

NE 179th Street/I-5 Urban Holding

Three Creeks Phase I

Presented by: Community Planning
Matt Hermen

August 16th, 2018, 5:30 PM



Work Session goal and agenda

The Planning Commission will be introduced to a proposal to remove the urban holding overlay from 40 acres, allowing urban level development to proceed in 179th Street/I-5 Interchange Vicinity.

1. Urban Holding in Clark County
2. Proposal to remove Urban Holding
3. Planning Commission Schedule

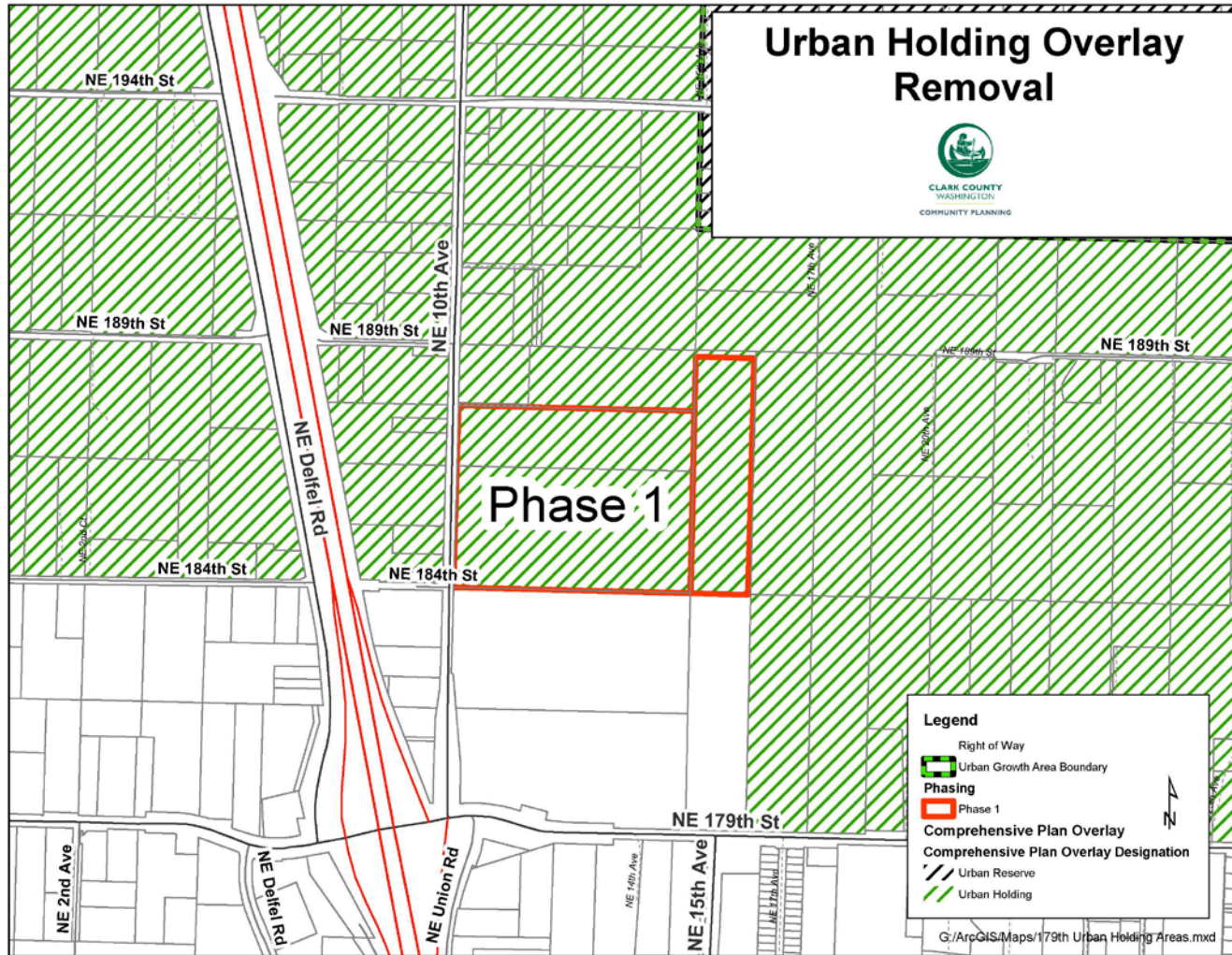


Urban Holding Process

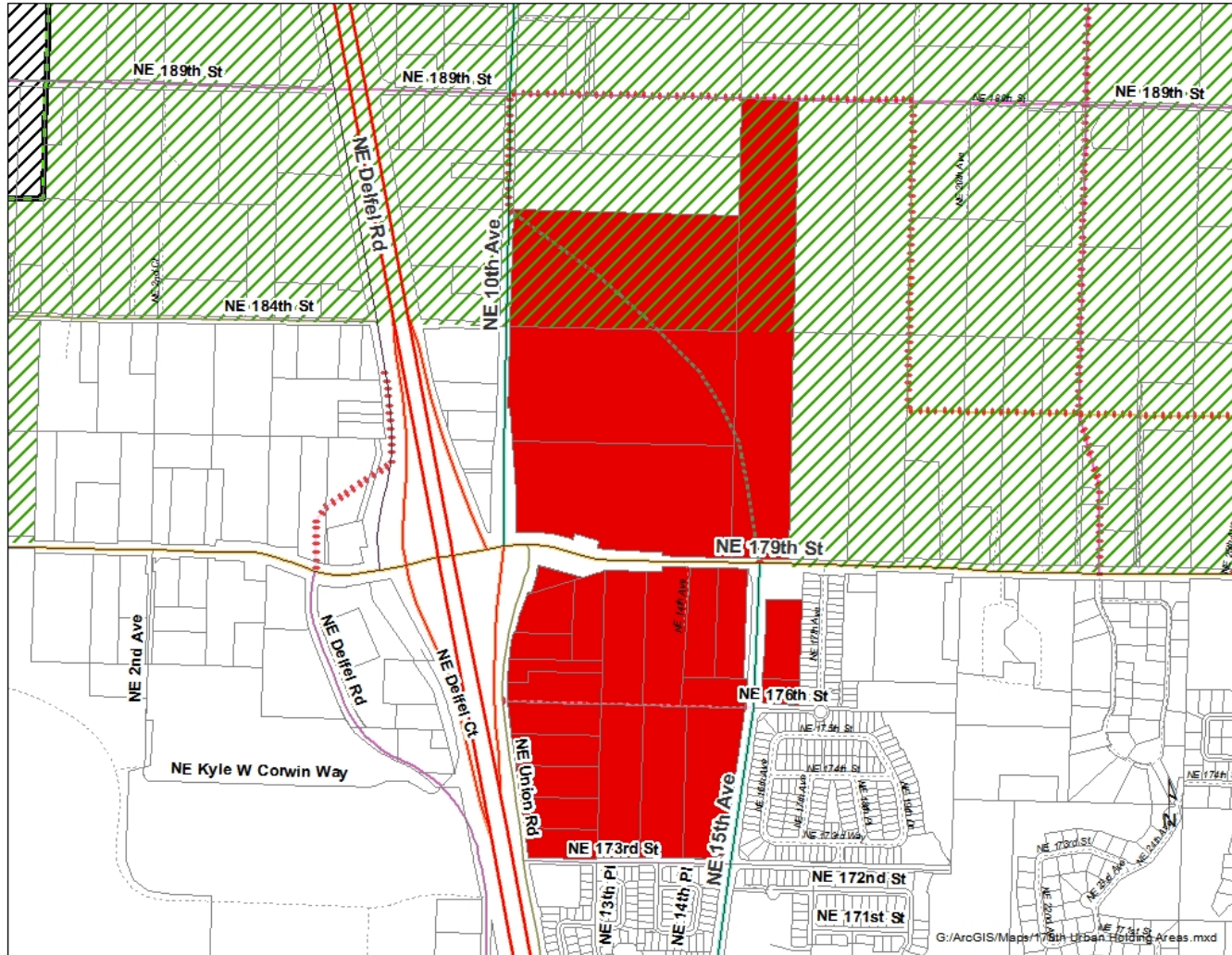
- Planning tool used by Clark County to phase development and fulfil the requirements of GMA.
- Zoning Overlay and Comprehensive Plan designation overlay. [Comp Plan, Pg. 38; CCC 40.250.110]
 - The zoning overlay is in place to detail the uses and intensity allowed in order to protect areas from premature land division and development.
 - In the Vancouver UGA, removal of the Comprehensive Plan designation overlay requires Clark County Council approval through the Type IV legislative process to ensure infrastructure capacity for urban development. [CCC 40.560.010]
 - For the smaller cities, removal is through annexation.



