



November 22, 2019

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Review Team, Dept. of Commerce
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue
Longview School District
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
CenturyLink
Ryan Hennessey, Comcast
Amy Asher, River Cities Transit Manager
Jon Dunaway, Longview Fire Marshal
Mike Murray, Commercial Building Inspector
Captain HuhtaPineda, Longview Police Department
Lower Columbia Association of Realtors
The Daily News

From: John Brickey, Director of Community Development/Building Official

Subject: SEPA Environmental Checklist Review - Application #E 2019-8

Project: Scott S. Anders, Attorney with Jordan Ramis PC on behalf of Del Ray Properties, Inc. has submitted a SEPA checklist for a zoning text amendment to LMC 19.44, General Commercial District (GC) to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, subject to proposed development standards, and remove the front setback requirement, in the GC zone. This is a non-project action that affects properties in the General Commercial zone in Longview city limits.

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The proposal affects the zone **General Commercial, GC**. The Comprehensive Plan classification is **Community Commercial**. The proposal will affect zoning regulations for properties in the General Commercial zone which are dispersed throughout Longview city limits. GC zones are primarily located along high traffic streets and intersections in Longview and often abut properties in residential zones, light industrial zones or different commercial zones.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. December 6, 2019**.

If you have any questions or need additional information, please contact Adam Trimble, Planner at (360) 442-5092 or me at (360) 442-5080.

Thank you.

Attachments: Proposed code amendments, application.

Cc: Applicant: Del Ray Properties, Inc, represented by Jordan Ramis PC, Scott Anders Attorney.
File



**DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970**

Description of Proposal: E 2019-8– Zoning text amendment to LMC 19.44, General Commercial District (GC) to allow mixed-use multifamily residential/commercial developments up to 60 feet in height, subject to proposed development standards, and remove the front setback requirement, in the GC zone. The proposal will allow ground floor residential uses when requirements for a percentage of commercial uses along the street frontage is met. The non-project action affects the General Commercial, GC.

Proponents: Del Ray Properties Inc., represented by Jordan Ramis PC
Scott S. Anders, Attorney
1499 SE Tech Center Place, Suite 380
Vancouver, WA 98683
Phone: 360-567-3904

Location of Proposal, Including Street Address, if any: This is a non-project action that affects properties in the General Commercial zone in Longview city limits in Cowlitz County.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on December 6, 2019.

Responsible Official: John Brickey
Position/Title: Director/Building Official
Department: Community Development
Address: PO Box 128, Longview, WA 98632
Contact Person: Adam Trimble, Planner
Phone: (360) 442-5092

Date: November 22, 2019

Signature: _____

John H. Brickey

**City of Longview
Community Development**

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Community Development

AUG 29 2019

City of Longview

A. background

1. Name of proposed project, if applicable:

Zoning Text Amendment, to LMC 19.44, General Commercial District (GC) to allow for additional building height and residential dwellings.

2. Name of applicant:

Del Ray Properties, Inc.

3. Address and phone number of applicant and contact person:

Jordan Ramis PC
Scott S. Anders, Attorney
1499 SE Tech Center Place, Suite 380
Vancouver, WA 98683
(360) 567-3904

4. Date checklist prepared:

August 28, 2019

5. Agency requesting checklist:

Longview Community Development Department, Planning Division

6. Proposed timing or schedule (including phasing, if applicable):

Submit to Planning Commission August, 2019.
Planning Commission Hearing: September or October, 2019.
City Council to review: October or November, 2019.
To City Attorney for Drafting Amendment after City Council October or November, 2019 meeting.
City Council for Approval: November or December, 2019 meeting.
Zoning Text Amendment in effect approximately January 1, 2020.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Zone Text Amendment will apply to the entire general commercial district. If the amendment is approved, this redevelopment of this site will occur in the near to mid-future consistent with the amended zoning code.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The site was fully developed for residential use decades ago, and there are no environmental resources on the site.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

The Longview City Council must approve the text amendment.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The text amendment is for the general commercial zoning district, which is located in nine separate areas of the city. It would allow more residential uses, which are currently restricted to upper floors only. Commercial use will still be required on the ground level for 20% of the area of the site.

