

Meeting Minutes

Tuesday, June 25, 2024

5:00 p.m.

City Hall

Council Chambers

415 W 6th Street

Vancouver, WA

Commission Members Present:

Patrick Adigweme, Sandra Beck (remote), Nena Cavel, Marjorie Ledell, Zach Pyle, Jeff Prussack

Commission Members Absent:

Melissa von Borstel

Staff Present: Rebecca Kennedy, staff liaison, Julie Nischik, staff liaison, Becky Rude, staff attorney

The meeting was called to order at 5:01 pm by Chair Adigweme.

Motion by Vice Chair Pyle, seconded by Commissioner Cavel, and carried unanimously to approve the May 14, 2024 minutes.

Critical Areas Ordinance

Domenique Martinelli, Senior Planner, Keith Jones, Senior Planner, Community Development Department; Ethan Spoo, Senior Land Planner, WSP

Staff presented an update on the status of updating City regulations for critical areas, including updates to the State regulations for riparian areas, preservation of Oregon White Oaks in the code, options for wetland buffers, and updates to regulations for geologic hazard areas. Staff provided responses to questions from the last workshop with the Planning Commission and City Council, an overview of planned engagement that will occur during the public comment period on the proposed new regulations.

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Sandra Beck
Nena Cavel
Marjorie Ledell
Jeff Prussack
Melissa von Borstel

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Commission discussion and staff responses:

- What are the intended benefits of the wetland buffer? Staff responded there is a direct correlation between encroachment of development in proximity to a wetland and overall wetland health. Development degrades the wetland quality which affects wildlife, and the best mitigation is to separate land uses and development activities from wetlands. In situations where the buffer cannot be accommodated, there are alternative pathways to mitigate impacts.
- How many Oregon White Oaks are present in Vancouver and what is the distribution? Staff responded the critical areas map doesn't specifically map out their locations in Vancouver, but they are mainly in existing open spaces, such as parks and along stream corridors.
- Why not differentiate regulations for wetland buffers between commercial and residential uses? Staff responded the Washington Department of Fish and Wildlife (WDFW) provides land use categories in their guidance documents, and these are in the same category. The resulting regulations did not vary with different types of urban land uses.
- What is the impetus for changing regulations for riparian areas and wetland buffers and what about the existing regulations is not working well? Staff responded that current City regulations do not meet State requirements for the use of best available science and are currently out of compliance. Updates are required to align with state guidance and rules.
- Why are White Oaks specifically identified but not other species? Staff responded there is new State guidance on this species, and they provide valuable habitat for threatened animal species. They're not the only protected species but are a focus of this update because of the updated guidance.
- How do you determine the boundaries of a wetland? Staff responded that the Washington State Department of Ecology provides a manual on how delineate wetlands that accounts for soil type, vegetation, and time of year that is assessed by a qualified professional to determine the boundaries.
- In wetland mitigation, what is the application process? Staff responded a development application that could not meet the wetland buffer width would need to demonstrate through two alternative site plans that they are not able to reasonably deliver the project without a reduction in the buffer. There are then two alternative pathways to assess the area and determine potential changes to the setback.
- Are there mitigation options related to the riparian buffer? Staff responded there are mitigation options, but the goal of the critical areas regulation is to avoid impacts if at all possible. Mitigation is only a tool when this is not possible.
- Tools the City can develop to facilitate the development process while in compliance with the critical areas ordinance. Staff responded this topic will be addressed as part of the larger update to the Comprehensive Plan and future implementation of that plan.
- Support for prioritizing offsite mitigation to be within Vancouver as well as clear rules and expectations for the development community in terms of compliance with the new regulations.
- What was the feedback received regarding the White Oaks? Staff responded during the focus groups, staff heard comments on the value of the oaks and prioritizing preservation of the species. City Council indicated a preference for on-site mitigation for oaks when impacts cannot be avoided.

Community Forum

Johnny Cortez-Galundo provided comments on a state of emergency.

Motion by Commissioner Prussack, seconded by Commissioner Cavel, and carried unanimously to excuse the absence of Commissioner von Borstel.

Comprehensive Plan Update

Rebecca Kennedy, Deputy Director, Community Development Department; Patrick Quinton, Director, Economic Prosperity and Housing; Brittany Bagent, Project Director, EConorthwest

Staff presented a review of policy direction informing the Comprehensive Plan, the purpose of an Equitable Development Plan, existing strategies and policies that will inform the Equitable Development Plan, key components of the plan, and anticipated outcomes.

Commission discussion and staff responses:

- Is it possible to have equitable outcomes without a ladder for wealth accumulation via support from the legislature? Staff responded they're hoping to both achieve density via multifamily housing as well as provide opportunities for ownership and wealth creation with more widely used tools.
- Are there model cities for equitable land use? Staff responded there are examples from other cities, but broadly, staff is focused on west coast cities with low vacancy rates, housing deficits, and majority single family housing as that is the context for Vancouver.
- Tools for prioritization of equitable resources and opportunity distribution. Staff responded the City's role is to process development applications in an efficient way that also balances the need for quality development while not suppressing production of market rate housing. When the City has an ownership stake in the development or where there is a master plan and/or development agreement in place, the City has a greater ability to influence development outcomes, but the vast majority of development in the City is private and is only required to meet zoning and building codes.
- How is community engagement equitable given it requires time and resources to engage with the City? Staff responded the City's community engagement team has led an effort to engage with a larger variety of people in places where they are comfortable and able to engage with us in ways they are comfortable. Other ways to increase engagement participation include providing language translation, reimbursing people for their time, providing options for transportation and childcare, among others. Another priority is building long-term, trust-based relationships in the community and partnering with community based organizations.
- How has planning as a general concept impacted inequality and how can that be counteracted? Staff responded that historically the most glaring examples are racial covenants that excluded people of color from owning homes and single family zoning that limits the types and sizes of units available in the community and restricts the amount of land available for new housing development. In the last 20 years, in Vancouver, there has been disproportionate investment in infrastructure on the east side of the city and not in the central part of the city where there is a concentration of rental housing, equity priority communities, and significant infrastructure deficits. Implementation strategies and policy choices drive where investments are made.
- How will the metrics to measure outcomes of the plan be made available to the public, and will they be accessible in terms of understanding impacts to individuals in the community? Staff responded there will be an evaluation process to monitor progress towards the desired outcomes. Staff are still working on ways to communicate that data to the public in a way that is useful and understandable.
- Programs to assist people to retain their existing housing. The City has an existing program for home repairs for homeowners. There is a funding and capacity issue with meeting all the demands. As part of Reside Vancouver, there is a recommendation to develop a program for updating aging rental housing.

The presentation continued with the development of the local economic development strategy, goals for this strategy, who has been involved in the development of this strategy, scope of work for strategy development, and the project timeline.

Commission discussion and staff responses:

- Information on engagement on land use possibilities. Staff responded that information will be available online. There will be tabling and online engagement opportunities. City staff will work with its Community Partners group and Community Working Groups on gathering feedback as well.
- Where do you expect to see the greatest impact on the local economy? Staff responded based on feedback in the focus groups, Vancouver is strong in comparison to the region due to the diversity of industries. Staff are asking more questions around the theme of economic diversity and how the City can intervene and support that.
- How does work from home affect the local economy and economic development? Staff discussed placemaking and creating mixed use spaces and buildings. Due to the timing of Vancouver's development, it has greater diversity in the mix of uses, which is beneficial in the current economy where office space is often now underutilized or empty. The density of workers per square foot has changed dramatically and we are able to accommodate more jobs in the city now with some of those employees working from home.
- Is the interstate bridge replacement an economic development challenge or opportunity? Staff responded it isn't playing a major roll in the strategy right now. Based on discussions in focus groups, the sense is that it needs to get done. The business community is largely supportive of the replacement and in the long term will be an opportunity for us.
- Are we in alignment with CREDC? Staff responded in the past the strategic plan's economic development sections aligned with CREDC's plans. Moving forward, we're working to better define the City's role in that larger regional plan while continuing to align with the goals.
- How will you manage the shift in planning over the next 20 years around land use development for housing and employment? Staff are engaging with the public to understand what the community wants to see in terms of placemaking and amenities, connectivity, and accessibility. The City can implement those visions through this strategy and the Comprehensive Plan. There will also need to be a shift in being less prescriptive about where we think jobs should go.

Communication from the Chair

None.

Communication from Staff

None.

The meeting adjourned at 7:51 pm

Patrick Adigweme, Chair



MEMORANDUM

DATE: July 17, 2024

TO: Chair Adigweme and Planning Commissioners

CC: Rebecca Kennedy, Deputy Director, Community Development Department

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: **July 23 Planning Commission Workshop discussion of 2024 zoning code text changes to facilitate housing options in advance of 2025 Comprehensive Plan and Title 20 update**

Background:

As directed by the City Council staff is exploring potential targeted zoning code changes in 2024 to facilitate housing options, particularly for ownership and/or less costly housing. The changes are in recognition of the ongoing housing accessibility crisis, and new state mandates which will require significant amendments in most of these areas as part of the Comprehensive Plan and zoning code update. At a July 15, 2024, workshop the Council directed staff to proceed with four changes outlined in this memorandum. Expanded ADU and duplex allowances, streamlined infill development standards and cottage cluster amendments would be brought back to the Council this summer for immediate adoption on an emergency action basis. The fourth item, potential creation of a mobile home park zoning district, requires development of specific standards and outreach to park owners and residents prior to scheduling adoption hearings later in fall 2024.

Materials reviewed by the City Council on July 15 are [here](#). Videotape of the discussion is [here](#). The July 23 Planning Commission workshop is intended to provide an opportunity for review and feedback on the proposed changes. Specific code change language for the ADU/duplex allowances, infill streamlining and cottage cluster amendments shared with the Council is attached to the memorandum. Further Commission review prior to Council action is not anticipated for these items. Review of the potential mobile home park zoning district is to be determined, pending drafting of proposed standards, and outreach.

Summary of Proposed Changes:

1. Expanded ADU and duplex allowances in single family zones. Under HB 1110 the City of Vancouver is required to adopt standards allowing middle housing developments of up to 4 units on lots in single family zoning districts citywide, and up to 6 units when located near Bus Rapid Transit (BRT) stations or if affordable housing units are proposed. HB 1337 requires allowing two ADUs of up to 1,000 square feet on each single family lot, which can be counted towards the middle housing standards. Existing Vancouver standards allow one ADU per lot of up to 800 square feet or 50% of the area of the main house, whichever is less, resulting in approximately 30 applications per year citywide recently. Duplexes are allowed as a limited use in single family zones as part of infill developments.

Proposed text changes (see Attachment A) would expand existing City ADU standards to allow two ADUs per lot and bring them into full compliance with HB 1337 requirements and would expand duplex allowances in partial compliance with HB 1110 requirements, with denser middle housing allowances to be addressed in the Comprehensive Plan update. Duplexes would be subject to the same height, building setback, and parking space per unit requirements as single-family homes.

2. Streamlined infill development standards with smaller lots. Existing [VMC 20.920](#) allows properties in single family zones that are 2.5 acres or smaller and surrounded in part by existing development to be divided into new lots smaller than otherwise allowed under the base zoning provided various conditions are met. A two-tier system is established, with Tier I infill developments allowing lots approximately 20% smaller than otherwise allowed in single family zoning districts, and Tier II allowing lots approximately 30-35% smaller in most cases, as well as limited duplexes and attached housing. Tier II infill applications are required to conduct a neighborhood meeting prior to application submittal and are subject to additional substantive design criteria.

New HB 1110 requirements to allow middle housing developments of 4-6 units on lots in single family zones prohibit design or other standards applying to middle housing but not single family development and will likely render City infill standards moot.

Staff envisions proposing short term changes to infill standards to eliminate the two-tiered system and the neighborhood meeting and design requirements, and to lower minimum infill lot size requirements to better align with likely HB 1110-compliant standards to be adopted in late 2025. Although laudable in their intent, the requirement for a separate neighborhood meeting prior to application submittal is partially redundant with requirement to hold a pre-application conference, which neighborhood representatives (in cases where there is a Neighborhood Association to contact) are invited to. Requirements for design standards have also likely served as at least a partial disincentive for infill projects which by definition are small in scope. Staff believes there is value in taking steps in the direction of HB 1110 in the short term, both to facilitate shorter term development of some smaller housing options, and also to limit the extent to which long term residential supplies are used up with conventional larger housing construction that will likely remain in place for decades. Draft zoning code change language is in Attachment B.

3. Amended cottage cluster regulations. These are recommended to lower the minimum parent parcel size of cluster sites from 20,000 to 10,000 square feet, and make fully clear that land divisions of these sites into individual fee simple lots facilitating ownership are allowed as well as

developing the cluster on a single site plan. Draft zoning code change language is attached. See Attachment C

Council discussion was in support of moving the above changes forward quickly, indicating that concerns regarding infill streamlining can be addressed by better ensuring allowance of community member comments and questions at pre-application conferences.

4. Creation of a new mobile home park zoning district to better facilitate retention of existing parks. The role of mobile homes in providing affordable housing is increasingly being recognized. The state Manufactured/Mobile Home Landlord-Tenant Act was amended in 2023 to require landlords to provide two years notice for closure or conversion of parks, and written notice of opportunities to compete to purchase parks made available for sale or lease. In Southwest Washington, recent closures and conversions of longtime manufactured home parks have become more frequent. Council received written testimony stressing the importance of mobile homes and general suggestions for their preservation at their May 20, 2024 meeting. Staff is exploring the potential of creating a mobile home park zone, along the lines of what a small number of other Washington jurisdictions have already done. These range from the City of Bothell, which has an overlay zone applied to most existing parks allowing very few uses other than mobile homes. The City of Tumwater and others allow a broader range of non-mobile home uses, and a reasonable use exception. Staff will begin outreach to the 16 existing mobile home parks in city limits on a potential new zoning district allowing flexibility but fewer uses than the existing single and multi-family zones applying to the parks currently allow, with the intent to preserve this supply of existing affordable housing. Mobile home park zoning is a key recommendation in [Reside Vancouver](#), the City's Anti-Displacement Plan that was established in 2019.

Timelines and Next Steps

Pending Commission discussion at the July 23 workshop, staff will bring changes for ADU and duplex allowances, infill streamlining, and cottage cluster amendments to the City Council in the short term for adoption as an emergency action.

Staff will begin outreach to mobile home park owners and residents and pending feedback develop an adoption schedule, also informed by Planning Commission discussion at the July 23rd workshop and any further Council direction.

Long range and current planning staff as well as legal staff will attend the July 23 Planning Commission workshop. Any advance questions should be forwarded to Bryan Snodgrass, bryan.snodgrass@cityofvancouver.us, 360-487-7946.

Attachments:

- A. Amendments to allow two Accessory Dwelling Units or duplexes on single family lots
- B. Amendments to streamline infill development standards and allow smaller lots
- C. Amendments to allow smaller cottage cluster parent parcels, and make clearer that land divisions are allowed

Attachment A - Amendments to allow two Accessory Dwelling Units or duplexes on single family lots

Chapter 20.810 ACCESSORY DWELLING UNITS

Sections:

20.810.010	Purpose.
20.810.020	Definition.
20.810.030	Applicability.
20.810.040	Development Standards.
20.810.050	Submission Requirements.
20.810.060	Conversion of Existing Accessory Structures.

20.810.010 Purpose.

Purpose. The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community consistent with statutory requirements; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of single-family neighborhoods. (Ord. M-4377 § 2(g), 2022; Ord. M-4209 § 2, 2017; Ord. M-3643, 2004)

20.810.020 Definition.

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance. (Ord. M-4377 § 2(g), 2022; Ord. M-4209 § 2, 2017; Ord. M-3931 § 25, 2009; Ord. M-3643, 2004)

20.810.030 Applicability.

A. *Accessory dwelling unit applicability.* ADUs shall be allowed as limited uses on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes in all residential zoning

districts (R-2, R-4, R-6, R-9, R-17, R-18, R-22, R-30, R-35, and R-50) if in compliance with all of the development standards contained in VMC [20.810.040](#). ADUs shall not be allowed within nonresidential zoning districts or in the following circumstances:

1. On properties not containing a detached single family dwelling.

2. On properties containing activities requiring a home occupation permit pursuant to Chapter [20.860](#) VMC.

B. *Approval process.* A proposed ADU shall be reviewed by means of a Type I procedure, pursuant to VMC [20.210.040](#), subject to the development standards contained in VMC [20.810.040](#). An ADU use is not subject to site plan review. (Ord. M-4377 § 2(g), 2022; Ord. M-4209 § 2, 2017)

20.810.040 Development Standards.

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

A. *Configuration.* An ADU may be located either within, attached to, or detached from the primary structure.

B. *Density.* Only one Up to Two ADUs may be created in conjunction with each parcel single-family residence.

C. *Minimum lot size.* An ADU may be established on any legally established parcel meeting applicable standards of this chapter.

D. *Maximum unit size.* The gross floor area, calculated from finished wall to finished wall, ADU shall not exceed 1,000 800 square feet or 50 percent of the primary single-family structure, not including garage and/or detached accessory buildings (whichever is less). ADUs created entirely within existing basements may exceed 800 square feet, provided they are not larger than the size of the remainder of the overall home.

E. *Minimum unit size.* The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

F. *Setbacks and lot coverage.* Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for detached accessory structures.

G. *Scale and visual subordination.* New detached ADUs, or ADUs extending from existing structures, shall not comprise more than 50 percent of total visible façade area of the primary structure and other outbuildings not including the ADU, as seen from the front of the lot. ADUs shall be subject to a maximum height of 25 feet.

H. *Parking.* No additional on-site parking is required in conjunction with the establishment of an ADU.

I. *Design and appearance.* ADUs that are separate or extending from existing structures shall be architecturally compatible with the principal dwelling.

J. *Construction standards.* The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes. (Ord. M-4377 § 2(g), 2022; Ord. M-4209 § 2, 2017; Ord. M-3959 § 38, 2010; Ord. M-3701 § 24, 2005; Ord. M-3643, 2004)

20.810.050 Submission Requirements.

The following information shall be submitted as part of an application for review:

A. *Application.* Completed and signed application provided by the planning official.

B. *Fee.* Fee pursuant to Chapter [20.180](#) VMC.

C. *Site plan.* To-scale site plan showing the exact location of the primary residence and any accessory structures, parking, landscaping and setbacks.

D. *Floor plan.* Floor plan, drawn to scale, of entire house and accessory unit within the primary residence or within freestanding accessory structure.

E. *Elevations.* Elevations drawn to scale of the accessory unit within the primary residence or within freestanding accessory structure. (Ord. M-4377 § 2(g), 2022; Ord. M-4209 § 2, 2017; Ord. M-3643, 2004)

20.810.060 Conversion of Existing Accessory Structures.

A. *Conversions of an existing structure.* An existing garage structure or other outbuilding may be converted to an ADU; provided, that the structure complies with established setback standards for a primary structure, not accessory structure, as prescribed in the underlying zone, and complies with applicable building codes, and all other standards of this section. Conversion of such garage shall not result in the elimination of the requirement of one legal on-site parking space to serve the single-family residence. Existing structures, including but not limited to detached garages, may be converted even if they violate current code requirements for setbacks or lot coverage.

~~B. Conversion of existing garages located in non-conforming setbacks. Garages constructed before January 1, 2021, that are legally nonconforming as to side or rear yard setback may be eligible to be converted or replaced at their current location; provided, that:~~

~~1. All applicable ADU, building, and other standards are met.~~

~~2. Conversion or replacement structure or portion of the structure located within the setback does not result in it exceeding 15 feet in height or any taller than the existing structure, whichever is greater.~~

~~Conversions or replacements of garages shall not result in the elimination of the requirement of one legal on-site parking space to serve the single-family existing residence.~~

C. *Off-street parking requirements.* The off-street parking requirements for the primary residence shall be provided for elsewhere on the site in conformance with the setback, paving and other development standards described in Chapter [20.945](#) VMC, Parking and Loading. (Ord. M-4377 § 2(g), 2022; Ord. M-4209 § 2, 2017; Ord. M-3701 § 25, 2005; Ord. M-3663 § 20, 2004; Ord. M-3643, 2004)

20.410.030 Uses. {Single Family Zoning Districts}

A. *Types of uses.* For the purposes of this chapter, there are four kinds of use:

1. A permitted (P) use is one that is permitted outright, subject to all of the applicable provisions of this title.
2. A limited (L) use is permitted outright providing it is in compliance with special requirements, exceptions or restrictions.
3. A conditional use (C) is a discretionary use reviewed through the process set forth in Chapters [20.245](#) and [20.210](#) VMC, governing conditional uses and decision-making procedures, respectively.
4. A prohibited use (X) is one that is not permitted in a zoning district under any circumstances.

B. *Use table.* A list of permitted, limited, conditional, and prohibited uses in low-density residential districts is presented in Table 20.410.030-1.

Table 20.410.030-1. Lower-Density Residential Districts Use Table

USE	R-2	R-4	R-6	R-9	R-17
RESIDENTIAL					

USE	R-2	R-4	R-6	R-9	R-17
Household Living	P ¹	P ¹	P ¹	P ¹	P ¹
Group Living	P/X ¹	P/X ¹	P/X ¹	P/X ¹	P/X ¹
Home Occupation	L ²	L ²	L ²	L ²	L ²
Medical Center Residential	L ²³	L ²³	L ²³	L ²³	L ²³
HOUSING TYPES					
Single Dwellings, Attached	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸	L ¹⁸
Single Dwellings, Detached	P	P	P	P	P
Accessory Dwelling Units	L ⁴	L ⁴	L ⁴	L ⁴	L ⁴
Duplexes ²²	PL ²⁴	PL ²⁴	PL ²⁴	PL ²⁴	L ²⁴
Multi-Dwelling Units	X	X	X	X	L ²⁴
Existing Manufactured Home Developments	L ⁵	L ⁵	L ⁵	L ⁵	L ⁵
Designated Manufactured Homes	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹	L/X ¹⁹
New Manufactured	L ²⁰	L ²⁰	L ²⁰	L ²⁰	L ²⁰

USE	R-2	R-4	R-6	R-9	R-17
Homes					
Cottage Cluster Housing	p ²⁵	p ²⁵	p ²⁵	p ²⁵	X
CIVIC (Institutional)					
Basic Utilities	C	C	C	C	C
Colleges	C	C	C	C	C
Community Centers	X	X	X	X	X
Community Recreation	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶
Cultural Institutions	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷	P/C ⁷
Day Care					
– Family Day Care Homes	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
– Child Care Centers	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
– Adult Day Care	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹	L/C/X ⁹
Emergency Services (except ambulance services)	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Ambulance Services	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
Medical Centers	X	X	X	X	X
Parks/Open Space					
– Neighborhood Parks	P	P	P	P	P
– Community Parks	P	P	P	P	P
– Regional Parks	C	C	C	C	C
– Trails	P	P	P	P	P
Postal Service	C	C	C	C	C
Religious Institutions	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Schools	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹	L/C ¹¹
Social/Fraternal Clubs	X	X	X	X	X
Transportation Facilities	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²
COMMERCIAL					
Commercial and Transient Lodging	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³	L/C/X ¹³
Eating/Drinking Establishments	X	X	X	X	X
Entertainment-					

USE	R-2	R-4	R-6	R-9	R-17
Oriented					
– Adult Entertainment	X	X	X	X	X
– Indoor Entertainment	X	X	X	X	X
– Major Event Entertainment	X	X	X	X	X
General Retail					
– Sales-Oriented	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
– Personal Services	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴
– Repair-Oriented	X	X	X	X	X
– Bulk Sales	X	X	X	X	X
– Outdoor Sales	X	X	X	X	X
Motor Vehicle Related					
– Motor Vehicle Sales/Rental	X	X	X	X	X
– Motor Vehicle Servicing/Repair	X	X	X	X	X
– Vehicle Fuel Sales	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
– EV Basic Charging Stations (accessory only)	P	P	P	P	P
– EV Rapid Charging Stations (accessory only)	P	P	P	P	P
– EV Battery Exchange Stations	X	X	X	X	X
Offices					
– General	X	X	X	X	X
– Medical	X	X	X	X	X
– Extended	X	X	X	X	X
Nonaccessory Parking	X	X	X	X	X
Self-Service Storage	X	X	X	X	X
Marinas	C	C	C	C	C
INDUSTRIAL					
Bulk Fossil Fuel Storage and Handling Facilities	X	X	X	X	X
Cleaner Fuel Storage	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
and Handling Facilities					
Small Fossil Fuel or Cleaner Fuel Storage and Distribution Facilities	X	X	X	X	X
Industrial Services	X	X	X	X	X
Manufacturing and Production	X	X	X	X	X
Railroad Yards	X	X	X	X	X
Research and Development	X	X	X	X	X
Warehouses/Freight Movement	X	X	X	X	X
Wholesale Sales	X	X	X	X	X
Waste-Related	X	X	X	X	X
Major Utility Facilities	X	X	X	X	X
OTHER					
Agriculture/Horticulture	P	P	P	P	P
Airports/Airparks	X	X	X	X	X

USE	R-2	R-4	R-6	R-9	R-17
Animal Kennels/Shelters	X	X	X	X	X
Cemeteries	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵
Detention and Post-Detention Facilities	X	X	X	X	X
Dog Day Care	X	X	X	X	X
Heliports	X	X	X	X	X
Recreational or Medical Marijuana Facilities	X	X	X	X	X
Medical Marijuana Cooperatives	X	X	X	X	X
Mining	X	X	X	X	X
Rail Lines/Utility Corridors	P	P	P	P	P
Temporary Uses	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶	L ¹⁶
Wireless Communication Facilities	L/C/X ¹⁷	L/C/X ¹⁷	L/C/X ¹⁷	L/C/X ¹⁷	L/C/X ¹⁷

1 Residential care homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.

2 Subject to the provisions of Chapter [20.860](#) VMC, Home Occupations.

3 Reserved for future use.

- 4** Subject to the provisions of Chapter [20.810](#) VMC, Accessory Dwelling Units.
- 5** Subject to the provisions of Chapter [20.880](#) VMC, Manufactured Home Parks. Manufactured home developments established prior to July 1, 2005, are exempt from the standards of VMC [20.410.050\(F\)](#), Criteria for Placement of Manufactured Homes, and may continue to exist and expand within existing previously approved boundaries. An existing manufactured home in a development or subdivision may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision.
- 6** Subject to provisions in VMC [20.895.040](#), Community Recreation and Related Facilities.
- 7** Libraries only permitted outright; all other cultural institutions are conditional uses.
- 8** Family day care homes for no more than 12 children are permitted when licensed by the state.
- 9** Adult day care facilities for six or fewer adults allowed as limited uses subject to compliance with the development standards governing home occupations, per VMC [20.860.020\(B\)\(1\)](#) through [\(B\)\(7\)](#); facilities with seven to 12 adults allowed as conditional uses; and larger facilities are prohibited.
- 10** *Repealed by M-4289.*
- 11** Schools, religious institutions, government buildings, fire stations, child care centers, and emergency services facilities that meet all of the criteria contained in VMC [20.410.050\(D\)](#) are permitted by right; all others require conditional use approval. Child care centers permitted by right shall be consistent with Chapter [20.840](#) VMC, Child Care Centers, and be subject to Type II review pursuant to VMC [20.210.050](#).
- 12** Except bus, trolley and streetcar stops, including bus shelters, which are allowed by right.
- 13** One- and two-bedroom bed-and-breakfast facilities are permitted outright and three- to six-bedroom bed-and-breakfast facilities are allowed as conditional uses, with all bed-and-breakfast facilities subject to provisions of Chapter [20.830](#) VMC, Bed and Breakfast Establishments. No more than six bedrooms are allowed under any circumstances. All other commercial lodging is prohibited.
- 14** Retail commercial uses limited to 1,500 gsf per use to a maximum of 5,000 square feet in planned developments of 150 units or more. See VMC [20.260.020\(B\)\(1\)\(b\)\(2\)](#).
- 15** Subject to provisions in VMC [20.895.030](#).
- 16** Subject to provisions in Chapter [20.885](#) VMC, except sales of fireworks which are prohibited in residential zones.
- 17** Building-mounted antennas are allowed by conditional use on nonresidential buildings in single-family residential zones subject to requirements contained in Chapter [20.890](#) VMC, Wireless Communication Facilities.
- 18** Subject to VMC [20.260.020\(B\)\(1\)\(a\)\(2\)](#), planned development, VMC [20.910.050](#), Zero Lot Line Developments, and Chapter [20.920](#) VMC, Infill Development Standards.
- 19** A “designated manufactured home” is exempt from the development standards of VMC [20.410.050\(F\)](#) and may continue to exist and expand. An existing unit may be replaced or may be relocated either to an approved manufactured home development or an approved manufactured home subdivision. After July 1, 2005, only “new manufactured homes” that also meet the “designated manufactured home” criteria will be permitted on individual lots not part of an existing approved manufactured home development or manufactured home subdivision, except that a new manufactured home

placed on an individual lot after July 1, 2005, may be relocated as permitted by this title if within five years of the date of the original placement.

