

5/23/2022

6/6/2022

ORDINANCE NO. M- 4374

AN ORDINANCE approving the HQ Master Plan and Subdivision at Fisher's Quarry and associated VMC Title 20 text amendments; and providing for severability and an effective date.

WHEREAS, on February 22, 2022, a hearing was held before the Vancouver Planning Commission regarding the approval of the HQ Master Plan and Subdivision at Fisher's Quarry.

WHEREAS, on February 22, 2022, the Vancouver Planning Commission recommended approval to the City Council of the HQ Master Plan and Subdivision at Fisher's Quarry and Title 20 Text Amendments under File PRJ-165963/LUP-81596 with the following considerations:

1. Within the Design Guidelines, Green Building commitments be strengthened.
2. Development of a mutual letter of intent between the Applicant and C-Tran to serve the site as a key site within the transit network.
3. The Design Guidelines name specific transit and multimodal design incentives, including bifurcation of rent and parking costs.
4. Staff and the applicant team work together to strengthen Condition 10 to include safety as a top priority within development of the trail, prior to taking an updated recommendation to Council.

; and

WHEREAS, the Master Plan is consistent with the Comprehensive Plan, the Riverview Gateway Subarea Plan and the underlying zoning of the property.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings.

A. The Vancouver Planning Commission has found that all of the following criteria for approval of the Master Plan in the Riverview Gateway Plan District have been met, with conditions, as required by VMC 20.680.040.C:

1. Content. The Master Plan implements the Riverview Gateway Subarea Plan and the requirements of this chapter, and allows the adjacent quarry to implement the subarea plan, and the requirements of this chapter.
2. All applicable standards of Vancouver Municipal Code and other requirements are met.
3. There is or will be sufficient capacity in transportation system, and public sewer, water, police, fire and stormwater services to adequately serve all portions of the site at the time of development. Utilities should be placed underground to the fullest extent feasible.
4. Off-site impacts including noise, glare, and traffic are minimized to the extent practicable and as required under the Vancouver Municipal Code and Revised Code of Washington.
5. The Master Plan is consistent with the Riverview Gateway Design Guidelines or proposes standards that will achieve at least equal quality site development.
6. The Master Plan achieves the following objectives:
 - a. Capitalizes on the unique topography and view potential of the site.

- b. Establishes a built environment along 192nd Avenue that is in scale with the road and creates a gateway through use of distinctive architectural elements at major intersections.
- c. Establishes a built environment throughout the site that is urban rather than suburban in terms of building intensity, local street networks, and pedestrian amenities and activity. Drive-through uses shall be limited to within parking structures or building enclosures.
- d. Includes design standards that ensures quality development and creates a sense of place, and avoids building architecture defined by individual corporate brands.
- e. Reflects sustainable building and low impact development site planning principles and incorporates design standards to encourage energy efficiency, water conservation and waste reduction.
- f. Includes the following standards or equivalent alternatives sufficient to ensure an active, safe and interesting sidewalk and streetfront environment.
 - 1. Buildings should be located adjacent to streets to the extent possible, with parking to the side or rear. Non-structured on-site parking and access drives shall account for no more than 35 percent of the major street frontage of any project. Alternative standards may be proposed for developments with multiple major street frontages, provided the overall objective of maximizing streetfront buildings is met to the fullest extent practicable;
 - 2. Surface parking areas shall include landscaping.
 - 3. Blank walls visible from pedestrian streetfronts are prohibited. Buildings adjacent to the streetfront shall include pedestrian entrances facing the street,

and at least 15 percent of the streetfront building facade shall be transparent, with the exception of light industrial uses;

4. To ensure human scale development and visual interest, larger buildings with front facades of 100 feet or longer shall include articulation or modulation of facades and rooflines
- g. Includes tree and landscaping standards that will create an attractive community and meets the City's Urban Forestry Management Plan overall target canopy goal of 28 percent.
- h. Includes parks and public natural areas, trails and recreational areas that meet the standards of the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan.
- i. Includes standards ensuring that at least 10 percent of residential units in the master plan area are affordable to moderate income households, as defined by RCW 84.14.
- j. Includes standards or legal agreements ensuring shared parking is utilized to the maximum extent practicable throughout the master plan area. The number of nonstructured parking spaces provided for individual uses shall be no less than indicated in VMC Table 20.945.070-2, Minimum Off-Street Vehicle Parking Requirements, and no more than 115 percent of that amount.
- k. Ensures that the environmental impacts of the Master Plan and subsequent development projects within it are disclosed consistent with SEPA review requirements, including a site-specific hydrogeologic analysis

1. Buildings proposed or allowed by the Master Plan shall mitigate visual impacts to the adjacent area, in balance with the Subarea Plan development vision. At minimum this shall require the following:
 1. Buildings in the western portion of Fisher Quarry designated Industrial by the Comprehensive Plan shall not exceed maximum height of 35-75 feet per VMC 20.430.040-1;
 2. Buildings of any height extending above the farthest visible shore of the Columbia River, as seen from the Overlook facility or the southeast corner of the Fisher Quarry bluff, shall:
 - a. Be located towards the southern portion of the quarries to the fullest extent practicable;
 - b. Be separated from one another such that the east-west coordinates of the portions of the buildings impacting river views are a minimum of 200 feet apart;
 - c. Be discouraged from extending above the farthest visible Oregon ridge line. Only one such building shall be permitted per quarry; and
 3. The Master Plan shall include an assessment of how buildings will prevent off-site glare impacts from direct or reflected light sources as required by VMC 20.935.D.
- B. The information for the Master Plan has been submitted and approved, as required by VMC 20.680.040.B.
- C. The Vancouver Planning Commission has found that all of the following criteria for approval of the Title 20 text amendments have been met as required by VMC 20.680.040.C:

Text amendments to VMC Title 20 zoning standards shall demonstrate the following:

1. The proposal is consistent with applicable policies of the Vancouver strategic plan and comprehensive plan; and
2. The proposal is necessary to further the public interest based on present needs and conditions.

