

Heights District Plan Implementation

VANCOUVER
CITY HALL



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City Council Workshop

Rebecca Kennedy, Long Range Planning Manager
Greg Turner, Land Use Manager

Target Workshop Objectives

- Review latest drafts of proposed regulatory standards that implement the Heights District Plan, including updates since last Council workshop in February
- Council direction and feedback in advance of planned upcoming public hearings with the Planning Commission and City Council
- Identify any remaining issues/additional analysis needed prior to hearing

Presentation Overview

- Vision for the Heights
- Implementation process to date
- Planning Commission and stakeholder feedback
- Updated Draft HX Zone Standards
- Draft Design Guidelines
- Planned Action Ordinance
- Comprehensive Plan
- Other Implementation Actions
- Next Steps

Heights District Vision & Guiding Principles

The Heights District is envisioned as a vibrant neighborhood center that is sustainable, healthy, equitable, accessible and safe, and includes engaging public open space, diverse housing affordable to a wide range of community members and safe multimodal travel opportunities within the district and to transit and nearby neighborhoods. As the area develops, it will contribute to a shared identity that reflects the value placed on the past and current community with an eye toward welcoming future generations in an inclusive and equitable manner.

Guiding Principles: Inclusive housing, connectivity, community health and wellness, sustainability, accessible and vibrant public realm, arts/culture, economic development, high quality and aesthetically pleasing architecture/urban form

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 Implementation



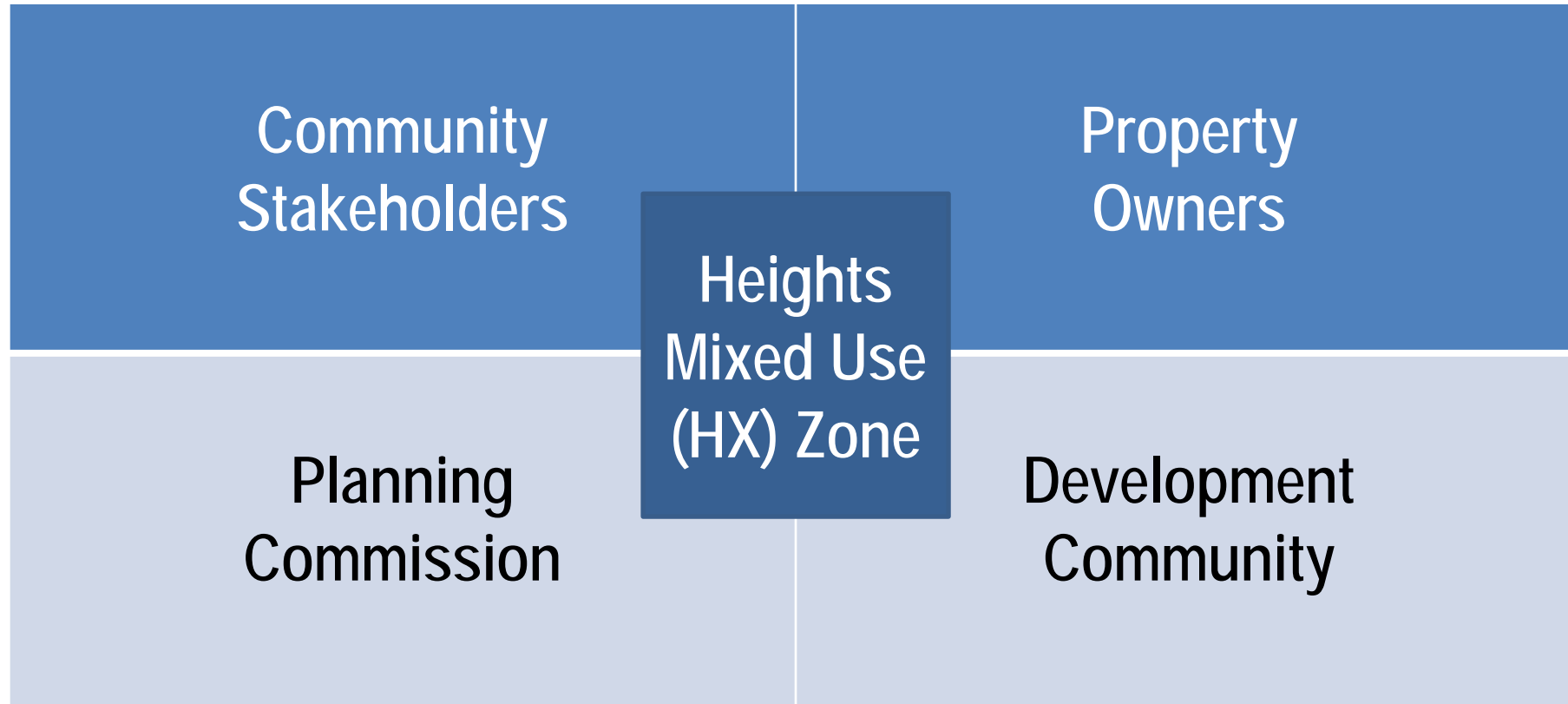
City Council adopted the Heights District Plan on August 17, 2020.