20 Subject to VMC [20.410.050\(F\)](#), Development Standards – Criteria for Placement of Manufactured Homes.

21 Subject to Chapter [20.920](#) VMC, Infill Development Standards.

22 Existing duplexes built on lots meeting the minimum infill lot size standards of Table [20.920.060-1](#) shall be considered conforming uses even if not part of an infill development.

23 Medical center residential uses, as defined in VMC [20.160.020](#), are permitted outright if approved through a public facilities master plan per VMC [20.680.040](#).

24 Two-family dwellings (duplexes), three-family, or four-family dwellings are permitted subject to density and development standards of the R-17 district.

25 Pursuant to Chapter [20.950](#) VMC, Cottage Cluster Housing.

(Ord. M-4380 § 6, 2022; Ord. M-4377 § 2(a), 2022; Ord. M-4325 § 3, 2020; Ord. M-4289 § 4, 2019; Ord. M-4255 § 6, 2018; Ord. M-4254 § 3(BB), 2018; Ord. M-4187 § 5, 2016; Ord. M-4071 § 7, 2014; Ord. M-4066 § 5, 2013; Ord. M-4035 § 2, 2012; Ord. M-4034 § 10, 2012; Ord. M-4024 § 6, 2012; Ord. M-4002 § 5, 2011; Ord. M-3931 § 9, 2009; Ord. M-3922 § 19, 2009; Ord. M-3840 § 18, 2007; Ord. M-3709 § 4, 2005; Ord. M-3663 § 12, 2004; Ord. M-3643, 2004)

Attachment B - Amendments to streamline infill development standards and allow smaller lots

Chapter 20.920

INFILL DEVELOPMENT STANDARDS

Sections:

20.920.010	Purpose.
20.920.020	Applicability.
20.920.030	Relationship to Other Development Standards.
20.920.040	Procedures.
20.920.050	Tier 1 Infill Standards.
20.920.060	Tier 2 Infill Standards.

20.920.010 Purpose.

The intent of the infill ordinance is to encourage the development of underutilized and challenged parcels in the R-9, R-6, R-4, and R-2 zoning districts. The infill ordinance accommodates a variety of housing types including single family detached, single family attached, and duplexes. (Ord. M-3643, 2004)

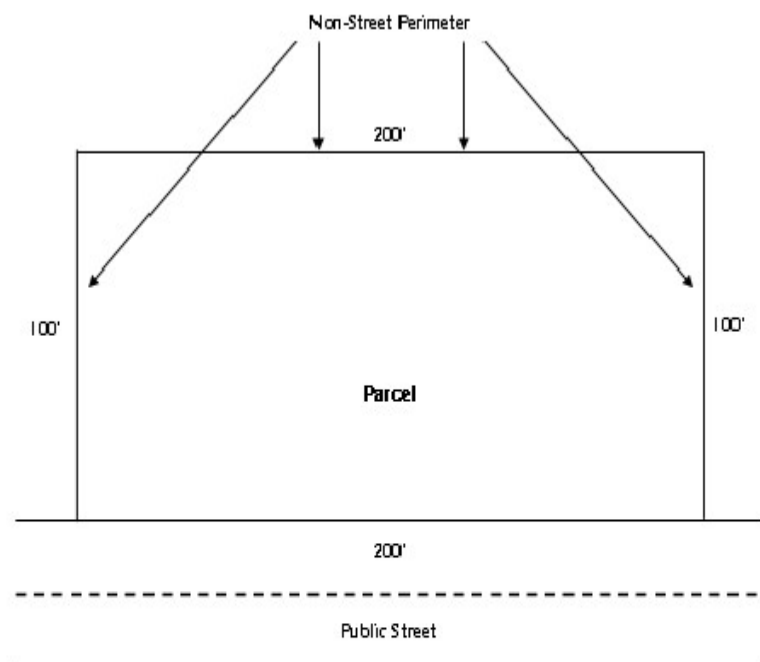
20.920.020 Applicability.

A. *Eligibility Criteria.* This Chapter may be applied to parcels created prior to the adoption date of this ordinance that meet all of the following criteria:

1. The parcel is within the R-9, R-6, R-4, R-2 zoning district; and
2. The parcel is two and one-half (2.5) acres or smaller in area. An infill parent parcel size may be increased by 5% with approval from the Planning Official; and
3. The proposed development can and will be served by urban services at the time of final plat or development approval. For the purposes of this Chapter, “urban services” shall mean public water and sewer service as described in VMC Title [14](#); and
4. There is urban development abutting the subject site on at least 50% of its nonstreet perimeter. For the purposes of this section, “nonstreet perimeter” shall mean that portion of the perimeter of the parcel that is not abutting a public street. Where there is no abutting public street, the entire perimeter is used for measurement.

a. For the purposes of this Chapter, “urban development” shall mean a parcel that meets at least one of the following criteria:

1. All parcels with existing nonresidential or multi-family structures that are currently receiving urban services (e.g. public sewer and water); or
2. Tax exempt parcels, regardless of development status; or
3. All plats which have received final or preliminary approval within the last five (5) years; or
4. Parcels two and one-half (2.5) acres or smaller in area which have existing residential structures; or



Non-Street Perimeter Example
 $100' + 200' + 100' = 400'$ total non-street perimeter
 50% of non-street perimeter = $.5 \times 400' = 200'$
required abutting urban development

1. Parcels that are designated on the City of Vancouver Comprehensive Plan for multi-family, commercial, or industrial development; or
2. Parcels that are not developable based on a prior development review determination (e.g. park lands, environmentally sensitive lands, properties with utility easements).

B. Applicability of the Standards. There are two levels of infill standards and incentives: Tier 1 and Tier 2. The Tier 2 infill standards offer greater incentives but require compliance with design standards and a neighborhood meeting. Application of either the Tier 1 or Tier 2 infill provisions of this Chapter is an option available for parcels that meet the eligibility criteria. However, all infill parcels created as a result of the application of this Chapter and the subsequent infill development on those parcels shall be subject to the standards of this Chapter.

For the purposes of this chapter, the following definitions apply:

1. An “infill parent parcel” is the larger parcel of land from which infill parcels are divided.
2. “Infill Land Division” is the division of an infill parent parcel using some or all of the standards of this Chapter. Tier 1 Infill Land Divisions are those divisions that utilize only the Tier 1 standards of this Chapter. Tier 2 Infill Land Divisions are those divisions that utilize one or more of the Tier 2 standards of this Chapter.
3. “Infill parcels” are either parcels that meet the eligibility criteria of this Chapter or those parcels created by the land division of an infill parent parcel through the application of the standards in this Chapter. Tier 1 Infill Parcels are created as a result of Tier 1 Land Divisions. Tier 2 Infill Parcels are created as a result of Tier 2 Land Divisions.
4. “Infill development” is the subsequent residential development on infill parcels.
5. “Duplex” shall mean a building designed or used for residence purposes by not more than two (2) families, and containing two (2) dwelling units and located on one legal parcel.
6. “Infill Development Plan” is a plan that is required to be submitted with infill development which identifies the existing and proposed lot characteristics, including applicable standards and incentives as described under Tier 1 and Tier 2 development as contained in this chapter.
7. “Predominant” shall mean the most frequently occurring residential design characteristic along both sides of the road frontage from intersection to intersection (or block face). (Ord. M-3840 § 41, 08/06/2007; Ord. M-3643, 01/26/2004)

20.920.030 Relationship to Other Development Standards.

A. All of the provisions of this code that would apply to a noninfill project shall apply to infill projects except as specifically modified by this chapter. If there is a conflict between the standards of this chapter and the provisions of any applicable overlay districts or plan districts, the overlay district or plan district standards shall supersede the standards of this chapter.

B. Development applications which meet the eligibility criteria for infill development, as outlined in this chapter, must comply with additional transportation standards as provided for in VMC [11.80.060](#) infill development transportation standards. (Ord. M-4354 § 3(J), 2021; Ord. M-3643, 2004)

20.920.040 Procedures.

A. *Infill Land Divisions.* The subdivisions and short subdivision of an infill parent parcel into nine (9) or fewer parcels shall be subject to Type II review. The subdivision of an infill parent parcel into more than nine (9) parcels shall be subject to Type III review. The proposed development shall comply with all applicable land division procedures and standards unless specifically modified pursuant to this Chapter.

B. *Development on Infill Parcels.* All development on infill parcels created pursuant to this Chapter shall be subject to the standards for Infill Development. The applicable Infill Development Standards shall be recorded as a plat note on the final plat as a condition of approval.

C. *Pre-Application Meeting.* The pre-application conference required pursuant to VMC Section [20.210.080](#) (Decision-Making Procedures. Pre-application Conference) may not be waived for Tier I and Tier II infill land division and infill lot development. In addition to the notice requirements of VMC Section [20.210](#) Decision-Making Procedures, the Planning Official or designee shall also mail written notice to all owners of record of property as shown on the most recent property tax assessment roll, located adjacent to and across the street from the subject property. The City shall also notify the appropriate neighborhood association(s) board members. This mailing shall be concurrent with that required by VMC Section [20.210](#) Decision-Making Procedures. Members of the public shall be provided with an opportunity to comment on the proposed project at a specific time during the meeting set aside for public comments. The notice must provide a brief description of the proposed development and a preliminary development plan. (Ord. M-3643, 2004)

20.920.050 Tier 1 Infill Standards.

Tier 1 infill parcels, infill land divisions and the subsequent infill development on those Tier 1 infill parcels shall be subject to the following standards and incentives.

A. *Minimum Parcel Area.* Within an infill land division for single family development, no parcel shall be smaller than the minimum parcel area identified in Table 20.920.050-1, provided no lot shall exceed the maximum required by the underlying zoning district. In Tier 1, minimum parcel areas shall not be further reduced by a variance procedure in VMC Section [20.290](#). However, this shall not preclude variances to other standards.

Table 20.920.050-1. Minimum Parcel Area for Single Family Dwellings

Zoning District	Minimum Parcel Area Single Family Detached (sq. feet)
R-9	2,000 4,000 sf
R-6	3,000 6,000 sf
R-4	4,000 8,000 sf
R-2	8,000 16,000 sf

B. *Minimum Parcel Width and Depth.* Within a Tier 1 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards In Low-Density Residential) may be reduced by up to forty-percent (40%). However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1 (Development Standards In Low-Density Residential), shall not be eligible for a variance to the minimum setback or frontage requirements.

C. *Setbacks.* Infill parcels developed under provisions of this Chapter shall comply with setback requirements of Table 20.410-3 (Development Standards In Low-Density Residential) except that front yard and side yard setbacks in all zones shall be as follows:

1. *Minimum Front Yard.*

- a. Eighteen (18) feet for garage or carport structures or other similar vehicular shelter.
- b. Ten (10) feet for all other structures

2. *Minimum Side Yard.*

- a. Side yard shall comply with the standard side setbacks of the applicable zoning district.

~~D. *Common Areas.* If provided, Common Areas (e.g. landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the City for review and acceptance before recording concurrently with the final plat. (Ord. M 3643, 2004)~~

20.920.060 Tier 2 Infill Standards.

In addition to the Tier 1 standards and incentives, Tier 2 infill parcels and land divisions and the subsequent development on those Tier 2 infill parcels shall be subject to the following standards and incentives:

A. *Additional Dwelling Types Allowed.* In addition to the uses allowed by VMC Table [20.410.030-1](#) (Lower Density Residential Districts Use Table), duplexes and single-family attached dwellings are allowed on infill parcels subject to the standards of this chapter:

1. Infill developments of three or fewer parcels may have a duplex on a maximum of one parcel. Infill land divisions which result in more than three parcels may have duplexes on a maximum of one-third of the parcels. When the one-third calculation contains a fraction of a housing unit, the applicant must round down to the nearest whole unit. Infill parcels for duplex development shall meet the minimum parcel size area requirements in VMC Table 20.920.060-1 and shall be noted on the face of the plat. The maximum parcel size area standards of VMC Table [20.410.040-1](#) (Minimum and Maximum Densities and Lot Sizes) shall not apply to infill parcels for duplex development. Duplex development is not allowed on an infill parcel if it would result in less than the minimum density for the parcel.

2. *Procedures for Single-Family Attached Dwellings.* Development proposals for single-family attached dwellings utilizing the provision of this chapter shall be subject to the following procedures:

a. Land divisions shall be reviewed according to Chapter [20.320](#) VMC. In addition, if the land is subdivided, development proposals must receive approval of a development plan that demonstrates how the proposal complies with this chapter and all other applicable requirements. The development plan shall be submitted and reviewed in conjunction with the land division application.

b. Preliminary plats may not be approved without approval of the submitted development plan. Both the development plan and preliminary plat must be fully consistent with standards of this and all other applicable ordinances.

c. Preliminary plats may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resultant parcels shall occur consistent with the approved development plan.

d. Building permits may only be approved if consistent with the approved development plan and land division for all units with common walls.

3. *Building Mass Supplemental Standard.* The maximum number of consecutively attached single-family units (i.e., with attached walls at property line) shall not exceed four units.

4. *Existing Public Alley Access.* Single-family attached subdivisions (creation of 10 or more parcels for single-family attached dwellings) shall receive primary vehicle access from a rear alley if a public alley exists within or adjacent to the subdivision.

5. *Pedestrian Pathways.* City may require dedication of right-of-way or easements and construction of pathways between single-family attached parcels (e.g., between building breaks) to provide for pedestrian connectivity between groupings of single-family attached units and from one side of the parcel to another.

~~6. Common Areas---If provided, Common Areas (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the city for review and acceptance before recording concurrently with the final plat.~~

~~B. Neighborhood Meeting Required. A neighborhood meeting shall be held prior to submission of a Tier 2 infill development application. The applicant shall hold a public meeting to offer owners of property near the affected property an opportunity to participate in the development process. A preapplication conference cannot substitute for the required neighborhood meeting. The applicant shall follow the neighborhood meeting guidelines established by the city.~~

~~1. The neighborhood meeting shall be held no earlier than 90 days prior to submittal of the application.~~

~~2. The applicant shall send a notice of the meeting at least 15 days prior to the neighborhood meeting to:~~

~~a. The official representative(s) of the city-recognized neighborhood association(s), if applicable, in whose boundaries the affected property is located, based on the list of official neighborhood associations kept by the planning official or designee, and~~

~~b. Neighbors and property owners of record of property within a radius of 500 feet of the subject property. The records of the Clark County assessor shall be used for determining the property owners of record, and~~

~~c. The city of Vancouver planning official or designee.~~

~~3. The notice must identify the date, time and place of the meeting and provide a brief description of the proposed development.~~

~~4. A copy of the notice, the proposed development plan as presented at the meeting, the mailing list, the sign-in sheet, and a meeting summary from the meeting shall be submitted with the application.~~

~~5. The planning official shall include the meeting summary with the notice of application sent to parties pursuant to VMC [20.210.060\(B\)](#), Notification of Public Hearing.~~

C. *Minimum Parcel Size.*

1. Infill parcels for single-family development (attached, detached and duplexes) shall meet minimum parcel area requirements as shown in Table 20.920.060-1.

Table 20.920.060-1. Minimum Parcel Area for Single-Family Dwellings

(Detached, Attached and Duplexes)

Zoning District	Minimum Parcel Area Single-Family Detached (sq. feet)	Minimum Parcel Area Single-Family Attached (sq. feet)	Minimum Parcel Area Per Duplex (sq. feet)
R-9	2,000 4,000 sf	1,500 3,000 sf	3,000 6,000 sf
R-6	3,000 5,000 sf	2,000 4,000 sf	4,000 8,000 sf
R-4	4,000 7,000 sf	2,500 5,000 sf	5,000 10,000 sf
R-2	8,000 , 14,000 sf	5,000 10,000 sf	10,000 20,000 sf

2. Parcel area may be varied by the planning official upon request. The planning official may grant a variance for up to one percent for proposed lots.

3. Tier 2 infill developments are not eligible to use Chapter 20.940 VMC, On-Site Density Transfers, provisions.

D. *Minimum Parcel Width and Depth.* Within a Tier 2 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards in Lower-Density Residential) shall not apply. However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1 (Development Standards In Lower-Density Residential) shall not be eligible for a variance to the minimum setback or frontage requirements

E. *Maximum Lot Coverage.* Maximum lot coverage may be increased 230 percent over the standard for the applicable zone in a Tier 2 infill development, as shown in Table 20.920.060-2.

Table 20.920.060-2. Maximum Building Coverage

Zoning District	Current Building Coverage Standard	Building Coverage Standard With 20% Increase
R-9	50%	605%
R-6	50%	605%
R-4	50%	605%
R-2	50%	605%

F. *Setbacks.* Infill parcels developed under provisions of this chapter shall comply with setback requirements of Table [20.410.050-1](#) (Development Standards In Lower-Density Residential); except that minimum front, side ~~and rear yard~~ setbacks shall be as follows:

1. *Minimum Front Yard.*

- a. Eighteen feet for garage or carport structures or other similar vehicular shelter.
- b. Ten feet for other buildings.

2. *Minimum Side Yard.*

- a. Single-family attached dwellings – interior side yard between attached buildings may be zero feet.
- b. All other uses shall comply with the standard side setbacks of the applicable zoning district.

~~3. *Rear Yard.* The minimum rear yard setback shall be 10 feet when the rear yard of the proposed infill development abuts parcels with existing single-family dwellings.~~

~~G. *Design Requirements for Tier 2 Development.*~~

~~1. *Purpose.* The purpose of this requirement is to ensure compatibility of infill development with the character of existing residential structures while allowing higher density. Specific goals are as follows:~~

- ~~a. To encourage new infill development that complements the existing neighborhood character.~~
- ~~b. To ensure new infill development is consistent with the pattern of established residential structures in the immediate vicinity, while allowing a mix of housing types (e.g., single-family attached, duplexes).~~

c. To provide a process for neighborhood participation in matters of compatibility within the context of these requirements.

2. *Design Criteria.* Tier 2 infill development shall meet the following design criteria as defined by the predominant existing residential character of the block face. The block face shall consist of properties along both sides of the public or private road frontage on which the development is located, from intersection to intersection, or the road end. If no intersection exists within 200 feet from the development site, then the block face shall consist of all properties along both sides of the road frontage within 200 feet of the development. Design requirements as contained in this section shall not apply to multifamily development containing three or more dwelling units. If there is no applicable existing development along a block face, subsections (G)(2)(a) through (G)(2)(f) of this section shall not apply.

a. Building orientation on proposed lots located on the block face shall be the same as the predominant orientation of buildings along the block face.

b. Access and location of off-street parking on proposed lots located on the block face shall be the same as the predominant character for existing development along the block face.

c. Recessed entries or porches shall be incorporated to the extent that they present a predominant feature of existing dwellings along the block face.

d. Proposed residences shall have no more stories than the average number of stories of existing buildings located along the block face. The number of stories shall be that which is visible from the street of the designated block face. When the average results in a fraction of less than .5, it shall be rounded down to the next story; a fraction of .5 or greater shall be rounded up to the next story.

e. Roof pitch shall be within the same roof pitch category as the category within which the highest number of buildings along the block face falls, as follows: flat to slight (0:12 up to 3:12); moderate (greater than 3:12 up to 6:12); or steep (greater than 6:12). Where more than one category contains the highest number of buildings along the block face, the applicant may select from any roof pitch category up to and including the steepest category within which the highest number of buildings along the block face falls. For example, if there are eight homes on the block face and four have a flat to slight roof pitch and four have a moderate roof pitch, new homes may have a roof pitch from either category; however, a roof pitch in the steep category would not be allowed. (See also Figure 20.920.060-1, Categories of Roof Pitch Used to Determine Tier 2 Infill Predominant Character.)

f. Roof overhangs shall be the same as the predominant character for existing development along the block face.

3. *Waiver.* Any of the above compatibility requirements may be waived if 75 percent or more of the residential property owners along both sides of the street of the subject block face agree to alternate design standards.

4. *Neighborhood meeting* (See VMC [20.920.050\(B\)](#), Tier 2 Infill Standards). In the required neighborhood meeting, the applicant must also discuss and receive input on (but not limited to) the following topics:

a. *Connected roads and pathways;*

b. *Buffering;*

c. *Landscaping;*

d. *Fencing;*

e. *Facade features;*

f. *Compatibility where there is no applicable existing development.*

H. *Expedited Development Review Process.* An applicant may request an expedited review process for infill projects. An expedited infill project shall be contingent upon city staffing and other resource availability. Community development department will endeavor to complete review of an infill project within a 60-day time period from fully complete (FC) to issuance of the land use decision for projects that do not require a hearing; and 80 days for projects that require a hearing.

I. *Infill Development Transportation Standards.* Street standards may be reduced as part of an infill development. See VMC [11.80.060](#). (Ord. M-4402 §§ 3(Z), 3(AA), 2023; Ord. M-3959 § 47, 2010; Ord. M-3840 § 42, 2007; Ord. M-3730 § 32, 2005; Ord. M-3663 § 24, 2004; Ord. M-3643, 2004)

Attachment C - Amendments to allow smaller cottage cluster parent parcels, and make clearer that land divisions are allowed

Chapter 20.950
COTTAGE CLUSTER HOUSING

Sections:

20.950.010	Purpose.
20.950.020	Applicability.
20.950.030	Site Development and Design Standards.
20.950.040	Approval Process.

20.950.010 Purpose.

These standards are intended to allow groups of small-scale cottages around common areas in single or multifamily zoning districts in a manner promoting accessible housing and community interaction. The individual homes are smaller and shorter than what is allowed in the underlying zoning district, but they may be built at a higher density. (Ord. M-4377 § 2(d), 2022)

20.950.020 Applicability.

A. *Permitted zones and required minimum project size.* Cottage cluster housing developments shall be allowed on properties 210,000 square feet or larger in size in the R-17, R-9, R-6, R-4 and R-2 zoning districts. Lot size minimums of the underlying zone are not applicable to cottage cluster developments.

B. *Permitted Uses.* Cottage cluster development uses shall be limited to attached and detached single-family homes and associated outbuildings, public or private open space, and parking areas. Duplexes or attached single-family homes may constitute no more than 20 percent of the total number of units. Home occupations pursuant to Chapter [20.860](#) VMC shall be permitted only if there are no employees residing off site. Accessory dwelling units pursuant to Chapter [20.810](#) VMC shall be permitted only if located entirely within the single-family homes.

C. The narrow lot development standards in Chapter [20.927](#) VMC and R-17 zoning district standards of Chapter [20.410](#) VMC shall not apply to cottage housing developments. Minimum lot frontage and minimum lot sizes are not applicable to cottage housing developments. (Ord. M-4438 § 4(L), 2023; Ord. M-4377 § 2(d), 2022)

20.950.030 Site Development and Design Standards.

A. General Standards.

1. Cottage housing developments may be allowed at up to two times the maximum density of the underlying zone, including any accessory dwelling units.
2. Cottage housing developments shall contain a minimum of four and a maximum of 12 units in a cluster; provided, that a cottage development may contain up to two clusters.
3. Each single-family cottage shall not exceed 1,600 square feet in total floor area, and each duplex cottage 3,000 square feet. Floor areas of attached or detached garages and outbuildings shall count towards these size limits, with the exception of the first 200 square feet of garage or outbuilding per single-family cottage, or 400 square feet per duplex. Existing single-family homes may remain on site but will be counted toward the total density.
4. Building heights may not exceed 25 feet within 50 feet of the project site perimeter, and 30 feet elsewhere in the site. Roofs higher than 18 feet shall be pitched at a ratio of at least 6:12.
5. Covered porches shall be at least 60 square feet, with no dimension less than five feet.
6. Buildings shall be set back at least 10 feet from the nearest public or private road, and at least five feet from other buildings. Building setbacks to exterior property lines shall be that of the underlying zoning district.

B. Cottage Orientation. Cottages must be clustered around a common courtyard and must meet the following standards:

1. At least 75 percent of the cottage units shall be located within 25 feet of a common courtyard, and shall have covered porches and main entries which face the common courtyard or an adjacent public street.
2. The planning official may at their discretion grant exceptions as needed to allow cottages abutting a public street at the site perimeter to face the street, and as needed in cases of very narrow or unusually configured project parcels may reduce the required percentage of lots located within 25 feet of the common courtyard to 50 percent.

C. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards:

1. The common courtyard must contain a minimum of 200 square feet of usable open or congregating space per cottage unit within the associated cluster.
2. The common courtyard must be generally square or round, and no narrower than 15 feet wide at its narrowest dimension.
3. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 50 percent of the total common courtyard area.
4. Pedestrian paths must be included in a common courtyard. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

D. Required Parking and Parking Design.

1. *Required spaces.* Each dwelling unit shall include at least one parking space within the project area. On-street parking spaces abutting the project area may be counted towards this requirement.
2. *Common Parking Areas.* Parking may be located adjacent to an individual unit or in a common parking area. Common parking areas are subject to the following standards:
 - a. Cottage cluster projects with fewer than 12 cottages are permitted parking clusters of not more than five contiguous spaces.
 - b. Cottage cluster projects with 12 cottages or more are permitted parking clusters of not more than eight contiguous spaces.
 - c. Parking clusters must be separated from other spaces by at least four feet of landscaping.
 - d. Clustered parking areas may be covered.
3. *Parking location, access and screening.*
 - a. Off-street parking areas with five or more spaces shall not be located within 20 feet from any property line that abuts a street other than an alley.
 - b. No off-street parking space or vehicle maneuvering area is permitted between a property line that abuts a street (other than an alley) and the front façade of cottages located closest to that property line.
 - c. No off-street parking space is permitted within 10 feet of any other property line external to the cottage cluster, except property lines abutting an alley. Driveways and drive aisles are permitted within 10 feet of other external property lines.

d. Sight-obscuring landscaping, fencing, or walls at least three feet in height shall separate clustered parking areas and parking structures from common courtyards and property lines external to the cottage cluster.

E. *Pedestrian Access.*

1. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking or solid waste storage areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
2. The pedestrian path must be hard-surfaced and a minimum of three feet wide.

F. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, community eating areas, community gardens, or picnic shelters. Community buildings must meet the following standards:

1. Each cottage cluster is permitted one community building.
2. The community building shall have a maximum floor area of 1,200 square feet.

G. *Maintenance of Common Areas.* The development application shall include a plan for ongoing maintenance of shared or common areas, including a mechanism for ensuring that the maintenance plan will be implemented.

H. *Solid Waste and Recycling Access and Collection.*

1. An access plan for solid waste and recycling collection service to all dwellings in the development shall be submitted with the application.
2. The access and collection plan shall show either a designated collection point for each lot or a common solid waste storage area for use by all lots and the ability of collection vehicles to maneuver safely to all points of collection. All circulation and turnaround designs must meet the requirements of VMC [11.80.070](#) and the Transportation Standard Details and be feasible using city-provided solid waste truck turning modeling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required.

3. Collection points and common solid waste storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access is available to the storage area, adequate turning radius shall be provided to allow collection vehicles to safely exit the site in a forward motion.
4. Where collection is not feasible on each lot, one or more designated common solid waste storage areas, located no further than 150 feet from any dwelling it serves, shall be provided.
 - a. Common outdoor solid waste storage areas must have a smaller gate, door or open walkway entrance for residents in addition to and separate from the service gate(s).
 - b. The dimensions of the common solid waste storage area shall accommodate receptacles consistent with current methods of local collection and allow for pedestrian (driver and residents) access between receptacles. Plans shall show footprints of all intended receptacles using dimensions from city-provided solid waste receptacle standards.
 - c. Outdoor common solid waste storage areas shall be enclosed by a screen comprised of a sight-obscuring wall, fence and/or vegetation. Service gate(s) shall allow access to haulers; they shall be capable of being secured in fully closed and open positions.
 - d. Solid waste storage receptacles shall be clearly labeled to indicate the type of materials accepted.
 - e. Common outdoor solid waste storage areas shall not be located in a side or rear yard setback that abuts property that is not within the same development; i.e., impacts of the location on neighboring properties is an important consideration. Every effort should be made to locate outdoor garbage and recycling areas so as to minimize their impacts on existing neighboring residential properties.
5. Designated collection points shall be located adjacent to alleys or streets but shall not obstruct sidewalks, bike lanes, or vision clearance triangles.
6. Maintenance of any private streets or alleys used for solid waste collection service shall be the responsibility of the property owners, and a maintenance agreement shall be recorded with the plat.
7. Each lot must have adequate storage space for carts when not set out for collection day. If lots do not have garages, driveways, or other suitable features for storing carts, individual or shared enclosure areas must be provided and shown on plans. Receptacles and common storage areas must be screened from view and not located in the right-of-way or adjacent to existing neighboring properties. (Ord. M-4438 § 4(L), 2023; Ord. M-4402 § 3(CC), 2023; Ord. M-4377 § 2(d), 2022)

20.950.040 Approval Process.

Cottage cluster housing projects shall be reviewed under Chapter [20.320](#) VMC, Subdivisions, where individual lots are proposed to be owned separately, or as a Type II review subject to Chapter [20.270](#) VMC, Site Plan Review, where common ownership of lots is proposed. (Ord. M-4377 § 2(d), 2022)



2024 Housing Code Changes

Vancouver Planning Commission workshop

Bryan Snodgrass, Principal Planner, Community Development Department
July 23, 2024



Discussion Items:

- Expanded allowances for ADUs and duplexes
- Streamlined infill development standards
- Amended cottage cluster standards
- Potential creation of mobile home park zoning district





Expanded ADU and duplex allowances

- HB 1337 requires allowing two 1,000 SF ADUs per SFR lot
- HB 1110 requires allowing 4-6 unit middle housing developments on all SFR lots
- Proposed 2024 changes would comply with new ADU requirements, and begin moving towards middle housing compliance by allowing duplexes





Streamlined infill standards

- Currently allows parcels of 2.5 acres or less to be divided into smaller lots than otherwise allowed. Likely rendered moot by new middle housing law.
- 2024 changes could eliminate requirement for neighborhood meeting before application submittal, and allow smaller lots more consistent with new middle housing law.





