



STAFF REPORT

DATE: February 13, 2024

TO: Chair Adigweme and Planning Commission members

FROM: Mark Person, Senior Planner, Community Development Department
Patrick Quinton, Director, Economic Prosperity and Housing

RE: **Public Hearing review of the proposed revision to the Vancouver Innovation Center (VIC) master plan and associated development agreement**

CC: Rebecca Kennedy, Deputy Director, Community Development

Introduction

The Planning Commission reviewed and recommended approval of a zone change from IL to MX and associated master plan and development agreement in 2020 and 2021. Staff received an application for master plan and development agreement revisions to the Vancouver Innovation Center (VIC), which was reviewed by the Planning Commission at workshops on September 12 and December 12, 2023.

The VIC encompasses approximately 179 acres and is located at 8110 SE 34th Street. The site consists of parcels 986060362, 986056494, 126455000, and 126816000 within the NE, NW, SW, and SE ¼ of Section 6, Township 1N, Range 3E of the Willamette Meridian.

Background/Overview

The site is located among single family neighborhoods on three sides. SE 34th Street, a four-lane arterial road with a center landscaped median, forms the southern edge of the site and the main access point, and is served by the C-Tran 34 bus to downtown and the Fisher's Landing Transit center. South of 34th Street are master planned single-family subdivisions, and the Fisher's Landing Elementary School. SE 176th Avenue, a two-lane collector road, forms the western edge of the rezone site, and west of SE 176th Avenue are additional master planned single family subdivisions. Single family development is also north of the rezone site, but without any separating roadway. To the east the site is 192nd Avenue and Fisher's Creek. Beyond the creek to the east is a commercial development consisting of a tire store, bank and offices.

The site is located within the Fisher's Landing East Neighborhood Association. The Fisher's Creek Neighborhood Association is directly south of 34th Street.

The site was originally developed by Hewlett-Packard prior to annexation to Vancouver in 1997 and was sold to S-E Incorporated in 2009. New Blueprint Partners purchased the site in 2020. An existing approximately 47-acre light industrial building complex encompasses approximately 715,000 square feet in six linked buildings, surrounded by approximately 2,100 surface parking stalls. The building complex is approximately 80 percent leased, up from 50 percent leased when the development was first proposed, according to the applicant. Since acquiring the site, the applicant has made substantial upgrades to the existing buildings that include energy efficiency and modernization. Most of the undeveloped portion of the rezone is grasslands, except for the northeast area which remains heavily forested.

VMC 20.285 assigns the Vancouver Planning Commission as the review body for Mixed-Use Master Plans greater than 25 acres in size, and Development Agreements accompanying any proposal already before the Commission. The Planning Commission purview is limited to land use matters; budgetary decisions are solely the purview of the City Council. Planning Commission recommendations are forwarded to the Vancouver City Council for further public hearing review and final decision.

The Planning Commission reviewed and recommended approval of a zone change from IL to MX and an associated master plan and development agreement in 2020 and 2021. The proposal was reviewed at six Planning Commission public workshops and approval recommended to the City Council at a public hearing on July 6, 2021. The City Council approved the master plan, zone change and development agreement at a public hearing on August 16, 2021.

The existing master plan and development agreement anticipates 600,000 to 860,000 square feet of new employment buildings and up to 1,200 residential units. Under the existing master plan, the applicant received land use and engineering approval for a 200,981 square foot industrial building north of the existing building onsite.

Community outreach and noticing

As part of the new proposed master plan revision and development agreement update, the applicant held two online open houses open to the community, one on January 30th, 2023, and one on January 31, 2023. In late 2023 and early 2024 the applicant mailed a letter to every household and business within 500 feet of the property and expanded the radius to make sure that no part of a neighborhood was cut off. In total, 1,894 letters were sent. Two identical virtual meetings hosted by the applicant were held on January 29th and January 31st 2024.

Vancouver staff mailed out a notice of public hearing for the February 13 Planning Commission meeting to properties within 500 feet of the site on February 1, 2024. Future

development on the site will be required to comply with the applicable noticing requirements of VMC 20.210.

Summary of Proposal

The applicant applied for master plan revision and associated development agreement in May of 2023.

The applicant requests the following changes to the master plan:

- Central loop/ring road configuration change
- Town center concept, not originally included in the current master plan, is included as a mixed-use commercial corridor
- Increased density and the elimination of detached single-family residential
- Updated phasing of development
- Hotel and community center allowed as a Type II site plan process (staff decision) instead of Type III conditional use process (Hearing Examiner hearing) within mixed use land use area only
- Updated Design Guidelines