First phase of Plan implementation:

- HX zoning district
- Heights urban design guidelines
- **Planned Action for the District**
- Updates to street standard details
- Fitwell community certification for the Tower Mall Redevelopment Area
- Demolition of Tower Mall building

Stakeholder Feedback



HX Zone

Purpose:

The Heights District is envisioned as a vibrant neighborhood center that is sustainable, healthy, equitable, accessible and safe, and includes engaging public open space, diverse housing affordable to a wide range of community members and safe multimodal travel opportunities within the district and to transit and nearby neighborhoods. The purpose of the Heights Mixed Use (HX) Plan District is to implement the vision, goals and policies of the adoption Heights District Plan, and ensure future development is integrated, cohesive context sensitive, and contributes to the overall District Vision.



Heights Mixed Use (HX) Zoning District

Application:

- Applies to development within identified sub-districts within the overall district
- Does not apply to properties not located in an identified sub-district

Major Elements Addressed in the Draft Code:

- Uses: Allowed uses and ground floor use regulations
- Development Standards: height, density, façade treatment, entryways, roofs, materials and colors, stormwater, signage, parking, modification allowances
- Compliance with Heights District Urban Design Guidelines
- Approval process- site plan and design review

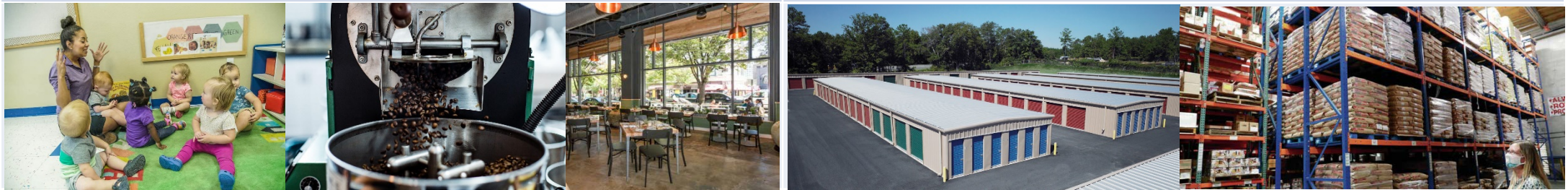
HX Zone: Uses

Permitted Uses

- Housing
- civic uses
- day care facilities
- eating/drinking establishments
- general retail
- artisan and specialty good production
- general and medical office
- temporary surface parking

Prohibited Uses





- Non-accessory permanent surface parking
- Outdoor & bulk sales
- Motor vehicle sales/rental/service
- self-storage
- industrial uses
- animal kennel/shelters
- detention facilities
- recreational marijuana retail