Amended cottage cluster standards

- Currently allows parent parcels of 20,000 SF or more in SFR zones to be divided into small lots with small cottages.
- Update would allow parent parcels of 10,000 SF or more.
- Update would also better clarify that cluster developments can consist of separate individual lots, not only single site plans





Potential new mobile home park (MHP) zone

- Role of mobile homes in providing lower cost housing and preservation of existing MHPs increasingly recognized
- New zone could allow long standing existing uses at Vancouver's 16 MHPs to continue, while limiting but not eliminating alternative uses currently allowed





Next Steps

- Bring ADU/duplex allowances, infill streamlining, and cluster amendments to Council for adoption in summer
- Begin outreach to mobile home park owners and residents to develop standards for new zoning district to be adopted later in 2024



Thank You



bryan.snodgrass@cityofvancouver.us

360-487-7946





MEMORANDUM

DATE: July 17, 2024

TO: Chair Adigweme and Planning Commission members

FROM: Casey Liles, Delivery Manager, Interstate Bridge Replacement Program

RE: Interstate Bridge Replacement Program Update

CC: Katherine Kelly, Senior Policy Advisor; Lori Severino, Senior Planner;
Rebecca Kennedy, Community Development Department

Introduction

The City of Vancouver is one of eight local partner agencies engaged in the Interstate Bridge Replacement (IBR) program, which covers a five-mile corridor and seven freeway interchanges in addition to replacement of the bridge structure. At this meeting, IBR staff will provide a general program overview and conduct a walkthrough of the preliminary map of the proposed program investments currently being evaluated in the Draft Supplemental Environmental Impact Statement (SEIS).

Overview/Preview

The proposed program investments associated with the Modified Locally Preferred Alternative (MLPA) approved in 2022 include a replacement bridge over the Columbia River, interchange and roadway improvements, extension of light rail service with two stations in Downtown Vancouver, enhanced bus services and connections, and new pedestrian/bicycle facilities such as a shared use path over the river. The presentation will focus primarily on the proposed program investments in Vancouver.

Background

The IBR team is preparing to release the Draft SEIS for a 60-day public comment period later in 2024. All comments received during this time will be compiled into a Final SEIS, along with responses to the comments. Based on public feedback and additional analysis, the IBR team in coordination with program partners will narrow down the design options into a single solution for moving forward into construction. The environmental review process will result in an Amended Record of Decision (ROD),

which is currently anticipated to occur in 2025. The Amended ROD allows the IBR program to begin using funds for construction.

Action, Timeline, Next Steps

No action is requested with this presentation. The information presented at this meeting is intended to increase awareness of the IBR program and prepare Commission members for the upcoming Draft SEIS public comment period and subsequent steps. City staff working on the IBR program will continue to keep the Commission updated. For detailed information, please refer to: <https://www.interstatebridge.org>.

Staff Contacts:

Katherine Kelly, Senior Policy Advisor, Community Development Department,
Katherine.Kelly@cityofvancouver.us

Lori Severino, Senior Planner, Community Development Department,
Lori.Severino@cityofvancouver.us

Attachment(s): None.



City of Vancouver Planning Commission Workshop IBR Program Update

July 23, 2024

Casey Liles, IBR Delivery Manager

Katherine Kelly, Policy Advisor
Lori Severino, Senior Planner



Interstate Bridge Replacement Program

- ▶ **Critical connection linking Oregon and Washington across the Columbia River**
 - Part of a vital regional, national, and international trade route
 - The only movable bridge on I-5 between Canada and Mexico
 - One span over 100 years old
 - At risk for collapse in the event of a major earthquake
 - \$1.2 million in annual Operations and Maintenance (O&M) costs
 - Capital maintenance is estimated to cost over \$270 million by 2040



Initiating Efforts

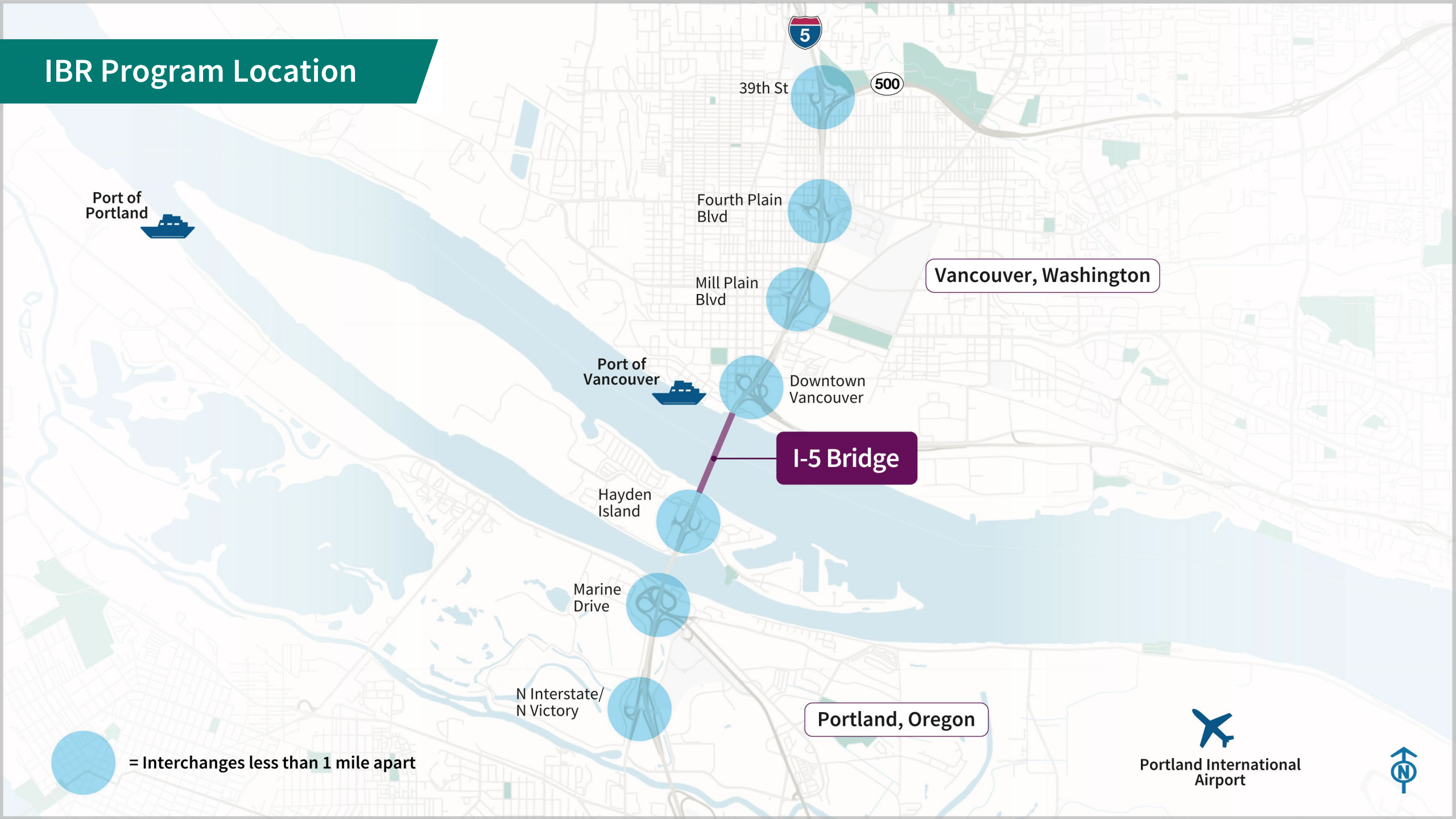
- ▶ Bi-State Memorandum of Intent signed by Governors Brown and Inslee in November 2019.
- ▶ Bi-state legislative committee oversight and guidance shapes program work.
- ▶ The Oregon and Washington Departments of Transportation are jointly leading the Interstate Bridge Replacement program work in collaboration with eight other bi-state partner agencies.
 - TriMet
 - C-TRAN
 - Oregon Metro
 - SW WA Regional Transportation Council
 - City of Portland
 - City of Vancouver
 - Port of Portland
 - Port of Vancouver
- ▶ Greg Johnson was hired as program administrator to lead the replacement program on behalf of ODOT and WSDOT.



Photo courtesy of Office of Governor Kate Brown



IBR Program Location



Purpose and Need



Safety: Narrow lanes, no shoulders, poor sight distances, bridge lifts, and short ramp distances for merging contribute to crashes.



Earthquake vulnerability:
In a major earthquake, the bridge would likely be significantly damaged, potentially beyond repair.



Impaired freight movement:
Congestion and bridge lifts slow down freight carrying goods along I-5, a critical economic trade route on the West Coast.



Inadequate bike & pedestrian paths:
Narrow shared use paths, low railing heights, and lack of dedicated pathways impede safe travel.



Congestion: Over 143,000 vehicles crossed the Interstate Bridge each weekday in 2019 with more than 10 hours of daily congestion.



Limited public transportation:
Limited transit options and existing bus service can be unreliable due to traffic congestion and bridge lifts.

Equity and Climate are Key Priorities



Members of Advisory Groups on Bridge Tour

- ▶ Maximize benefits and minimize burdens for equity priority communities
- ▶ Center equity priority community engagement and feedback
- ▶ Support state climate goals of reduction in greenhouse gas emissions and air quality improvements
- ▶ Improve infrastructure resilience to future climate disruptions

Program Schedule

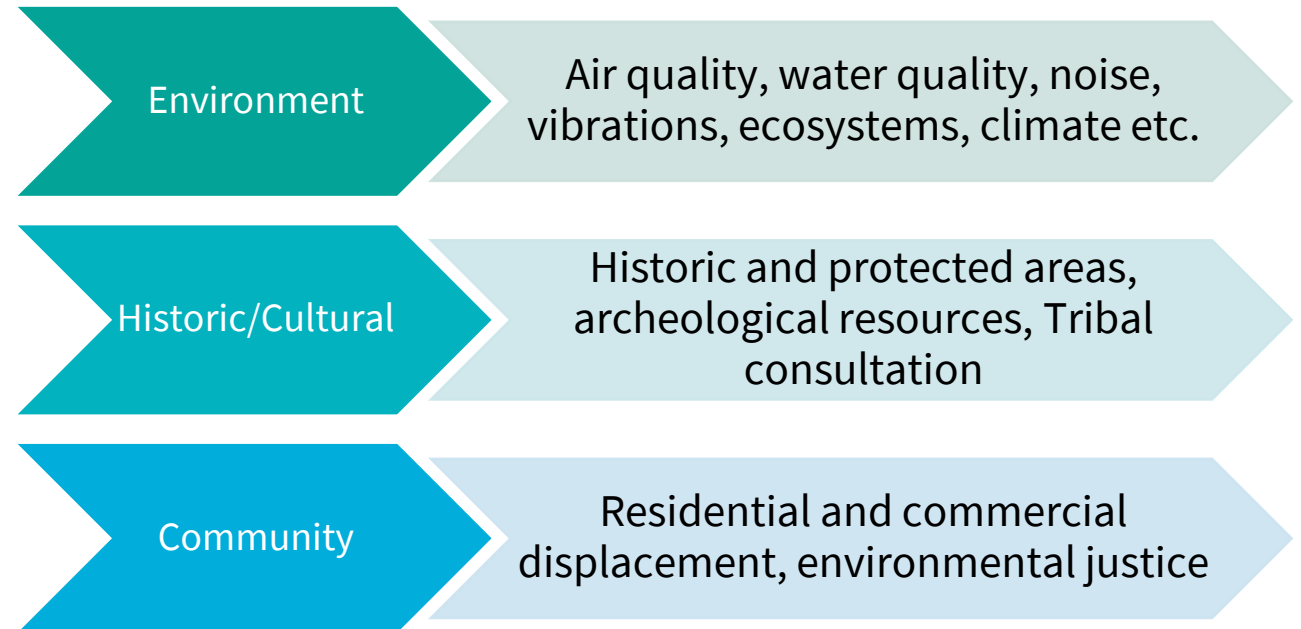


Schedule will be updated as needed to reflect program changes and timeline.

What is NEPA?

National Environmental Policy Act of 1970

- ▶ Requires federal agencies to **assess and disclose environmental effects of proposed actions** prior to making decisions.
- ▶ Ensures agencies consider public comments as part of their decision making.



Elements of the Environmental Analysis

- ▶ Acquisitions
- ▶ Air Quality
- ▶ Archaeology
- ▶ Aviation
- ▶ Climate
- ▶ Cumulative
- ▶ Economics
- ▶ Ecosystems
- ▶ Electromagnetic Fields (EMF)
- ▶ Energy
- ▶ Environmental Justice
- ▶ Equity
- ▶ Geology and Groundwater
- ▶ Hazardous Materials
- ▶ Historic Built Environment
- ▶ Land Use
- ▶ Neighborhoods and Populations
- ▶ Noise and Vibration
- ▶ Parks and Recreation
- ▶ Public Services
- ▶ Section 4(f)
- ▶ Transportation
- ▶ Utilities
- ▶ Visual and Aesthetics
- ▶ Water Quality and Hydrology
- ▶ Wetlands

What is Being Studied in the Draft SEIS?

The Modified LPA will be compared to a No-Build Alternative

► Modified Locally Preferred Alternative

- Improve active transportation facilities and connections
- Extend LRT from Expo to Evergreen Blvd + bus on shoulder
- Three new LRT stations
- Replace bridges over Columbia River and North Portland Harbor
- Modify seven interchanges on I-5
- Three through lanes and at least one auxiliary lane in each direction

► No-Build Alternative

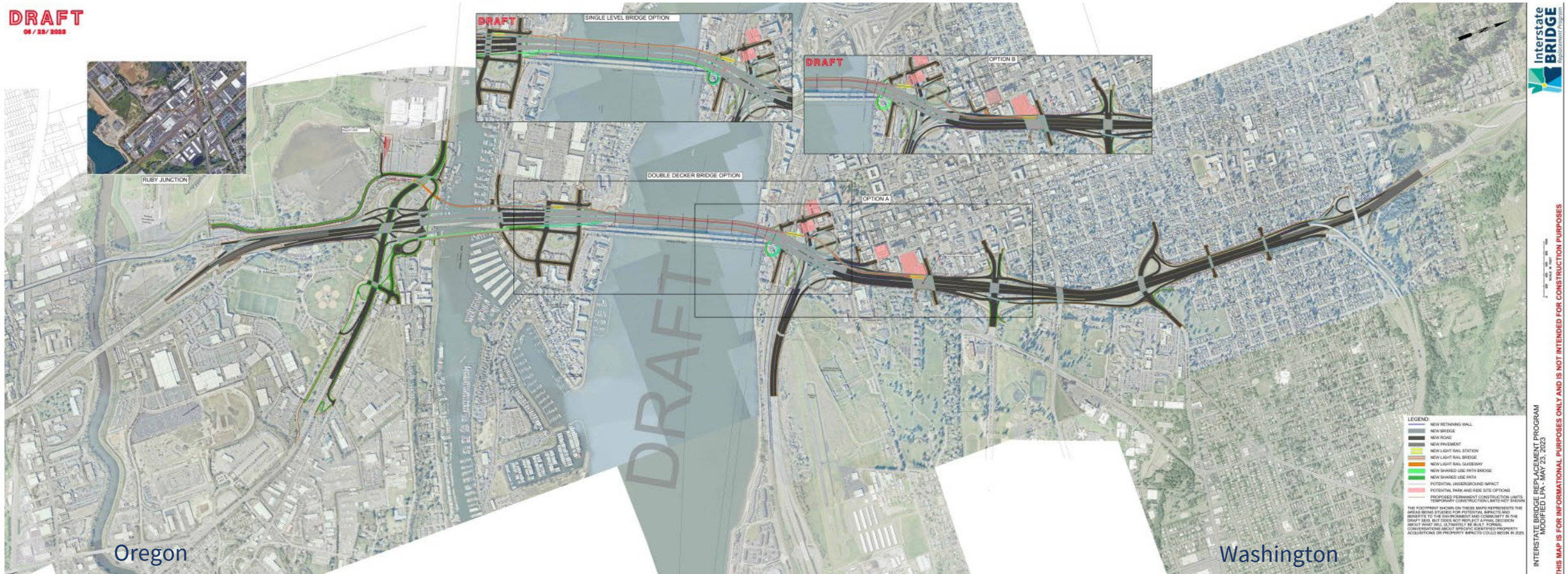
- None of the improvements associated with Modified LPA would be implemented
- Other planned projects that are independent of the IBR program would proceed

► Design Options being Studied

- Bridge configuration: Movable span, single-level, double-deck/stacked
- C Street ramps to/from I-5
- Inclusion of one or two auxiliary lanes
- Possible park & rides at Waterfront and Evergreen Transit stations
- I-5 alignment shift between SR14 and Mill Plain Blvd

Program Area Map

- Investments shown represent the areas being studied in the Draft SEIS and do not reflect a final decision about what will be built.

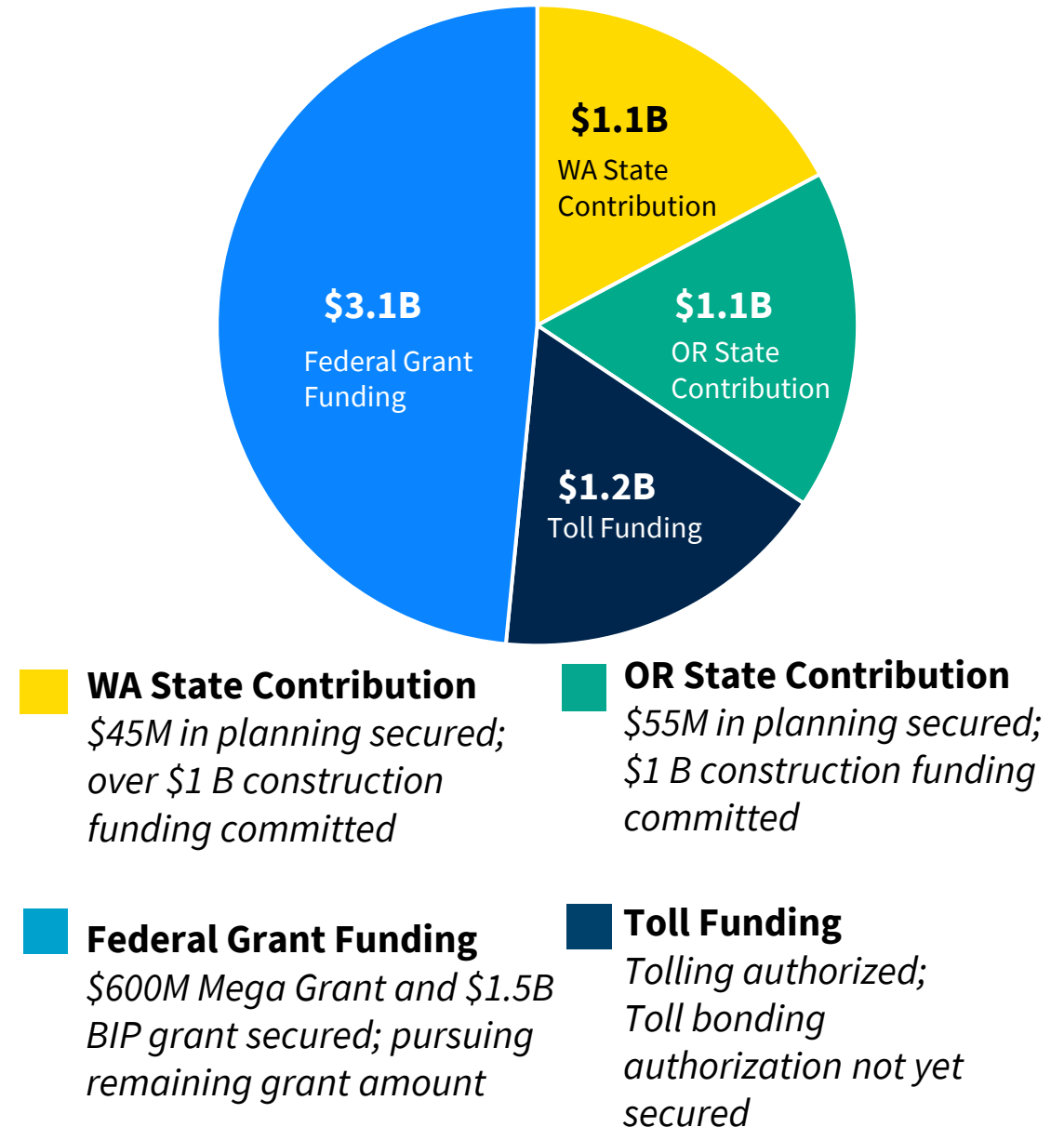


Program area map is available at: www.interstatebridge.org/media/fnjho04j/mlpa-roll-plot-5-25-23.pdf

IBR Program Funding

- ▶ Federal funds, tolling, and state funds are needed to address the estimated cost range of \$5-\$7.5 billion.
 - Bridge tolls will help pay for the new bridge and its continued operation and maintenance through the duration of the construction loan.
- ▶ Cost estimates will be refined as the federal review process progresses and the program advances design of IBR investments.

Potential Program Funding Sources



Stay Connected & Get Involved

- ▶ Join us for IBR office hours, in person or virtually, and get your questions answered! Visit interstatebridge.org/calendar to schedule an appointment, email info@interstatebridge.org or call
- ▶ Sign-up for our monthly newsletter: interstatebridge.org/news
- ▶ Attend a program meeting or community engagement event: interstatebridge.org/calendar
- ▶ Comments? Questions? Email info@interstatebridge.org
- ▶ Follow us on social media: @IBRprogram





Thank you!



www.interstatebridge.org



MEMORANDUM

DATE: July 23, 2024

TO: Chair Adigweme and Planning Commissioners

FROM: Dominique Martinelli, Senior Long-Range Planner, Community Development Department; Rebecca Kennedy, Deputy Director, Community Development Department

CC: **OUR VANCOUVER – Land Use Possibilities**

Intent

Provide Planning Commission with an overview of the following:

- The three proposed land use possibilities and associated takeaways and benefits between each configuration.
- High level estimates for the following metrics associated with each possibility over the 20-year plan time horizon:
 - Greenhouse Gas Emissions
 - Environmental Health Metrics
 - Estimated number of new housing units
 - Estimated number of new jobs

Background

The City of Vancouver's Comprehensive Plan provides the overall long-term vision and policy direction to manage the built and natural environment in Vancouver and provide necessary public facilities to achieve that vision. The City adopted its first comprehensive plan under Washington's Growth Management Act in 1994 (Chapter 36.70A RCW), with a major re-write occurring in 2004, and a less substantive update occurring most recently in 2011. The existing Comprehensive Plan builds its policy approach off of a Centers and Corridors strategy, which designates key areas where the most growth and development should occur, and an anticipated timeframe for these areas to develop on a short, medium and long term basis. The Centers and Corridors identified in this approach determine where the City undertakes more detailed subarea

and district level planning. Since the initial adoption of the Comprehensive Plan in 2004, the following sub-area plans have been adopted based on this broader overall strategy:

- Evergreen and Grand Commercial Corridors Strategy
- Fourth Plain Corridor Subarea Plan and Fourth Plain Forward Action Plan
- Lower Grand Employment Area Subarea and Action Plan
- 112th Avenue Corridor Subarea Plan
- Central Park Subarea Plan
- Fruit Valley Subarea Plan
- Heights District Plan
- Riverview Gateway Subarea Plan
- Section 30 Subarea Plan
- Vancouver City Center Vision Plan

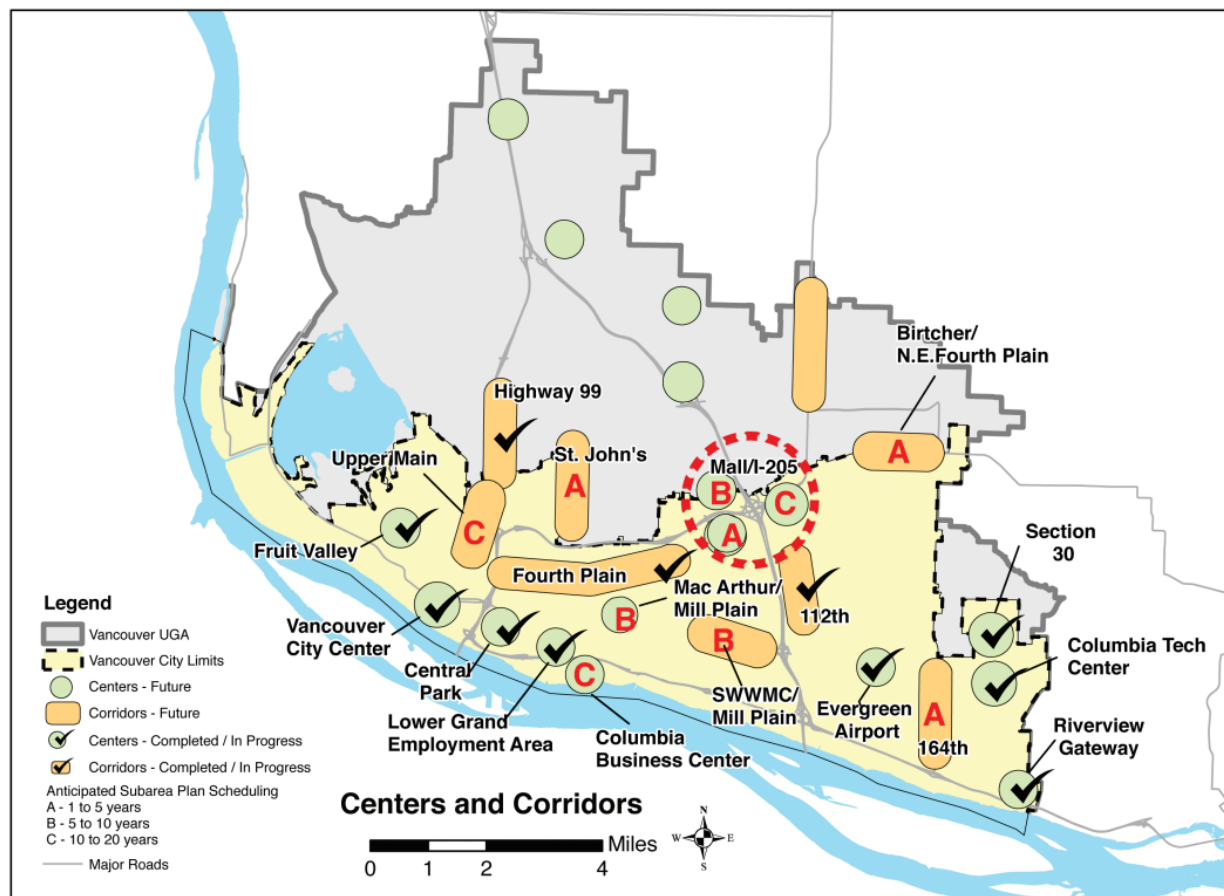


Figure 1: Centers and Corridors Strategy

This strategy also informed the Land Use designations within the comprehensive land use map, which designates types and intensities of land use allowed throughout the City. The current map is broken down into five general designations that segment uses by geographic district:

- Residential (Urban Low Density and Urban High Density)

- Water
- Open Space or Public Facility
- Commercial/Mixed Use
- Industrial

Seventeen specific zoning districts are nested under these designations and embedded in the Vancouver Municipal Code (VMC) in Title 20 Land Use and Development. In general, designations were based on the traditional Euclidian zoning model that aims to segment incompatible land uses based on perceived externalities and impacts, as was common with many Cities in the State of Washington and the country at large in the 20th and early 21st century. As with many other Cities nationally, this pattern of development has both directly and indirectly contributed to sprawling land use patterns, auto dependency, discrimination in access to housing, and increased energy usage and greenhouse gas emissions (GHG's) in our community.

Given recent statewide legislation, Council policy direction on implementing connected, accessible 15-minute neighborhoods and complete streets, and a goal of net zero GHG emissions Citywide by 2040, it is necessary to explore alternative methods to regulate land use within our community. This includes creating designations and zoning districts that focus more on mixing and integrating land uses, providing flexibility, and allowing for a combination of market driven approaches and regulatory interventions where the private market doesn't deliver outcomes that are critical to the overall strategy and approach.