Killian Three Creeks North Phase 1 - Map



Three Creeks Properties



Killian Three Creeks North Phase 1 - Description

- **200 Single Family Detached Units**
- **326 Apartment Units**
 - Total Trip Generation on a weekday during PM Peak Hour: 402
- **Trip Transfer**
 - Defers trips from south commercial property that were reserved and vested by existing DA for 5 years ([CCC 40.350.020\(M\)](#))
- **Off-Site Mitigation**
 - Construct and dedicate an eastbound to southbound right turn lane on NE 179th St at NE 15th Ave.



Specific conditions for lifting Urban Holding

- **Vancouver UGA**

- Completion of localized critical links and intersection improvements are reasonably funded as shown on county Six-Year Transportation Improvement Program or through a development agreement; and
- Prior to preliminary development approval, execution of a generic covenant indicating property owner or any subsequent owner shall support annexation to a city providing urban services.



Criteria for Lifting Urban Holding (CCC 40.560.010(G))

- **Consistency with GMA and Countywide Planning Policies**
- **Conformance with Locational Criteria**
- **Site Suitability and Lack of Appropriately Designated Alternative Sites**
- **Amendment Responds to Substantial Change in Conditions, Better Implements Policy, or Corrects Mapping Error**
- **Adequacy/Timeliness of Public Facilities and Services**
 - Completion of localized critical links and intersection improvements are reasonably funded as shown on county Six-Year Transportation Improvement Program or through a development agreement;



Development Agreements Status/Schedule

- Killian 60,000 Sq. Ft. Retail (DA Approved)
- Killian Three Creeks North Phase 1– (DA Proposed)
- Killian remainder Phase 2 - NE 179th Street Commercial Center (DA Approved Phase 2, deferred for 5 years by DA Proposed)
- Holt Mill Plain PUD (606 homes/99 townhomes)
- Hinton Property (129 homes)
- Wollam Property (220 homes)



Project Schedule

PLANNING COMMISSION SCHEDULE		
Work Session	8/16/18	5:30 p.m.
Hearing	9/6/2018	6:30 p.m.
CLARK COUNTY COUNCIL SCHEDULE		
To be determined		



NE 179th Street/I-5 Interchange Project

Practical Design Process

- Required with Connecting Washington Funds
- Traffic modeling in process
- Estimated completion of Practical Design Process: End of 2018

Funding

- \$500,000 now available to WSDOT for design
- Remaining \$50M available 2023-2025



NE 179th Street/I-5 Interchange Project Location



County Capital Projects

- I-5/NE 179th Street Area Improvements (NE Delfel Road to NE 15th Avenue) & NE Delfel Road Realignment
 - Design phased 2018-2025
 - Construction phased 2022 through 2026/2027
 - Funds from developer, Connecting WA, grants, TIF, County Road Funds assumed
 - **\$28-\$30M** (\$10M committed between CRF and TIF. Grants to be applied for when scope/phasing/DA confirmed)

- NE 15th Avenue (NE 179th St to NE 10th Avenue)
 - Design/permitting start 2019/2020
 - Construction start 2023/2024 through 2025
 - Funds from developer, grants, TIF, CRF assumed
 - **\$15M** (\$5M committed between CRF and TIF. Grants to be applied for when scope/phasing/DA confirmed)



NE Delfel Road Realignment



NE 15th Avenue Extension