D. The HQ Master Plan and Subdivision at Fisher's Quarry and VMC Title 20 text amendments are consistent with the Comprehensive Plan, the Riverview Gateway Subarea Plan and the underlying zoning.

E. City Council hereby adopts the foregoing findings of the Vancouver Planning Commission contained in the staff report to the Planning Commission dated February 15, 2022 with the amended conditions of approval as stated in the staff memo to the City Council titled, "HQ Master Plan at Fishers Quarry – Proposed Amended Conditions of Approval PRJ-165963/LUP-81596" dated May 17, 2022, which are hereby incorporated by reference, as its own.

Section 2. 20.430 Commercial and Mixed-Use Districts Text Amendments. That part of Ordinance M-3643 as last amended by that part of section 3 (Exh. B) of Ordinance M-4341, codified as 20.430.030, is hereby amended to read as follows:

Table 20.430.030-1. Commercial and Mixed-Use Districts Use Table	
USE	RGX⁴⁴
COMMERCIAL	
<i>General Retail</i>	
- <i>Bulk Sales</i>	C/ <u>P</u> ⁵³
<i>Office</i>	
- <i>Extended</i>	X <u>P</u>
INDUSTRIAL	
<i>Industrial Services</i>	C/ <u>P</u> ⁵⁴

⁵³Bulk sales are permitted outright on Lots 10-15 of the HQ master plan (west end of Fishers Quarry area) only. All other areas are conditional.

⁵⁴Building, heating, plumbing or electrical contractors, exterminators, janitorial and building maintenance contractors where the indoor storage of materials is more than incidental to the office use and photo-finishing laboratories are permitted outright on Lots 10-15 of the HQ master plan (west end of Fishers Quarry area).

Section 3. 20.680 Riverview Gateway Plan District Text Amendments. That part of Ordinance M-3911 codified as 20.680.030, is hereby amended to read as follows:

VMC 20.680.030 (C) 2.– Allowed Uses and Development Standards.

2. For the Fisher Quarry area as shown in Figure 20.680-1,
 - a. Multi-family residential uses shall account for a maximum of ~~40%~~ 35% of the total developable land area in the quarry as defined herein. ~~There shall be no single-family uses.~~
 - b. Narrow Lot Development as attached single-family consistent with the standards of VMC 20.927 shall account for a maximum of 5% of the total developable land area in the quarry as defined herein, and is limited to a 35-foot maximum building height.
 - ~~b.c.~~ Non-Office Commercial uses shall account for a maximum of 35% of the total developable land area in the quarry.

- e d. Office and/or light industrial areas shall together account for minimum of 30% of the total developable land area in the quarry.
- ~~e~~ e. Parks and usable open space corridors shall account for a minimum of 7% of the total developable land area in the quarry, to be located generally as indicated in the Riverview Gateway Subarea Plan.

Section 3. Legal Description.

The legal description of the lands referred to in this ordinance is as follows:

Parcels 126669000, 126941000, and 125830000 located in a portion of the northeast and northwest quarters of Section 7, Township 1 North, Range 3 East, Willamette Meridian, and Clark County, Washington.

Section 4. Approval Granted.

Based upon the foregoing findings, as well as the findings contained in Staff Report No. PRJ-165963/LUP-81596, which are hereby incorporated by reference, approval of the HQ Master Plan and Subdivision at Fisher’s Quarry and VMC Title 20 text amendments is hereby granted, with the amended conditions outlined in the memo to City Council titled, “HQ Master Plan at Fishers Quarry – Proposed Amended Conditions of Approval PRJ-165963/LUP-81596” dated May 17, 2022 as supported by the Vancouver Planning Commission Findings, Conclusions, and Recommendations, incorporated above by reference.

Section 5. Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder or the application of the provision to other persons or circumstances is not affected.

Section 6. Effective Date.

This ordinance shall take effect fifteen (15) days after passage and publication.

Read first time: May 23, 2022

Ayes: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen, Mayor McEnerny-Ogle

Nays: None

Absent: None

Read second time: June 6, 2022

PASSED by the following vote:

Ayes: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen, Mayor McEnerny-Ogle

Nays: None

Absent: None

SIGNED this 6th day of June, 2022.

DocuSigned by:

Anne McEnerny-Ogle

6C89D9089EC5424...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

BCF6734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:

Jonathan Young

9A7DC2E31F694A2...
Jonathan Young, City Attorney

SUMMARY

ORDINANCE NO. 4374

AN ORDINANCE approving the concept development plan for the HQ Master Plan and Subdivision at Fisher's Quarry and associated VMC Title 20 text amendments; and providing for severability and an effective date. The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).