

Heights District Plan Implementation

VANCOUVER
CITY HALL



February 8, 2021
City Council Workshop

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Presentation Overview

Presentation Overview:

- Brief Overview: Heights District Planning Process and Adoption
- Plan Implementation Activities and Public Process
- Prior Planning Commission Review
- Plan Policy Direction and Draft Proposed HX Zone Standards
- Next Steps & Council Discussion

Presentation Purpose

Presentation Purpose:

- Update Council on implementation work thus far
- Council feedback and direction on proposed draft standards and additional analysis needed
 - Building heights
 - Step-back standards
 - Landscaping standards
 - Parking
 - Allowed uses

The Heights District



Heights District Plan: Project Goals

- Establish a vision for a **vibrant neighborhood center**
- Catalyze additional **private development** in the District
- **Involve the public** in the planning / design process
- Include **affordable** income-based housing
- Include accessible **public open space**
- Utilize innovative urban design and **sustainable development practices**
- Plan for the creative and functional **integration of transit**
- Increase **multi-modal connectivity** in the District uses



Heights District Plan: Outreach & Engagement

Community Open Houses

Online Surveys

Stakeholder Interviews

Community Advisory Committee

Technical Advisory Committee

Property Owner Meetings

Neighborhood Assoc. Meetings & Interviews

Coffee Talks

Planning Commission & City Council

Heights District Plan Implementation



City Council adopted the Heights District Plan on August 17, 2020.



First phase of Plan implementation includes:

- Creation of new HX zoning district and associated design guidelines
- Adoption of a Planned Action for the District
- Updates to street standard details
- Fitwell community certification for the Tower Mall Redevelopment Area
- Demolition of Tower Mall building

Plan Policy Direction: Comp Plan Designations



Plan Policy Direction: Zoning



Public Outreach and Engagement

- Neighborhood Associations and coalitions
- Heights Community Advisory Committee (CAC)
- Agency partners
- Property owners
- Businesses
- Services providers
- School groups
- Community-based organizations

Public Input Opportunities

- Planning Commission and City Council workshops and public hearings
- Be Heard page
 - Provides information about proposed implementing regulations and the relationship to policy direction in the Plan
 - Opportunities to engage with the project team online
- Stakeholder meetings
- Reach out to directly to the project team

Project Visualization Tools

- Visuals/renderings have been developed to:
 - help stakeholders understand HX zone regulations and how this aligns with the Heights District Plan vision and policies.
 - illustrate representative development outcomes of HX regulations as directed by Plan vision and policies and Council direction.
- Being used for:
 - Planning Commission discussions and other outreach activities
 - Be Heard page and the project webpage
 - In stakeholder communications.

Planning Commission Review To-date

- October 13 Planning Commission Workshop
- November 10 Planning Commission Workshop
- January 26 Planning Commission Workshop
- Proposed HX development standards developed:
 - Parking
 - Building heights and step-back depth
 - Enhanced landscaping
 - Allowed uses

Community Feedback

- Building Heights: Explore flexibility within project to respect transitions to existing neighborhoods while achieving overall density goals in the vision:
 - Limit to 2-stories when fronting Idaho St.
 - Limit to 2-stories on Fire Station parcel
 - 4-stories along MacArthur could work if designed well
 - Willing to go higher in the core for reduced heights north of Mill Plain on the fire station parcel
- Access: Properties at east end of District on north side of Mill Plain should continue taking access off Mill Plain; no access from neighborhood streets
- Ground floor residential along MacArthur Blvd should be allowed

Community Feedback

- Homeownership opportunities are important and should be included
- Questions about long-term success and viability of redevelopment
- Single family should be allowed
- Parking
 - Minimum parking ratios are insufficient
 - Parking ratios should be higher here than in other areas of the City

Planning Commission Feedback to date

- Building Height:
 - Provide flexibility in building height maximums for development considerations such as rooftop construction, ground floor retail, changes in construction type, energy code requirements, etc.
 - Rooftop equipment and solar panels should not count toward height maximums
 - With tiered approach to building heights and lower heights on the edges, consider increased heights in the core redevelopment area to achieve overall densities
 - Consider allowing 7 stories for 5 over 2 buildings; more feasible than a six-story building
 - Understanding of tiered approach to lower building heights and higher minimum parking requirements around the edges to be sensitive to existing neighborhoods
- Parking: Ensure overall density can be achieved under the proposed minimum parking requirements and building height maximums

