

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 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, 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.

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
- 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 through 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 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)



Potential Funding Options

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

County Road Funds	Connecting WA Funding – Part of \$50M?
Traffic Impact Fees	Local Revitalization Financing (Sales Tax)
REET 2	Latecomer's Agreements
Private Contributions	Transportation Benefit District
Public Works Trust Fund Loans	Bonding*
State/Federal Grants	

* 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)

