
Discovery Fairgrounds Sub-Area Plan

BOCC Work Session

Public Service Center – 6th Floor

October 30, 2013

10:30 am



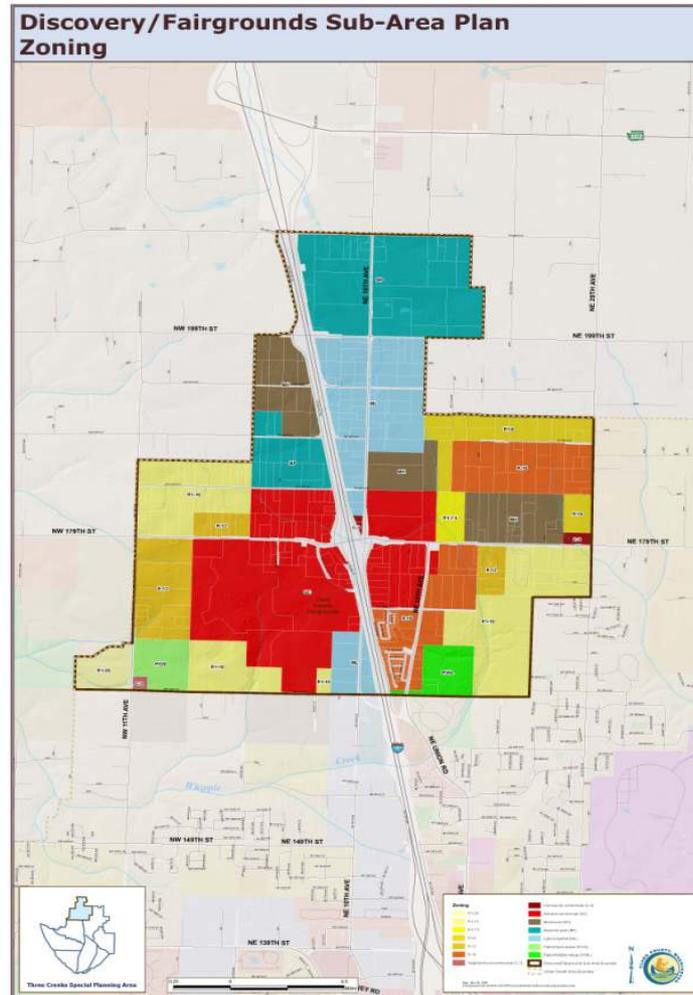
Discovery Fairgrounds Introduction

- Review and update of the Discovery/Fairgrounds sub-area.
 - The sub-area is a part of the Three Creeks Special Planning Area.
 - Discovery/Fairgrounds sub-area is 2,071 acres.
 - An advisory group was formed representing private property owners, the Fairgrounds Neighborhood Association, Port of Ridgefield, Cities of Ridgefield, Battle Ground, and Vancouver, the Amphitheater, Fairgrounds, WSDOT, and CRWWD.
 - The group met six times from Sept. through Nov. 2009.

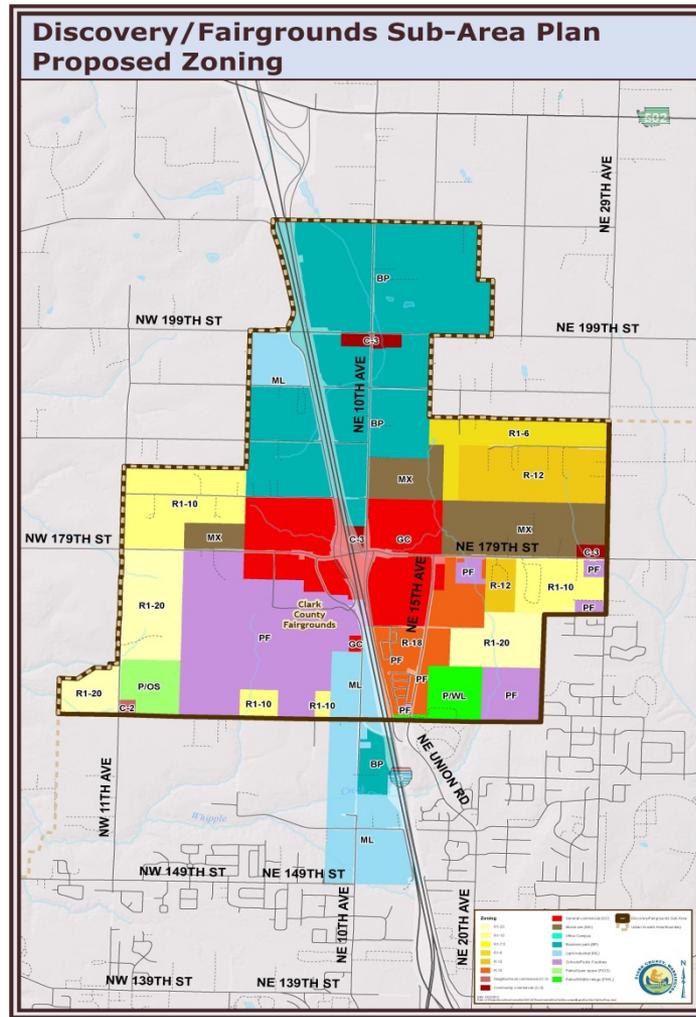
Background

- The Three Creeks special planning area was adopted in September 2007 as part of the Comprehensive Plan.
 - In 2008 eight sub-areas were established within the Three Creeks boundaries.
 - Discovery/Fairgrounds is the second of eight sub-area plans to be considered.
 - Urban Holding currently applies to most of this sub-area. Lifting Urban Holding in selected areas will be addressed as part of the NE 179th St. interchange project.