Planning Commission Feedback to date

- Consider incorporating Crime Prevention Through Environmental Design in development standards and design guidelines
- Need to find a balance between implementation of plan policies and allowing for flexibility and creativity for future development; need to vet proposals with development community
- For uses that should be limited but not prohibited outright, consider a single use allowance
- Include strategies for incentivizing uses that are desirable in addition to public realm and open space
- Find creative options for activating ground floor- too much required retail will result in empty storefronts
- Preserve density, use land efficiently to accommodate future growth

Property Owner Feedback

- Don't reduce development capacity below current zoning
- Ground floor residential along MacArthur Blvd should be allowed
- Screening of parking may pose challenges
- General support for proposed standards
- Encouragement for the City to finish the new development standards and lift the development moratorium
- Don't make existing buildings nonconforming

Feedback Reflected in Proposed Standards

- Increase in building height maximums to provide additional flexibility with construction needs, energy code requirements, etc.
- Decrease building height maximums to 2-stories fronting Idaho St.
- Buffering requirements adjacent to residential zoning tied to building height increases, and provide enhanced landscaping when abutting residentially-zoned properties
- 60 ft. step-back for transition from three to four stories along MacArthur and other areas abutting residentially zoned property

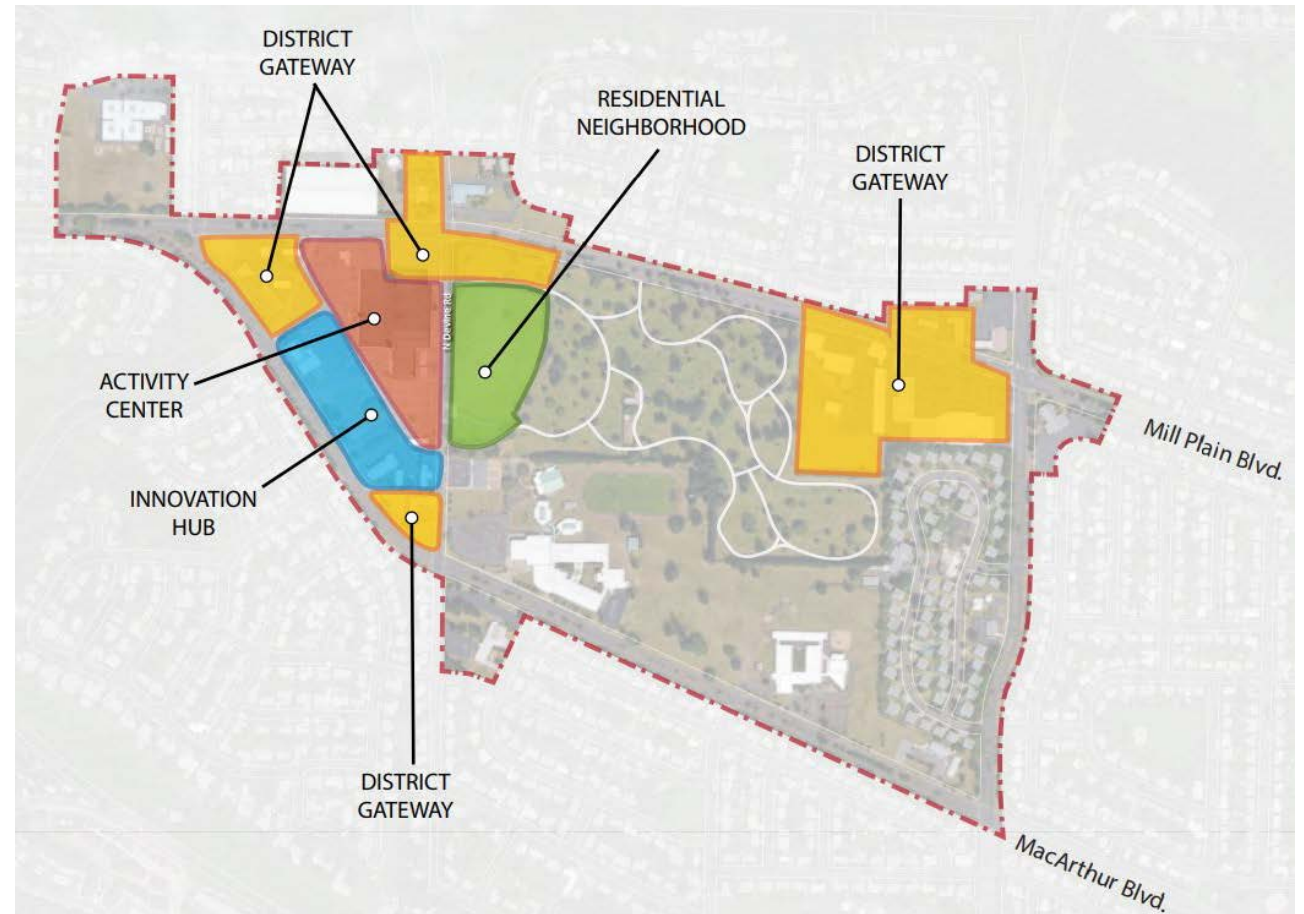
Feedback Reflected in Proposed Standards