See attached code amendments: the Planning Commission and applicant agreed to revise the proposal per the attached.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

There are nine general commercial zones in the city, located mostly on the edges of the downtown. A zoning map is attached, and the general commercial zones are shown in red with the acronym GC.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one) Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

2 percent

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil types are unknown. This is urban, commercial land, and there will be no change to agricultural land of long term significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The terrain is level and fill is not required. Excavation and grading will be limited to the minimum requirements for building foundations.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Because the terrain is flat, there is minimal risk of erosion. This is a non-project action, and erosion control will be managed at the project level.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The zoning code maximum is 85% impervious area, and no change to that standard is proposed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None for this non-project action.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None for this non-project action. As these urban areas redevelop, emissions from construction equipment will occur. The proposed amendment only allows an increase in residential uses, so additional emissions are not anticipated.

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water**

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

None

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

None

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

None, because the general commercial district zones are served by city water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, because the general commercial district zones are served by city sewer.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater generated by roff and parking lots will be managed consistent with city regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

None, because the general commercial district zones are served by city sewer.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

None.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. Plants

a. Check the types of vegetation found on the site:

- ☒X deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒X shrubs
☒X grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Ground vegetation may be removed upon redevelopment.

- c. List threatened and endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The maximum impervious area is 85% for each site, which ensures a minimum amount of vegetation on each redevelopment site.

- e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

None

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

Longview is along the Pacific flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None, because the general commercial zones are urban areas that are not suitable for wildlife.

- e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The precise mix of energy sources is unknown, but will be typical for residential use.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None because this amendment only involves residential uses.

- 1) Describe any known or possible contamination at the site from present or past uses.

Unknown

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Unknown

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Unknown

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

Much of the GC zoned land is adjacent to high-traffic streets and State Routes. AT

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Upon redevelopment, construction noise will occur during normal business hours. In the long-term, residential uses do not generate adverse noise impacts.

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the Del Ray property is a mobile home park. Adjacent properties include another mobile home park, general commercial businesses, and an office building. If the amendment is approved, these properties could be redeveloped with additional residential uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The property is not used for farm or forest activities.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The general commercial district zones are all in the city limits and will not be affected by farm or forest activities.

- c. Describe any structures on the site.

The Del Ray site has approximately 75 mobile homes.

- d. Will any structures be demolished? If so, what?

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

Upon redevelopment, the mobile homes will be replaced with commercial and residential buildings.

e. What is the current zoning classification of the site?

General Commercial (GC).

f. What is the current comprehensive plan designation of the site?

Commercial

Community
Commercial. AT

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None

i. Approximately how many people would reside or work in the completed project?

Approximately 25 people would work in the commercial space, and approximately 150-200 people would reside in the dwellings.

j. Approximately how many people would the completed project displace?

The project will be developed in stages, and the existing tenants will be invited to move into the apartments.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The existing tenants will be invited to move into the apartments.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The text amendment ensures zoning compliance.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no nearby agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

Approximately 85 middle income and perhaps more modest income apartments would be provided upon complete redevelopment.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Approximately 75 mobile home spaces will be eliminated, which are generally occupied by lower income residents.

- c. Proposed measures to reduce or control housing impacts, if any:

The proposal will allow additional housing to be developed on the Del Ray property and elsewhere in the general commercial zoning district. An increased supply of housing overall will lower housing impacts in the city.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The text amendment would allow buildings up to 55 feet tall. There is not yet an architectural design with identified exterior building materials.

- b. What views in the immediate vicinity would be altered or obstructed?

None, because the Del Ray property is not with a scenic view corridor.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal night lighting and signage for commercial and residential use will be produced.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

None

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

None

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

The proposal will allow for 60 maximum height but establishes design and setback requirements to mitigate aesthetic impacts. AT

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Numerous city parks, and the Cowlitz and Columbia Rivers.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None for this non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None for this non-project action.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The Del Ray site is bounded by Tennant Way on the south, 12th Avenue on the west, Douglas St on the north, and 11th Avenue on the east. The access upon redevelopment has not yet been determined.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The Longview Transit Center is at 1050 11th Ave, about 3 blocks north of this site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The parking has not yet been planned.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The surrounding streets are fully developed to city standards, so additional improvements are not necessary.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

There is no water, rail or air transportation nearby for passenger use.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic study will be prepared when a redevelopment proposal is submitted. Roughly speaking, 85 apartments (ITE Land Use Code 221) will generate 462 average weekday trips. The estimated 10,000 sf of retail (ITE Land Use Code 814) would generate 630 average weekday trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere with the movement of forest product trucks because the Port of Longview is served by SR 432, which is outside the general commercial zones.