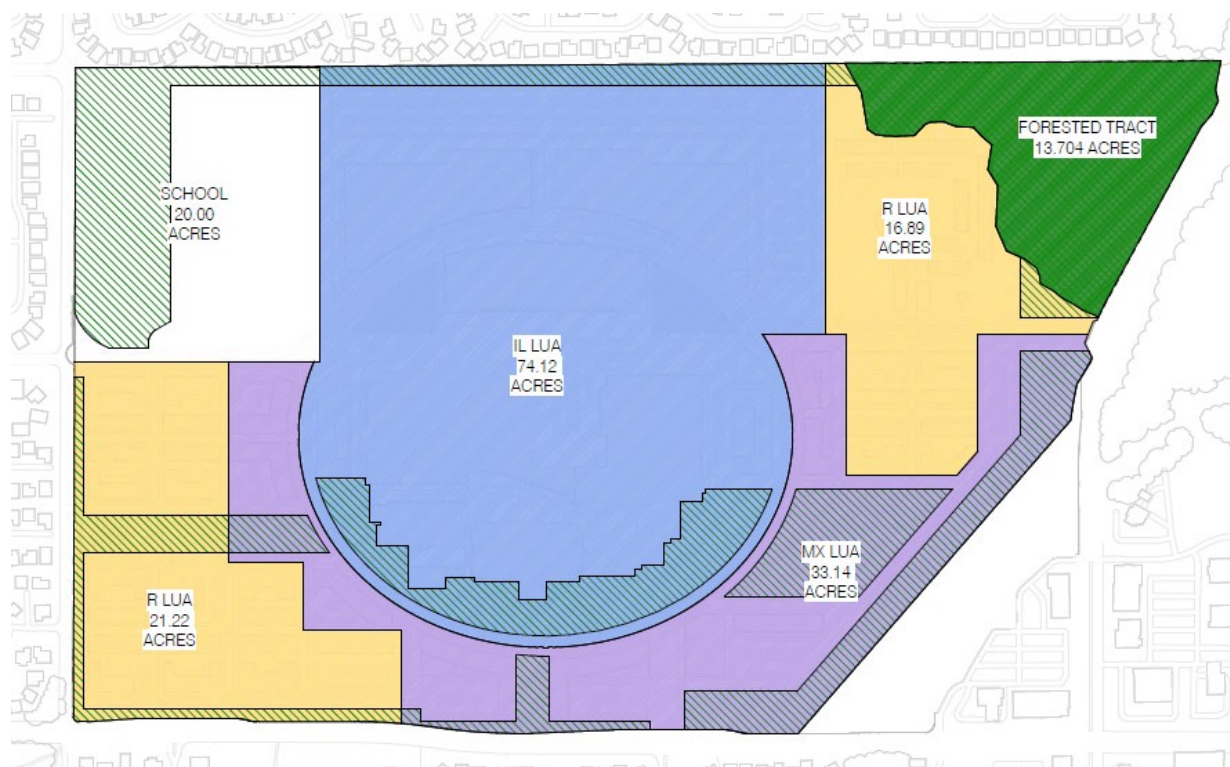





Figure 1 - Revised Master Plan

Section 7 of the development agreement outlines the process for revisions. The proposed changes are subject to a major revision and subject to a Type IV process (initial review and recommendation by Planning Commission for City Council decision). This application is only for a revision to the master plan and associated development agreement. No changes to MX zoning or the comprehensive plan are proposed.

The revised master plan proposes a minimum of 600,000 square feet of employment use and up to 1,800 residential units. Applicant has agreed to make 20% of the units affordable to people making 80% of Area Median Income (AMI) as outlined in the updated development agreement.



Figure 2 - Revised Open Space

LEGEND	
	OPEN SPACE
	POTENTIAL OPEN SPACE LINKAGE AREAS (NOT INCLUDED IN OPEN SPACE CALCULATIONS)
	POTENTIAL SCHOOL OPEN SPACE (NOT INCLUDED IN OPEN SPACE CALCULATIONS)