- Crime Prevention Through Environmental Design (CPTED) principles incorporated in draft design guidelines document
- Slightly reduced absolute development capacity on some parcels, but overall proposals in line with what would be feasible under the current code
- Ground Floor residential along MacArthur, to allow for gradual transition from residential to commercial uses
- Will vet standards with development community

Plan Policy Direction: Context-Sensitivity

Character Zone/Sub-district approach:

- Tiered approach to redevelopment
- Creates unique character attributes
- Considers how development relates to the context of adjacent uses
- Addresses massing, scale, and uses



Plan Policy Direction: Context-Sensitivity

- **District Gateways** serve as entries to the District and include elements that define it. Buildings help frame the intersections, public art and signage provide wayfinding, and the scale and context of adjacent uses are acknowledged and respected.
- **The Activity Center** is the “heart” of the District with the most diversity of uses, highest density of buildings, highest quality of construction materials, and amenities.
- **The Residential Neighborhood** includes lower-scale townhomes, family housing, quiet, tree-lined streets, and parks, with views toward Park Hill Cemetery’s open spaces and informal walking paths.
- **The Innovation Hub** incorporates eclectic uses, such as health-supportive services, office employment, and live/work uses, at a comfortable scale adjacent to the proposed MacArthur Boulevard greenbelt.

Plan Policy Direction: Context-Sensitivity

Urban Design Considerations

- Follow best practices of urban design, such as varying building heights to optimize view sheds and providing pedestrian-scale design at the street level.
- Encourage attractive, appealing and diverse architecture that complement existing neighborhood character while also defining the desired future identity of the District.

Existing Regulations: Building Heights

Current maximum building heights for existing zoning

Zoning District	Maximum Building Height
Community Commercial (CC)	Up to 50 ft
R-9	Up to 35 ft

HX Zone: Proposed Building Heights

Building height maximums by character zone/sub-district

Character Zone	Current Zoning	Proposed Maximum Building Height
Activity Center	50 feet	Up to 6 stories/72 ft
Residential Neighborhood	N/A	Up to 5 stories/62 ft
Innovation Hub	50 feet	Up to 4 stories/50 ft not fronting MacArthur Blvd Up to 3 stories/40 ft for properties fronting MacArthur Blvd
District Gateway	35 – 50 feet	Up to 4 stories/50 ft for properties not abutting residentially-zoned properties Up to 3 stories/40 ft for properties abutting residentially-zoned properties or fronting MacArthur Blvd Up to 2 stories/34 ft for properties fronting Idaho St

HX Zone: Proposed Building Heights



Feedback
Requested

HX Zone: Proposed Step-back Standards

Building Step-back: design element that is typically applied to the upper-story of a development, and typically requires that any portion of a building above a certain height is further pushed-in towards the center of the property.

HX Proposed Step-back depth standards:

- In areas abutting residentially zoned property outside the Redevelopment Area and the Innovation HUB, building heights reduced to 3 stories/40 ft when fronting MacArthur
- 60 ft step-back depth required to add height per also to be applied in other areas abutting residentially-zoned property outside the Redevelopment Area
- In District Gateway, building heights reduced to 2 stories/34 ft approximately 140 feet from Idaho St.
- Feedback requested

HX Zone: Proposed Enhanced Landscaping

Enhanced landscaping above the code required minimum when abutting residentially-zoned properties

- Large evergreen and deciduous trees planted 30 feet on center
- Include at least 3 additional tiers of vegetation: medium trees, small trees, shrubs and groundcovers to create a 6-ft high screen 95% opaque year-round within 3 years
- Specific tree and shrub species identified for enhanced landscaping from the City Forester approved District-wide palette
- Feedback requested