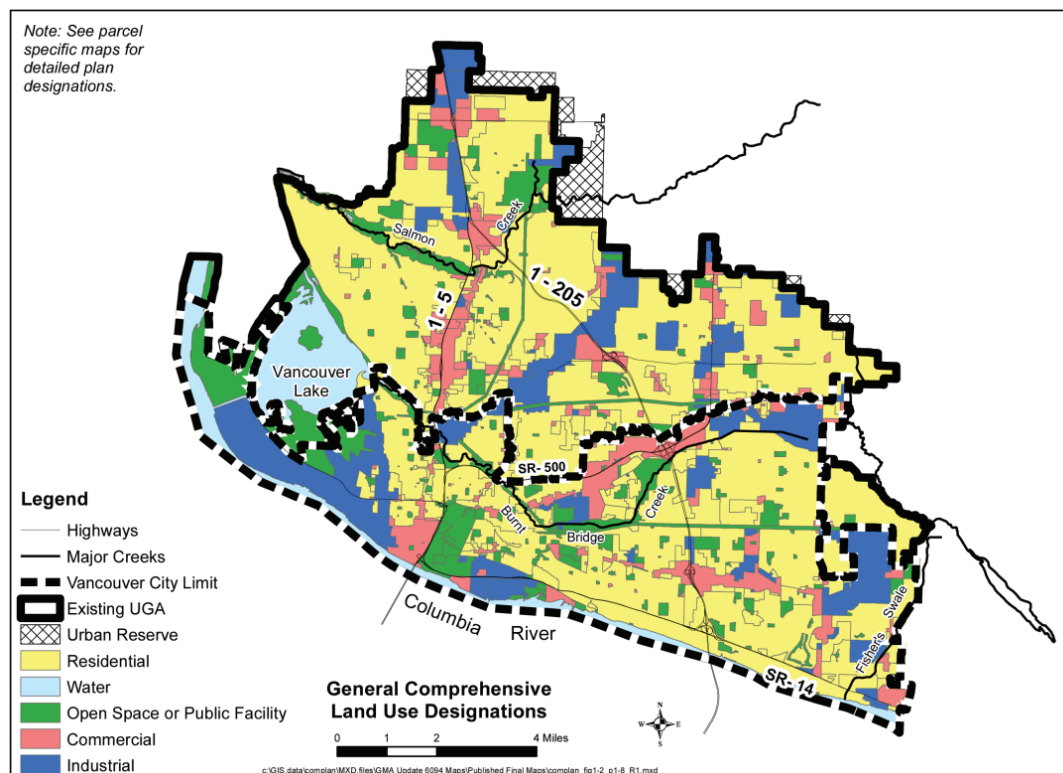


Figure 2: Existing Comp Plan Land Use Designations

Our Vancouver developed three new land use possibilities that seek to address the new policy goals listed above. Each proposes a new growth and development strategy that responds to current needs and future vision established for **OUR VANCOUVER** during the first phase of the project. The community vision statement reads as follows:

“Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together. Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and resilience to the impacts of climate change.”

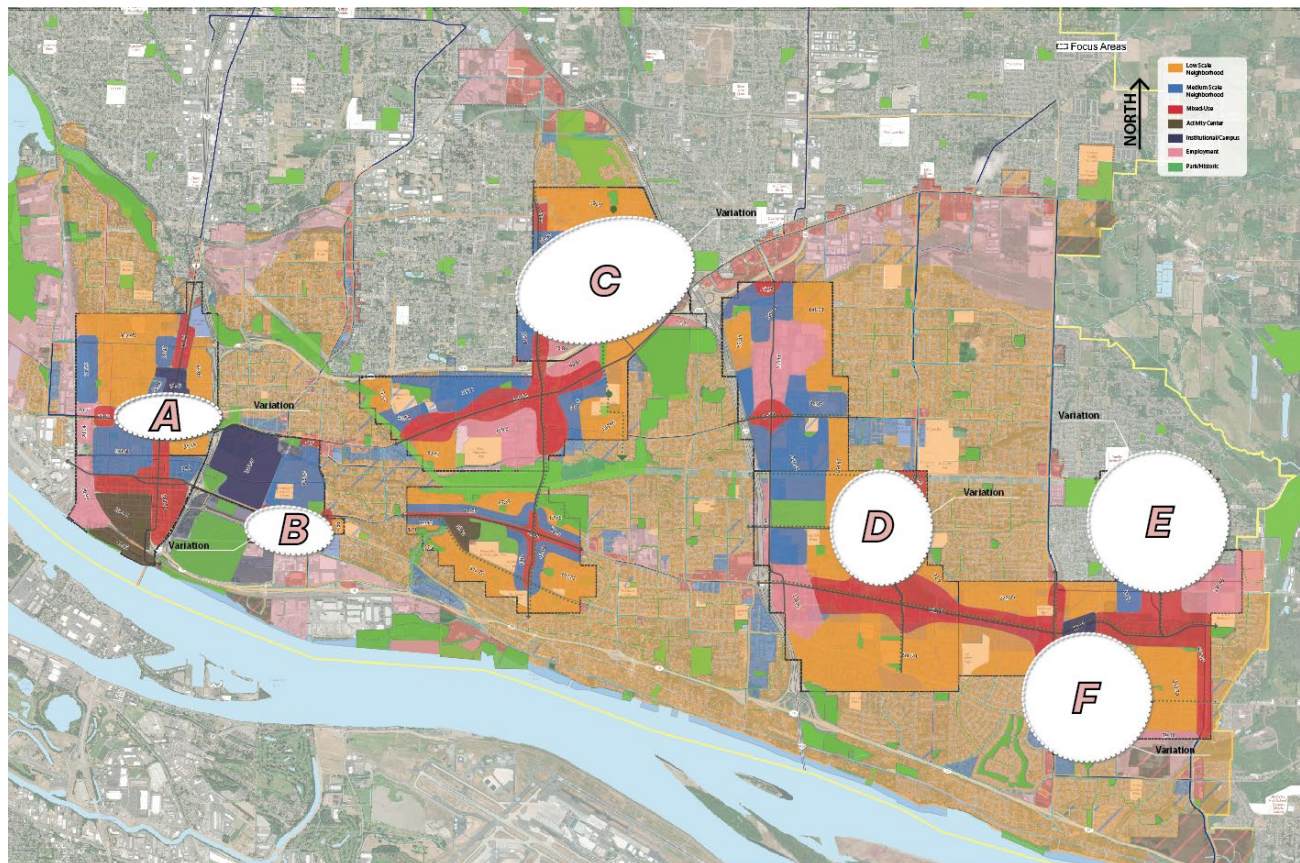


Figure 3: Proposed Land Use Possibilities Map (variations omitted)

Structure of Three Land Use Possibilities

Each of the three land use possibilities contain the following components

- **Base** – Areas within the City that are not included within the focus areas. These areas are proposed to have less change over the 20-year period. The base is not included in the calculations for total units, emissions, or environmental health metrics at this stage, but more detailed analytics of cumulative impacts for proposed uses and zoning across the entire City will be assessed as part of the Draft Environmental Impact Statement (DEIS). The DEIS process will begin later this year and is slated to be released in early 2025.

- **Focus Areas** – These are ten geographic areas in the City where a significant amount of future growth and development will be located, and where future zoning will more substantially differ from existing standards. . These areas will generally be where the greatest amount of change will occur over the 20-year timeframe, and the areas that will accommodate the greatest proportion of new housing and employment growth.
- **Variations** – These the areas that vary between each of the possibilities. They are smaller geographic areas nested within the focus areas, and represent areas that had a lack of consensus or shared agreement between community mapping exercise participants, which included workshops with the broader community, specific youth and neighborhood focused events, as well as mapping exercises conducted with the Community Partners, Community Working Groups (business leaders, housing, transportation, climate, community-based organizations, development community), and internal technical committees. There are six variations, labeled A-F in figure 3 above.

Development Process

The community mapping exercises conducted in April and early May resulted in 37 different map alternatives generated by groups of workshop participants, and an online version of the mapping activity generated 28 additional map variations. The result of the community mapping activity were added together, and individual grid squares that had a statistically significant level of consensus (at least 4 grid squares in agreement, out of a maximum observed score of 11) became the foundation for the focus areas. Areas where there was a lack of consensus (3 or less squares in agreement) became variations A-F.

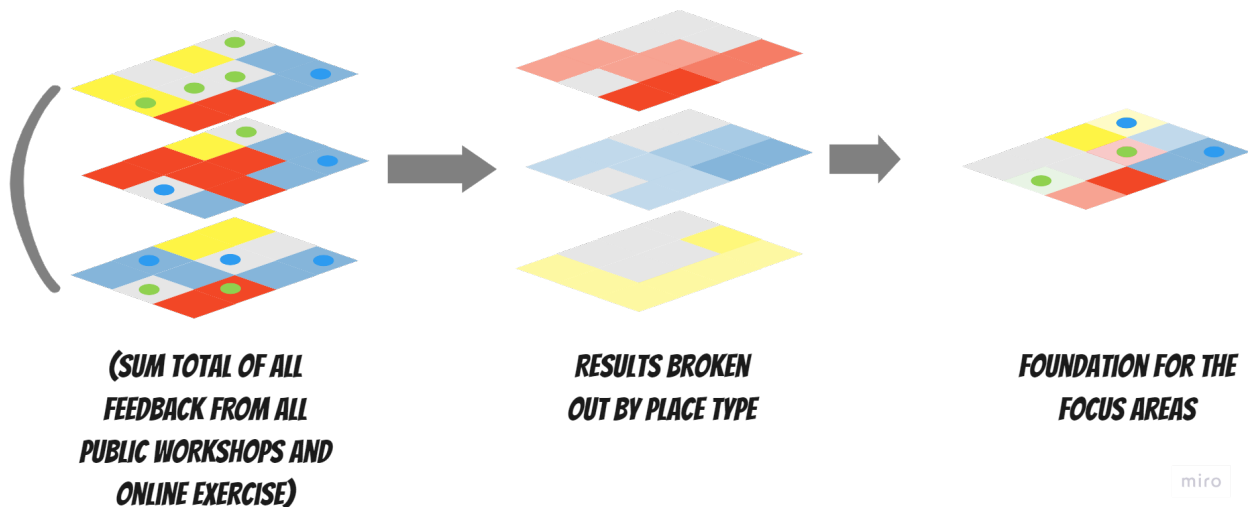


Figure 4: Development Process Diagram

Overall Takeaways

Housing Mix

All three possibilities contain a different arrangement and mixture of place types that translate into different scales of development and mixes of uses across the City. Each possibility receives the majority of new units from medium scale neighborhood and mixed-use place types, which results in a significant portion (between 65-75%) of new development occurring in the form of middle housing and medium scale multi-unit projects that range from 1-3 stories in scale. Between 35-40% of new housing in each of the scenarios would come from slightly larger developments 4 stories and above. All of the possibilities assume a relatively low amount of new housing delivered from single family homes and small-scale middle housing (6 units or less).

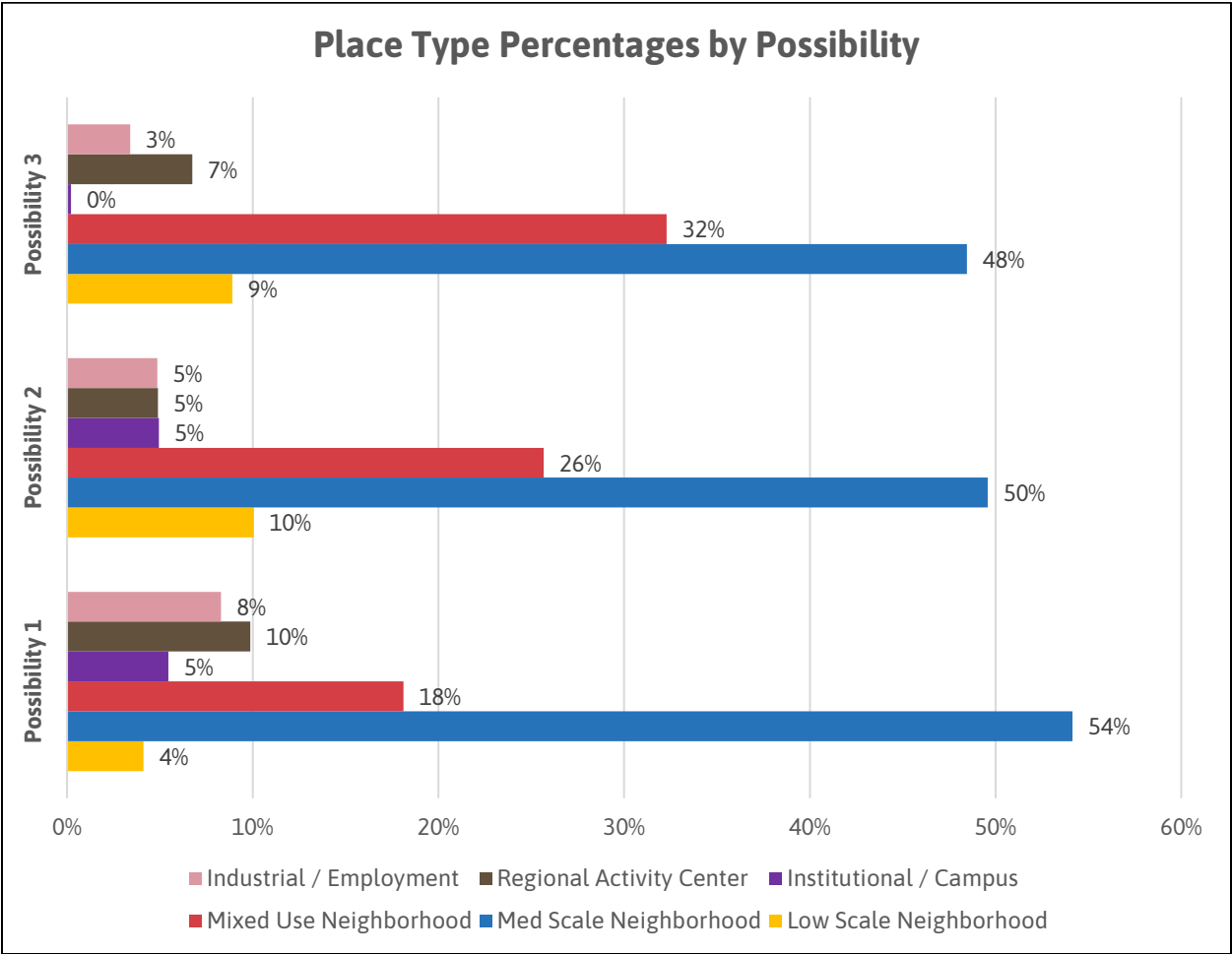


Table 1: Units by Place Type and Possibility

Possibility 1 includes a greater portion of new units being delivered through smaller housing types than the other two possibilities due to a greater allocation of the medium scale neighborhood place type (54% compared to 50% and 48%). In Possibility 1, approximately 60% of total units would be delivered from projects between 3-4 stories in size, compared to 56% in Possibility 2 and 57% in Possibility 3.

Possibility 3 assumes fewer total units from middle housing and more are developed from larger mixed use developments generally 5 stories and above, because of a greater allocation of the mixed use place type designation (32%).

Place Type	New Units Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3	2850.15	3717	3002.52	3916	2976.48	3882
Med Scale Neighborhood	2.5	2855.16	7085	2723.69	6758	2715.54	6738
Mixed Use Neighborhood	10.9	2010.86	21942	2201.41	24022	2386.34	26040
Institutional / Campus	3.5	416.40	1436	401.66	1385	279.33	963
Regional Activity Center	4.9	449.43	2184	318.38	1547	368.96	1793
Industrial / Employment	1.7	1051.81	1828	961.21	1671	925.04	1608
Totals	N/A		38,192		39,299		41,024

Table 2: Units by Place Type and Possibility

All three possibilities will generally produce a similar amount of housing. The numbers above include assumptions about the rate of development to estimate the number of new units that would be delivered within the focus areas only. Estimates for new units that would be developed outside of focus areas have not been calculated at this time. Each of the possibilities would generally allow for a greater diversity and mix of housing compared to current conditions today.

Land Use

Within all three of the possibilities, the majority of land is dedicated to either low intensity or medium scale residential place types. Compared to the existing zoning framework today, a much greater portion is dedicated to medium scale residential in terms of acreage. Within each of the variations, the majority are dedicated to medium scale neighborhood, mixed use neighborhood, and regional activity centers. The majority of employment land is located outside of variations areas, and possibility 1 provides the greatest amount of land dedicated to employment. Along transit corridors and areas that are defined as connected and accessible neighborhoods, there is a majority of mixed use and regional activity center place types. The table below shows variations within land use possibilities, with the top two place types shown ranked by acreage.

Variation	Rank	Possibility 1	Possibility 2	Possibility 3
A	1	Med Scale Neighborhood	Med Scale Neighborhood	Low Scale Neighborhood
	2	Regional Activity Center	Mixed Use Neighborhood	Med Scale Neighborhood
B	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Mixed Use Neighborhood	Mixed Use Neighborhood	Mixed Use Neighborhood
C	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Regional Activity Center	Mixed Use Neighborhood	Low Scale Neighborhood
D	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Mixed Use Neighborhood	Low Scale Neighborhood	Mixed Use Neighborhood
E	1	Med Scale Neighborhood	Med Scale Neighborhood	Mixed Use Neighborhood
	2	Mixed Use Neighborhood	Mixed Use Neighborhood	Med Scale Neighborhood
F	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
	2	Mixed Use Neighborhood	Mixed Use Neighborhood	Mixed Use Neighborhood
Total	1	Med Scale Neighborhood	Low Scale Neighborhood	Low Scale Neighborhood
	2	Low Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood

Table 3: Summary of Variations A-F for each Possibility

Health

All three possibilities were evaluated by a series of environmental health metrics that will inform a health impact assessment included in the Draft Environmental Impact Statement (DEIS). The following factors were analyzed as follows:

Scale:		Good	Better	Best	
		Possibility			
Metric	Topics	#1	#2	#3	Notes
Connected, accessible, 15 min neighborhoods	Physical activity, air quality, community connections				<i>Based on # units in variations that are 15-min neighborhood hot spots</i>
Growth near transit	Air quality				<i>Based on # units in variations that have transit access</i>
Park access	Physical activity				<i>Based on # units in variations with high access to parks</i>
Heat island mitigation	Heat				<i>Based on # units in variations with heat island disparities (opportunity to add greenery)</i>
Mixed uses	Physical activity, air quality, community connections				<i>Based on total mixed use + activity center acreage</i>
Buffering from highways	Air quality, noise				<i>Based on buffering residential from the highways in variations 1 and 3</i>

Table 4: Environmental Health Assessment

Possibility 3 generally scores highest from an environmental assessment, due to the fact that it's delivering the most housing overall, that it's placing the most housing near access to transit and within Connected and Accessible neighborhoods, and provides a greater mix of land uses.

Possibility 1 scores higher from an environmental externality perspective – due to it's greater concentration of housing in areas that are not directly adjacent to major arterial corridors.

Employment

For the purposes of comparing the potential employment numbers associated with each possibility, the team developed an index of jobs to housing units. The second column shows the assumption that was used for the percentage of land within a place that is dedicated to employment uses. In general, possibility 1 is shown to have greatest job concentrations in relation to the total number of housing units provided, due to a

greater proportion of the institutional / campus, regional activity center, and industrial / employment place types. Across all three possibilities, because there is a high percentage of acreage dedicated to the mixed-use neighborhood place type, between 40-50% of all jobs come will occur in mixed use neighborhoods that frequently host a greater percentage of retail oriented or low wage work. Across the board, the more employment focused place types (institutional / campus, regional activity center, and industrial / employment) have a much higher ratio of jobs to housing units, with more jobs coming from these designations in Possibilities 2 and 3.

Scale:

Lowest

Average

Highest

		Possibility 1		Possibility 2		Possibility 3	
% of Total Acreage Assigned to Employment		Jobs Per Housing Unit		Jobs Per Housing Unit		Jobs Per Housing Unit	
		Acre	Unit	Acre	Unit	Acre	Unit
Low Scale Neighborhood	10%	285.02	0.14	300.25	0.15	297.65	0.16
Med Scale Neighborhood	10%	285.52	0.07	272.37	0.08	271.55	0.08
Mixed Use Neighborhood	50%	1005.43	0.67	1100.71	0.74	1193.17	0.76
Institutional / Campus	75%	312.30	3.83	301.25	4.20	209.50	4.30
Regional Activity Center	50%	224.72	4.70	159.19	5.15	184.48	5.28
Industrial / Employment	75%	788.86	3.60	720.91	3.95	693.78	4.05
Total -->			1.07		0.98		0.95

Table 5: Jobs to Housing Ratio

Next Steps

At this stage in the process, the three possibilities are conceptual in nature. Additional work to understand GHG impacts of each possibility is underway and will be available soon. These concepts will be shared with the broader community, Community Partners, Community Working Groups, technical committees, the City Council, Planning Commission, and other relevant boards and commissions this summer and fall, and will be revised based on responses and inputs from these engagement activities. Following this, revised versions of the possibilities that assign place types at a parcel-level will be developed and evaluated under the State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) process. The Draft EIS will analyze impacts for the three parcel-specific possibilities and a no action alternative, followed by a public comment period. This will inform the development of a preferred possibility that will be presented to the community, Council, Planning Commission, and other stakeholder groups and assessed through a Final Environmental Impact Statement (FEIS) in Spring 2025. The preferred possibility will become the basis for the policy development phase of the project and the re-write of Vancouver Municipal Code Title 20 - Land Use and

Development. It is likely that the preferred possibility will contain components of each of the three possibilities in response to community input, rather than a discrete selection of one over the others.

Attachments:

3 Land Use Possibility Maps
Variation Area Calculations

Staff Contact

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CITY OF
Vancouver
WASHINGTON

Comprehensive Plan Update

Planning Commission Workshop
July 23, 2024

Rebecca Kennedy,
Deputy Community
Development Director
City of Vancouver

Sam Rubin
Environmental
Planner
WSP

Agenda

- Land Use Possibilities
 - Development Process
 - Metrics
 - Comparison of Possibilities

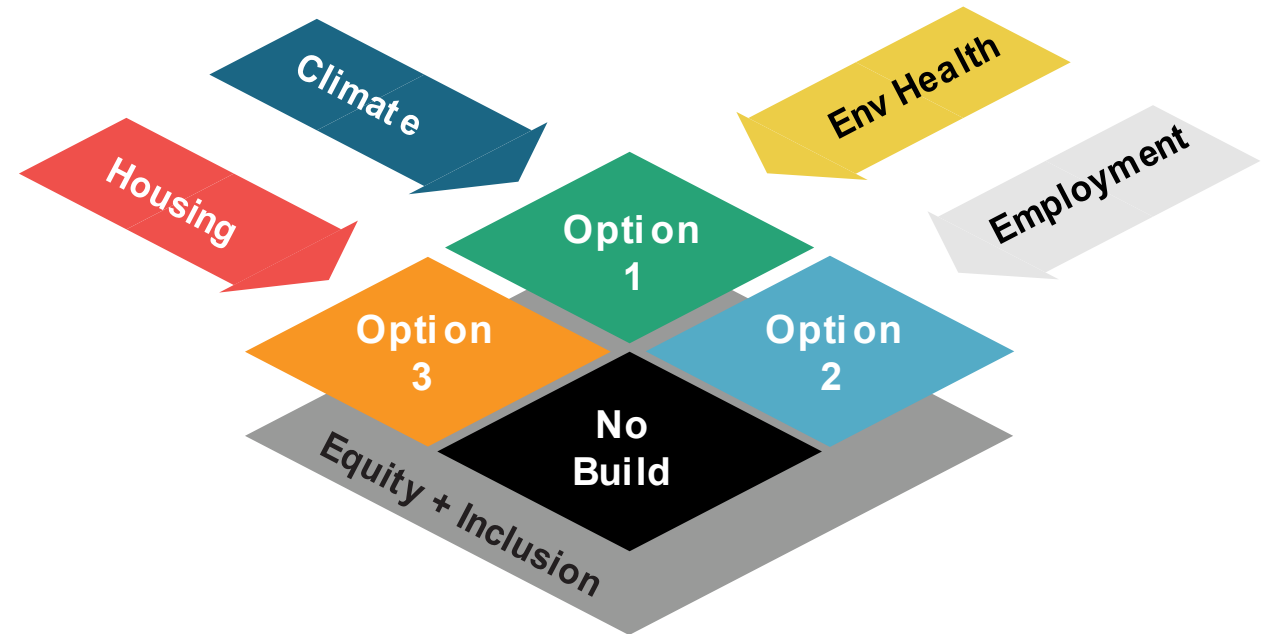


Land Use Possibilities



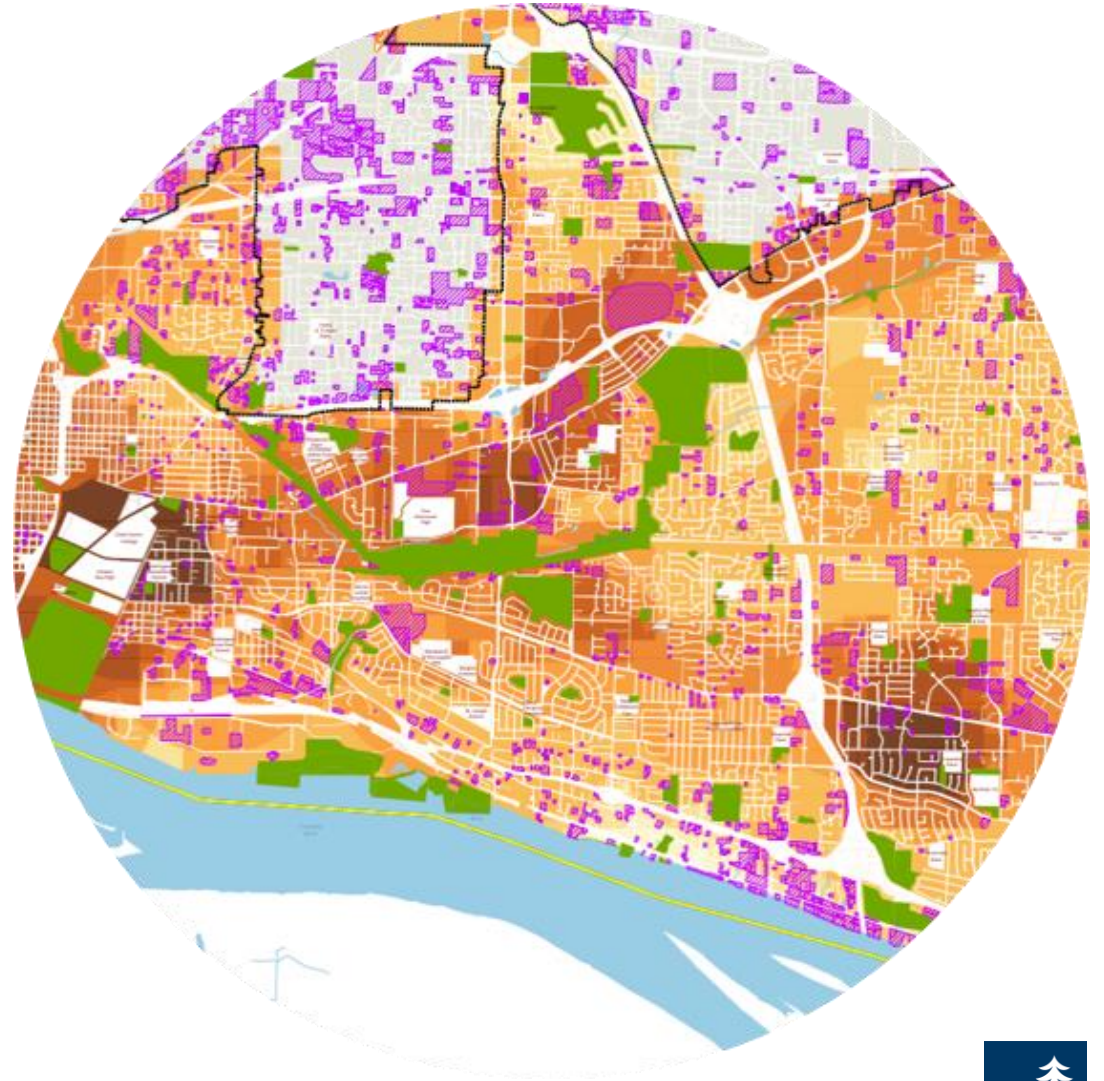
Development Process

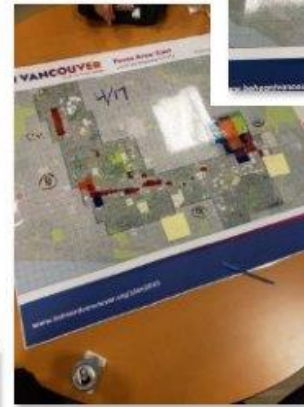
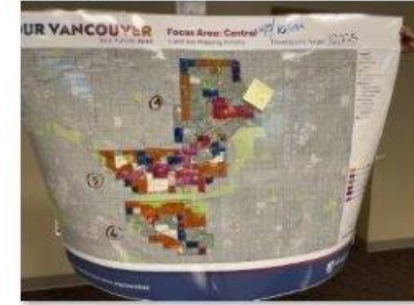
- Analyzed results from 37 map variations from in person community mapping activity responses and 28 variations from online responses.
- Developed a basemap, plus 6 variations
 - Represents areas with “lack of consensus” from mapping exercises
- Evaluation factors
 - Estimated GHG emissions in 2045
 - Environmental Health Metrics
 - Estimate of new housing produced under three possibilities
 - Estimate of new jobs produced under three possibilities



