

NE 179th Street/I-5 Urban Holding

Hinton Development (CPZ2019-00023)

Wollam Development (CPZ2019-00024)

Presented by: Matt Hermen

June 20, 2019

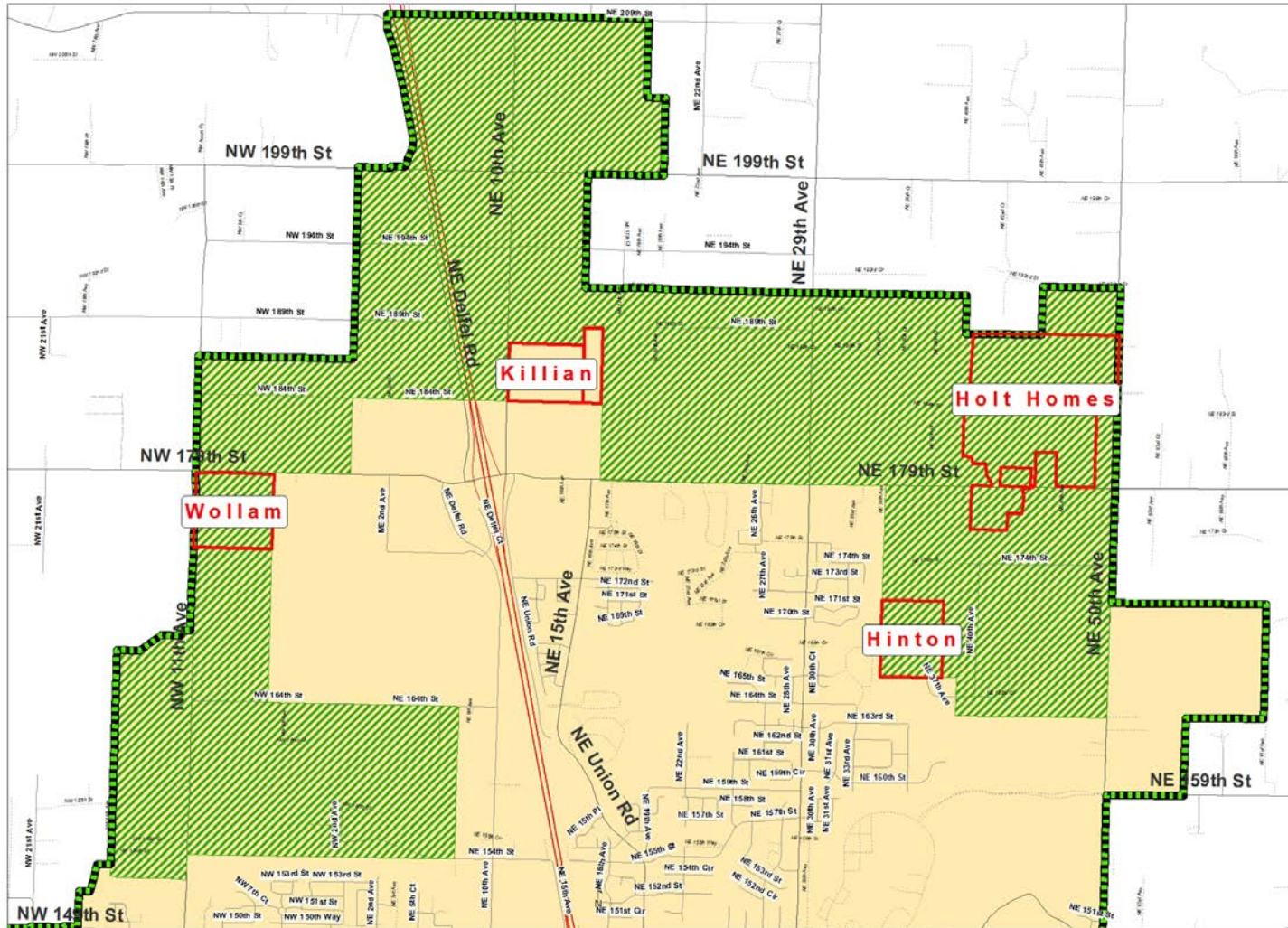


Agenda

1. Urban Holding Overview
2. Phase III & IV proposal
3. Planning Commission Recommendation 2/21/19
4. Process to remove Urban Holding
5. Financial Analysis
6. Clark County Council Decision
7. Staff Recommendation