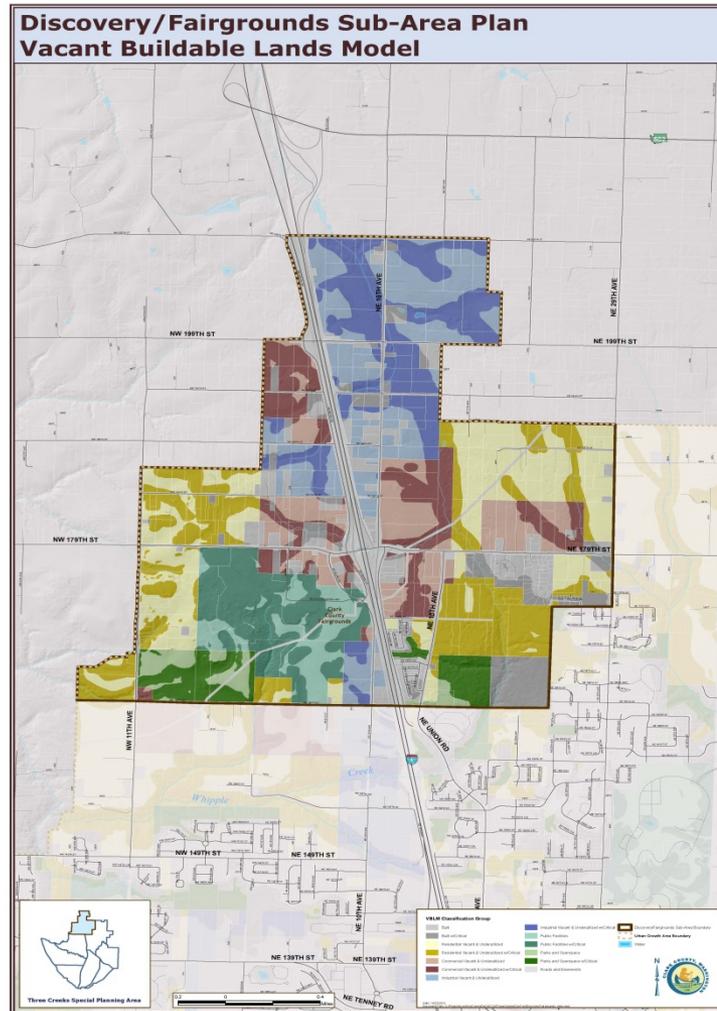
Current Zoning Designations



Proposed Zoning Designations



Vacant Buildable Lands Model



Current and Proposed Zoning Comparison for Discovery/Fairgrounds Sub-Area

Current Zoning	Proposed Zoning	Acres
Business park (BP)	Business park	334.14
Community commercial (C-3)	Community commercial	10.56
General commercial (GC)	General commercial	230.09
General commercial (GC)	Schools/Public Facilities	226.20
Light industrial (ML)	Business park	178.20
Light industrial (ML)	Community commercial	10.03
Light industrial (ML)	Light industrial	44.40
Mixed use (MX)	Business park	46.34
Mixed use (MX)	Light industrial	34.90
Mixed use (MX)	Mixed use	109.57
Neighborhood commercial (C-2)	Neighborhood commercial	3.06
Parks/Open Space (P/OS)	Parks/OS	36.88
Parks/Wildlife refuge (P/WL)	Parks/Wildlife refuge	37.97
R1-10	R1-10	168.82
R1-10	R1-20	54.78
R1-10	Schools/Public Facilities	87.92
R-12	Mixed use	19.51
R-12	R-12	19.66
R-12	R1-20	79.80
R1-20	R1-20	31.20
R1-6	Mixed use	14.98
R1-6	R1-6	69.69
R1-7.5	Mixed use	19.69
R-18	R-12	98.80
R-18	R-18	93.51
R-18	Schools/Public Facilities	10.12

Public Process

- The Advisory Group met six times over the course of three months to develop the draft proposal.
- Staff held three open house/presentations with the public on February 11, 2010, on March 16, 2010, and finally on November 8, 2012.
- Staff presented the draft to the Three Creeks Special Planning Area Advisory Council on April 8, 2010.

Public Process, continued

- Staff presented the Discovery/Fairgrounds plan to the Board of Commissioners at a work session on April 14, 2010.
 - At the work session the Board directed staff to cease work on sub-area planning until a review of employment zones could be completed.
 - The Planning Commission heard the matter on April 15, 2010 because the public had already received notice. Testimony was taken, but no recommendations were made.
 - Following the completion of the employment zone review staff again presented the sub-area plan on November 15, 2012.
 - The Planning Commission recommended approval of the sub-area plan by unanimous vote.

Public Process, continued

- Staff presented the sub-area plan to the Board in a work session on November 28, 2012 and a Public Hearing on December 11, 2012.
 - The Board did not hear the sub-area plan proposal and directed staff to bring the issue back in 2013.
 - Staff submitted the attached briefing paper to the Board in August 2013 with three options:

Public Process, continued

- Option 1: Adopt the unanimous Planning Commission recommendation outlined in the previous slides.
- Option 2: Develop a new alternative, which would require:
 - Creation of a new advisory task force; and
 - Work collaboratively with the Economic Development Action Team currently focused on the Discovery Corridor; and
 - Move the recommendation through the public process including SEPA, Planning Commission, and Board of Commissioners.
- If Option 2 is desired, direct Urban Holding to be lifted in phases due to the size of the sub-area.

Timelines and Next Steps

- The BOCC Public Hearing will be scheduled, if Option 1 is desired by the Board, following this work session.
- Should Option 2 be selected coordination work with interested citizens and organizations will begin immediately.