HX Zone Rendering: Devine Looking North



HX Zone Rendering: MacArthur & Mill Plain



HX Zone Rendering: Devine & Mill Plain



HX Zone Rendering: N. Idaho & Devine



HX Zone Rendering: MacArthur & Devine



HX Zone: Context Sensitive Design, Feedback

Feedback Requested:

- Building height standards
- Step-back standards
- Landscaping standards



Adopted Plan Policy: Parking

- **Policy L-6:** Incentivize shared parking strategies that right-size the total number of stalls in The District.
- **Policy L-9:** Require transportation demand management for individual developments through zoning in order to promote a range of transportation options, reduce the need for parking through parking efficiency practices, and provide for adequate availability of bike parking, car share and other mobility options.

Adopted Plan Policy: Parking

- **Transportation Demand Management Program (TDM) Implementation Strategy:** Develop a TDM program to manage parking demand and congestion, and reduce driver trips to and from the District. The program should include strategies to improve infrastructure for transit, walking, bicycling, and ridesharing; implement efficient parking management practices; leverage partnerships; and provide reward programs for modal choices.

Adopted Plan Policy: Parking

- **Policy L-13:** Implement a tiered parking strategy that utilizes the sub-districts framework and requires higher minimum parking ratios for areas that directly abut existing single family development, and allows for reduced minimum parking ratios in areas that do not abut single-family development when combined with enhanced transportation demand management strategies.
 - Parking Strategy also provides direction to implement a tiered parking approach consistent with the above policy to ensure compatibility with existing single-family neighborhoods located on the periphery of the Redevelopment Area.

Existing Regulations: Parking Requirements

Current off-street minimum parking requirements for residential uses

Residential Use	Minimum Off-Street Parking Requirements
Single-family	1/1
Multi-family	1.5/1

HX Zone: Proposed Parking Requirements

Minimum off-street parking requirements for residential uses by character zone/sub-district

Character Zone	Proposed Minimum Off-Street Parking Requirements	Proposed Parking Reductions with TDM
Activity Center	1/1	.75/1
Residential Neighborhood	1/1	.75/1
Innovation Hub	1.25/1	1/1
District Gateway	1.25/1	1:1 for properties not abutting residentially-zoned properties No reductions for properties abutting residentially-zoned properties

HX Zone Proposed Parking Requirements



Feedback
Requested

Existing Regulations: Parking Requirements

Current minimum off-street parking requirements for non-residential uses

Land Uses				
Hotel	Senior Living	Office	Commercial	
1/lodging unit	1/resident	General: 1/400 sf Medical: 1/200 sf	General Retail	1/300 sf
			Eating/drinking establishments	1/250 sf
			Community Centers/ Recreation	Per approved traffic study

HX Zone: Proposed Parking Requirements

Minimum off-street parking requirements for non-residential uses

HX Zone	Land Uses			
	Hotel	Senior Living	Office	Commercial
Proposed Minimum Parking Requirements	1/lodging unit	1/2 living units	1/1,000 sf	No minimum requirement for ground floor commercial uses (retail, restaurant, community facilities, etc.), utilize on-street system

- Feedback Requested

HX Zone: Transportation Demand Management

Provide a menu of Transportation Demand Management (TDM) strategies that can be utilized by individual developments to achieve minimum parking requirement reductions where applicable. Strategies could include:

- Car share and bike share on-site
- Subsidized car share/bike share memberships
- Subsidized transit passes
- Transportation Management Plan (TMP) for individual developments, including shared parking strategies that include active management
- Decouple cost of parking from rent/mortgage or provide a parking cash out or other financial incentive