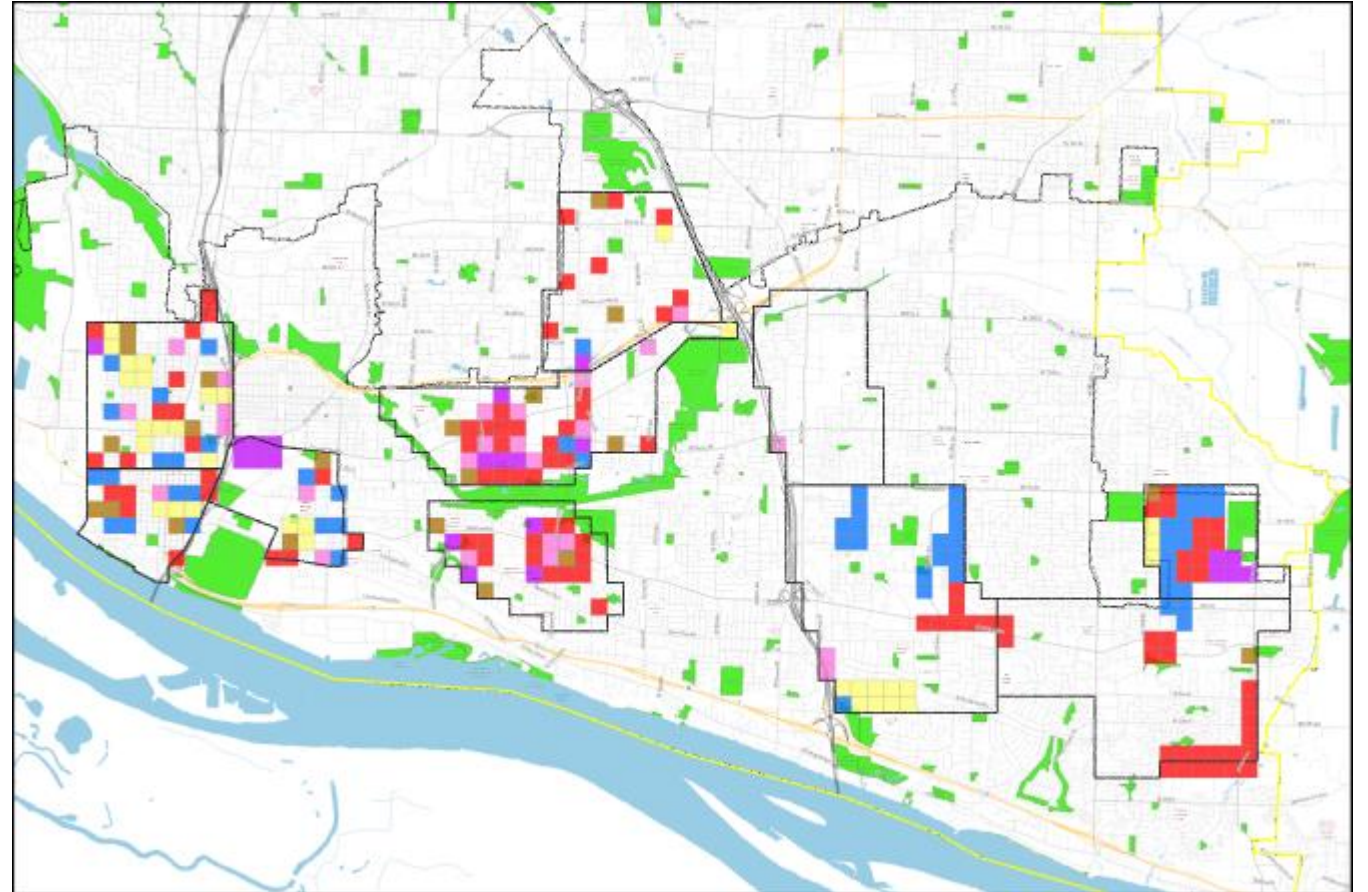
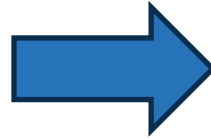
Focus Areas

- Development of Focus Areas:
 - Active Trip Potential
 - Vine Routes/Stops (0.75 miles)
 - Schools (0.75 miles)
 - Parks/Open Space (0.5 miles)
 - Employment Centers
 - Critical Areas
 - ROW





Digitizing Land Use Exercises



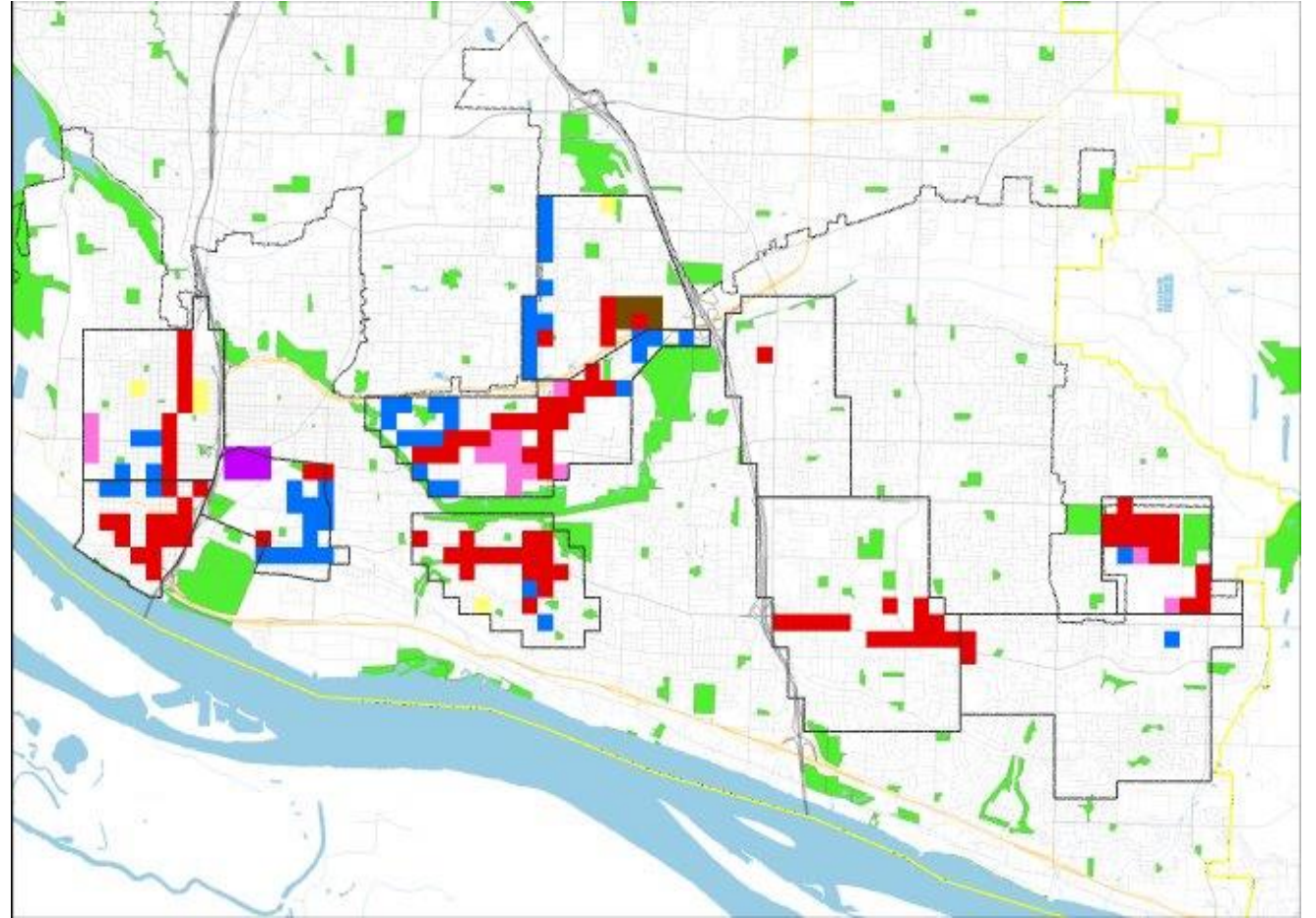
Possibility Development

- 37 maps generated during the in-person land use workshops:
 - East: 11 maps
 - West: 13 maps
 - Central: 13 maps
- Consensus Map: only areas with 4 or more selections of the same place type are shown on the Consensus Map.

0 1 2 3 4 5 6 7 8 9 10 11

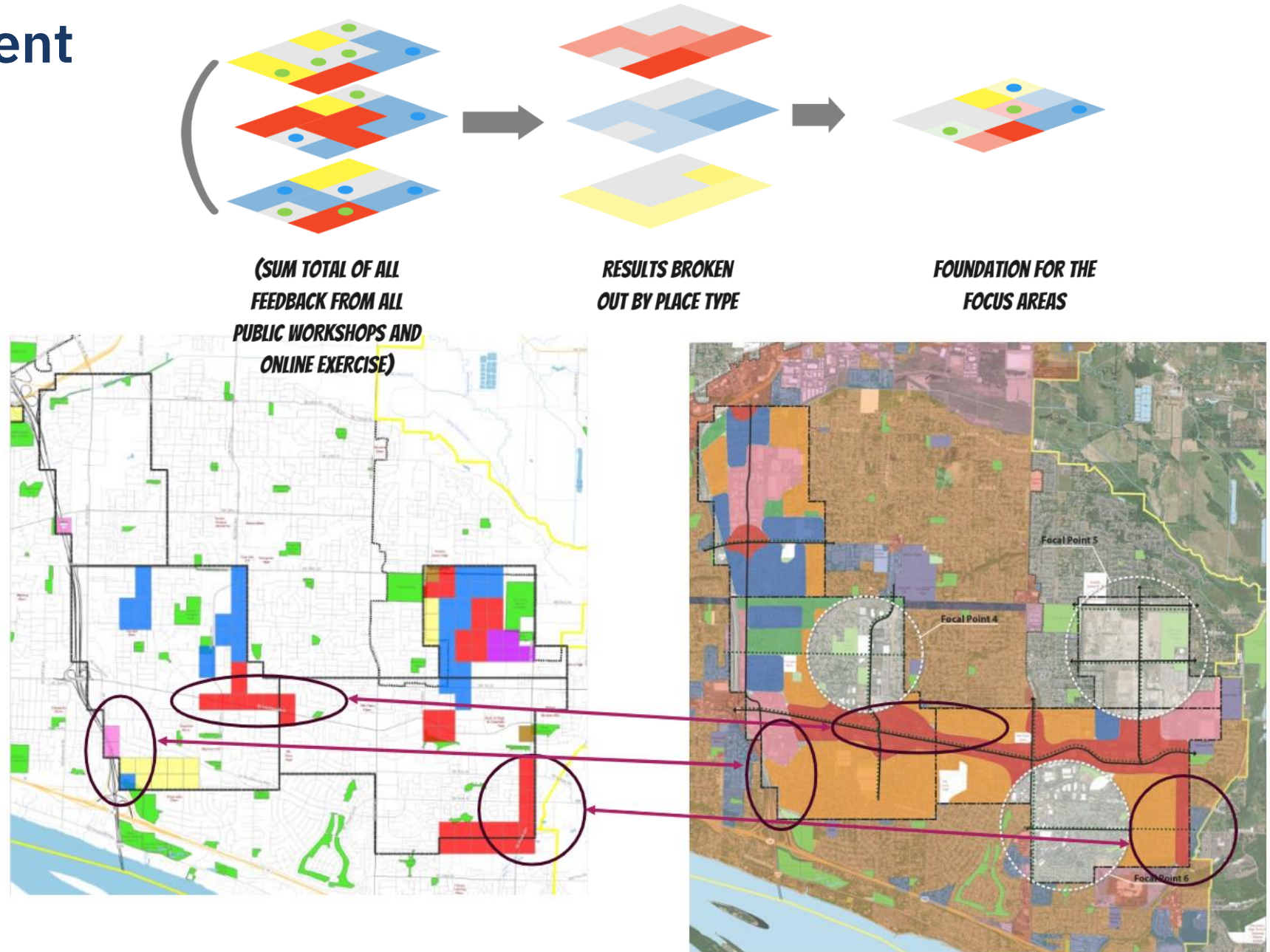
No Consensus

Consensus



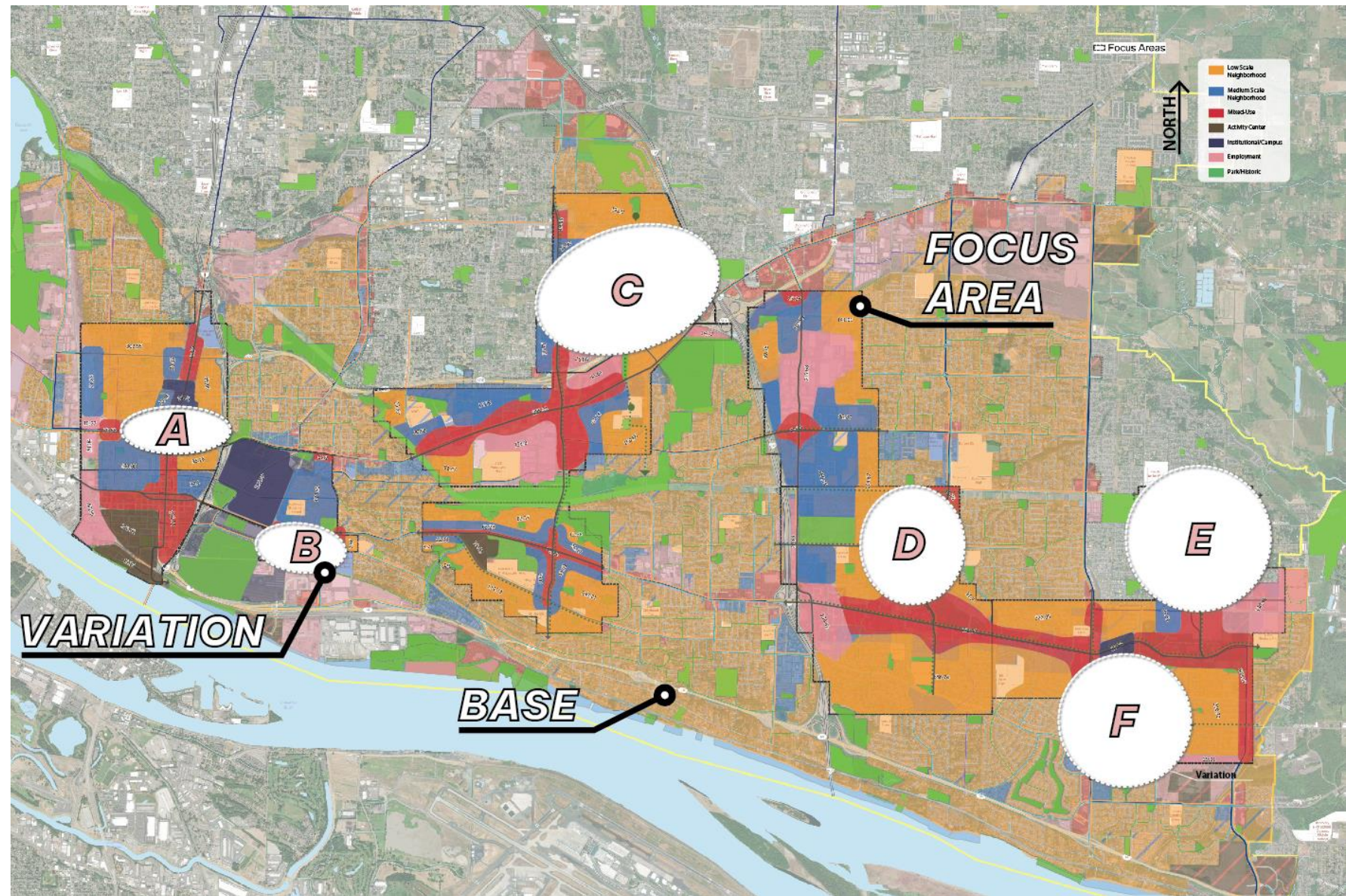
Possibility Development

- Consensus maps from community mapping exercise translated to form foundation for focus areas
- Areas with ≥ 4 squares translated into bubble diagrams
- Equity priority voices elevated through prioritizing CP and community-based organization input.

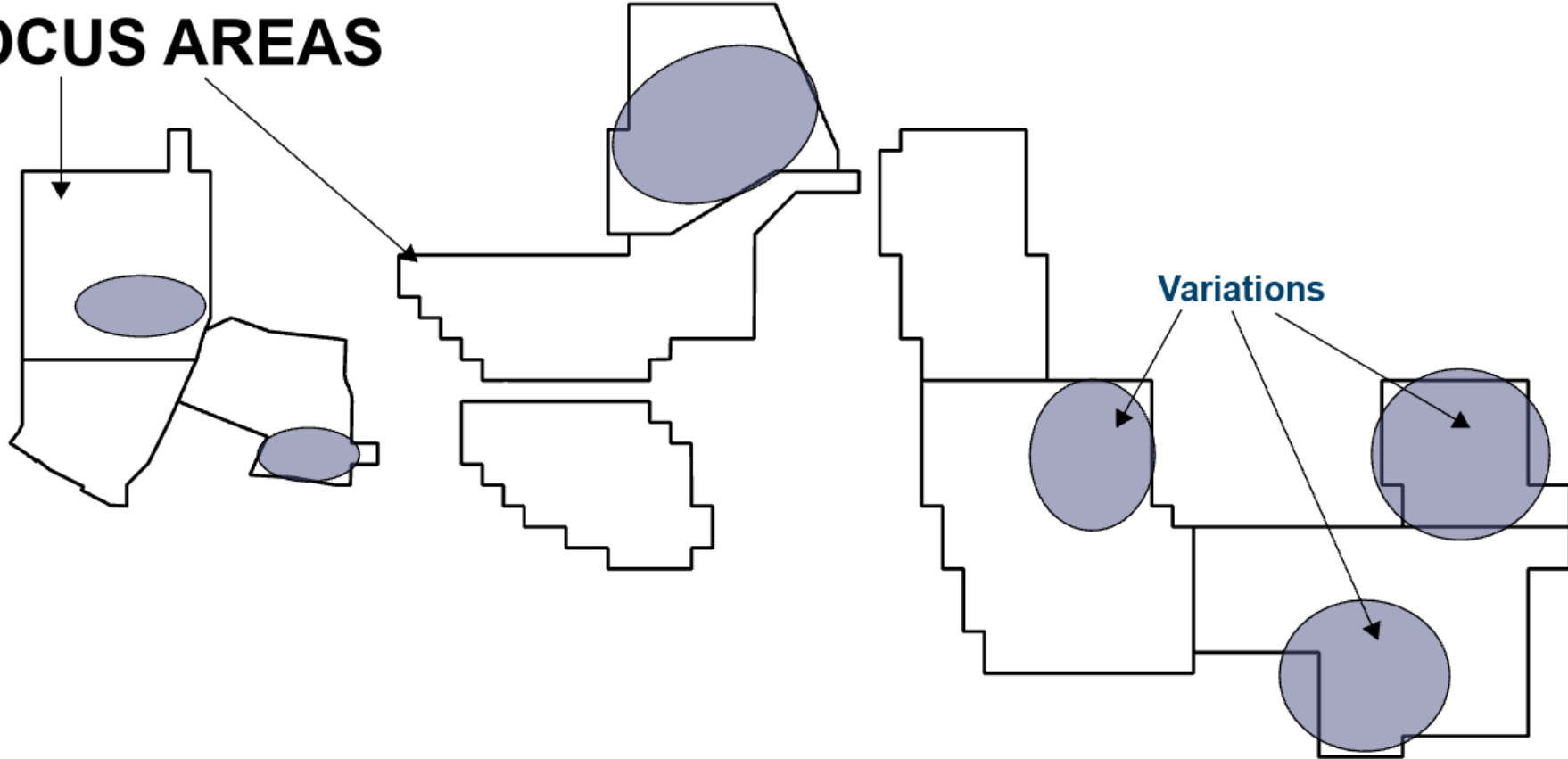


Model

- Elements
 - **Base** – Limited Change
 - **Focus Area** – Areas of significant change/growth
 - **Variations** – Areas where no consensus was provided through the engagement exercise, labeled A-F
- Results of Community Mapping Activity results



FOCUS AREAS

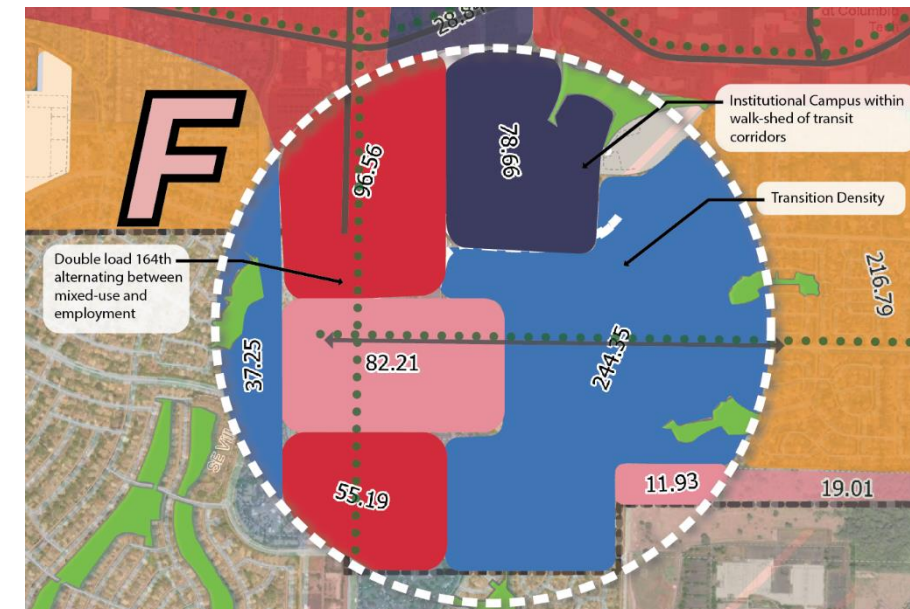
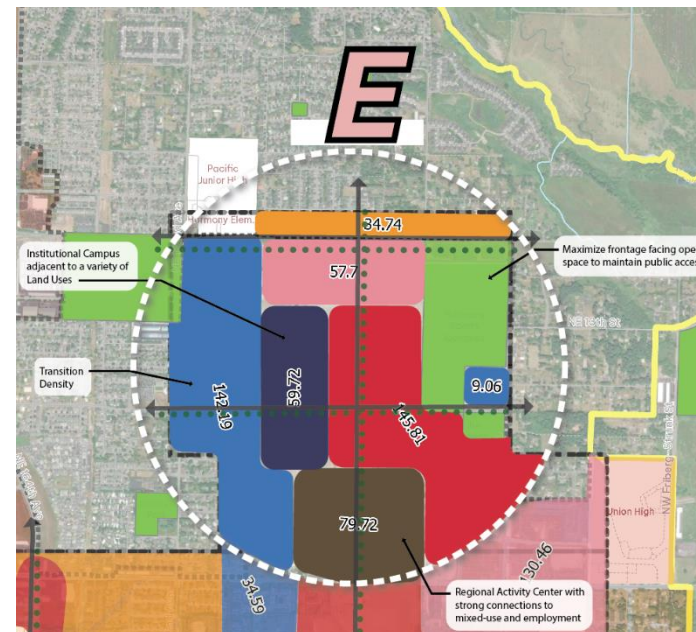
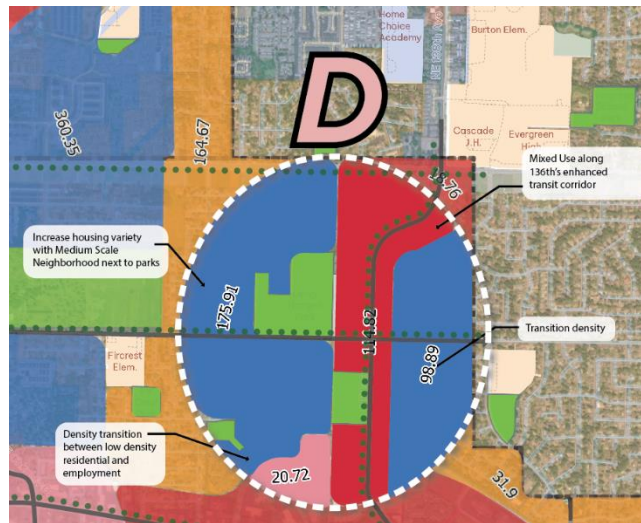
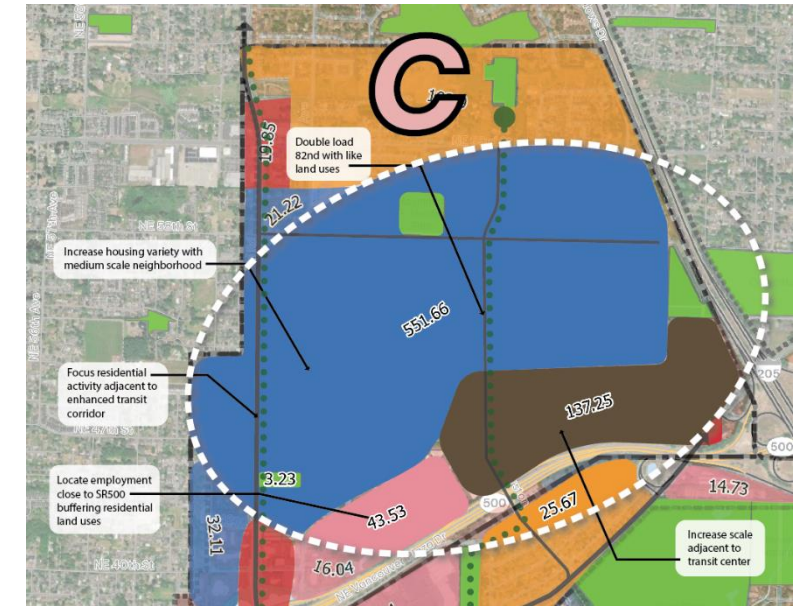
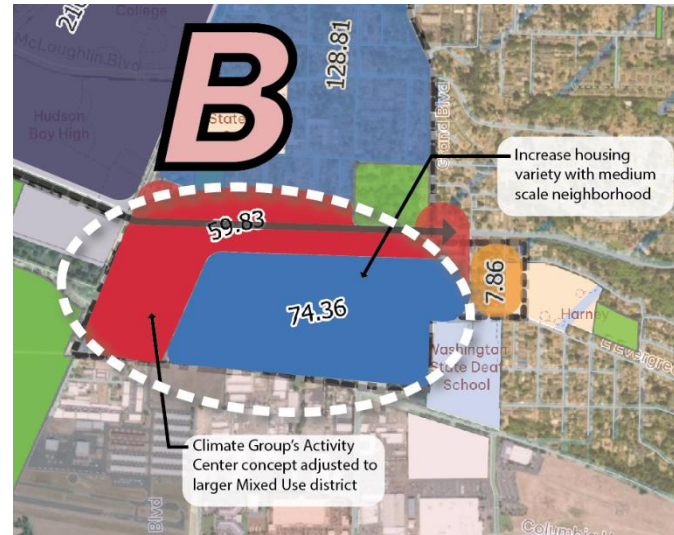
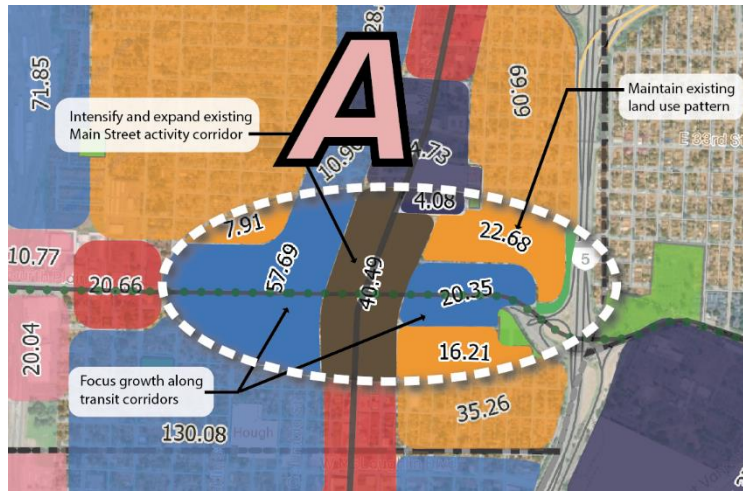


