

NE 179th Street/I-5 Urban Holding

Holt Homes Phase 2

Mill Creek PUD

Presented by: Community Planning

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October 18th, 2018, 5:30 PM



Agenda

1. Urban Holding Overview
2. Phase I review
3. Phase II proposal
4. Process to remove Urban Holding
5. Planning Commission Schedule



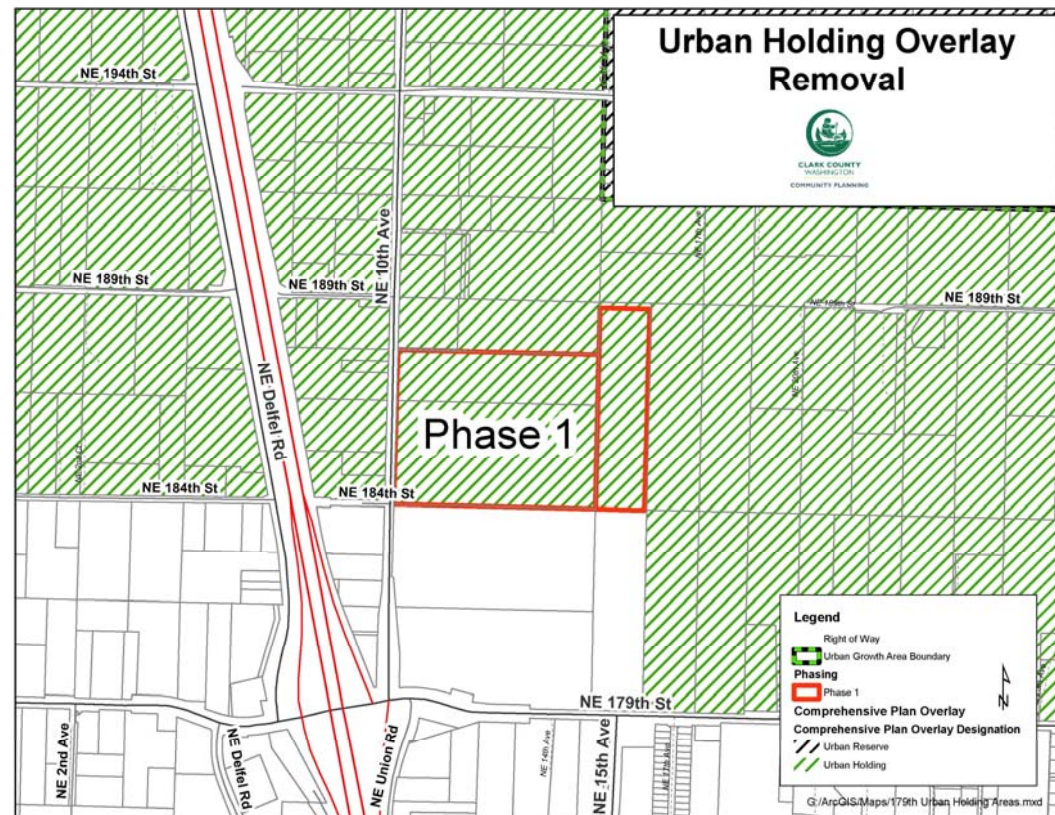
Urban Holding Overview

- 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

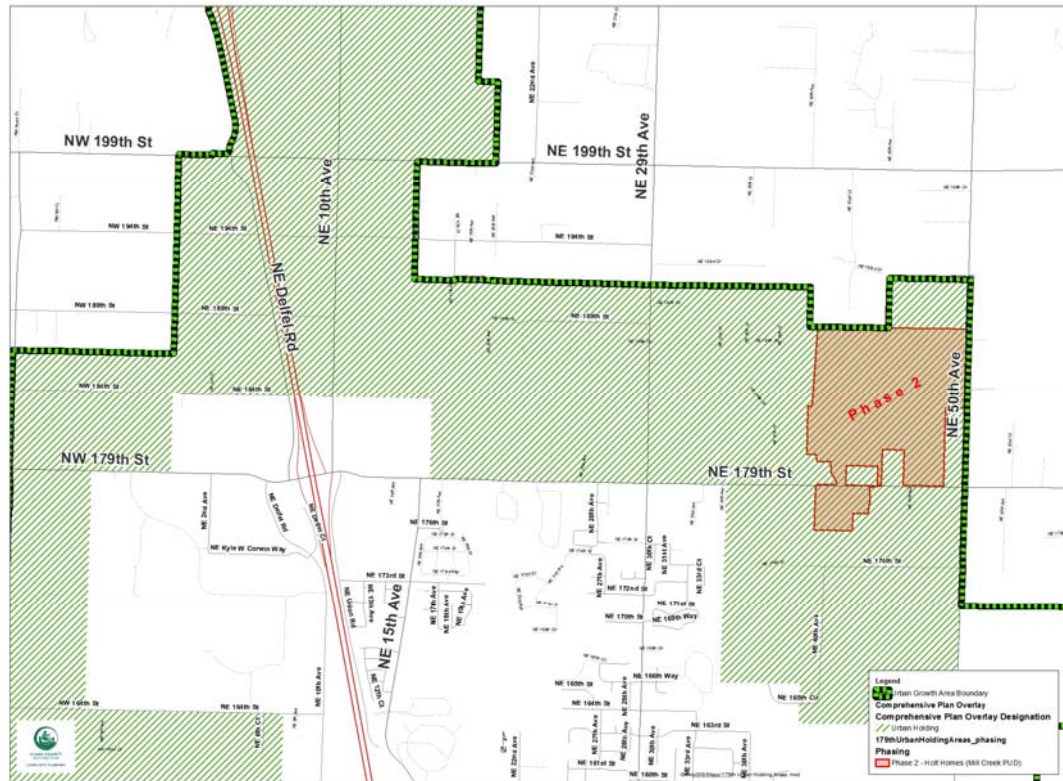


Killian Three Creeks North Phase 1

- 40 acres
- 200 Single Family Detached Units
- 326 Apartments
- Sept. 6, 2018 - Planning Commission recommended approval



Holt Homes – Mill Creek PUD – Phase 2



- 143 acres proposed for removal from overlay



Holt Homes Mill Creek PUD - Description

- 606 Single Family Detached Units
- 99 Townhomes
 - Total Trip Generation on a weekday during PM Peak Hour: 657



Financial Contributions to Projects

- NE 179th St./I-5 Interchange Replacement
- NE 179th St.: NE Delfel Rd. - NE 15th Ave.
- NE 15th Ave.: NE 179th St.-NE 10th Ave.



Financial Contributions to Projects

NE 179th St./I-5 Interchange Replacement

- Elimination of existing NE 10th Ave. connection to NE 179th St.
- Temporary extension of NE 10th Ave. to new NE 12th Ave. multilane roundabout
- Reconfiguration of the I-5 Northbound off-ramp/NE 179th Street intersection



