CITY OF Vancouver WASHINGTON

Planning Commission

Tuesday, October 8, 2024
5:00 p.m.
City Hall

Council Chambers
415 W. 6th Street
Vancouver, WA
https://us02web.zoom.us/j/89398292085
(253) 215-8782, Webinar ID: 8939 829 2085

AGENDA

1. Call to order and roll call
2. Adoption of Minutes – September 10, 2024
3. Workshop: Downtown Design Guidelines – Jason Nortz, Development Review Division Manager; Greg Turner, Land Use Program Manager, Community Development
4. Community Forum – see below
6. Workshop: Section 30 Code Update – Chad Eiken, Director, Community Development; Chim Chune Ko, Principal Project Manager, Economic Prosperity and Housing
7. Staff and Chair Communications

Adjournment approx. 7:30 pm

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Marjorie Ledell
Nena Cavel
Sandra Beck
Jeff Prussack

Community Development Department

415 W. 6th Street
P.O. Box 1995
Vancouver, WA 98668
360-487-7800
Relay: 711
cityofvancouver.us

To request accommodation or other formats, please contact:
Community Development Department | 360-487-7813 | Relay: 711 | PlanningCommission@cityofvancouver.us

Community Forum

The public is invited to speak regarding any issue. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments:

1. In Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to PlanningCommission@cityofvancouver.us by noon on the day of the meeting.

2. Remotely: Complete the online form before noon the day of the meeting and join via phone or Zoom (details on each agenda). Staff will call on you to speak when it's your turn.

3. In Person: Complete the online form before noon the day of the meeting or a speaker request form in person prior to the start of the Community Forum portion of the meeting.

Meeting Minutes

Tuesday, September 10, 2024
4:30 p.m.
City Hall
Council Chambers
415 W 6th Street
Vancouver, WA

Commission Members Present:
Patrick Adigweme, Sandra Beck, Nena Cavel, Marjorie Ledell, Zach Pyle, Jeff Prussack

Commission Members Absent:
None

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

The meeting was called to order at 4:30 pm by Chair Adigweme.

Motion by Commissioner Cavel, seconded by Commissioner Ledell, and carried unanimously to approve the July 23, 2024 minutes.

2024 Code Cleanup
Bryan Snodgrass, Principal Planner, Community Development Department

Staff presented three proposed updates, including updates to application processing timelines to comply with HB 5290, new application notification requirements, and adoption into the Comprehensive Plan the project list for a new capital facility for the purposes of grant funding.

Commission discussion and staff responses:

- What is the typical cost of notification for new applications? Staff responded they don't have a specific cost estimate, but a recent application required sending out 200 notices. The cost for this is

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Sandra Beck
Nena Cavel
Marjorie Ledell
Jeff Prussack

Community Development Department

415 W 6th Street
P.O. Box 1995
Vancouver, WA 98668
360-487-7800
TTY: 711
cityofvancouver.us

comprised of supplies (envelopes, postage) and staff time. State statute requires the City to send out notices and the City has established the boundary to send notices to all occupants within a 500-foot radius.
- For Type III permit reviews, the rationale for 170 days to process the application. Staff responded currently the City typically processes these applications within 90 days but there are often complex projects that require more time for review and 170 days provides this buffer and aligns the City with the state maximum.
- Why did the requirements for application processing timelines change at the state level? Staff responded it was part of a package of housing changes intended to facilitate development.
- Support for keeping the type III permit review timeline at 120 days. Staff responded it may be useful to have a little extra time when the new code is implemented but will continue to use the 120-day timeline as a target.

Heights District Plan Implementation Update
Amy Zoltie, Real Estate Project Manager, Economic Prosperity and Housing

Staff presented on the Heights equitable development strategic framework, tools used in inclusive redevelopment, an update on the infrastructure design, parcel development in Phase 1 of the project, the work of the Heights Community Investment Committee (HCIC), evaluation criteria for the Requests for Proposal (RFP) for the parcels in Phase 1, the RFP process and timeline, the proposed housing affordability, unit mix and commercial space for each parcel in Phase 1, details on the lead developers for each site, the temporary activation of the empty parking lot on the site to a bike garden, and next steps in the development process.

Commission discussion and questions.
- Lessons learned from the Heights that can be applied to other projects. Staff responded the equitable development plan for the Heights is being integrated into a broader, citywide equitable development strategy for the City that will inform the equity chapter of the Comprehensive Plan.
- What was the level of interest in applicants for the RFP? Staff responded there was a high level of interest in applying for the RFP. Staff held an applicant briefing session and the advertisement of the procurement was a wider campaign than is typical for an RFP.
- Will there be retail facing Mill Plain? Staff responded the proposals do not include retail on Mill Plain. The retail faces Divine and the Grand Loop, which was intentional to activate those interior spaces. There are opportunities at the Divine and Mill Plain intersection to extend the reach of this development to Mill Plain and the area around it.
- How have State level changes to building code requirements (single stair) affected the mix of units in these developments? Staff responded that the City is working on adopting those changes into the building code, so they did not affect these proposals.
- The size of developing parcels in the Heights and applying those principals through the Comprehensive Plan's mixed use neighborhoods zone. Staff appreciated the comment and also noted that development as part of the Comprehensive Plan is largely driven by private investment over a longer period of time. In situations where the City has an ownership stake and is investing in infrastructure, the Heights is a great example to pull ideas and best practices from.
- Consideration for leveraging the quantity and timing of construction of these parcels to find efficiencies.

Community Forum
Carmen De Leon was present to comment on displacement in the Mill Plain, climate resilient buildings, and support for local economy.

