portions of the site have had limited agriculture and cattle grazing activity. Outside of this limited use, there is no other known agricultural history on the site or forest land of long-term commercial significance on the property.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:
There is no working farmland or forestland in the vicinity of the master plan site. Upon future site development, remaining limited cattle grazing activity will be curtailed and/or eliminated from the site.
- c. Describe any structures on the site. [\[help\]](#)
There are six (6) main structures consisting of approximately 715,000 square feet on the property that are connected either through covered, enclosed walkways or interior corridors.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
The vast majority of existing buildings and structures located within the site will remain. Small ancillary structures including the fire pump house and recycling facility are likely to be demolished and replaced during future build out of the master plan.
- e. What is the current zoning classification of the site? [\[help\]](#)
The VIC Master Plan site is zoned Mixed Use (MX).
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
The VIC Master Plan site's current comprehensive plan designation is Commercial.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
There are no shoreline master program designations for the site.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
As confirmed in the September 12, 2022, Critical Areas Memorandum, Fisher Creek and associated wetlands have been identified off-site to the east. Buffers associated with the creek and wetlands may extend into the Master Plan site. Additional field investigation will be required with future site development land use applications to classify the resource and establish resource boundaries and associated regulatory buffers.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
The revised master plan will consolidate the Single-Family Residential LUA and Multi-Family Residential LUA into a single, non-contiguous Residential LUA. The revised master plan proposes a maximum of 1,800 dwelling units which can be constructed within either the R LUA, the MX LUA or IL LUA. The United States Census Bureau reports that the City of Vancouver had an average of 2.46 persons per household between 2017-2021. Applying this average household size to the project, the development could have an estimated 4,428 residents.

The applicant proposes approximately 1,703,065 square feet of non-residential building square footage for employment uses within the IL and MX LUAs, which includes 715,000 square feet within the existing VIC building. Overall, the new employment square footage contemplated is consistent with the current master plan and is expected to yield approximately 5,000 jobs, including 3,500 net new jobs across the entire campus at project buildout.

- j. Approximately how many people would the completed project displace? [\[help\]](#)
The proposed buildout of the VIC Master Plan will not result in displacement.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
The proposed buildout of the VIC Master Plan will not result in displacement.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The VIC Mixed Use Master Plan site has a comprehensive plan designation of Commercial and is zoned Mixed Use (MX). The proposed land use areas are compatible with the current City comprehensive plan and applicable zoning code standards for the site as amended by the Third Amended and Restated Development Agreement (Restated DA). Therefore, no mitigation measures are necessary to ensure compatibility with existing and projected land uses and plans.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
There are no nearby agricultural or forest lands of long-term commercial significance, so no mitigation measures are needed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
The VIC Mixed Use Master Plan proposes approximately 1,800 residential dwelling units. The Master Plan proposes a mix of building types including low-rise residential units, studio apartments, multi-family units, and townhomes.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
There are no dwelling units to be eliminated with this master plan site.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
There are no dwelling units to be eliminated with this master plan site.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Upon future buildout, the applicant anticipates the tallest structure to be approximately six (6) stories, with a maximum height of approximately 75 feet. As noted in the Design Guidelines (Appendix F), a variety of building materials is encouraged throughout the site including weathered wood, rusted steel, singed woods, and other materials that reflect the industrial character of the IL LUA, such as concrete, steel, aluminum, and heavy timber. Additionally, single family attached developments are encouraged to incorporate a variety of natural materials including wood and stone in a range of natural color tones,
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
There are no views in the immediate vicinity that would be significantly altered or obstructed. The Master Plan proposes land use areas (LUAs) that are compatible with adjacent property uses. Per the Revised Master Plan Sheet 003 (Appendix E), the southwest corner will be multi-family residential LUA near the adjacent residential neighborhoods to the west. The northern part of the site, which abuts a residential neighborhood, will have a school LUA,

residential LUA, and open space area. The denser, light industrial and mixed-use land use areas will be in the core, to the south, and to the east of the property, to effectively transition to commercial areas along SE 192nd Avenue.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
The orientation of the proposed land uses within the master plan has been designed to mitigate and control potential aesthetic impacts of the project. Light industrial, employment and mixed-use buildings are focused at the center of the property around the existing buildings on the site and residential uses, a school, an open space corridor and forested tract are proposed to the west and northeast closest to the nearest residential subdivisions to ensure the most compatible land uses are adjacent to existing uses.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
The future development of the Mixed-Use Master Plan site will produce light or glare associated with residential, light industrial, office, commercial/retail, and school uses. Lighting produced on the site will consist of outdoor lighting for building safety, vehicle circulation and maneuvering areas limited to early morning and evening hours. Streetlights will be proposed in accordance with City Standards with the roads that do not presently have street lighting (e.g., 176th Avenue). Streetlights would result in lighting in early morning and evening hours to enhance safety on-site and to the adjacent properties. Future proposed development under the Master Plan will be designed to avoid producing glare to the extent feasible.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Future development of the Master Plan site is not anticipated to produce light or glare that will result in a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
There are no known off-site sources of light or glare that would affect this master plan proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Future development of the VIC Master Plan site will propose on-site lighting elements in compliance with applicable VMC requirements, which will include fixtures designed to minimize any significant light trespassing onto off-site properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
The subdivisions to the west and north have 'pocket parks'. Fisher's Landing Elementary School is located to the south of the site across 34th Street and contains a playfield adjacent to 34th Street. Two neighborhood, public parks, Clear Meadows Park and Heritage Park are in the immediate vicinity of the Master Plan site. Approximately one mile away along 192nd Avenue is Fisher Basin community park, which draws from a wider geographic base to include this site. The VIC Master Plan proposes approximately 24-acres of open space LUA which includes designating an approximately 13.7-acre forested tract for