- h. Proposed measures to reduce or control transportation impacts, if any:

A traffic study will be performed prior to redevelopment, and there will be no direct vehicle access to Tennant Way, which will reduce access impacts.

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

This is a non-project action to change regulations for the General Commercial zoned properties in the City limits. Project specific impacts will be addressed at time of permit application. AT

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The additional opportunity for residential uses may increase the city population, with a primary impact on schools. The increase in population at this particular site will increase activity at the nearby transit station.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Any redevelopment that may follow the proposed text amendment will need to pay the standard system development charges for impacts to public infrastructure.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility plans have now yet been drafted for this non-project action.

C. Signature

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete:

Signature: 
Name of signee SCOTT J. ANDERS
Position and Agency/Organization ATTORNEY, JORDAN RAMIS, P.C.
Date Submitted: 8/29/19

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Residential land uses generally are not environmentally hazardous. The apartments will be served with city sewer. Apartments do not emit air pollution. Toxic substances will not be used on the site. Noise will be limited to ordinary residential activities. Maintenance of the landscaped areas may generate noise from lawnmowers, leaf blowers, and related equipment.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Del Ray property and most other properties in the general commercial district are already developed; some with 100% impervious surfaces. The proposed text amendment will not affect plants, or animals, and there are no aquatic areas nearby.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None

3. How would the proposal be likely to deplete energy or natural resources?

Residential land uses are not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Del Ray property and most other properties in the general commercial district are already developed; some with 100% impervious surfaces. The proposed text amendment will not affect city parks, wilderness areas, endangered species habitat, historic or cultural sites, wetlands, floodplains and prime farmlands.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal does not affect shoreline management plan activities.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The GC zone currently allows residences above the first floor. This proposal will allow residences on the ground floor in a mixed-use scenario with a minimum amount of commercial uses on high traffic street facing ground floor facades. The GC zone is in proximity to some light industrial areas where incompatibilities could occur. Setbacks in the light industrial areas specific to adjacent residential uses help mitigate these potential impacts. AT

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

If the Del Ray site is fully redeveloped, this would increase the population living on the site. A traffic study will be prepared to document traffic impacts. Civil engineering plans for water and sewer utilities will be drafted at the same time.

Proposed measures to reduce or respond to such demand(s) are:

Longview has experienced +/-1% annual growth for many years and is not trending toward growth that would overwhelm transportation infrastructure with or without this proposal. AT

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The text amendment only allows additional housing in the general commercial district. Housing does not conflict with environmental laws.



Zoning Ordinance Text Amendment Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086 Fax 360.442.5953

Petition to Amend the Text of the Longview Zoning Ordinance

LMC 19.81

Case Number: PC 2019-4

Related Case Number: E 2019-8

THIS SECTION FOR OFFICE USE ONLY:

AUG 29 2019

Community Development

Application is hereby made to the Longview Planning Commission for a Zoning Ordinance Text Amendment pursuant to Section 19.81.010 of the Longview Municipal Code.

The following required information must be furnished and filing fee paid before this application will be accepted by the City of Longview for a public hearing before the Longview Planning Commission.

Applicant: Jordan Ramis PC; Scott Anders, Attorney _____ Phone: 360 567-3904 _____

Mailing Address: 1499 SE Tech Center Pl, Ste 380 _____ Fax: _____
(Street or PO Box)

Email: scott.anders@jordanramis.com

City: Vancouver _____ State: WA _____ Zip: 98683 _____

Section(s) for which amendment(s) is/are proposed: Table 19.44.020-1 and Table 19.44.070-1 _____

State exactly how you feel the section(s) should read, incorporating your amendment(s):

See attached _____

(Attach additional sheets, if necessary)

State your reason(s) for requesting the zoning ordinance text amendment(s):

See attached _____

NOTES TO APPLICANT/OWNER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Property Owner: _____ Date: _____

Signature of Property Owner: _____ Date: _____

Signature of Applicant: Scott L. Andersen Date: 8/28/19
(If different than property owner)

FOR STAFF USE

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee: Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

The information provided is "said to be true under penalty of perjury by the Laws of the State of Washington."