HX Zone: Ground Floor Uses



GROUND FLOOR USES

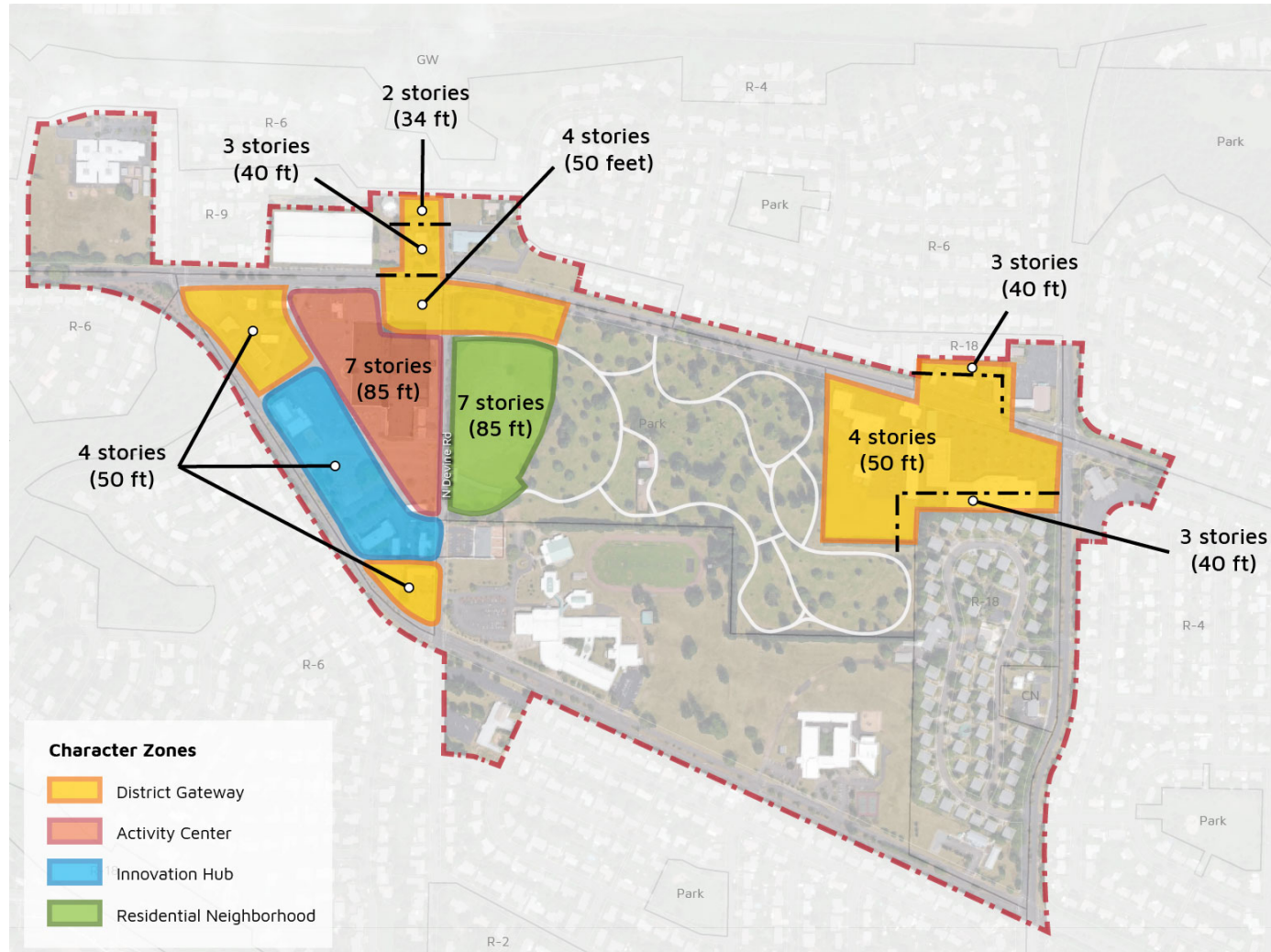
-  Residential uses not permitted on the ground floor
-  Commercial uses not permitted on the ground floor
-  Minimum 50% commercial uses permitted on the ground floor
-  Maximum 25% commercial uses permitted on the ground floor

HX Zone: Building Heights

Building height maximums by character zone/sub-district

Character Zone	Proposed Maximum Building Height
Activity Center	Up to 7 stories/85 ft
Residential Neighborhood	Up to 7 stories/85 ft
Innovation Hub	Up to 4 stories/50 ft
District Gateway	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 Up to 2 stories/34 ft for properties fronting Idaho St

HX Zone: Building Heights



*Note that height restrictions to not apply to rooftop equipment, parapets and railings, and roof mounted solar energy equipment, but that the code does limit how much they can exceed building height maximums and requires them to be appropriately screened

HX Zone: Step Down Depth Standards

Step Down Depth Standards

- Building heights reduced to 3 stories/40 ft approximately 60 ft from residentially-zoned property
- Fire station parcel: building heights reduced to 2 stories/34 ft approximately 140 feet from Idaho St.