Financial Contributions to Projects

NE 179th St.: NE Delfel Rd. - NE 15th Ave.

- Construction of new multi-lane roundabout on NE 179th St.
- Widening of NE 179th St. between the I-5 NB off-ramp/NE 179th St. intersection and the new NE 12th Ave. roundabout
- Widening of NE 179th St. between the new NE 12th Ave. roundabout and NE 15th Ave.
- Termination of Union Rd. south of NE 179th St. through provision of alternative access for properties along Union Rd. south of NE 179th St.



Financial Contributions to Projects

NE 15th Ave.: NE 179th St.-NE 10th Ave.

- Modification of the NE 15th Ave./NE 179th St. intersection: construct a westbound left-turn lane



Mitigation to be constructed

- Stop sign should be installed on each of the new public site roadway approaches to NE 50th Ave. and NE 179th St.
- Left-turn lanes should be provided on NE 179th Ave. at each of three site public roadway connections to NE 179th Ave.
- Provision of northbound left-turn lane at NE 50th Ave. intersection is recommended with site development if the NE 50th Avenue frontage widening provides sufficient width to make the improvement.



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

- 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	10/18/18	5:30 p.m.
Hearing	11/15/18	6:30 p.m.
Clark County Council Schedule		
To be determined		



Thank you!

Clark County Community Planning