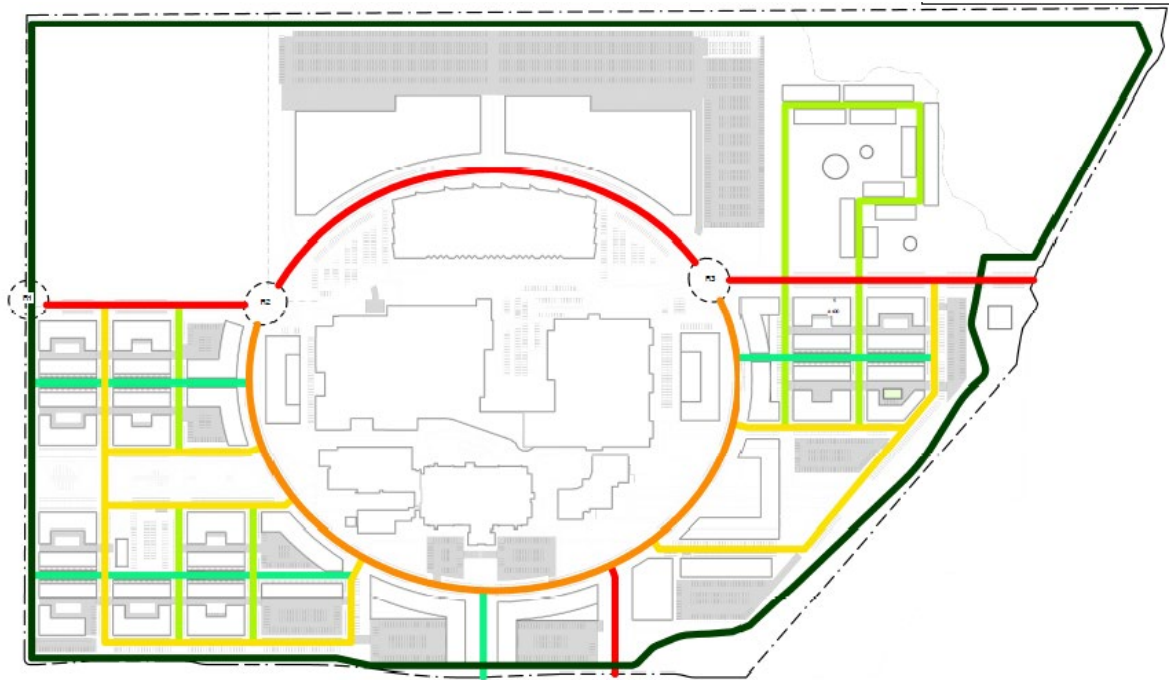
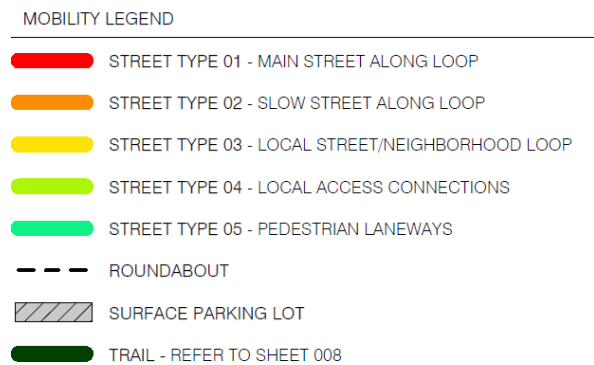


Figure 3 Revised Transportation Plan



Review Criteria and Findings

Multiple Building Mixed Use Sites Approval Criteria ([VMC 20.430.060.C.3.a.2](#))

2. *Approval Criteria and Zoning. proposed Mixed Use Master Plans 25 acres or larger in size shall be reviewed as Type IV application by the Planning Commission. Proposals less than 25 acres shall be reviewed as Type IV applications by the Hearings Examiner. Approvals, or approval with conditions shall be granted upon findings that:*

- a. *The Master Plan and associated conditions of approval ensure future development will meet all applicable criteria of this chapter; and*

Finding: Future development will meet all applicable criteria of this chapter, except as modified by the associated development agreement.

- b. *The proposal complies with applicable rezone criteria of VMC [20.285.080](#); and*

Finding: No rezone is proposed as part of this revision. The comprehensive plan designation and zone change was completed as part of the original 2021 master plan and development agreement approval.

c. There is or will be sufficient capacity within the transportation system and public sewer, water, police, fire, and stormwater services to adequately serve all portions of the site at the time of development; and

Finding: Vancouver public works staff have completed a preliminary review of the proposal and have determined that services are adequate to serve the site. Future development will go through land use and engineering review.

d. A change in circumstances has occurred since existing zoning designations at the site were originally adopted. For the purposes of a multiple building mixed use plan only, compliance with the development standards of VMC [20.430.060\(C\)\(2\)](#) and the applicable Comprehensive Plan policies shall be sufficient to demonstrate that a change in circumstances has occurred.

Finding: Future development will meet all applicable criteria of VMC 20.430.060(C)(2) except as noted in the development agreement.

Recommended Action

Based upon the findings herein, the criteria for master plan revision approval have been satisfactorily met or shall be met as conditioned. Staff recommends Planning Commission recommend approval of the Vancouver Innovation Master Plan revisions and associated development agreement to City Council subject to the conditions listed below.

CONDITIONS OF APPROVAL RELATED TO SITE DEVELOPMENT

Prior to future land use approvals

1. Demonstrate compliance with the provisions of VMC 20.430.060 as modified by the 2024 Development Agreement and provided in the Master Plan.
2. Show compliance with the Master Plan SEPA checklist or amend or submit a new SEPA checklist to include any unexpected impacts or project changes.

Staff Contact: Mark Person, Senior Planner, Community Development Department,
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Attachment(s):

1. Application
2. Applicant Narrative
3. Proposed Land Use
4. Existing Plan/Conditions
5. Proposed Open Space
6. Proposed Site Mobility Plan
7. Proposed Streetscape Summary
8. Proposed Trail Sections
9. SEPA Checklist
10. Revised Transportation Impact Analysis
11. Revised Design Guidelines
12. Parking Strategy
13. Phasing Strategy
14. VIC Sustainability Goals
15. VIC Masterplan 2.0 Sustainability Plan
16. Renderings
17. Original versus revised comparison
18. Draft Development Agreement