Building Height Solar Analysis

- Conducted a solar analysis to understand how building shadows may impact adjacent development, particularly single family residences north of Mill Plain
- Analysis evaluated shadow impacts on March 21, June 21, Sept. 21 and Dec. 21, at both 9am and 3pm for all dates
- Analysis demonstrated that shadow impacts are minimal for most of the year; some impacts on the shortest days of the year to a few properties
- Full shadow analysis included in staff memo



HX Zone: Residential Density Requirements

Minimum residential density by sub-district:

Sub-District	Minimum Density
Activity Center	60 dwelling units per acre
Residential Neighborhood	45 dwelling units per acre
Innovation Hub	30 dwelling units per acre
District Gateway	30 dwelling units per acre

Development Example: Evergreen Townhomes

Evergreen Townhomes,
Evergreen & S Street:

- 2-3 stories
- 12 units
- 21 units per acre



Development Example: The Hamilton

The Hamilton- 20th & Broadway:

- 3 stories
- 30 units
- 157 units per acre



Development Example: Esther Short Commons

Esther Short
Commons, 8th &
Esther:

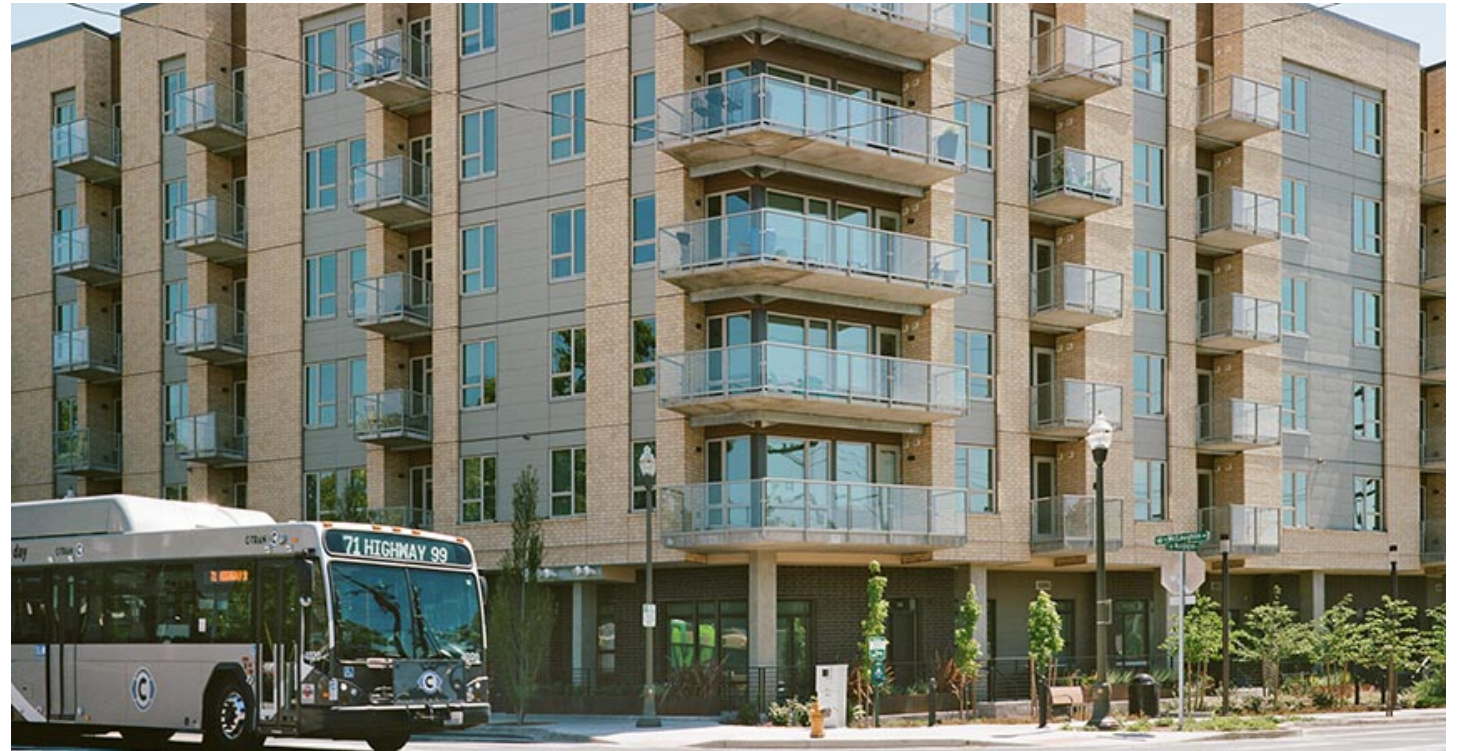
- 5 stories
- 21,000 sf commercial
- 160 units
- 82 units per acre