public recreation at the northeast corner of the Master Plan area. Other open space and recreational features include a perimeter multi-use loop trail, pedestrian/bicycle-oriented pathways, a neighborhood park and town plaza area.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
There are no recreational uses to be displaced as a result of future development of the VIC Master Plan.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The VIC Master Plan proposes approximately 24-acres of open space LUA which includes designating an approximately 13.7-acre forested tract for public recreation at the northeast corner of the Master Plan area. Other open space and recreational features include a two-mile multi-use loop trail around the perimeter of the site, pedestrian/bicycle-oriented pathways, a neighborhood park, and town plaza area. Other open space features include a neighborhood park block within the Residential LUA in the southwest corner of the site and a town plaza in the southeast.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
There are no buildings or structures located on-site that are over 45 years old and that are listed or are eligible for listing in national, state, or local preservation registers.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
Archaeological Investigations Northwest (AINW) conducted a cultural resources survey for the revised Vancouver Innovation Center Master Plan site in August of 2022. The report found no known evidence of archaeological or historic resources on the VIC property.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
AINW conducted a review of records available on the Department of Archaeological and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD) online database. Historical maps, photographs, and documents were reviewed to assess the potential for pre-contact (Native American) and historic-period archaeological resources. AINW conducted shovel tests distributed across the site. There are no known landmarks or evidence of cultural or historic resources on or near the site.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no known archaeological materials identified during AINW's investigation therefore, no measures to avoid, minimize or compensate for loss, changes to, and disturbance to resources are proposed. With future construction activity, the developer will comply with City and State regulations if any archaeological, cultural, and historic resources are discovered.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

[\[help\]](#)

The VIC Master Plan site is served on the south by SE 34th Street (a four lane principal arterial with a center median and sidewalk on both sides, with a meandering sidewalk fronting the subject site), on the west by SE 176th Avenue (a two-lane collector with a center turn lane and sidewalks on both sides), and on the east by SE 192nd Avenue (a four lane principal arterial with a center median, meandering sidewalk on both sides and a bike lane on the south leg). Access to the VIC site is provided via SE 34th Street. A private vehicle circulation route extends north into the site from the signalized intersection of SE Hiddenbrook Drive and SE 34th Street along the site frontage. The private road loops around the building and connects with SE 34th Street at a stop-controlled intersection near the southwest corner of the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

C-TRAN bus line Number 37 serves the site along SE 34th Street and SE 192nd Avenue. Bus stops are located at the southeastern corner of the project site at SE 34th Street and Hiddenbrook, and at the intersection of SE 34th Street and 177th Avenue.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Several existing parking facilities within the site will be incrementally demolished as development occurs. New parking lots, stalls, and/or facilities will be constructed with each phase of new development. The applicant is anticipating the use of shared or joint parking across the site. The variety of uses proposed within the site do not have coinciding peak parking demands and therefore, provide a unique opportunity to allow shared parking.

Parking capacity requirements are based upon unit type, size and use therefore an estimate of parking capacity is not known at this time. Parking standards will be evaluated at the time of individual site development and will be consistent with applicable regulations.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Per the Traffic Impact Analysis (TIA), prepared by Kittelson and Associates Inc., dated April 28, 2023, master plan development is generally anticipated in four phases with phases 2-4 providing new on-site public roadways:

- Phase 1 includes the VIC Building North and up to 300 homes using existing campus access.
- Phase 2 will construct the southwest portion of a new on-site loop road between SE Hiddenbrook Drive and SE 29th Street, SE 29th Street

between the the new west loop road roundabout and a new roundabout at SE 176th Avenue and will close the existing VIC campus roadway connection to SE 34th Street aligned with SE 177th Avenue.

- Phase 3 will extend SE 29th Street from the Phase 2 west roundabout terminus east across the VIC campus to a new signalized intersection at SE 192nd Avenue.
 - Phase 4 will complete the loop road between a new east roundabout on the loop road and SE Hiddenbrook Drive to the south.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
There are no water, rail, or air transportation facilities located on or in the immediate vicinity of the Master plan site area.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
The revised master plan does not anticipate significant impact or demand to transportation, water, sewer or stormwater management systems and infrastructure as further described below.