Signature of Property Owner: _____

Date: 8/28/19

Signature of Property Owner: _____

Date: _____

Signature of Applicant: John L. Jordan

(If different than property owner)

Date: 8/28/19

FOR STAFF USE

FILING FEES:

Public Hearing Fee: Per LMC 19.06.060

SEPA Review Fee: Per LMC 17.02.070

Total Fees: _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

Notes to Applicants:

This application is to amend the text of the Longview Zoning Ordinance [Title 19 of the Longview Municipal Code]. This form must be completely filled out and submitted along with any necessary supporting information.

Upon receipt of the completed form, supporting information and filing fee, the Community Development Department staff will determine the completeness of the application. This review will be completed as soon as possible, typically within fifteen (15) working days from the submittal of the application. If the application is determined to be complete, the City will begin environmental review under the SEPA Rules [WAC 197-11] and then bring the application forward to the Planning Commission to be set for a public hearing on a future Planning Commission agenda.

If sufficient information has not been submitted to adequately process your application, you will receive a notice of incomplete application letter with instructions on how to complete the application. Upon receipt of that additional information or a revised application, the fifteen (15) working day review period for completeness will begin again.

The Longview Planning Commission sets its own public hearing agenda. Once your application is considered complete, Community Development Department staff will bring it to the Planning Commission at their next regularly scheduled meeting and request that they set it for a public hearing on a future agenda. Typically, the Planning Commission will set the item for a public hearing on their next regular meeting agenda. The Planning Commission meets once each month, on the first Wednesday of each month.

Approximately seven (7) calendar days prior to the Planning Commission meeting, the Community Development Department will provide a report to the applicant, the Planning Commission, and others involved with the project. This report will be based on the information contained within your application, comments from other agencies or departments, and an analysis of your application by Community Development Department staff. The report will usually contain a recommendation for approval, conditional approval, or denial.

The recommendation made by the Planning Commission will be forwarded to the City Council. The City Council will review and take action on your application within ninety (90) days of the Planning Commission hearing. Community Development Department staff will inform you when your application will be scheduled for Council review and action at the conclusion of the Planning Commission hearing. The Council will review your application a minimum of two (2) times. The first review is to consider accepting the recommendation forwarded by the Planning Commission. If this recommendation is accepted, they will direct the City Attorney to prepare an ordinance. This ordinance will be brought forward at the next Council meeting for review and action. Unless passed with an emergency clause, ordinances become effective 30 days after adoption by Council.

Since the information contained in your application is used to evaluate the project and in the preparation of the staff report, it is important that you provide complete and accurate data. Failure to provide adequate information could significantly delay the processing of your application.

Applicants and/or their representatives must attend all public hearings scheduled on this application.

If you have any questions, please contact the Community Development Department at (360) 442-5086. We will be happy to assist you in any way we can.

TEXT AMENDMENT TO LMC 19.44 FOR THE GENERAL COMMERCIAL DISTRICT

This application for a text amendment is presented pursuant to LMC 19.81.040, which authorizes a property owner to submit a proposed amendment to the zoning code. The amendment proposes an amendment to the general commercial district that is consistent with the purpose of that district, because the amendment will bring new activity and density to the district.

As noted in the zoning code, the “general commercial (GC) district is intended to provide activity centers that serve the day to day needs of the community as well as the surrounding neighborhoods and residential areas but that are less intense than regional commercial areas.” LMC 19.44.010

Currently, the district requires residential dwellings to be located above the first floor of commercial buildings. LMC Table 19.44.020-1. The concept is to ensure ground floor spaces are available for retail storefronts, which is an important attribute of an active streetscape in downtown areas. However, the largest general commercial district lies between Tennant Way and Douglas St, well away from the downtown core. There is currently very little storefront development in this district, because there is not sufficient demand for retail storefronts to stimulate their development. The code allowance for apartments or condominiums above retail shops has not been sufficient to incentivize the residential over commercial building type.