Development Example: The Uptown

The Uptown- Main & McLoughlin

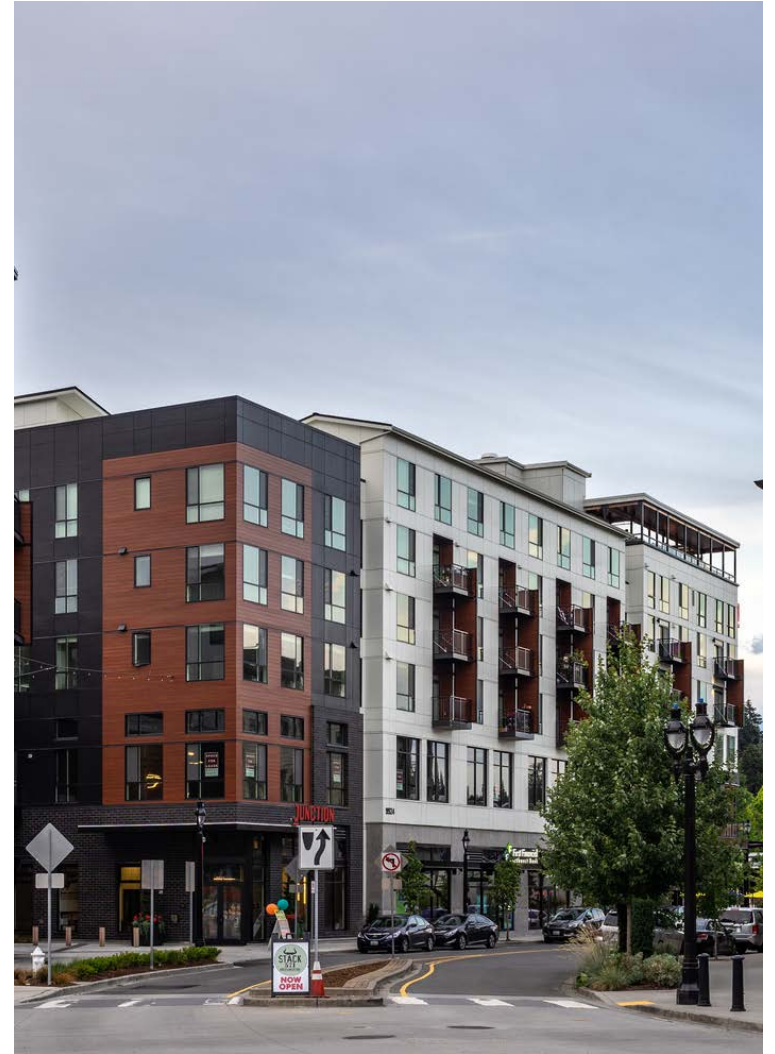
- 6 stories
- 8,000 sf commercial
- 167 units
- 185 units per acre



Additional Architectural Example: Pivot North, Boise



Additional Architectural Example: Bothell Junction



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: N. Idaho & Devine



HX Zone Rendering: N. Idaho & Devine



HX Zone Rendering: MacArthur & Devine



HX Zone: Vehicle 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: Vehicle Parking Requirements



HX Zone: TDM Plans

The minimum number of parking spaces required for residential uses may be reduced per the information on the two previous slides if the City approves a Transportation Demand Management (TDM) plan for the proposed development.