179th St Urban Holding Area



Previous Planning Commission Recommendation

- **Holt Homes (CPZ2018-00021)**

On February 21, 2019, the Planning Commission voted unanimously (4-0) to conditionally approve the proposal to remove the urban holding zoning and comprehensive plan overlays on approximately 143 acres, contingent on the approval of a developer's agreement and the County Councilors adopting a formal finding that the critical links and intersection improvements needed to create transportation capacity sufficient to accommodate the trips generated by the proposal are reasonably funded.



Urban Holding Overview

- Tool to phase development and fulfill requirements of GMA
- Zoning Overlay and Comprehensive Plan designation overlay
 - The zoning overlay details uses and intensity allowed to protect areas from premature land division and development
 - Vancouver UGA: removal of the Comprehensive Plan designation overlay requires County Council approval through Type IV legislative process
 - For smaller cities, removal is through annexation

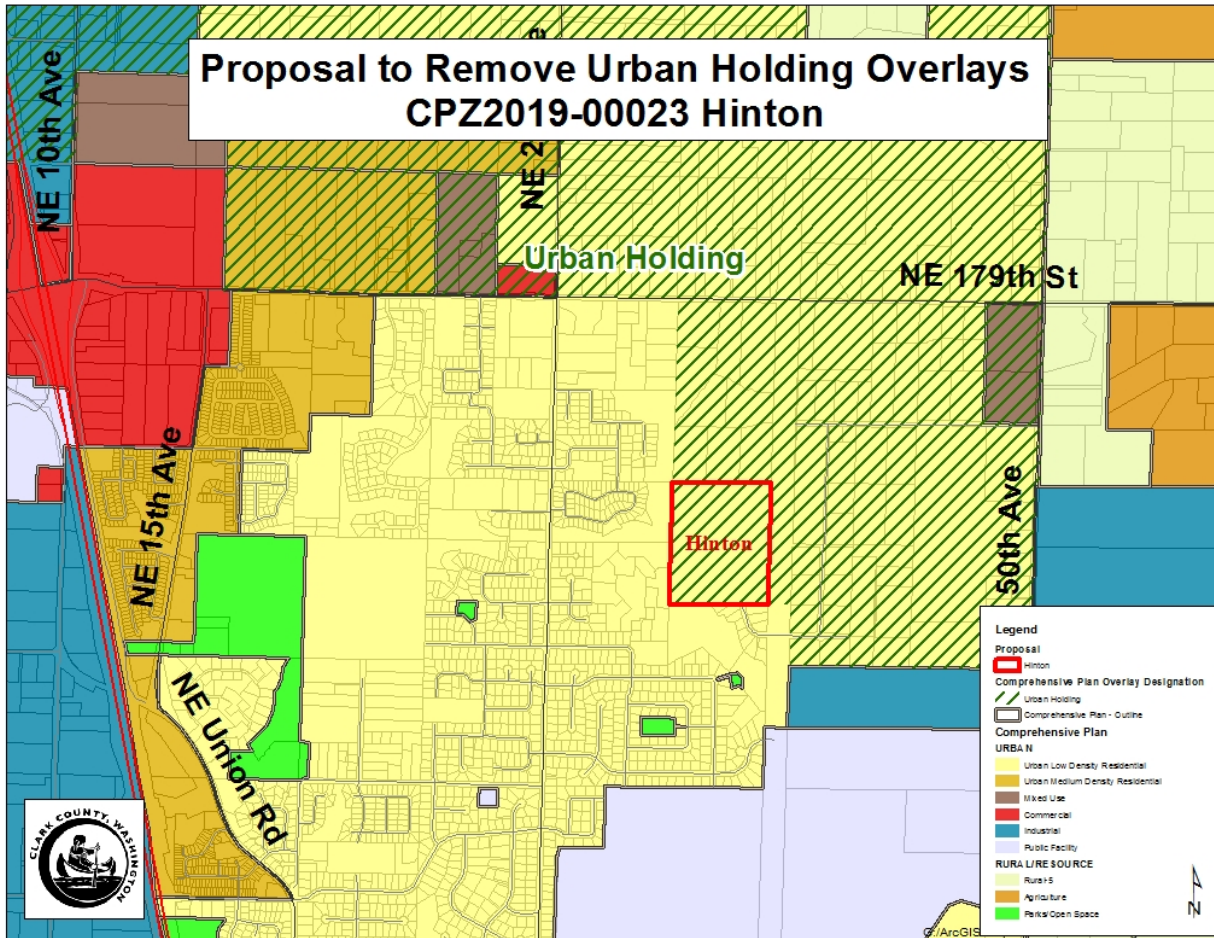


Economic Development Opportunity

- **Potential Buildout of the Urban Holding Area**
 - Housing – 4,915 units
 - People – 13,074
 - Total Jobs – 2,685
 - Office Jobs – 332
 - Retail Jobs – 947
 - Industrial Jobs – 1,407
 - Tax Revenues (local and state)
 - \$188m Construction
 - \$23m / year on-going
- **Source: Hovee Study, verified with Vacant Buildable Lands Model**



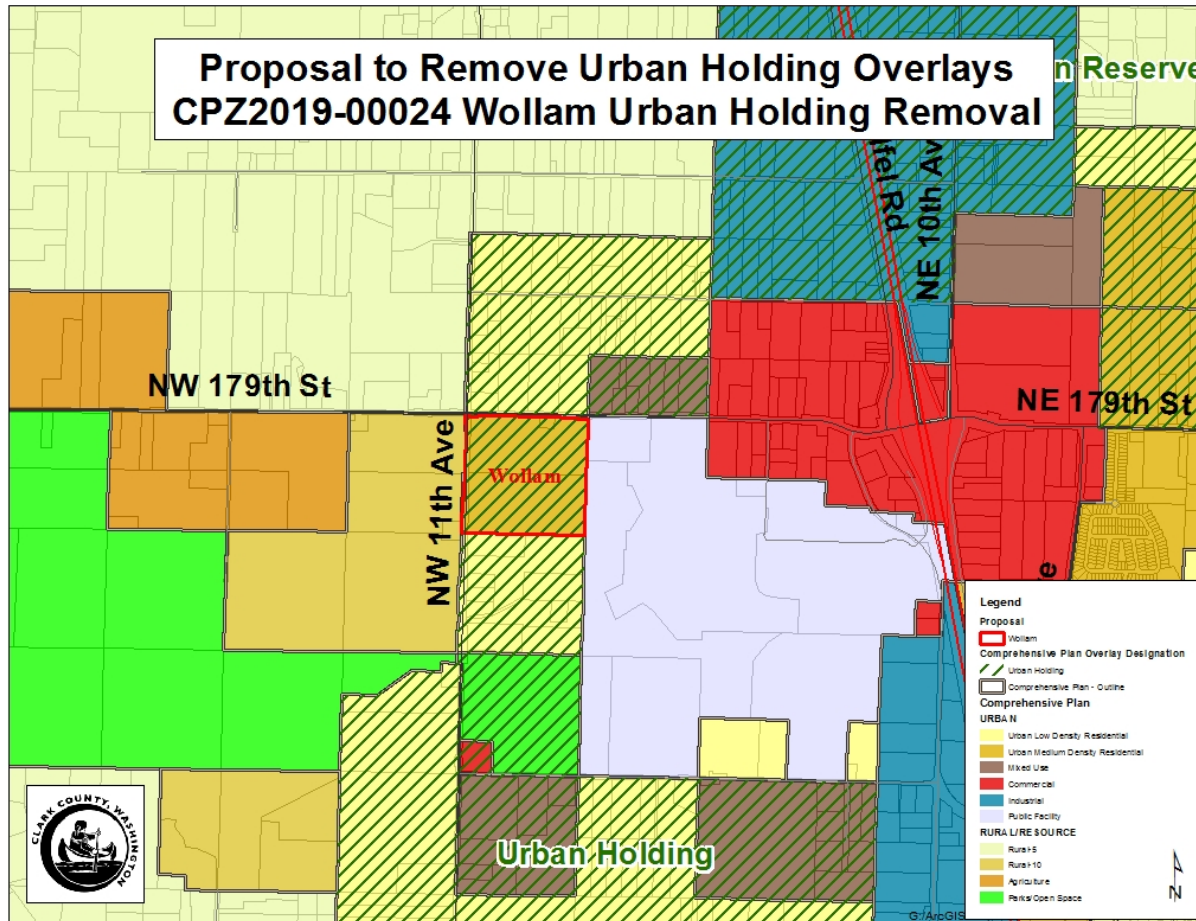
Hinton Development Phase 3 (CPZ2019-00023)