As the city grows, there is increased demand for residential development near downtown, and at the same time, the continuing increase in on line shopping reduces the demand for small scale retail spaces. Communities across the country are repurposing land that was planned and zoned for commercial and retail uses that is essentially surplus. The Comprehensive Plan anticipates this type of evolution in land use:

Longview continues to evolve—new areas develop and old areas need to be maintained or rehabilitated. Routine review of the Land Use Element enables Longview to monitor both the progress of meeting the Comprehensive Plan’s objectives and evaluating the relevance of objectives to any emerging issues and needs in the community.

To accommodate the trends of increased demand for housing in the central area of the city, and the reduced demand for commercial property, this text amendment

proposes a height increase sufficient for four story buildings (or are we aiming for five?), and to allow residential uses on a portion of the ground floor.

More specifically, the application proposes to amend the zoning code text for LMC 19.44, in particular the table of permitted uses and the maximum height standard. (Tables 19.44.020-1 and 19.44.070). The table of permitted uses currently allows “Residential dwellings above the first story of commercial buildings” in the general commercial district (and other districts). A new land use is proposed for the general commercial district only, to allow: “Residential dwellings, where commercial use occupies at least 20 percent of the site area.”

Table 19.44.070-1 specifies that the maximum building height in the general commercial district is 48 feet, with no building over three stories. The amendment proposes increasing the height to 55 feet, with no building over 4 stories.

For the Del Ray site, the amendment ensures that commercial uses would occupy the Tennant Way frontage, because commercial uses will be located on the most visible frontage. The other street frontages lack retail storefronts on both sides, so retail uses are not viable there. The net result would be to preserve the commercial character of Tennant Way, and encourage its use for pedestrians by substantially increasing the residential density on the site.

As noted in the Comprehensive Plan:

Longview’s planned layout and zoning developed in the 1930s provided for a separation of land uses in most areas of the City—residential neighborhoods separated from business areas—except Downtown, which contains traditional mixed uses characterized by retail on the ground floor and residential or office uses above. The resulting fine-grained development pattern is still visible today, particularly in the core of the City, where wide boulevards emanate spoke-like from the Civic Center out to the stable historic neighborhoods with interconnected streets in a grid pattern. Recent development exhibits a more auto-oriented development, less pedestrian friendly pattern along the major commercial and industrial corridors in the city, such as Ocean Beach Highway, Washington Way, and Tennant Way.

The proposed amendment would encourage extension of the mixed use development pattern outward from Downtown. The increased residential

density will activate Tennant Way and provide more activity for the businesses in the commercial core of the city.

PC 2019-4 Zone text amendment to allow multifamily residential in the GC zone and amend maximum height, uses permitted.

19.44.020 Uses.

Residential	D-C	CBD	RC1	NC2	GC	O/C
Residential dwellings above the first story of commercial buildings	P	P		P	P	P
Mixed-use multifamily residential/commercial developments per LMC 19.44.120					P	
Congregate care, assisted living and continuing care facilities and nursing homes for elderly individuals; including accessory services to the above uses	SPU				SPU	SPU
Existing residences without any increase in density			P			
Transitional housing facility	SPU8					SPU
Emergency shelters for homeless persons and families per LMC 19.44.110					SPU	SPU
Residential care facilities per Chapter 19.17 LMC	P	P	P	P	P	P

19.44.070 Dimensional standards.

Table 19.44.070-1 provides the density and dimensional standards for each zone. No building, structure or use shall hereafter be erected, constructed or established on a lot that does not meet the requirements for lots as contained in this chapter and for the district in which said lot is located, except for nonconforming lots of record as defined in Chapter [19.09](#) LMC. NR means no restriction.