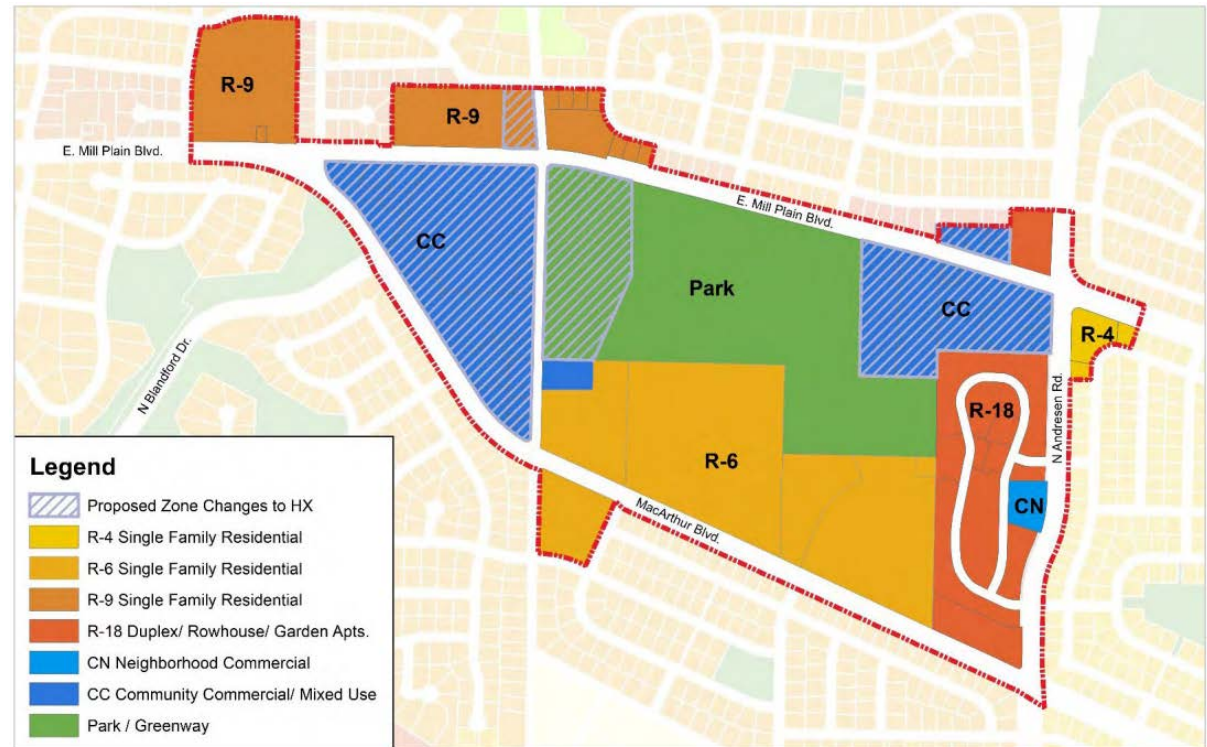
Other Plan Policy Direction

- **Policy L-14:** Pursue strategies for ensuring an adequate supply of event overflow parking, including agreements with the school district for use of their surface parking lots for events when not utilized for school-related activities.
 - Parking Strategy also provides direction consistent with the above policy.
- **Policy C-14:** Identify opportunities for adding additional on-street parking along MacArthur Blvd and other arterials where possible to ensure adequate parking for events and visitors.

Existing Regulations: Allowed Uses

Community Commercial (CC) allows a wide variety of uses, including:

- Limited types of residential
- Lodging (limited)
- Office
- General retail, including less-restrictive uses such as bulk sales, big-box retail, etc.
- Motor vehicle repair, sales/rental, and gas stations
- Self-storage



HX Zone: Proposed Allowed Uses

- Prohibited uses within the HX zone:
 - Surface parking; bulk sales; outdoor sales; motor vehicle sales/rental, servicing/repair, and gas stations; self-storage; industrial uses (i.e. services, manufacturing/production, wholesale sales, etc.); animal kennel/shelters; recreational marijuana retail
- Restrict commercial and residential uses on the ground floor for individual sub-districts:
 - Activity Center: Ensure ground floor activation by narrowing allowed uses and providing additional guidance on appropriate ground floor office uses
 - Innovation Hub: Find the right mix of residential uses on the ground floor
 - Residential Neighborhood: Allow ground floor office along Devine but limit to a maximum
- Feedback requested

Continuing Analysis to Respond to Feedback

In response to recent feedback from the Planning Commission and stakeholders, we are continuing to look at the following:

- Should we allow for taller buildings in core than current draft standards will allow to allow for reduced building heights when abutting single family residential?
- Should we look at increases to parking ratios when abutting single family residential?
- Feedback requested

Next Steps

- Continue refining HX zone draft standards based on Council, PC and stakeholder feedback
- Extension of Tower Mall development moratorium
- Additional workshops with the Planning Commission anticipated spring 2021
 - Draft Design Guidelines
 - Draft Heights Plan District Code Language
 - Draft Planned Action Ordinance
- Ongoing public outreach and engagement
- Future Council workshops and adoption hearings in late spring/early summer

Questions and Discussion

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