- 32 acres proposed for removal from overlay
- Urban Low Density Residential Comp Plan Designation
- R1-10 Zoning
 - Minimum 10,000 ft² lots
- Forecasted Trip Generation of 129 PM Trips



Wollam Development Phase 4 (CPZ2019-00024)



- 40 acres proposed for removal from overlay
- Urban Medium Comp Plan Designation
- R12 Zoning
 - 8-12 Dwelling Units per acre
- Forecasted Trip Generation of 325 PM Trips

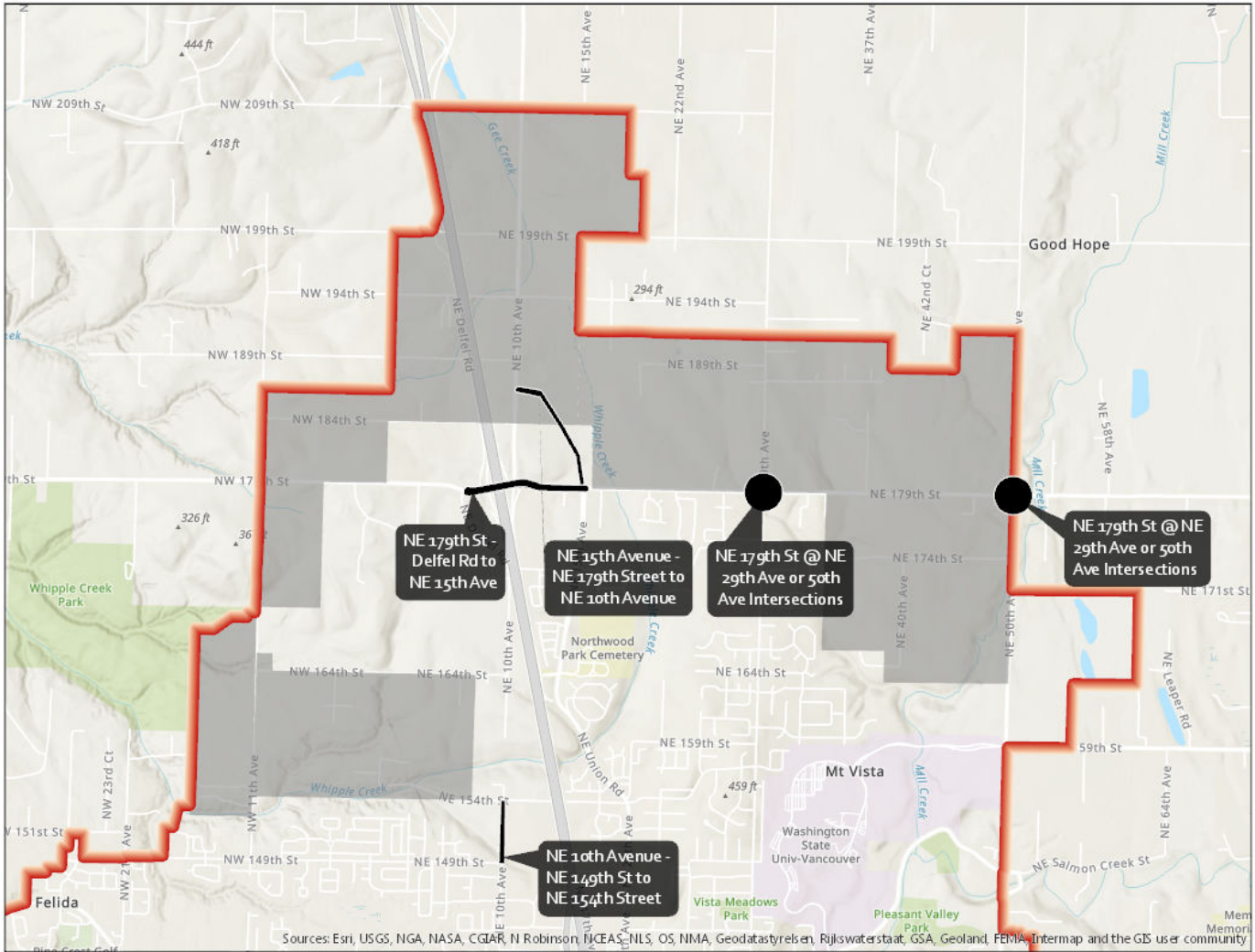


Financial Contributions to Projects

- **\$50.5 Million:**
NE 179th St./I-5 Interchange Replacement
- **\$66 Million**
NE 179th St.: NE Delfel Rd. -
NE 15th Ave.
NE 15th Ave.: NE 179th St.-NE
10th Ave.
NE 179th St. at 29th Ave
Intersection
NE 179th St. at 50th Ave
Intersection
- **Total: \$116.5 Million**



Regional Project Map



Mitigation to be constructed

-
-
-

widening provides sufficient width to make



Criteria for Lifting Urban Holding

- 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

- Phase 1

Killian Three Creeks North Phase 1– (DA Proposed)

Killian - NE 179th Street Commercial Center (DA Approved, deferred for 5 years)

Approved by County Council

- Phase 2: Holt Mill Plain PUD (606 homes/99 townhomes)

Schedule for County Council Public Hearing on July 16, 2019

- Phase 3: Hinton Property

Planning Commission Public Hearing schedule for July 18, 2019

- Phase 4: Wollam Property

Planning Commission Public Hearing schedule for July 18, 2019



County Council Financial Decision

County Council Hearing Scheduled for July 16, 2019

	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	OPTION 6	OPTION 7