- TDM Plan, to include:
 - Narrative description of site and location within broader multi-modal transportation network
 - Identify coordination function- within property management, contract with City TDM program, or another option that project may propose
 - Communication/education on transportation options and resources for tenants
 - Monitoring agreement
 - Maintenance agreement

HX Zone: TDM Strategies

TDM – MENU OF TOOLS PROJECTS MUST SELECT FROM TO ACCESS RESIDENTIAL PARKING REDUCTIONS	
Parking cash-outs/decoupling cost of parking from rent	Must Select at least 1
Free/discounted transit passes	
Priority shared/high occupancy vehicle parking	Must Select at least X
Car share program located on site	
Guaranteed ride home – Option to pay into and utilize City’s existing program	
Shared micro-cargo/cargo bikes	
Onsite provision of repair services for bicycles & other non-vehicular mobility options	

HX Zone: Vehicle 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/ living unit	1/1,000 sf	No minimum requirement for ground floor commercial uses (retail, restaurant, community facilities, etc.), utilize on-street system

Additional Analysis: Fire Station Parcel

Development Capacity Model

- 5,360 square feet of retail
- 44 total residential units including 10 townhomes
- 70 total parking spaces modeled

Required parking under proposed HX standards: 55 total parking spaces



HX Zone: Bicycle Requirements

Minimum bicycle parking requirements for different uses

Uses	Required Short-Term Bike Parking	Required Long-Term Bike Parking
Residential	.05 per dwelling unit	.5 per dwelling unit
Commercial	1 per 5,000 sf of floor area, 2 space minimum	1 per 15,000 sf of floor area, 2 minimum
Office	1 per 25,000 sf of floor area, 2 spaces minimum	1 per 5,000 sf of floor area, 2 minimum
Civic/Institutional	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 minimum
Lodging	2 minimum	1 per 20 rooms

HX Zone: Bicycle Parking Requirements

Examples of number of bike parking spaces per minimum requirements

Uses	Examples	Required Short-Term Spaces	Required Long-Term Spaces
Residential	100 units	5	50
Commercial	10,000 SF	2	2 (minimum)
Office	10,000 SF	2 (minimum)	2
Civic/Institutional	5,000 SF	2 (minimum)	2 (minimum)
Lodging	60 keys	2 minimum	3

Bicycle Parking: Examples

Short-term Bicycle Parking



Bicycle Parking: Examples

Long-term Bicycle Parking



HX Zone: Additional Parking Standards

- Structured parking- integration, shared use, screening
- Surface parking- screening
- Existing parking- can be maintained until redevelopment occurs
- Parking access
- Visibility
- Garage openings
- Setbacks
- Signage
- Bicycle parking

HX Zone: Other Development Standards

- Massing and Scale- façade breaks, build to line, massing breaks, etc.
- Modulation/Façade Articulation- ground floor transparency, minimum ground floor height
- Entrances- ground floor, recessed floor level, vehicle, townhome garage parking
- Roof forms- lines, projections, screening, materials, decks
- Secondary Architectural elements- visual interest, encroachment, weather protection, pedestrian oriented features and interest generating features, blank walls
- Materials and colors
- Landscape design- Heights-specific native and adaptive plant species list under development
- Stormwater
- Signage

HX Zone: Standards Still Under Development

- Heights-specific Preferred Native and Adaptive Plant Species List
- Numerical standards for Transportation Demand Management (TDM) measures eligible for inclusion in a TDM program:
 - Number of TDM elements that must be incorporated into a TDM Plan in order to qualify for parking reductions
 - Standard for high occupancy vehicle stalls
 - Standard for shared use vehicles on site

Questions

Questions & Discussion

Draft Design Guidelines: Purpose & Structure

- Purpose: help to ensure high-quality and sustainable development
- Address all aspects of development that contribute to the Vision
 - public spaces, streets and streetscapes, and built urban form.
- Organized around key design topics with an intent statement, standards, and guidelines:
 - **Standards** are prescriptive requirements codified in the HX zone.
 - **Guidelines** are a flexible and discretionary tool administered in concert with city codes and development standards to ensure that individual projects meet the vision and design objectives for the District.

