

Heights District Plan Implementation

VANCOUVER
CITY HALL



August 2, 2021

City Council Public Hearing

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Presentation Overview

- Implementation process to date
- Prior Council and Planning Commission Review
- Summary of updated development standards and implementing regulations, including:
 - Heights Mixed Use (HX) Plan District
 - Heights District Urban Design Guidelines
 - Comprehensive Plan and Title 20 amendments
 - Planned Action Ordinance
 - Lifting of Tower Mall development moratorium
- Recommendation
- Next Steps

Presentation Purpose

- Council Public Hearing review of the following:
 - Heights Mixed Use (HX) Zoning District, Heights District Urban Design Guidelines, and associated Comprehensive Plan and Vancouver Municipal Code Title 20 text amendments
 - Planned Action Ordinance and associated mitigation document for the Heights District
 - Lifting of Tower Mall Redevelopment moratorium
- Final review and adoption of updated development standards and implementing regulations and lifting of the Tower Mall development moratorium as outlined above and in the staff report.

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

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

Prior City Council and Planning Commission Review

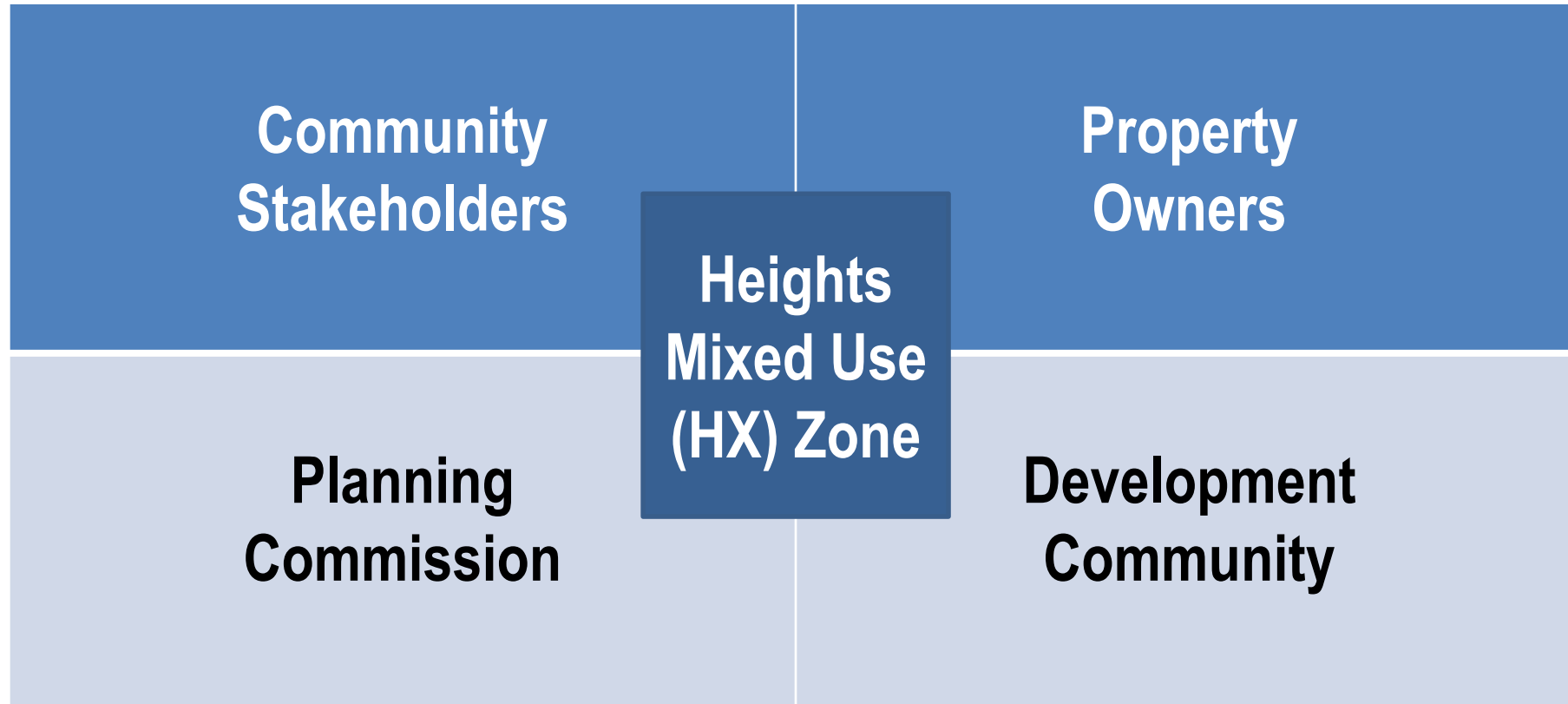
City Council:

- February 8 and May 17 Council workshop review
- July 19 First Reading/Public Hearing

Planning Commission

- October 13, November 10, January 26 and April 13 workshop review
- June 8 Public Hearing, where the Commission forwarded a unanimous recommendation to Council to adopt the HX Plan District, Heights District Urban Design Guidelines, Planned Action Ordinance and associated Comprehensive Plan and Title 20 text changes

Stakeholder Engagement



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:

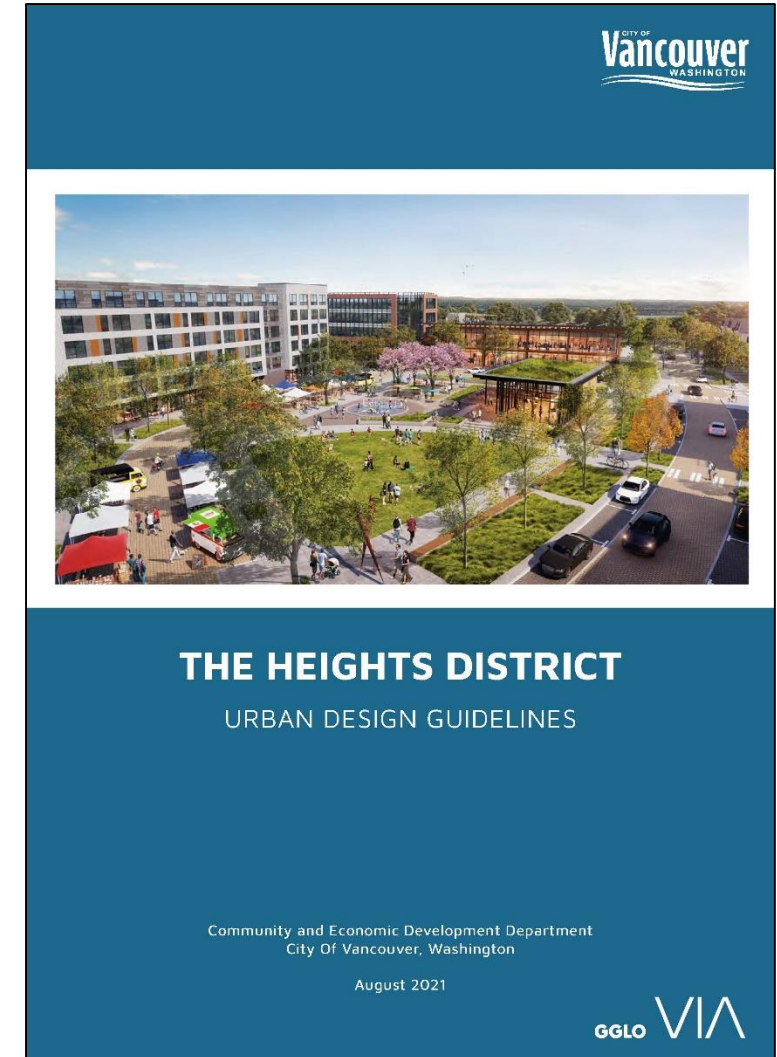
- Applies to development within identified sub-districts within the overall district
- Does not apply to properties not located in an identified sub-district

HX Plan District Major Elements:

- Regulation of uses, including ground floor frontage requirements
- Development Standards, including building height, residential density, building step downs and transitions, façades, building line provisions, modulation, entrances, roof forms, architectural characteristics, materials and colors, landscaping, stormwater, signage, vehicle and bicycle parking requirements, and utilities and screening
- Design standard modification process
- Approval processes for site plan, planned action, and design review

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:

- **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**

Comprehensive Plan Text Amendment

- 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

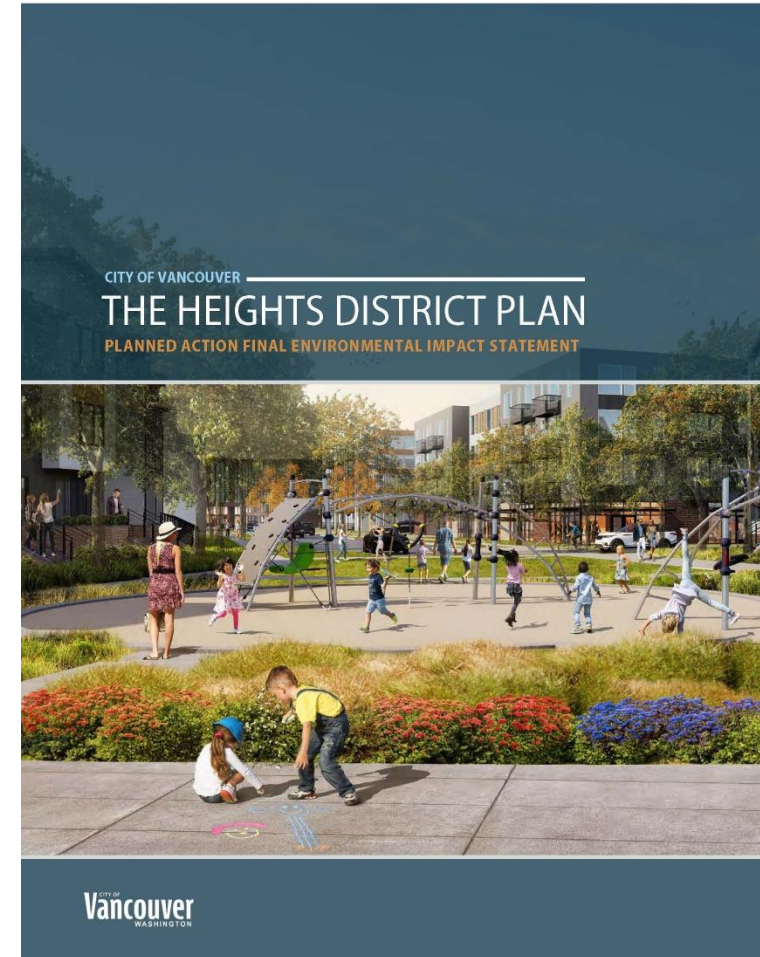
Commercial		
Commercial and Mixed Use	CN Neighborhood Commercial	Small scale commercial uses and services primarily for nearby residences. Designated areas are typically less than 2 acres in size. These areas provide services within walking distance for the frequent needs of the surrounding residents 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
	<u>HX</u>	<u>Specific to the Heights District Plan. A mix of commercial, residential, mixed use, open space and other uses envisioned.</u>

Other Title 20 Amendments

- Table 20.130.040-1 Comprehensive Plan and Corresponding Zoning District Designations
- 20.430.020 Listing of Zoning Districts
- 20.430.030-1 Commercial and Mixed Use Districts Use Table
- 20.430.040-1 Development Standards
- 20.430.050 Special Limitations on Uses
- 20.770.080 Tree Density Requirements
- 20.850.020 Approval Process
- 20.850.030 Development Standards
- 20.890.060 Additional Development Standards by Zoning District
- 20.925.030 General Provisions
- 20.945.080 Off Loading Requirements
- 20.985.020 Development Standards

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 development thresholds, 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



Implementing the Heights Vision

Together, the HX zoning district, Heights Urban Design Guidelines, Comprehensive Plan and Title 20 amendments provide a regulatory framework for implementing the vision for the Heights District, which will apply to all future public and private development.

In addition, these regulations advance other Council goals, including:

- Supports Comprehensive Plan and Strategic Plan goals for growing housing and employment opportunities in livable, mixed-use centers
- Creates 20-minute neighborhoods where people can walk, bike, roll and take transit to access daily services and amenities
- Leverages recent investments in Skyline Crest, three schools, and the forthcoming Mill Plain BRT extension
- Ensures context sensitive development that limits impacts to existing neighborhoods while adding services that current as well as new residents can enjoy