Table 19.44.070-1. Dimensional standards by zone.						
Standards						
	D-C	CBD	RC	NC2	GC	O/C
Minimum lot size (square feet)	NR	5,000	One Acre ¹	5,000	6,000	5,000
Minimum lot frontage/width (feet)	NR	40	40	40	50	40
Minimum front setback (feet)	NR		10	30	25-NR	20
Maximum front setback (feet)	10	NR	NR	NR	NR	NR
Rear yard setback (feet)	NR		101	20	10	10
Side yard setback (feet)	NR		101	10	NR	10
Side yard (street) setback – corner lot, street flanking (feet)	NR		101	15	10	15

Table 19.44.070-1. Dimensional standards by zone.						
Standards						
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	48, with no building over 3 stories ³	112
Maximum impervious area of lot	NR	90%	90%	80%	85%	85%

1. See LMC [19.44.080](#) for additional dimensional standards and exemptions.

2. See LMC [19.44.090](#) for additional dimensional standards.

3. See LMC 19.44.110 for height standards for mixed-use multifamily residential/commercial developments

19.44.120 mixed-use multifamily residential/commercial developments

The following design standards shall apply to all new mixed-use residential/commercial multifamily developments in the General Commercial District:

- (1) **At least half (50%) of all ground floor building facades facing the street with the highest street classification shall be used for office or commercial uses not associated with the residential uses on the site. (For example, leasing offices, gyms, mail rooms or laundry facilities for residents would not count toward the 50% commercial or office use requirement).**
- (2) **Where the development is abutting a residentially zoned property, the maximum building height shall be the same as that of the residential zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by 2 feet for every additional 1 foot that a structure is set back from the property line to a maximum height of 60 feet. (For example, where the GC district abuts a residential district with a maximum height of 35', the maximum building height would be 35 feet for the first 35 feet from the property line. The height may then be increased by 2 feet for every additional 1 foot the structure or portion of the structure is removed from the property line to a maximum of 60 feetds.)**
- (3) **Site Design.**
 - (a) **Orient the building to the street or an internal courtyard that has direct physical access to the street.**
 - (i) **The main entry shall face the street or internal courtyard.**
 - (ii) **Provide weather protection over building entries: five feet deep minimum for shared entries and thirty inches deep minimum for private entries.**
 - (iii) **Provide transparent windows facing the street (at least ten percent of the facade).**
 - (iv) **Provide a paved walkway between the building entry and the street.**

- (b) Place parking to the side or rear of the building (no more than fifty percent of street/block frontage to be parking or vehicular access).
- (c) Provide landscaping (shrubs and trees) to screen foundation walls, soften the view of the building, and provide a transition between the street and building.
- (d) Provide at least one or more of the following features:
 - (i) Private balconies;
 - (ii) Shared internal courtyards and/or rear yard space, with easy access to the space from adjacent units and site amenities to encourage use (i.e., seating areas, BBQ grill, community gardening area, planters with sitting ledges);
 - (iii) Shared lobby or front porch area; and/or
 - (iv) Shared rooftop deck or community room.
- (e) Locate and design service elements, utility meters, and mechanical equipment to minimize negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

(4) Building Design.

- (a) Facade Articulation. Include articulation features at intervals that relate to the location/size of individual units within the building (or no more than every thirty feet) to break up the massing of the building and add visual interest and compatibility to the surrounding context. At least three of the following features shall be employed at intervals no greater than the unit interval or thirty feet (whichever is less).
 - (i) Use of windows and/or entries;
 - (ii) Change in roofline (i.e., use of gables);
 - (iii) Change in building material, siding style, and/or window fenestration pattern;
 - (iv) Providing vertical building modulation of at least twelve inches in depth if tied to a change in roofline modulation or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least eighteen inches. Juliet balconies or other balconies that appear to be tacked on to the facade will not qualify for this option unless they employ high quality materials and effectively meet the intent of the standards;
 - (v) Vertical elements such as a trellis with plants, green wall, art element;
 - (vi) Other design techniques that effectively break up the massing at no more than thirty-foot intervals.
 - (vii) Window Design. Buildings shall employ techniques to recess or project individual windows on the facade at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color.

- (5) The community development director reserves the right to approve an alternative design that does not meet the above standards when unique site conditions make strict adherence to the standards of this section impractical; provided, that in doing so, the community development director may levy additional conditions as mitigation.