Draft Design Guidelines: Contents

- **Public Infrastructure:** Principal Street System, Blocks & Streets, The Loop (including internal streets), Streetscapes, Traffic Calming, Sidewalks, Park & Open Spaces, Landscape Design, Enhanced Stormwater Management Systems
- **Building Typologies:** Civic, Institutional, Religious; Multi-Family Townhouse; Mixed-Use Residential; Mixed-Use Commercial
- **Architecture:** Massing & Scale, Modulation & Façade Articulation, Setbacks, Roof Forms, Secondary Architectural Features
- **Materials & Color:** Building Façade Materials, Building Colors & Accents
- **Signage**
- **Public Art**
- **Parking:** Including bicycle parking
- **Lighting Design**
- **Utilities & Screening**
- **Sustainable Site & Development Design**

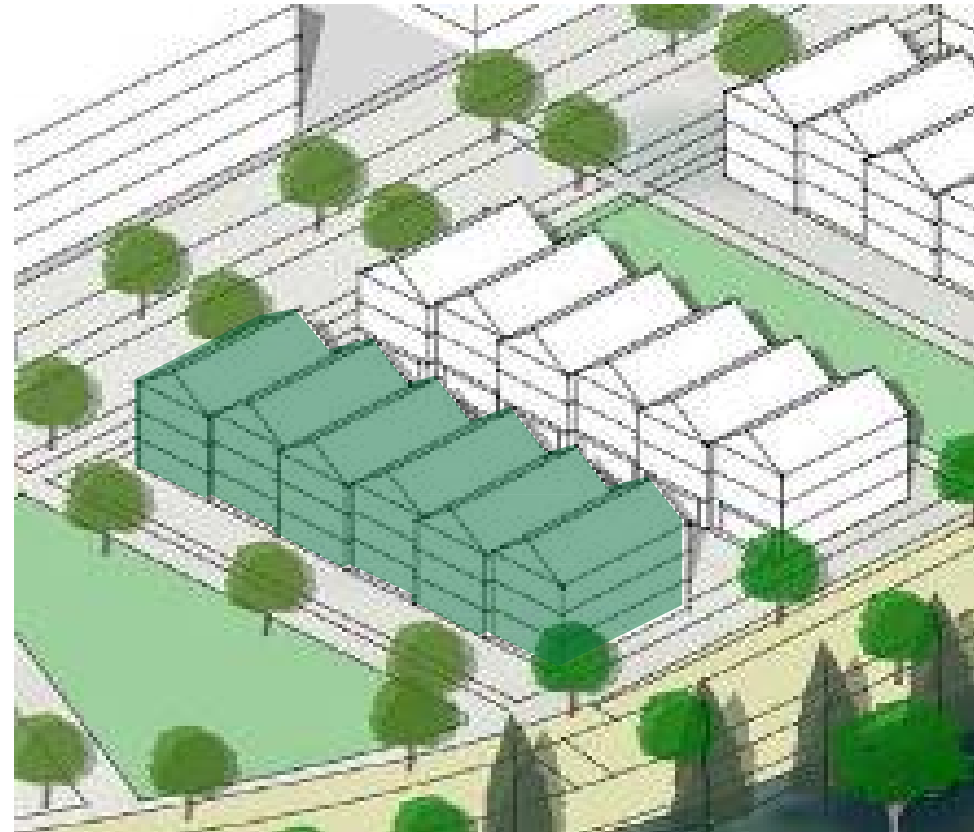
Draft Design Guidelines: Public Infrastructure

- Includes principal street system, blocks and streets, the loop and internal streets, streetscapes, traffic calming, sidewalks, parks and open spaces, landscape, stormwater
- Consistent with standards in draft Heights Mixed Use (HX) zoning district and new Heights-specific street standard details
- Heights Native and Adaptive Plant Species List under development



Draft Design Guidelines: Building Typologies

- Intent: Provide a diverse range of building types that contribute to overall District character and enhance the experience of users.
- Includes building variation and architectural diversity, transparency, design, etc.
- Addresses different types of uses: civic, institutional, religious; townhomes; mixed use residential; mixed use commercial



Draft Design Guidelines: Architecture

- Consistent with standards in draft Heights Mixed Use (HX) zoning district and forthcoming street standard details
- Includes: massing and scale (building height, step downs and transitions, build to line, etc.); modulation and façade articulation; entrances; roof forms; secondary architectural features (weather protection, blank walls, etc.); service and loading areas



Draft Design Guidelines: Other Sections

- Consistent with standards in draft Heights Mixed Use (HX) zoning district and forthcoming street standard details
- Includes: materials and colors; signage; public art; parking; lighting design; utilities and screening; and sustainable site and development design