Place Types



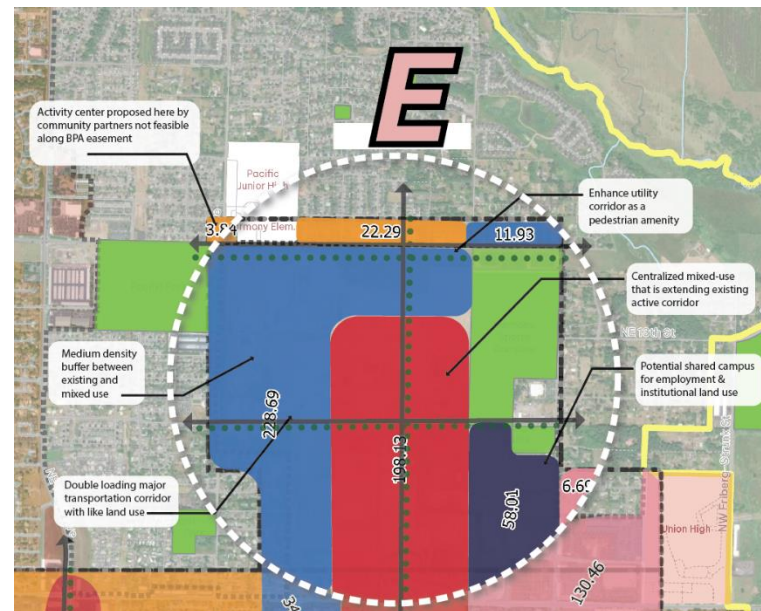
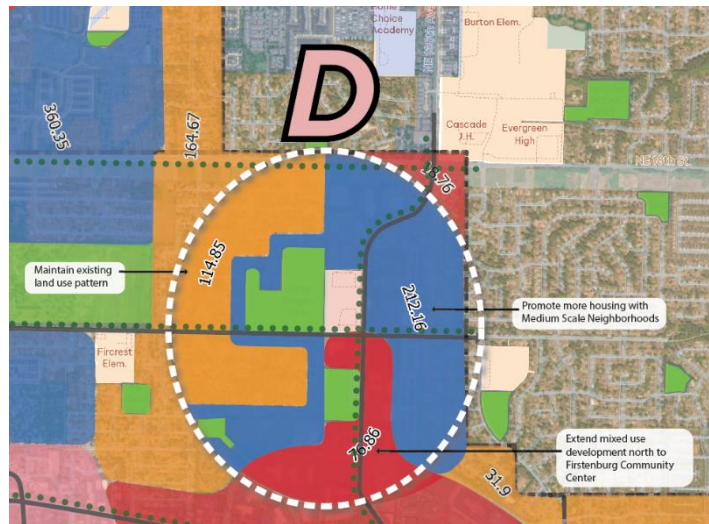
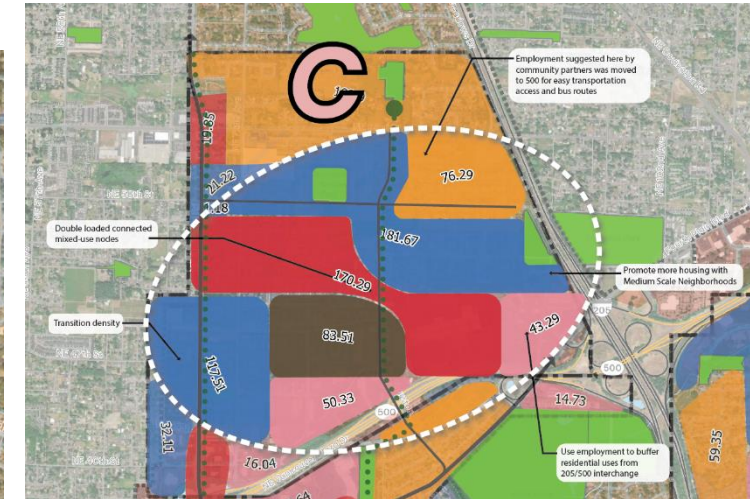
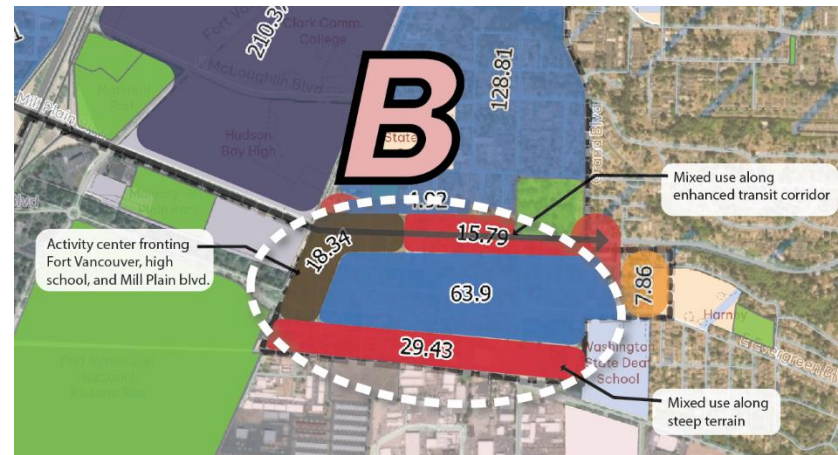
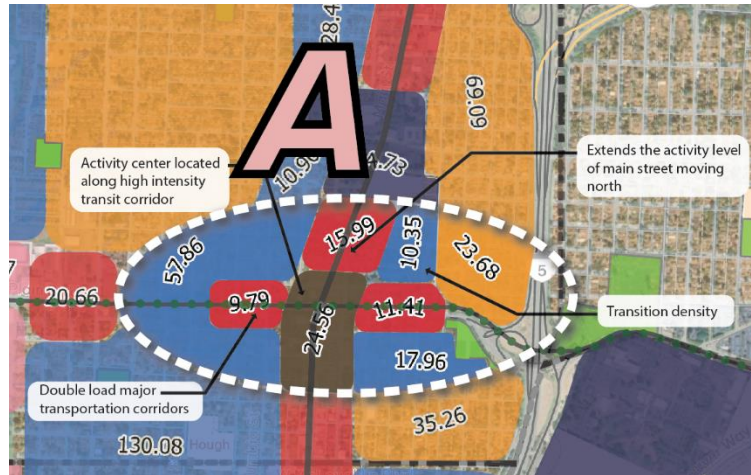
Possibility 1

** Not to scale*



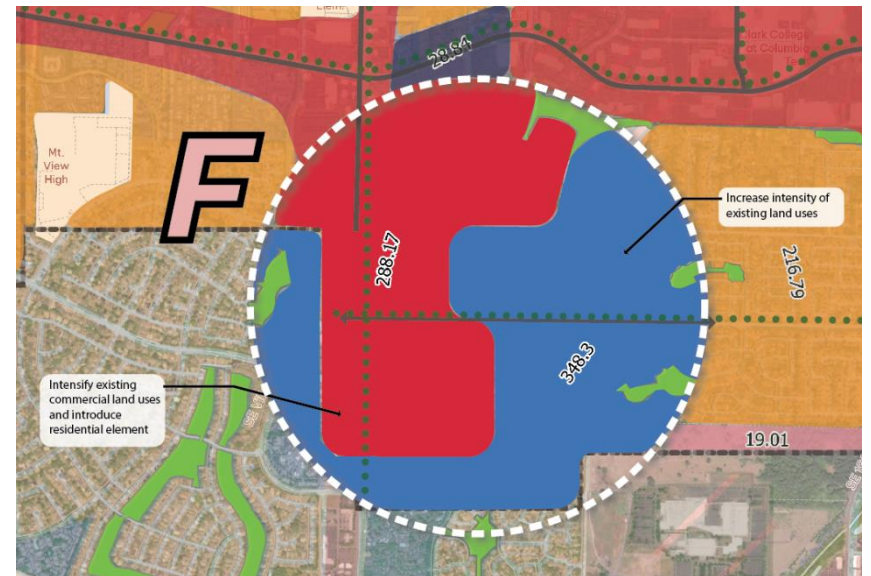
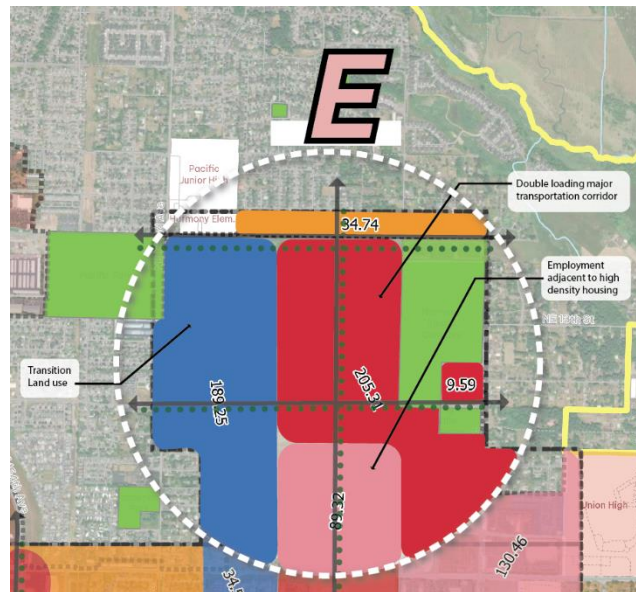
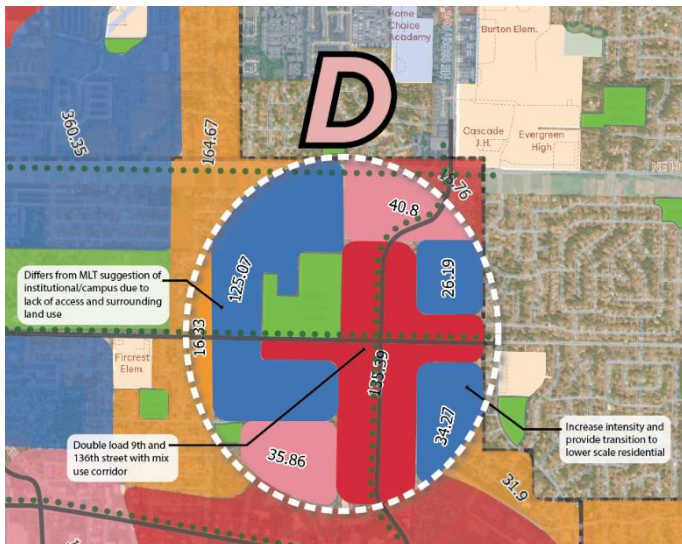
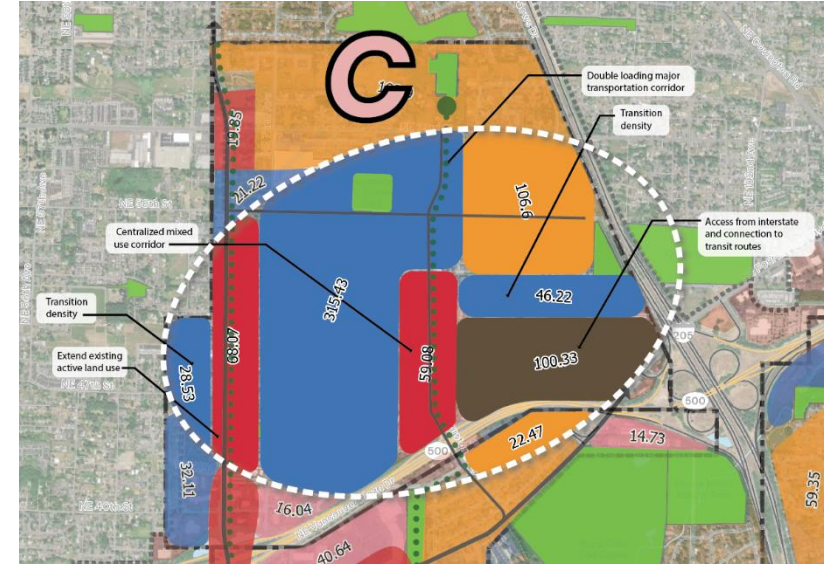
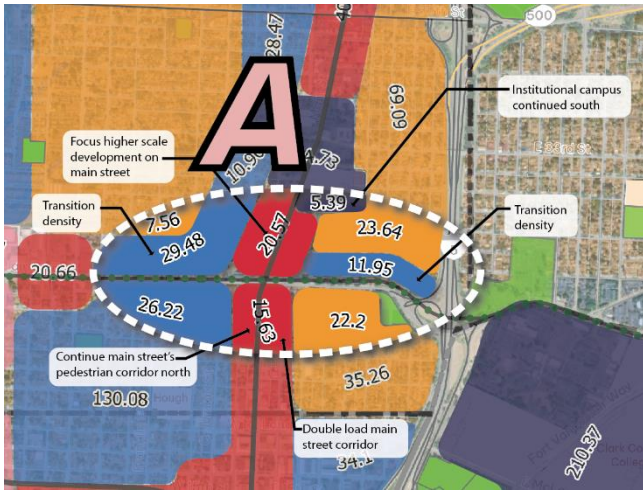
Possibility 2

** Not to scale*



Possibility 3

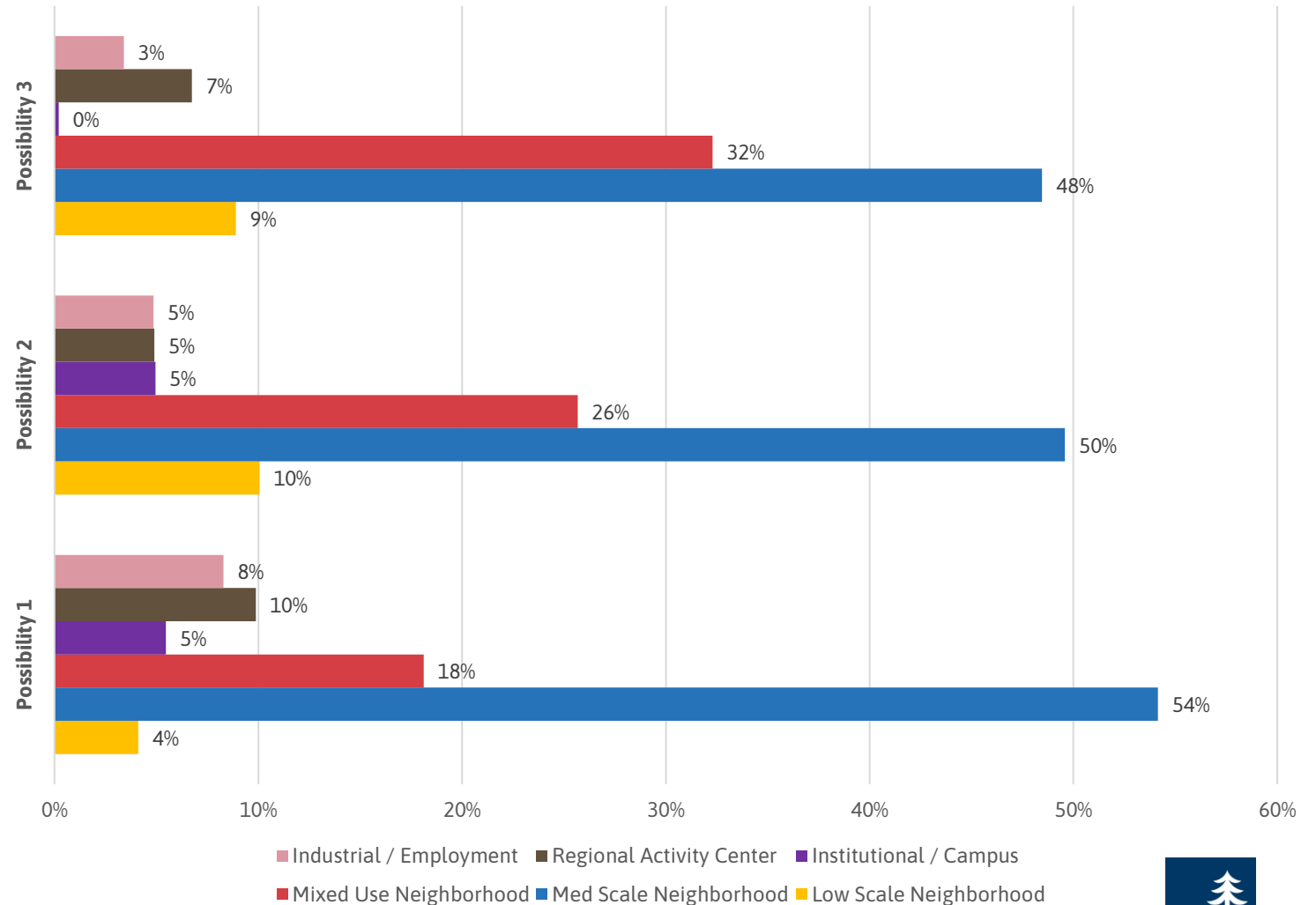
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Housing Mix

- All possibilities provide greater range and mix of housing than exists today
 - Possibility 3 has slightly more units overall than 1 & 2
- Possibility 1 has greatest portion of new units delivered through middle housing types (*approx. 60% of new units between 3-4 stories*)
- Possibility 3 has greater portion of new units delivered through larger housing types (*approx. 15% of new units 5 or more stories*)

Place Type Percentages by Possibility



Variations

- Table shows variations within land use possibilities, with the top two place types shown by acreage
- Majority of acreage in all possibilities is low or medium scale residential
- Within variations a-f, medium scale & mixed use have greatest acreage
- Majority of employment land exists outside variation areas

Variation	Rank	Possibility 1	Possibility 2	Possibility 3
A	1	Med Scale Neighborhood	Med Scale Neighborhood	Low Scale Neighborhood
	2	Regional Activity Center	Mixed Use Neighborhood	Med Scale Neighborhood
B	1	Med Scale Neighborhood	Med Scale Neighborhood	Med Scale Neighborhood
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Total	1	Med Scale Neighborhood	Low Scale Neighborhood	Low Scale Neighborhood
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Environmental Health

Scale:

Good

Better

Best

Possibility

Metric	Topics	#1	#2	#3	Notes
15 min neighborhoods	Physical activity, air quality, community connections				Based on # units in variations that are 15-min neighborhood hot spots
Growth near transit	Air quality				Based on # units in variations that have transit access
Park access	Physical activity				Based on # units in variations with high access to parks
Heat island mitigation	Heat				Based on # units in variations with heat island disparities (opportunity to add greenery)
Mixed uses	Physical activity, air quality, community connections				Based on total mixed use + activity center acreage
Buffering from highways	Air quality, noise				Based on buffering residential from the highways in variations 1 and 3



Employment (Jobs Per Housing Unit)

- Expressed as ratio of jobs to housing units
- Possibility 1 has greatest overall estimated number of jobs and most land dedicated to employment.
- High number of retail, lower wage jobs in mixed use neighborhoods
- Institutional, regional activity centers, industrial / employment will hold more medium / high wage jobs.

		Possibility 1		Possibility 2		Possibility 3	
% of Total Acreage Assigned to Employment		Acres	Jobs Per Housing Unit	Acres	Jobs Per Housing Unit	Acres	Jobs Per Housing Unit
Low Scale Neighborhood	10%	285.02	0.14	300.25	0.15	297.65	0.16
Med Scale Neighborhood	10%	285.52	0.07	272.37	0.08	271.55	0.08
Mixed Use Neighborhood	50%	1005.43	0.67	1100.71	0.74	1193.17	0.76
Institutional / Campus	75%	312.30	3.83	301.25	4.20	209.50	4.30
Regional Activity Center	50%	224.72	4.70	159.19	5.15	184.48	5.28
Industrial / Employment	75%	788.86	3.60	720.91	3.95	693.78	4.05
Total -->			1.07		0.98		0.95



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- Summer/Fall 2024:
 - Engagement to refine possibilities
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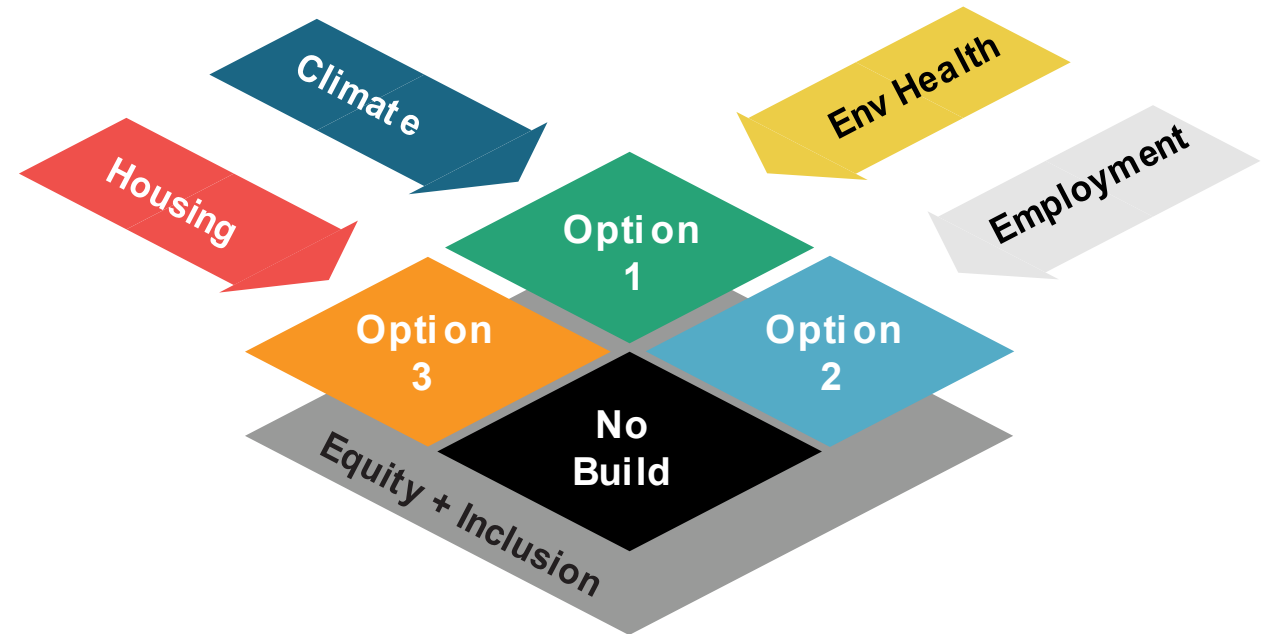