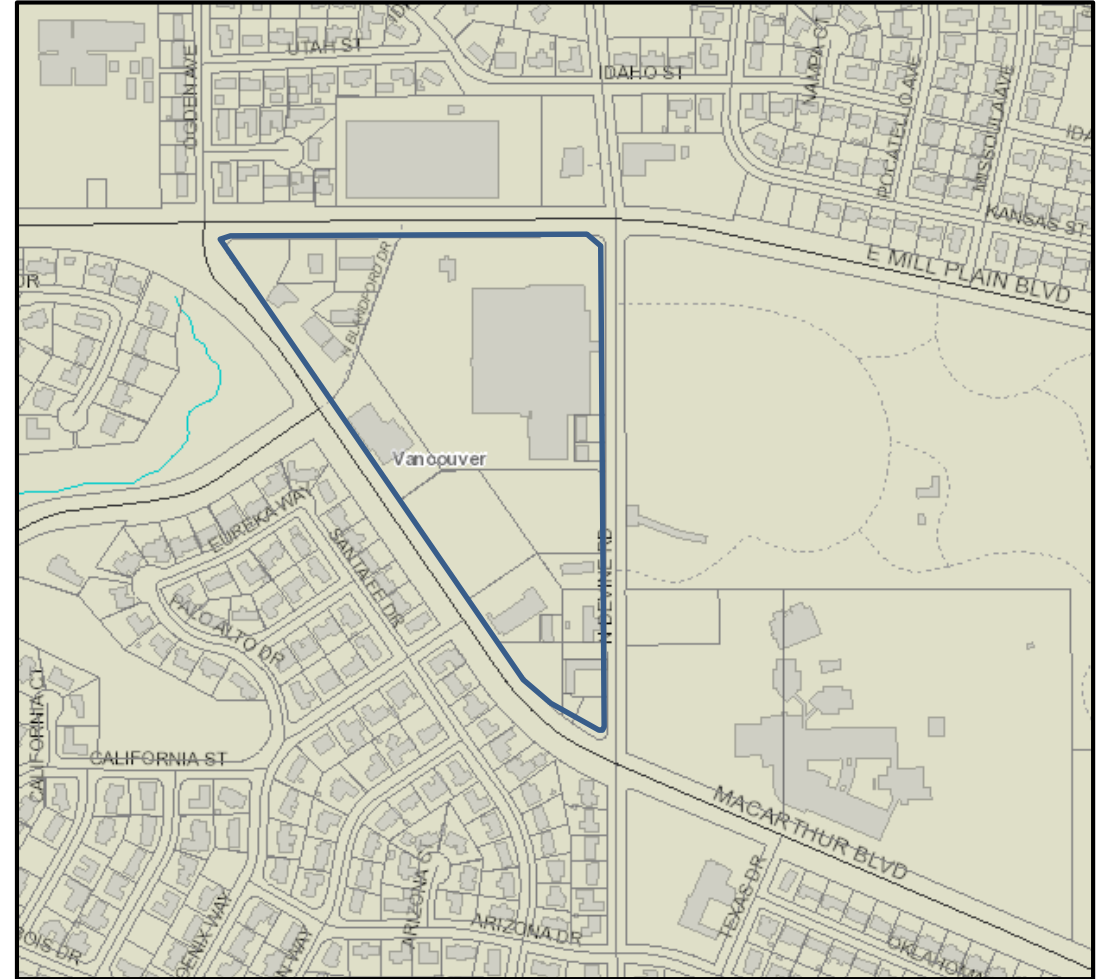


Implementing the Heights District Vision



Tower Mall Development Moratorium

- Originally established in 2017 to prevent development inconsistent with forthcoming subarea plan vision
- Prohibited the acceptance and processing of applications for the development of new structures, expansion of existing structures, or subdivisions within a portion of the Tower Mall Redevelopment Area
- Extended through the Heights District Plan process and implementation work on new development standards; last extended in February of this year
- Ordinance before Council would lift the moratorium 30 days from adoption, allowing private development under new standards consistent with the Heights District Plan



Recommendation

- Adopt Ordinance A, establishing the new Heights Mixed Use (HX) zoning district and associated Heights District Urban Design Guidelines as recommended by the Planning Commission, and amending the Vancouver Comprehensive Plan and Municipal Code Title 20 as provided in Exhibits A, B, C and D to the staff report; establishing severability; and providing for an effective date.
- Adopt Ordinance B, establishing a Heights District Planned Action and associated mitigation document as provided in Exhibit E to the staff report, as recommended by the Planning Commission and based upon the Heights District Planned Action Final Environmental Impact Statement; outlining procedures and criteria for determining projects as planned actions; providing for review and approval criteria; identifying controlling provisions in the event of conflicting regulations, establishing severability; and providing for an effective date and expiration date.
- Adopt an ordinance C, lifting the existing Tower Mall Development Moratorium and providing for an effective date.

Next Steps

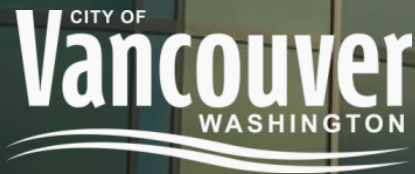
- Complete other near-term implementation steps underway
- Fall 2021: Demolition of Tower Mall building
- Initiate next Phase of Implementation:
 - Design and engineering of public infrastructure (roads, utilities, parks)
 - Anti-displacement and equitable development strategy

Questions and Discussion

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