Heights District: Planned Action

- Planned Action supported by previously completed Planned Action Final Environmental Impact Statement (FEIS), established by ordinance and subject to mitigation document
- Establishes mitigation measures and conditions of approval for projects
- Provides for streamlined review and approval of projects that meet Planned Action criteria and thresholds established by Heights District Plan
- Streamlined review is administrative- does not include public notice and provides for limited appeal



Heights District: Planned Action

Development thresholds for Planned Action are consistent with Heights District Plan:

- 1,800 residential units
- 204,000 sf of commercial development (includes office and retail)
- 36,000 square feet of institutional development

Mitigation activities are consistent with those identified in the FEIS and include:

- Adoption of the HX zone and design guidelines
- Compliance with all existing regulations
- Transportation compliance letter for all projects
- Proportionate share funding for upgrades on existing arterial streets
- Monitoring parking needs/impacts in District and adjacent neighborhoods

Heights District: Comprehensive Plan

- Heights District Plan was adopted into the Comprehensive Plan by reference in August 2020 as part of subarea plan adoption
- With adoption of the Heights Mixed Use (HX) zoning designation, another Comprehensive Plan text change will add the HX zone to list of commercial and mixed use zoning districts referenced in Table 5-1 Vancouver Comprehensive Plan land use designations and corresponding zoning



Table 1-5. Vancouver comprehensive plan land use designations

Comprehensive Plan designation	Corresponding Zoning	General Intent
Residential		
Urban Lower Density	R-2, R-4, R-6, R-9	Predominantly single-family detached residential development, with some allowances for duplexes, townhouses, and single-family homes on small lots using infill standards
Urban Higher Density	R-18, R-22, R-30, R-35, MX	Predominantly apartments and condominiums, with some allowance for attached housing (such as duplexes, townhouses, and small-lot single-family homes) and mixed use
Commercial		
Commercial and Mixed Use	CN Neighborhood Commercial	Small scale commercial uses and services primarily for nearby residences. Designated areas are typically less than 2 acres in size. These areas provide services within walking distance for the frequent needs of the surrounding residents and are generally small areas designed to be compatible with the surrounding residentially zoned neighborhoods.
	CC Community Commercial	Medium scale commercial uses and services, typically serving more than one neighborhood. Designated areas are typically between 2 and 10 acres in size, located near collector or arterial street intersections
	CG General Commercial	Medium to larger commercial use and services serving large sections of urban areas and beyond. Designated areas are typically in urban activity centers or along major travel routes connecting activity centers. General Commercial areas provide a full range of goods and services necessary to serve large areas and the traveling public. These areas are generally located at interchanges, along state highways and interstates, and adjacent to major and minor arterial roadways.
	CX City Center intensity	Specific to downtown Vancouver. A mix of generally higher commercial, residential, institutional uses envisioned
	WX Waterfront Mixed Use	A mix of residential, commercial, office and recreation uses along the Columbia River
	CPX Central Park Mixed Use	Specific to Vancouver Central Park. A mix of open space, recreation, educational, governmental, and public service uses developed according to policies and guidelines contained in the master plan document "A Park for Vancouver: A Concept Plan" (as amended).
	MX Mixed Use	A mix of residential, commercial, office and recreation uses
	RGX Riverview Gateway (1)	Specific to the Riverview Gateway subarea at the intersection of 192nd Avenue and SR-14. A mix of residential, mixed use, office, and light industrial uses

Other Near-Term Implementation Actions

- Updates to Heights-specific street standard details, including integration of stormwater management and urban forestry considerations
- Fitwell community certification for the Tower Mall Redevelopment Area
- Demolition of the Tower Mall building

Next Steps

- Planning Commission public hearing scheduled for June 8
- City Council first reading and public hearing to be scheduled
- Ongoing public outreach and engagement through Be Heard site, neighborhood associations and other stakeholders
- Tower Mall demolition delayed due to utilization of Tower Mall property for COVID vaccination site; demolition will proceed when no longer needed for public health activities

Additional Questions and Discussion

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CITY HALL

Rebecca Kennedy, Long Range Planning Manager
Rebecca.Kennedy@cityofvancouver.us

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Greg.Turner@cityofvancouver.us



www.cityofvancouver.us/TheHeights