Land Use Possibilities



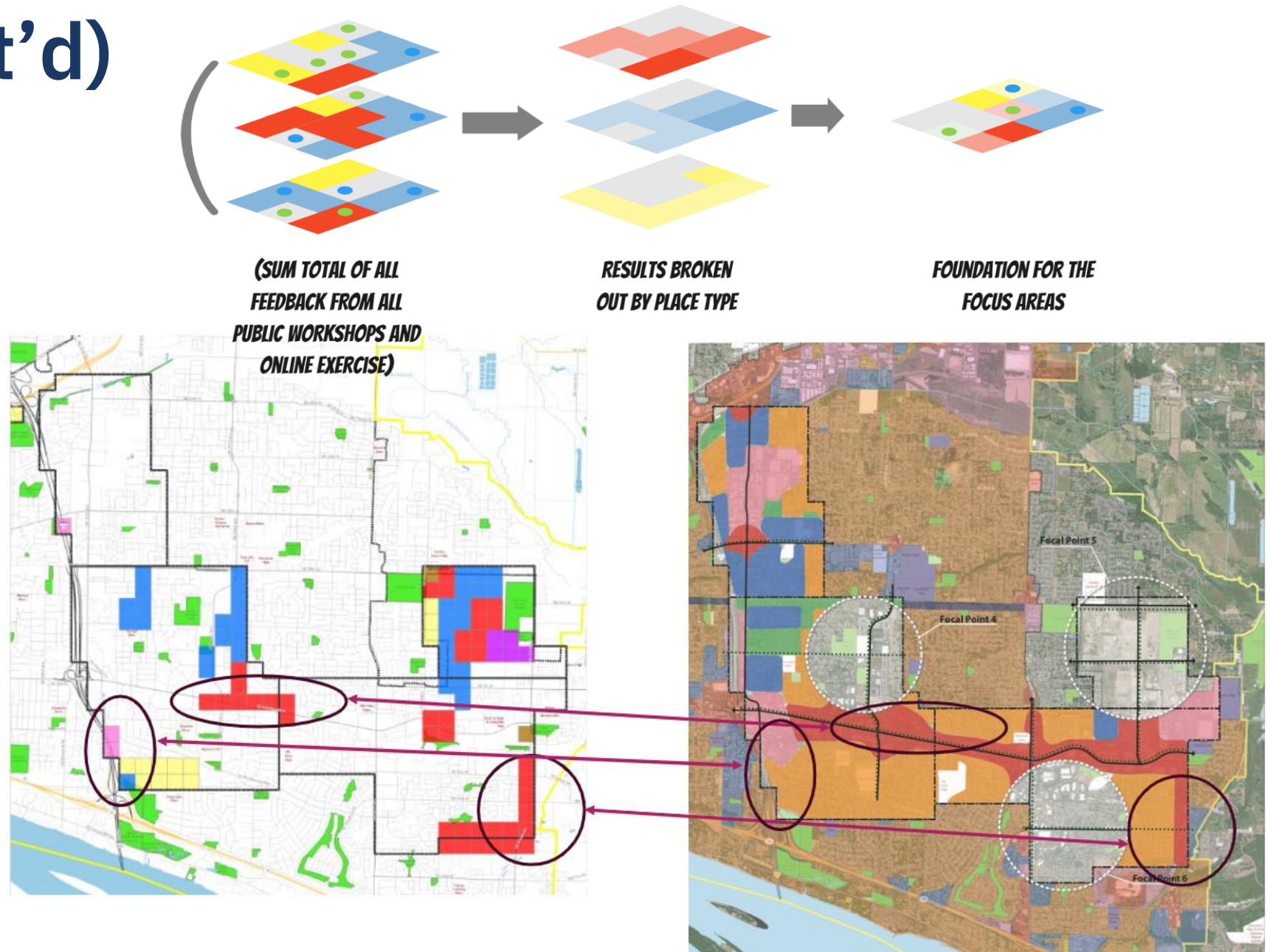
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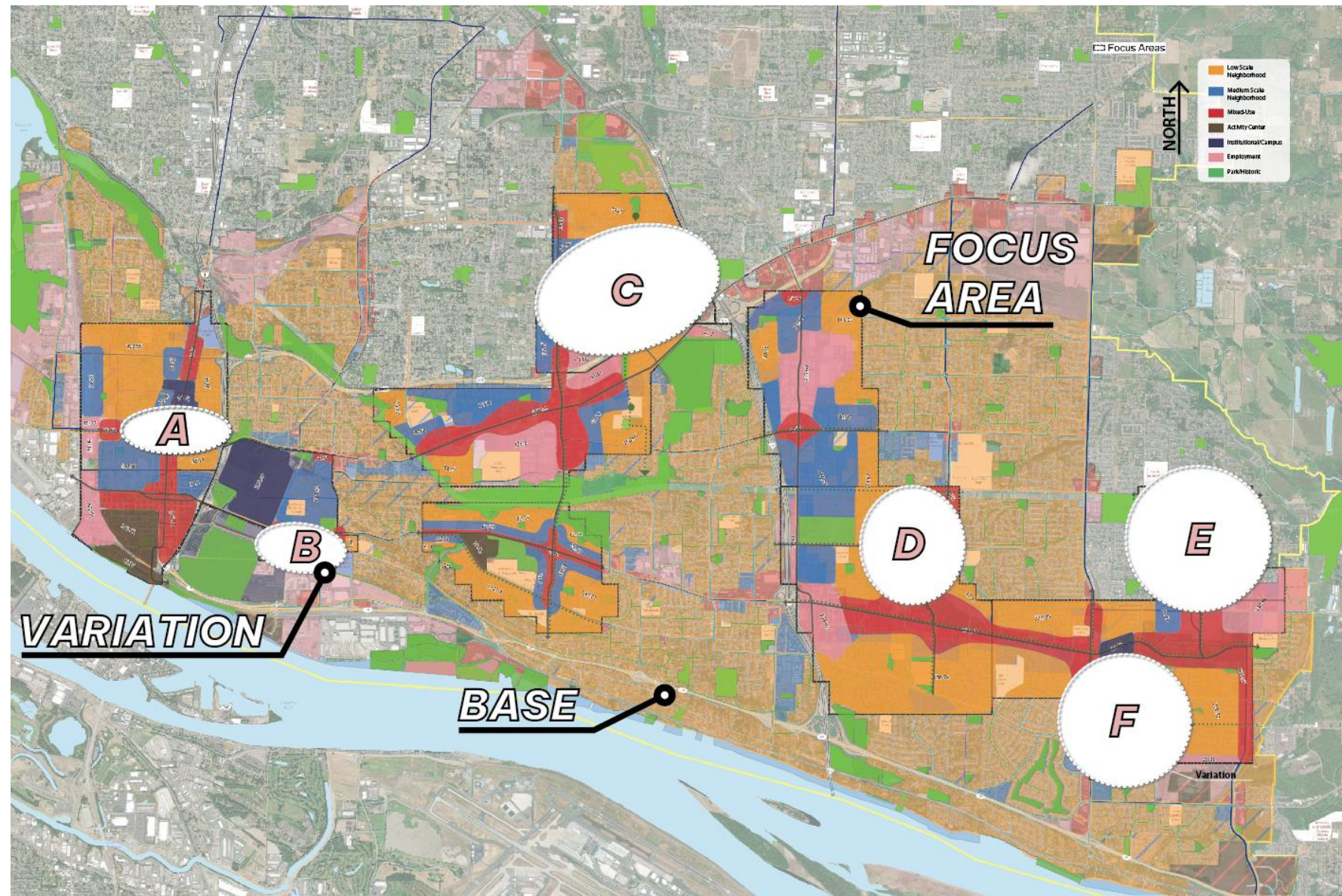
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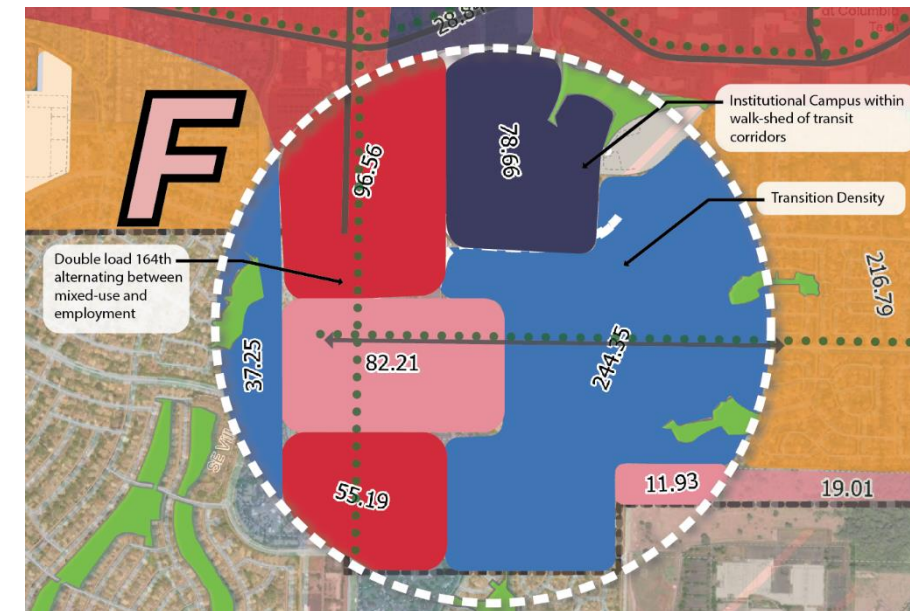
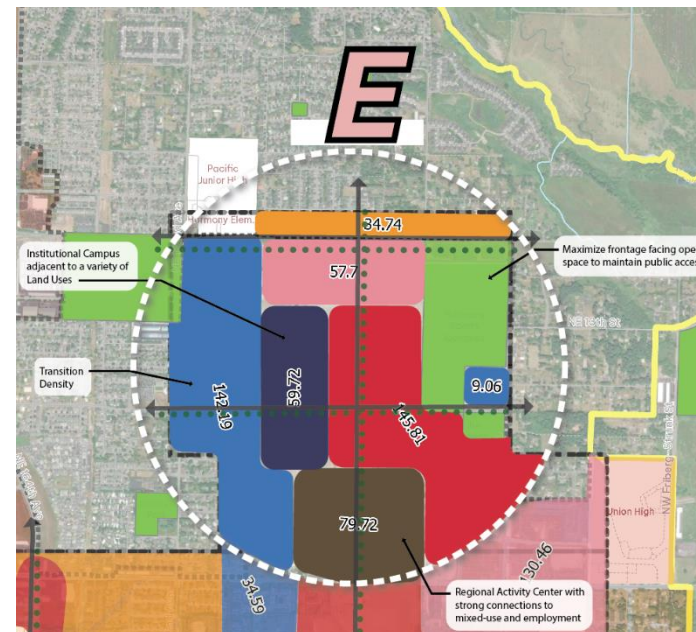
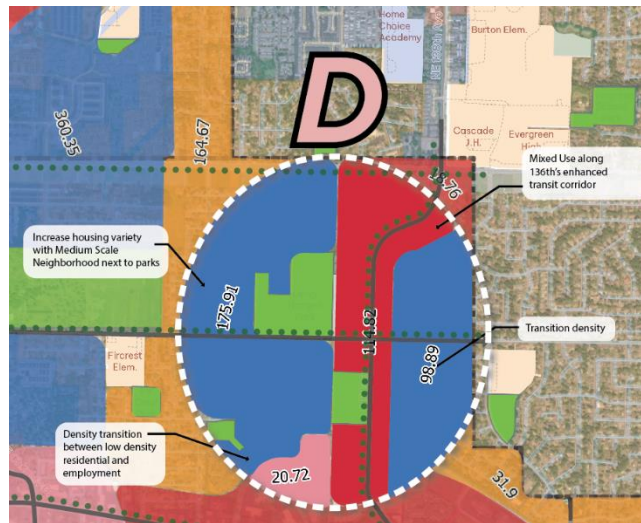
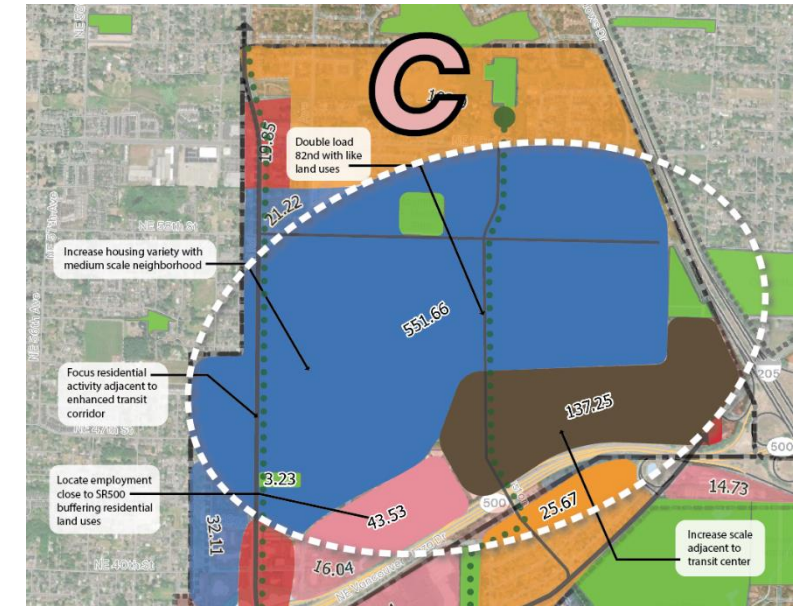
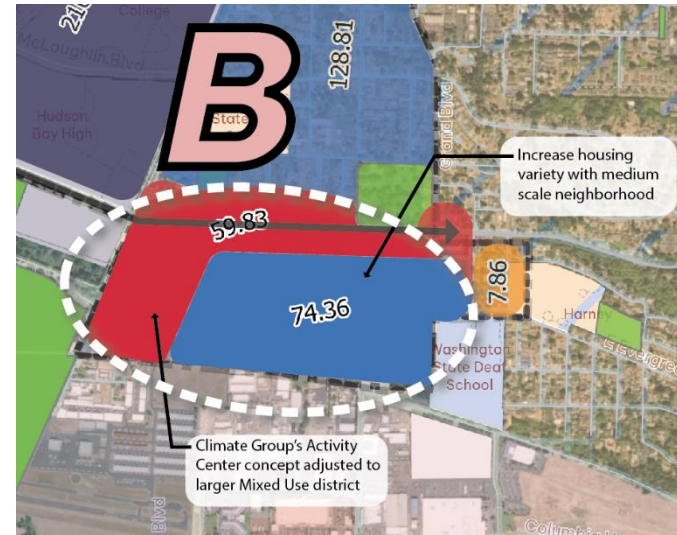
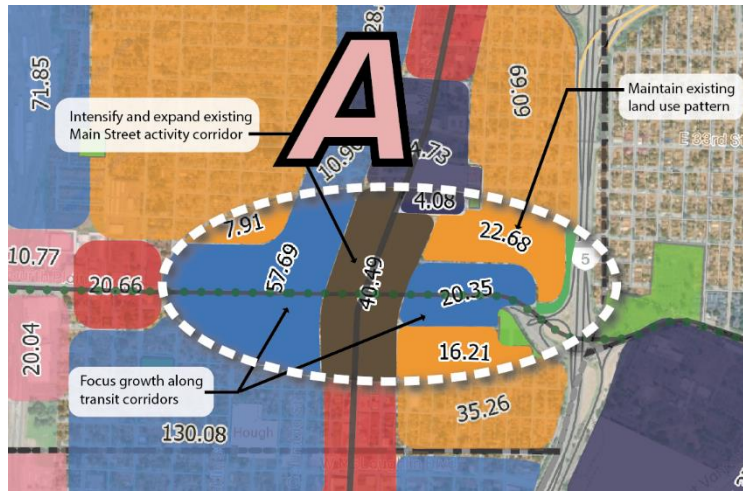


Place Types



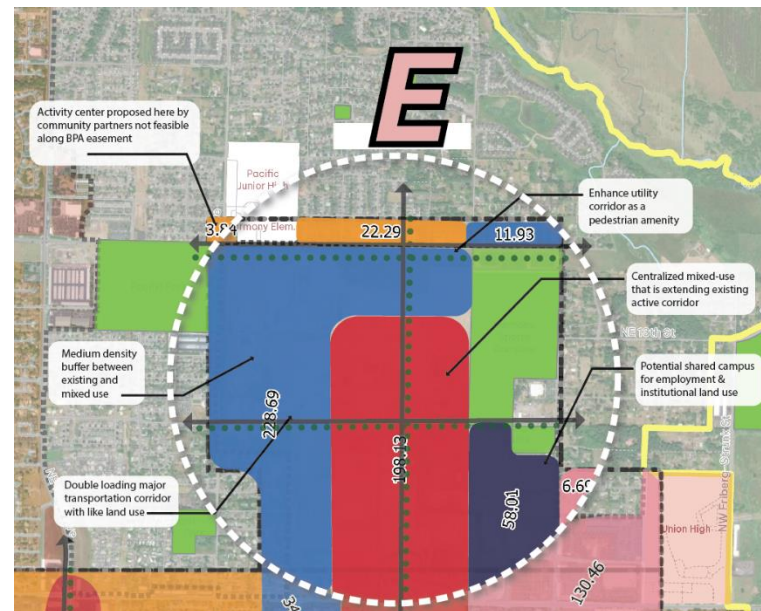
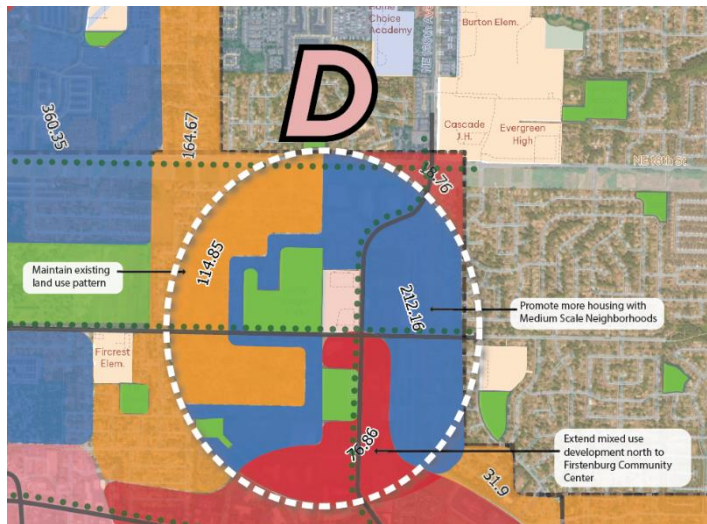
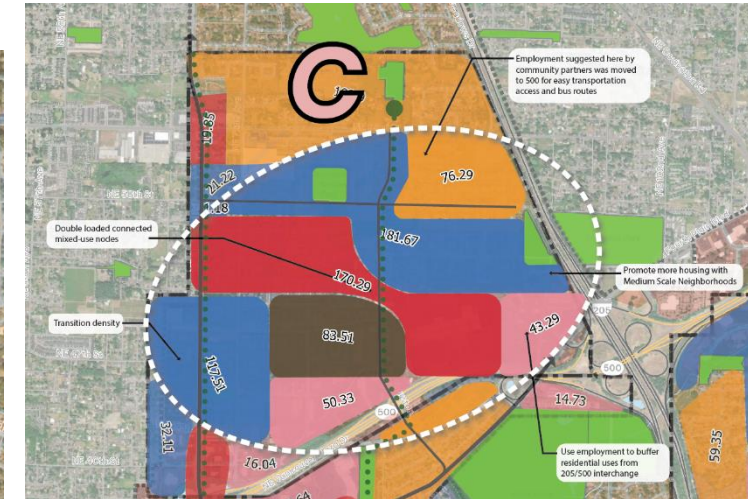
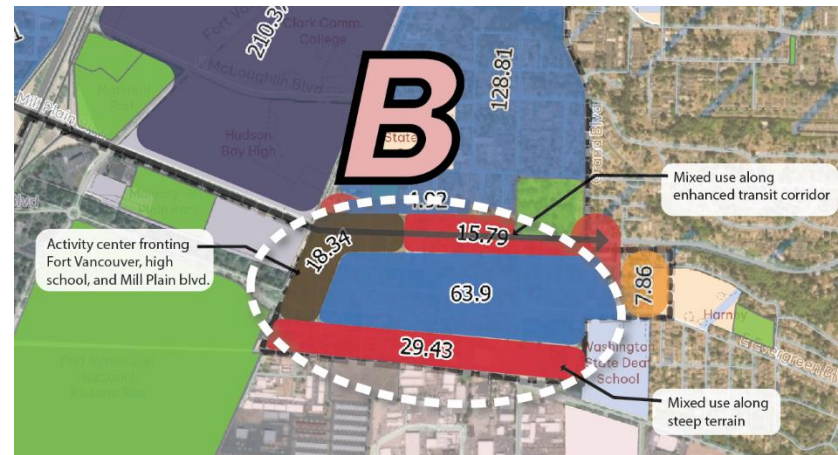
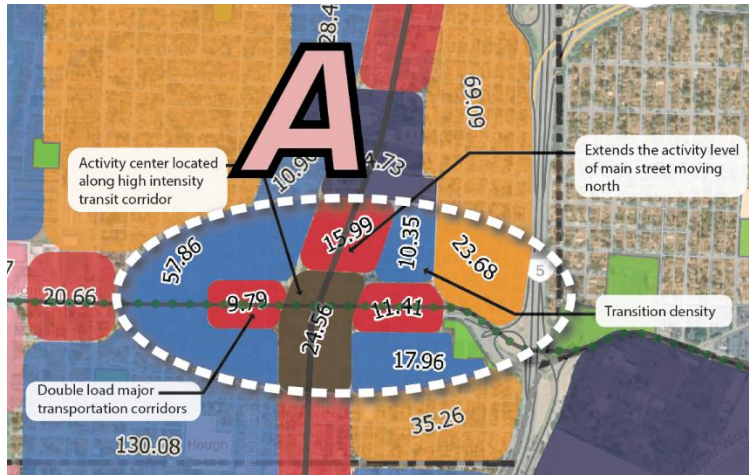
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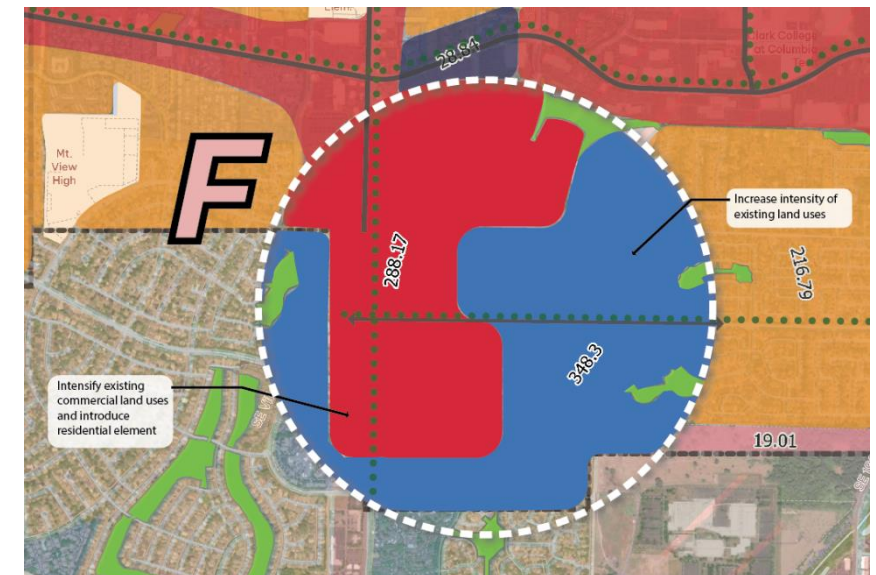
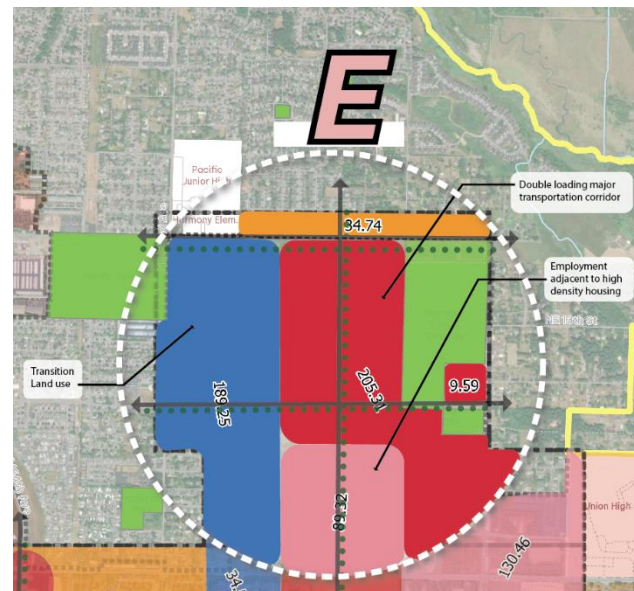
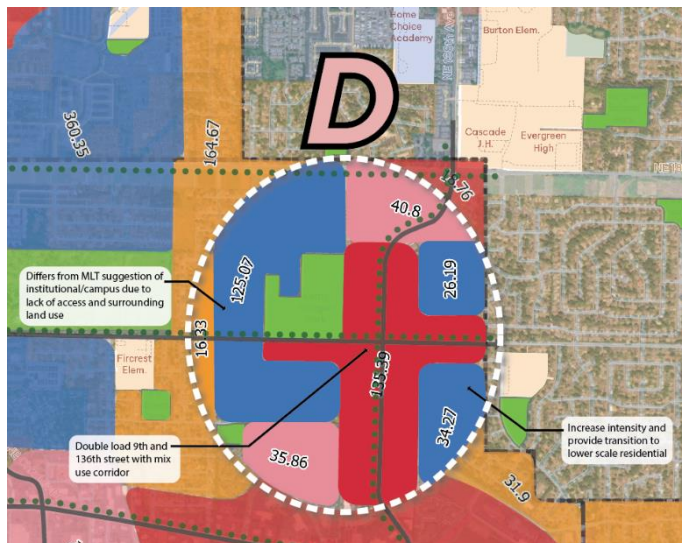
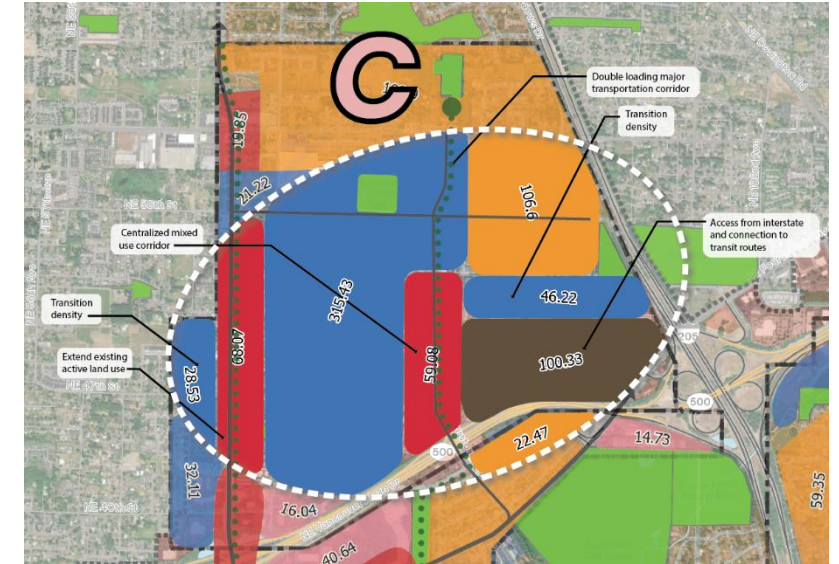
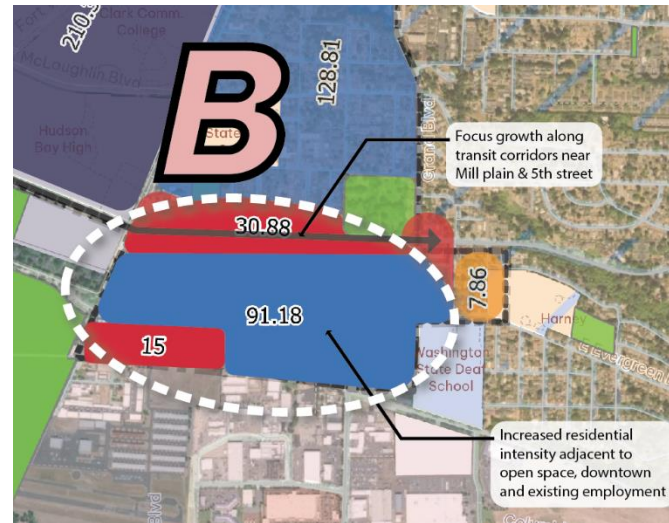
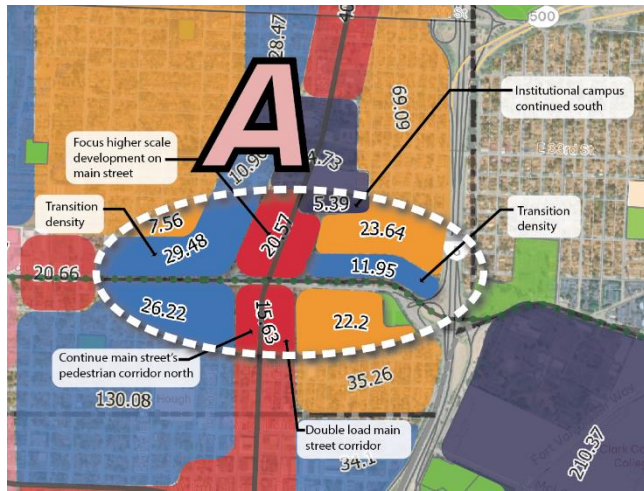
Possibility 2

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Possibility 3

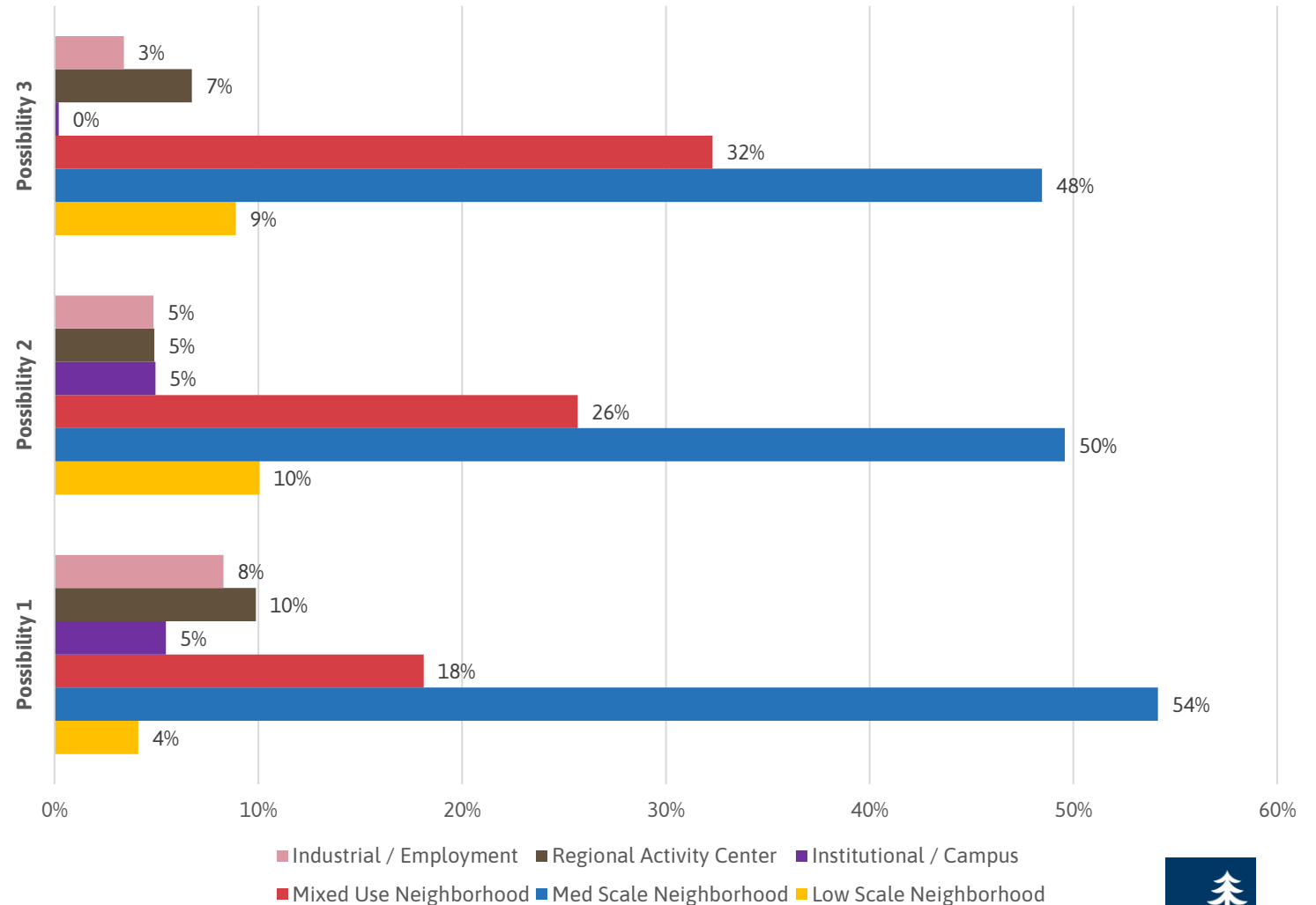
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Better

Best

Possibility

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Variation Area A
(Fourth Plain & Main)

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3	46.8	61	23.68	30	53.4	69
Med Scale Neighborhood	2.5	78.04	193	86.17	213	67.65	167
Mixed Use Neighborhood	10.9		0	37.19	405	36.2	395
Institutional / Campus	3.5	4.08	14		0	5.39	18
Regional Activity Center	4.9	40.49	196	24.56	119		0
Industrial / Employment	1.7		0		0		0
Totals	N/A	169.41	464	171.6	767	162.64	649

Variation Area B
(Evergreen and Grand)

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3		0		0		0
Med Scale Neighborhood	2.5	74.36	184	63.9	158	91.18	226
Mixed Use Neighborhood	10.9	59.83	652	45.22	493	45.88	500
Institutional / Campus	3.5		0		0		0
Regional Activity Center	4.9		0	18.34	89		0
Industrial / Employment	1.7		0		0		0
Totals	N/A	134.19	836	127.46	740	137.06	726

Variation Area C
(Van Mall)

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3	25.67	33	98.76	128	129.07	168
Med Scale Neighborhood	2.5	551.66	1368	300.36	745	390.18	968
Mixed Use Neighborhood	10.9		0	170.29	1858	127.15	1387
Institutional / Campus	3.5		0		0		0
Regional Activity Center	4.9	137.25	667	83.51	405	100.33	487
Industrial / Employment	1.7	43.53	75	93.62	162		0
Totals	N/A	758.11	2143	746.54	3298	746.73	3010

Variation Area D
(136th Corridor)

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3		0	114.85	149	16.33	21
Med Scale Neighborhood	2.5	274.8	681	212.16	526	185.53	460
Mixed Use Neighborhood	10.9	114.82	1252	76.86	838	135.39	1477
Institutional / Campus	3.5		0		0		0
Regional Activity Center	4.9		0		0	76.66	372
Industrial / Employment	1.7	20.72	36		0		0
Totals	N/A	410.34	1969	403.87	1513	413.91	2330

Variation Area E
(Section 30)

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3	34.74	45	22.29	29	34.74	45
Med Scale Neighborhood	2.5	151.25	375	240.62	597	189.25	469
Mixed Use Neighborhood	10.9	145.81	1591	198.13	2162	214.9	2345
Institutional / Campus	3.5	59.72	206	58.01	200		0
Regional Activity Center	4.9	79.72	387		0		0
Industrial / Employment	1.7	57.7	100	6.69	11	89.32	155
Totals	N/A	528.94	2704	525.74	2999	528.21	3014