Funding sources not secured	*General Fund Banked Capacity 2.176% (1.176% + 1%) Starting in 2020-2024 Median HH=\$7.19	General Fund 1% Starting in 2020-2024 Median HH=\$3.30	*Road Fund Banked Capacity 5.24% (4.24% + 1%) Starting in 2020-2024 Median HH = \$23.80	*Road Fund Banked Capacity 3% (2% + 1%) Starting in 2020-2024 Median HH = \$13.41	*Road Fund Banked Capacity 2% (1% + 1%) Starting in 2020-2024 Median HH= \$8.94	Road Fund 1% Starting in 2020-2024 Median HH= \$4.47	No tax levy increases 0% Starting in 2020-2024 Median HH= \$0
Total funding needed	\$19,100,000	\$19,100,000	\$19,100,000	\$19,100,000	\$19,100,000	\$19,100,000	\$19,100,000
Property taxes	\$1,435,000 for five years = \$7,175,000	\$660,000 for five years = \$3,300,000	\$2,221,000 for five years = \$11,105,000	\$1,251,000 for five years = \$6,255,000	\$834,000 for five years = \$4,170,000	\$417,000 for five years = \$2,085,000	\$0.00
Developer contributions	\$6,800,000	\$6,800,000	\$6,800,000	\$6,800,000	\$6,800,000	\$6,800,000	\$6,800,000
Deficit	\$5,125,000	\$9,000,000	\$1,195,000	\$6,045,000	\$8,130,000	\$10,215,000	\$12,300,000
Annual debt service pmt.	\$394,000	\$692,000	\$92,000	\$465,000	\$625,000	\$785,000	\$946,000

*The Banked Capacity includes the 1% Annual Levy
ADT = Average Daily Trip

Median household (HH) value estimate
\$349,900



Regulatory Requirements & Public Information

- Department of Commerce 60-day Notification
 - May 9, 2019
- State Environmental Policy Act (SEPA) Checklist and Determination of Non-significance
 - To be Filed: June 21, 2019
 - Expiration: July 5, 2019
- Legal Notice: July 3, 2019
- Public Notification: July 3, 2019
- Property Posting: July 3, 2019
- Website: Ongoing



Thank you!

Clark County Community Planning

