Work Session at 10:15 a.m.
Public Service Center, 1300 Franklin Street, Vancouver WA
Hearing Room, 6th floor

NE 179th Street/I-5 Developments

Work Session presented to the Board of County Councilors

Presented by: Public Works and Community Planning
Steve Horenstein, Jamie Howsley, Randy Printz

July 11, 2018, 10:15 AM to 11:15 AM
Work Session goal

The Council will hear about progress on the private/public effort to lift Urban Holding, allowing development to proceed in 179th Street/I-5 Interchange Vicinity.
Urban Holding Process and Schedule

- Planning tool used by Clark County to phase development and fulfill 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, the Comprehensive Plan designation overlay requires Clark County Council approval through the Type IV legislative process to ensure infrastructure capacity for the removal of the designation. [CCC 40.560.010]
  - For the smaller cities, removal is through annexation.

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<th>PLANNING COMMISSION SCHEDULE</th>
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<th>CLARK COUNTY COUNCIL SCHEDULE</th>
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NE 179th Street/I-5 Interchange Project

Practical Design Process

• Required with Connecting Washington Funds
• Current high-level analysis suggests complete interchange rebuild not necessary – need can be met with roundabouts (still preliminary)
• Traffic Modeling in process
• Estimated Completion: End of 2018

Funding

• $500,000 now available to WSDOT for design
• Remaining $50M available 2023-2025
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 though 2026/2027
  • Funds from developer, Connecting WA, grants, TIF, CRF assumed
  • $28-$30M ($10M committed between CRF and TIF. Grants to be applied for when scope/phasing/DA confirmed)

• NE 15\textsuperscript{th} Avenue (NE 179\textsuperscript{th} St to NE 10\textsuperscript{th} 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)
Potential Funding Options

Additional public funding will be needed to complete these area transportation improvements. Potential sources/options include:

<table>
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<tr>
<th>Funding Option</th>
<th>Description</th>
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<tr>
<td>County Road Funds</td>
<td>Connecting WA Funding – Part of $50M?</td>
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<td>Traffic Impact Fees</td>
<td>Local Revitalization Financing (Sales Tax)</td>
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<td>REET 2</td>
<td>Latecomer’s Agreements</td>
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<td>Private Contributions</td>
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<td>Public Works Trust Fund Loans</td>
<td>Bonding*</td>
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<td>State/Federal Grants</td>
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* County has adequate bonding capacity, need to identify payback funding.
Development Agreements Status/Schedule

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