The VIC Development Agreement (VIC DA) with the City of Vancouver vested trips for the currently approved Master Plan. Per the DA, vested net new trips include a total of 26,982 average daily trips (ADTs), 2,088 AM peak hour trips, and 1,991 PM peak hour trips. On- and off-site transportation capacity mitigation is predicated on the number of AM and PM peak hour trips while transportation concurrency mitigation is determined based on PM peak hour trips.

The April 28, 2023, Traffic Impact Analysis (TIA) prepared by Kittelson and Associates, Inc. (Appendix D) demonstrates that the proposed uses within the revised master plan will result in a modest increase in weekday AM peak hour trip generation (141 net new trips added) and will not change the total net new PM peak hour trip generation compared to the current master plan. As indicated on Table 4 of the TIA, the revised master plan is estimated to generate 2,229 net new weekday AM peak hour trips and 1,991 net new PM peak hour trips. The TIA updated on- and off-site impacts of the project based upon the revised peak hour trip generation and recalibrated identified mitigation as appropriate. No new off-site traffic mitigation improvements were identified.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Future buildout of the site is not expected to interfere with, affect or be affected by the movement of agricultural and/or forest products on roads or streets in the area.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
The proposed master plan revision will result in reduced overall traffic impacts when compared to the current master plan, therefore, no new mitigation measures are proposed. However, it is anticipated that the following mitigation measures will be implemented with buildout of the proposed revised master plan as noted in Table 1 on the following page.

Table 1. Preliminary Transportation Mitigation – VIC Master Plan

Facility	Segment/ Study Intersection ID	Mitigation Recommendation	Needed Pre- VIC Master Plan?	Triggered by VIC Master Plan Trips?	VIC Master Plan Trigger Phase?
On-Site Roadways & Intersections					
SE 29 th Street	<i>Extend collector arterial roadway across the VIC Master Plan site in three segments</i>				
	West Segment	From SE 176 th Avenue to West Loop Road	N/A	Yes	2
	North Segment	From West Loop Road to East Loop Road	N/A	Yes	3
	East Segment	From East Loop Road to SE 192 nd Avenue	N/A	Yes	3
SE 184 th Avenue	N/A	Renovate collector arterial roadway within The VIC Master Plan site from SE 34 th Street to Loop Road	N/A	Yes	2
West Loop Road	N/A	From SE 184 th Avenue to SE 29 th Street	N/A	Yes	2
East Loop Road	N/A	From SE 184 th Avenue to SE 29 th Street	N/A	Yes	4
West Loop Road/ SE 29 th Street	N/A	Construct single lane roundabout	N/A	Yes	2
East Loop Road/ SE 29 th Street	N/A	Construct single lane roundabout	N/A	Yes	3
Site-Access Changes					
West Site Access/ SE 34 th Street	7	Close and vacate motor vehicle site-access (intersection north approach)	No	No	2
SE 29 th Street/ SE 176 th Avenue	9	Reconstruct as a single lane roundabout	No	Yes	2
SE 29 th Street/ SE 192 nd Avenue		Install traffic signal with interconnect Construct and stripe separate eastbound left and right turn lanes with 250 feet of storage each Stripe northbound left-turn lane with 200 feet of storage		Yes	3
Off-site Intersection Mitigations with Master Plan Development					
SE 29 th Street/ SE 164 th Avenue	11	Modify traffic signal to provide east-west protected/permissive left-turn phasing	No	Yes	2
		Extend westbound left-turn lane striping to provide 225 feet of storage (striping only)	No	Yes	2
		Extend southbound left-turn storage to provide 300 feet of storage (reconstruct center median area)	No	Yes	2
SE 192 nd Avenue/ SR- 14 Westbound Ramp Terminal	N/A	Pay proportionate share contribution toward future capacity improvements with each site development application. Estimated total fee of \$430,000 based on assumed Master Plan land use plan.	Yes	No	Each phase based on trips added
SE 20 th Street/ SE 176 th Avenue	10	Pay proportionate share contribution toward future capacity improvements with each site development application. Estimated total fee of \$33,600 based on assumed Master Plan land use plan.	Yes	No	Each phase based on trips added
SE 34 th Street/ SE 192 nd Avenue	5	Pay proportional share contribution towards re-constructing streets with a more durable pavement treatment to reduce maintenance needs. Estimated total fee of \$83,400 based on assumed Master Plan land use plan.	Yes	No	Each phase based on trips added

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

With the VIC Mixed Use Master Plan buildout, residents, employees, and businesses would require fire protection, police protection, public transit, health care, schools, and amenities like parks, open space, and recreational activities.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No measures are proposed to reduce or control direct impacts on public services as it is anticipated that tax revenues and utility fees generated from the build out of the master plan will address the additional demands created by the project.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Electricity, natural gas, water, refuse services, telephone, and sanitary sewer. Cable and data services are also available to the site.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The VIC Mixed Use Master Plan site will require the following utilities:

Electricity	Clark Public Utilities
Natural Gas	NW Natural Gas
Sewer	City of Vancouver
Water	City of Vancouver
Refuse	Waste Management
Communications	Multiple providers available

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Jessica Herceg

Position and Agency/Organization: Senior Planner, DOWL

Date Submitted: May 5, 2023