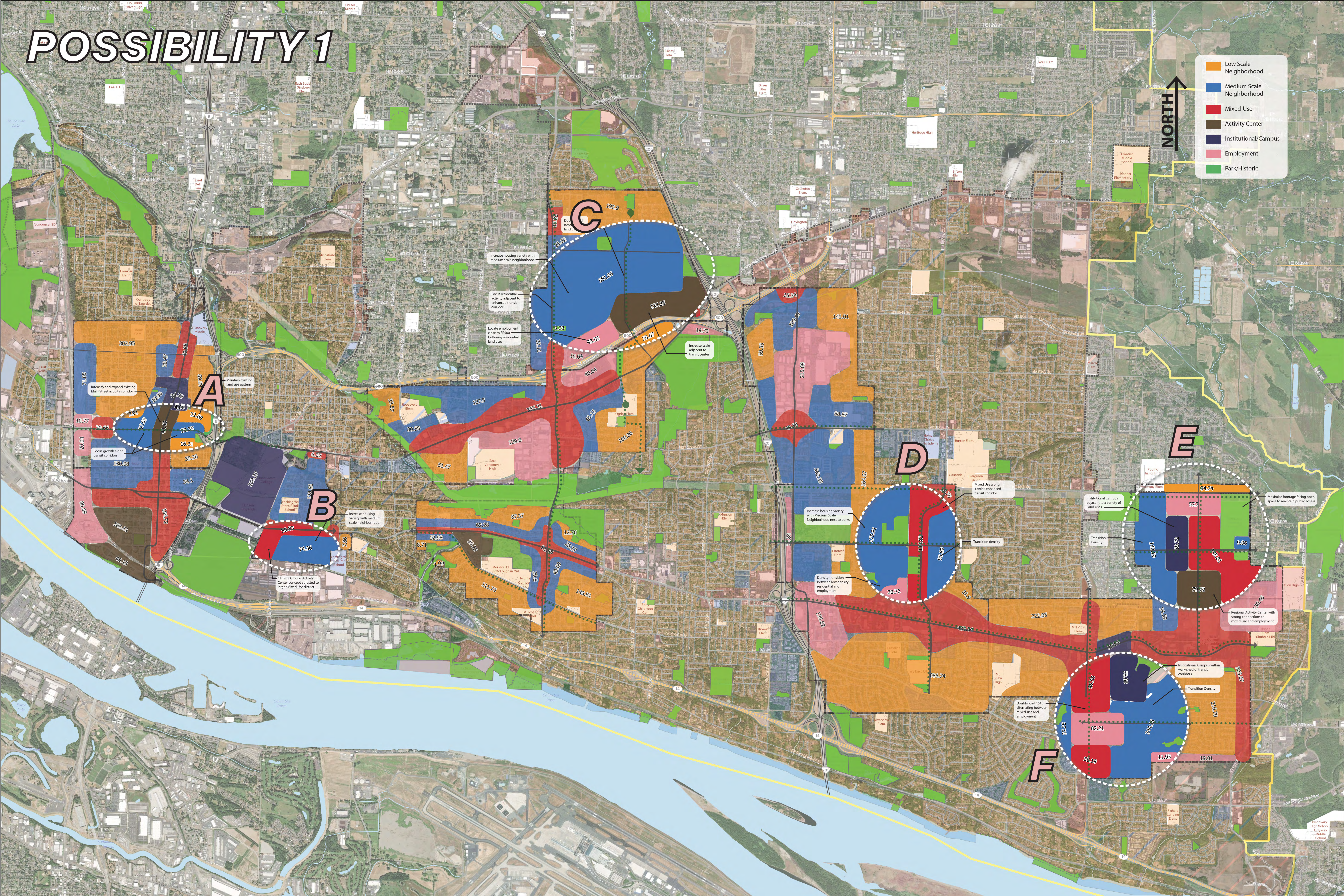
Variation Area F
(164th & McGillivray)

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3		0		0		0
Med Scale Neighborhood	2.5	281.6	698	377.03	935	348.3	864
Mixed Use Neighborhood	10.9	151.75	1655	135.07	1473	288.17	3144
Institutional / Campus	3.5	78.66	271	69.71	240		0
Regional Activity Center	4.9		0		0		0
Industrial / Employment	1.7	94.14	163	25.18	43		0
Totals	N/A	606.15	2787	606.99	2691	636.47	4008

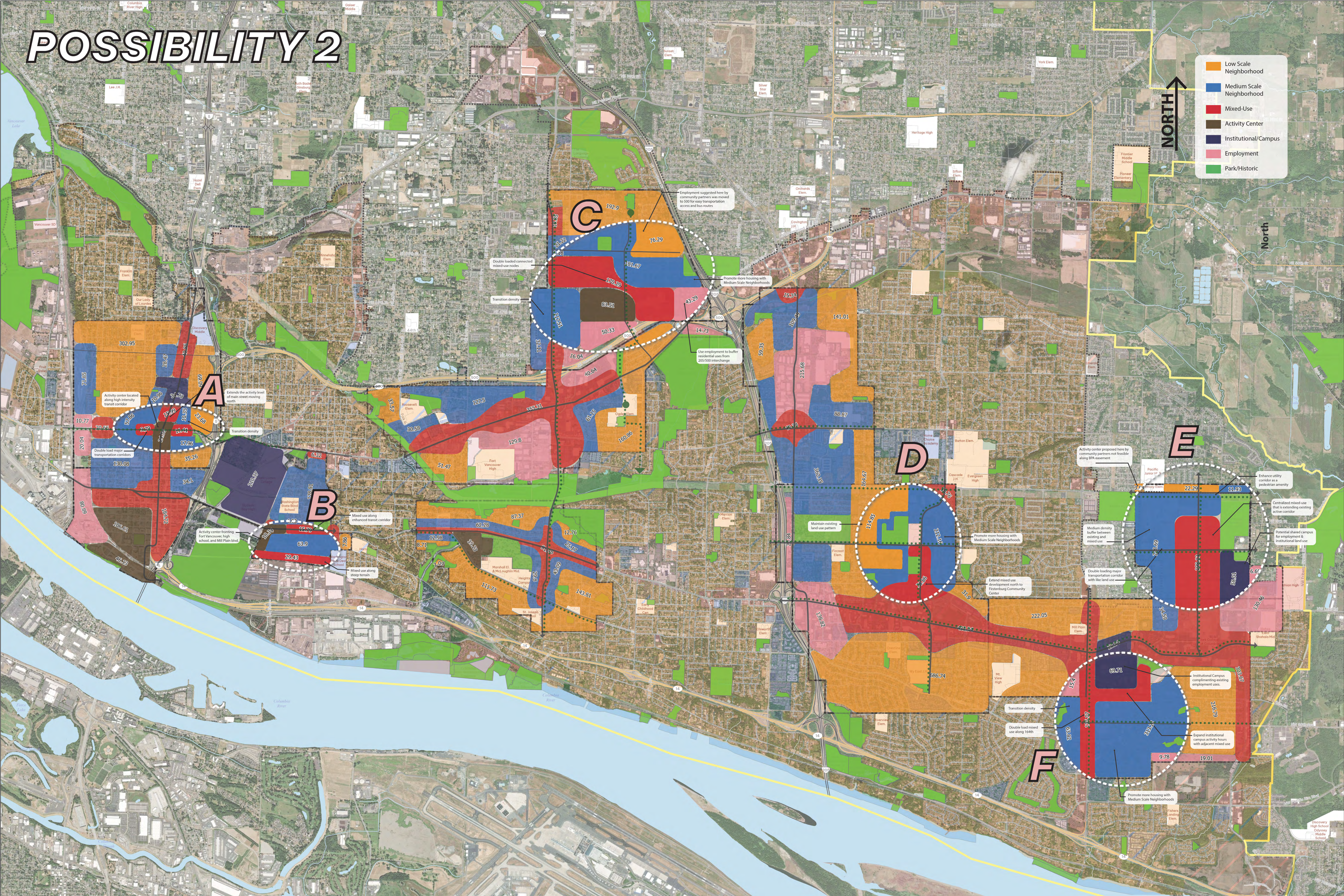
Total of All Variation Areas

Place Type	New Units Delivered Per Acre	Possibility 1		Possibility 2		Possibility 3	
		Acres	Units	Acres	Units	Acres	Units
Low Scale Neighborhood	1.3	2850.15	3717	3002.52	3916	2976.48	3882
Med Scale Neighborhood	2.5	2855.16	7085	2723.69	6758	2715.54	6738
Mixed Use Neighborhood	10.9	2010.86	21942	2201.41	24022	2386.34	26040
Institutional / Campus	3.5	416.40	1436	401.66	1385	279.33	963
Regional Activity Center	4.9	449.43	2184	318.38	1547	368.96	1793
Industrial / Employment	1.7	1051.81	1828	961.21	1671	925.04	1608
Totals	N/A	9633.8	38,192	9608.87	39,299	9651.7	41,024

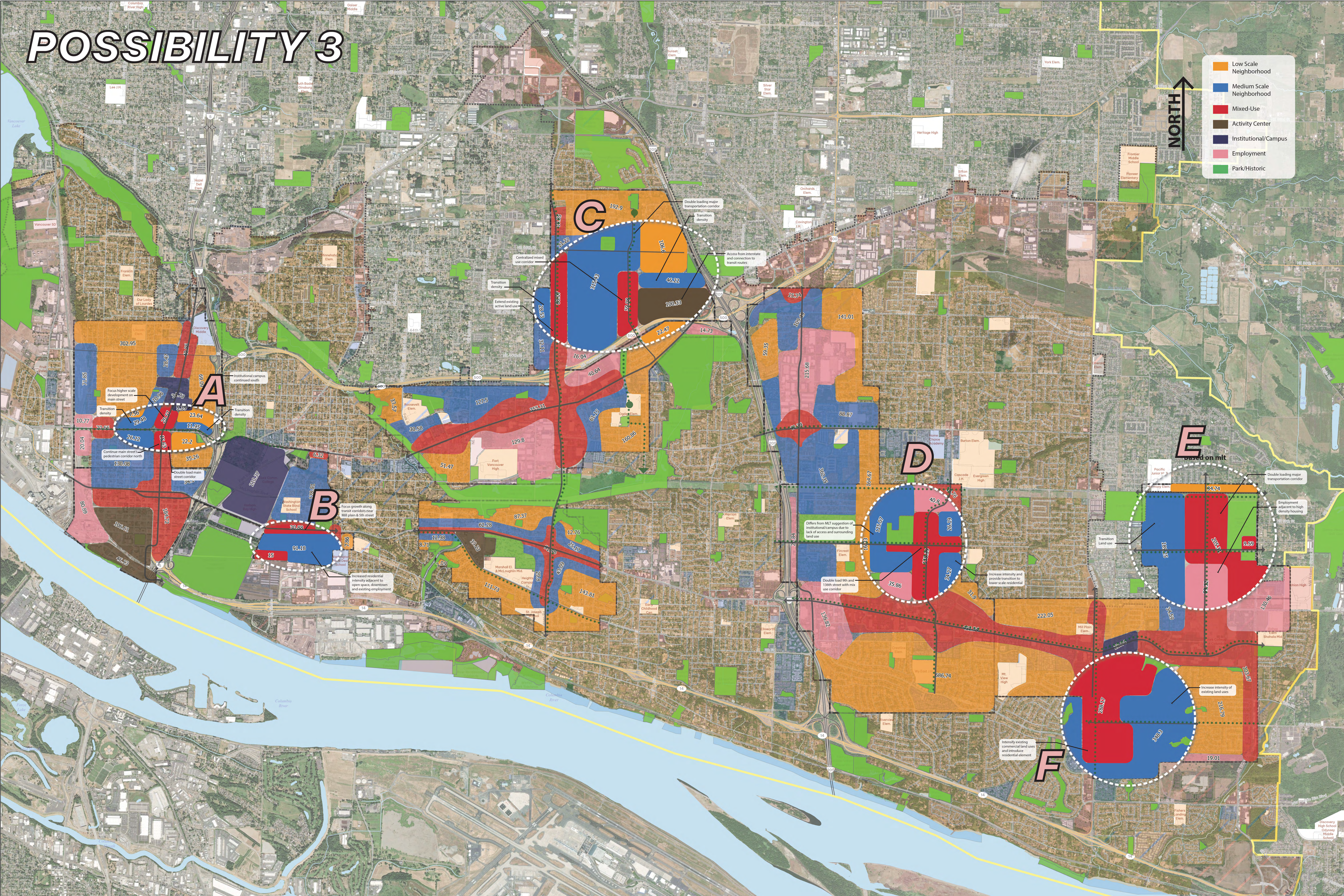
POSSIBILITY 1



POSSIBILITY 2



POSSIBILITY 3



Low Scale

High Scale

LOW-SCALE NEIGHBORHOOD

19 UNITS

- Comprised of **lower scale housing** choices.
- Includes some **missing middle** home choices.
- Housing types include single-family homes, duplexes, townhouses, quadplexes and sixplexes.
- Typically accommodates **up to six units per parcel**.
- Also includes **small-scale commercial activities** like coffee shops and restaurants mostly serving the surrounding neighborhood.

HOUSING OPTIONS INCLUDED IN A LOW-SCALE NEIGHBORHOOD



Single Family

1-2 Stories



Duplex

1-2 Stories



Quadplex

1-2 Stories



Sixplex

1-3 Stories

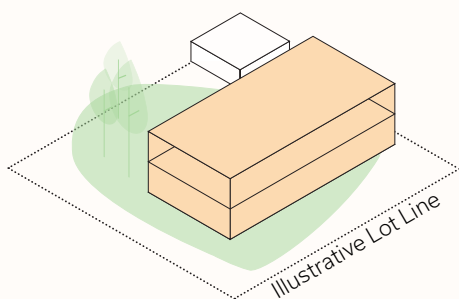


Townhouse

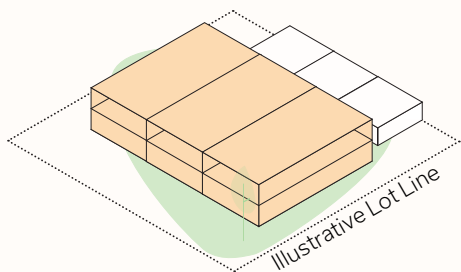
1-3 Stories

UNITS / HEIGHT

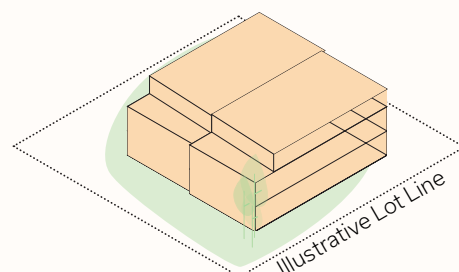
TYPICAL MASS AND SCALE



Illustrative Lot Line



Illustrative Lot Line



Illustrative Lot Line

COMMERCIAL TYPES IN A LOW-SCALE NEIGHBORHOOD



Cafe



Restaurant



Neighborhood-Serving Shops

MEDIUM-SCALE NEIGHBORHOOD
36 UNITS

- Comprised of **medium scale housing** choices.
- Includes some **missing middle** home choices.
- Housing types include cottage clusters, courtyard buildings, small single-stair multi-family, and small multi-unit buildings.
- Typically accommodates **up to twelve units per parcel**.
- Also includes **commercial activities** like coffee shops, restaurants, and other boutique retail goods.

HOUSING OPTIONS INCLUDED IN A MEDIUM-SCALE NEIGHBORHOOD


Cottage Cluster

1-2 Stories



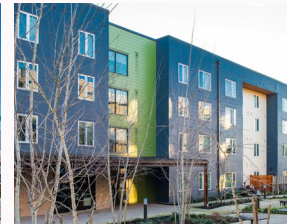
Courtyard

2-3 Stories



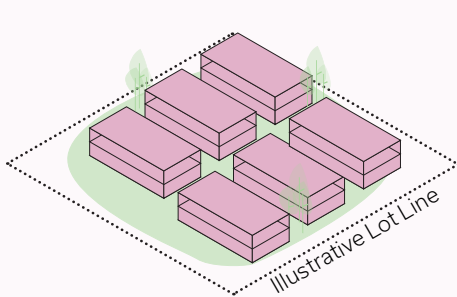
Single-Stair

3-6 Stories

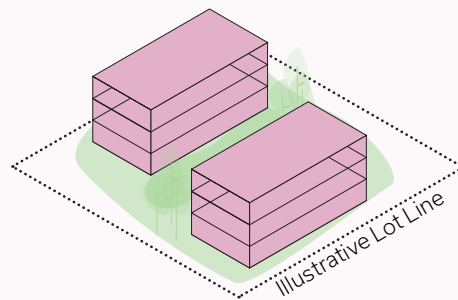


Multifamily

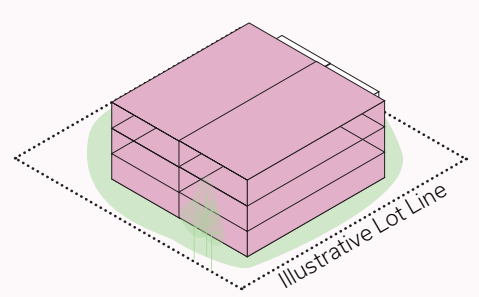
3-4 Stories

UNITS / HEIGHT
TYPICAL MASS AND SCALE


Illustrative Lot Line



Illustrative Lot Line



Illustrative Lot Line

COMMERCIAL TYPES IN A MEDIUM-SCALE NEIGHBORHOOD


Cafe



Restaurant



Boutique Retail

Low Scale

High Scale

MIXED-USE NEIGHBORHOOD

215 UNITS

- **Medium scale, mixed-use** housing with a **broad range of housing and commercial** use types.
- Housing types include townhouses, cottage clusters, 3-4 story wood frame multi-unit buildings, and podiums.
- May include multiple **neighborhoods connected to an activity center** by a **network of pathways or walkable streets**.
- Commercial or retail uses may include professional offices, coffee shops, restaurants, small grocery stores, markets, and other retail goods.

HOUSING OPTIONS INCLUDED IN A MIXED-USE NEIGHBORHOOD



Townhouse

1-3 Stories



Cottage Cluster

1-2 Stories



Wood Frame

3-4 Stories

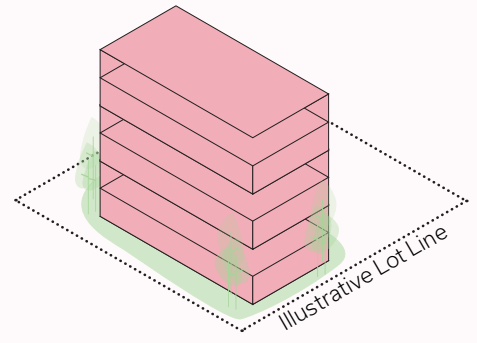
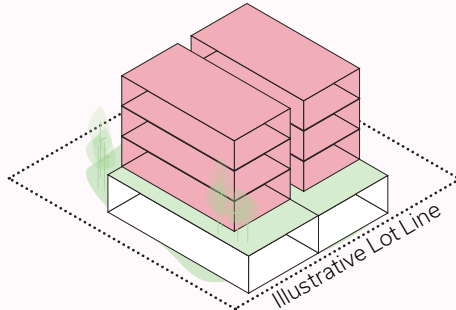
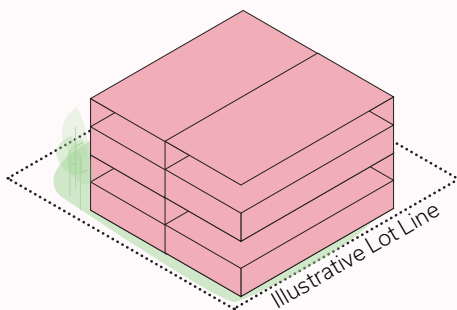


Podium

4-6 Stories

UNITS / HEIGHT

TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN A MIXED-USE NEIGHBORHOOD



Office



Market



Boutique Retail

Low Scale

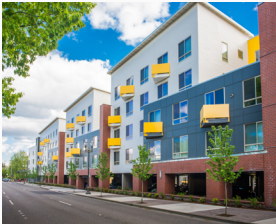
High Scale

INSTITUTIONAL/CAMPUS

90 UNITS

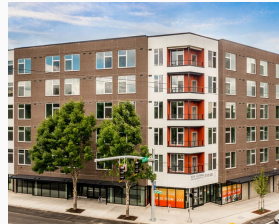
- Lands that **support academic, civil, or medical buildings**.
- Include buildings for athletic facilities, event spaces, equipment, or other accessory uses needed to support an educational, medical or large institution.
- Housing types include small to medium multi-unit buildings, podiums, towers and micro units.

HOUSING OPTIONS INCLUDED IN AN INSTITUTIONAL/CAMPUS NEIGHBORHOOD



Multi-Unit

3-4 Stories



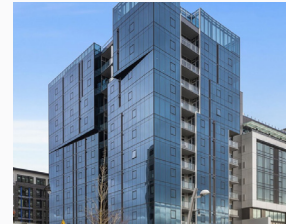
Microunit

4-5 Stories



Podium

4-6 Stories

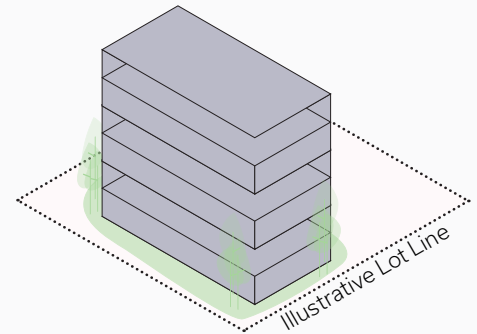
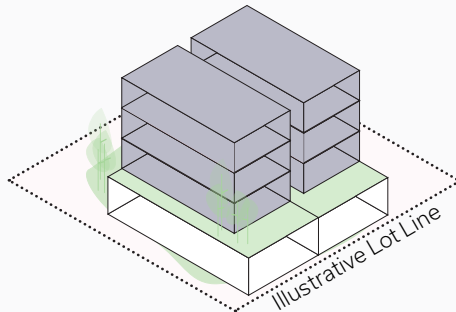
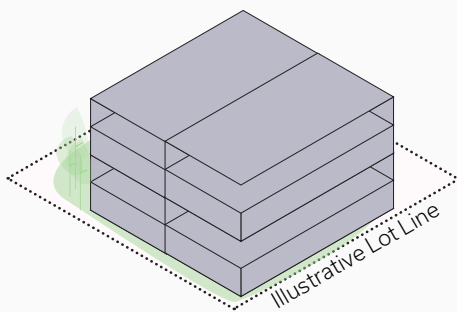


Tower

10-12 Stories

UNITS / HEIGHT

TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN AN INSTITUTIONAL/CAMPUS NEIGHBORHOOD



Healthcare



Athletic Complex



Institutional

Low Scale

High Scale

REGIONAL ACTIVITY CENTER

179 UNITS

- Lands that offer increased opportunities for economic, entertainment, civic and housing needs.
- Land uses connected to each other and surrounding residential neighborhoods via corridors or within walking distance of public transit corridors.
- Size and makeup vary based on location and context.
- Housing types typically include multi-unit buildings, podiums, towers and micro units.
- Typically compact, mixed-use development that maximizes residential, commercial, and open space opportunities.

HOUSING OPTIONS INCLUDED IN A REGIONAL ACTIVITY CENTER



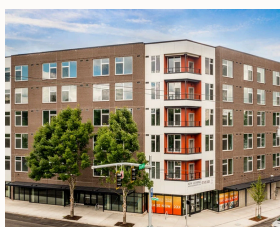
Wood Frame

3-4 Stories



Multi-Unit

3-4 Stories



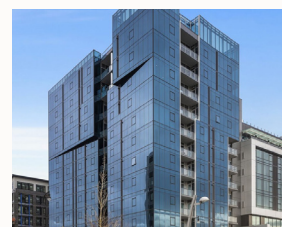
Microunit

4-5 Stories



Podium

4-6 Stories

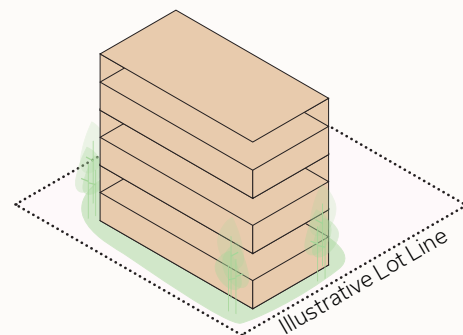
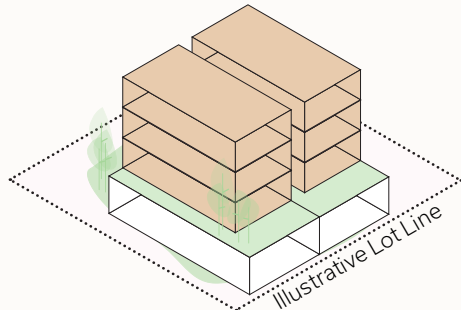
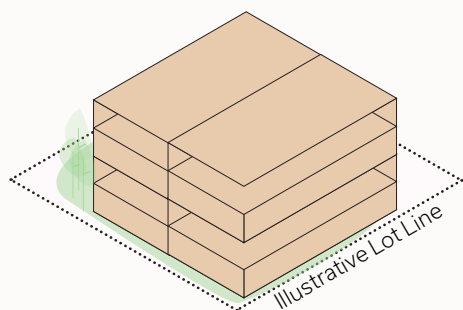


Tower

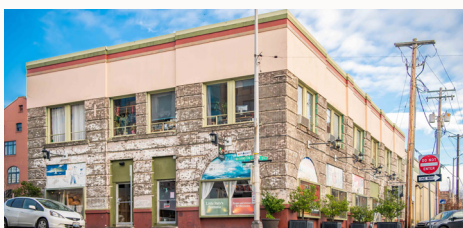
10-12 Stories

UNITS / HEIGHT

TYPICAL MASS AND SCALE



COMMERCIAL TYPES IN A REGIONAL ACTIVITY CENTER



Office



Restaurant



Retail

INDUSTRIAL/EMPLOYMENT
126 UNITS

- Lands typically housing large-scale, single-tenant industrial, warehouse, and flex space buildings and smaller, multi-tenant industrial buildings.
- **Buildings are clustered** and may **support and serve one another**.
- Provide opportunities to **concentrate employment clusters**.
- Housing types include sixplexes, courtyard apartments, multi-unit buildings, podiums, towers and micro units.
- **Parks and open spaces used to separate industrial areas from housing** at a scale that allows residents to walk to their place of employment.

HOUSING OPTIONS INCLUDED IN AN INDUSTRIAL/EMPLOYMENT NEIGHBORHOOD


Sixplex

1-3 Stories



Courtyard

2-3 Stories



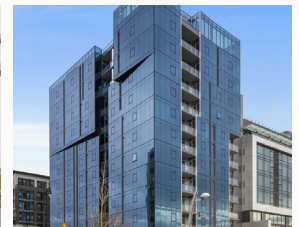
Multi-Unit

3-4 Stories



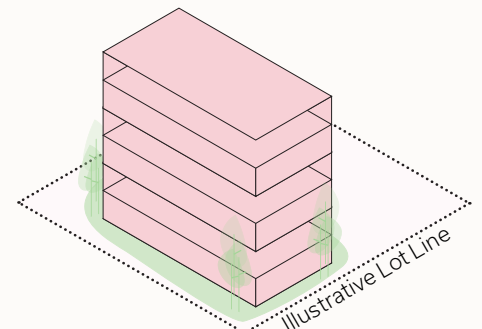
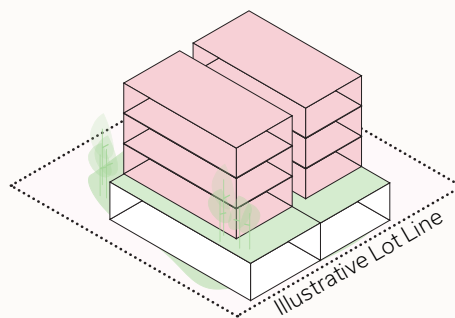
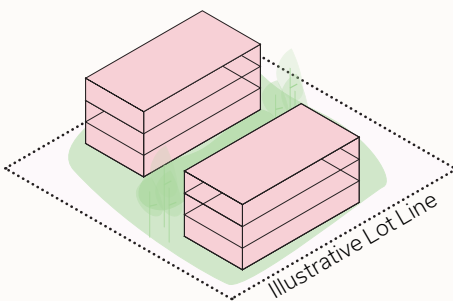
Podium

4-6 Stories



Tower

10-12 Stories

UNITS / HEIGHT
TYPICAL MASS AND SCALE

COMMERCIAL TYPES IN AN INDUSTRIAL/EMPLOYMENT NEIGHBORHOOD


Business Park



Light Industrial



Employment

PARKS/HISTORIC - 0 UNITS



- **Conservation Areas:** Includes priority habitats and environmentally sensitive areas protected from future development.



- **Parks and Public Spaces:** Includes open spaces protected from future development that may include recreational amenities.



- **Historic/Cultural Resources:** Subject to designation programs and design guidelines.

COMMUNITY RESOURCES - 0 UNITS

- Lands that contain **community centers** or other important community amenities or gathering places.



Community Center



Public Library



School