Comprehensive Plan Update
Rebecca Kennedy, Deputy Director, Community Development Department; Nicole McDermott, Project Manager, WSP

Staff reviewed guiding policies and recent State laws applicable to the plan, the process for developing the land use possibilities, the seven place types and mix of residential and commercial uses, development of the focus areas and digitization of the community maps, themes gathered from the community mapping activities conducted in spring 2024, and development of growth nodes. Staff went into detail in comparing possibilities A and B to be studied in the Draft Environmental Impact Statement (DEIS), showing maps, percentages of place types citywide and in the growth nodes, and general differences between the two possibilities.

Commission discussion and staff responses:

- To what extent will the EIS assess development outside of Vancouver and impacts of urban sprawl? Staff responded the EIS does not evaluate anything outside the city boundaries. Staff communicate with the County about suggestions for what should be analyzed outside the city boundaries. The EIS will provide data on things like vehicle emissions and active trip potential for each possibility.
- Do both possibilities meet the housing and jobs goals? Staff responded there is a range of combinations between both possibilities that would meet the goals. The two possibilities represent options we should measure to understand what will meet our other goals to understand tradeoffs.
- Support for a larger scale of place types in possibility B along main corridors.
- Request for analysis of the previous comprehensive plan and particularly what worked well and didn't along Fourth Plain. Staff responded they're working on a memo regarding this and plan to have it available shortly.
- What were the deficiencies in the land use maps from the previous comprehensive plan? Staff responded the previous map did certain things well and was deficient in other areas. One thing that didn't work well was not differentiating between different types of corridors. The maps staff are working on now will address types of corridors differently and will have overlays to address more specific requirements for the area.
- Potential for schools to change zoning over the long term. Staff responded that the current draft maps don't assign a zone to schools but staff will apply the base underlying zone to the school properties in the parcel level maps (the same practice as currently done). The school districts recognize that there is a more urban model of schools that they will work towards in the future.
- Is displacement part of the environmental impact statement? Staff responded the displacement risk tool will be applied to the maps to identify potential impacts and policies that can address these while still investing in areas that are at risk for displacement. It will likely be on a broader scale than at the node level, as the impact of investment in a specific area or corridor has a wider impact than just that area.
- Step down of intensity from mixed use to low scale residential and how that transition might look? Staff responded the rate of change is important to consider because change will depend on private individuals making the choice to redevelop. Likely, only a few lots will change to match the new zoning code. There is also a range of scale within each place type.
- How likely is middle housing infill to be developed across wide parts of the city? Staff responded they will get that information from the DEIS market capacity analysis. The zoned capacity will be much greater than what will be achieved.

- With possibility B, which relies more on medium scale and mixed use place types, how will that affect the rate of development? Staff responded with possibility B, you would likely see more apartment buildings and new development at a larger scale in the medium scale place type than you would see in possibility A with infill middle housing.
- Concern for commercial displacement with redevelopment.
- Maintaining character in neighborhoods. Staff noted that the discussion of character will come later in the process when discussing code, policy, and subarea plans.
- Support for increasing intensity in the lower range, possibility A.
- Medium scale character appropriate for large areas of the city.

Communication from the Chair
None.

Communication from Staff
Staff noted that the Draft Environmental Impact Statement for the Interstate Bridge Replacement Program was published on September 20th for public comments. Staff reviewed the memo on public facility use restrictions for political activities in light of the upcoming election in November.

The meeting adjourned at 8:21 pm

_____
Patrick Adigweme, Chair

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: October 8, 2024

TO: Chair Adigweme and Planning Commission Members

FROM: Jason Nortz, Development Review Manager, Community Development
Greg Turner, Land Use Manager, Community Development
Chris Sensenig, Raimi and Associates

RE: **Downtown Design Guidelines Update**

CC: Rebecca Kennedy, Deputy Director, Community Development

The City is currently updating its Downtown Design Guidelines Manual to ensure alignment with current City policies and goals. The memo includes the history of using design guidelines in the City as well as a timeline and process for next steps.

Background

The City of Vancouver established design guidelines for the downtown area in 1978 to assist architects and developers in their efforts to ensure quality design in their projects as well as compatibility with the existing urban fabric and alignment with broad City goals. The original design guidelines were updated in 1995 and became the Downtown Design Guidelines Manual, and these are still in place today. The guidelines are the primary tool applied by review staff when evaluating the design of proposed projects within the design review area.

In 1998, the City adopted the Esther Short Redevelopment Plan around Esther Short Park and then expanded the area in 2007 to include the 130-block area of downtown with the adoption of the Vancouver City Center Vision (VCCV) Subarea plan (Exhibit A). The VCCV plan was intended to guide continued growth by encouraging residential development and creating a dynamic and rich mix of residential, cultural, civic, retail and entertainment places that attract growth, jobs and round-the-clock activity. Since the adoption of the guidelines as well as the VCCV plan, the pace and scale of development in the downtown has dramatically increased, and the City is now seeing the need for more robust and updated design guidelines to address development scenarios not covered in the current guidelines, including large urban scale buildings. As development interest continues to grow in Downtown Vancouver, City staff have identified a need for the guidelines to be updated to better streamline the review process for both the City staff reviewers and the applicant. The goal is to have updated guidelines that are clear and concise, but still allow for flexibility and are not overly prescriptive.

Updated Vancouver Downtown Design Guidelines (VDDG)

The VDDG Manual is organized around key design topics. Each design topic includes an Intent Statement that outlines the design goals for each topic. A series of guidelines follow for each topic outlining design guidance on how to meet the design intent for each topic. Addressing guidelines are a requirement of design approval. To further explain the intent of the design guidelines, diagrams and images are provided for reference. Precedents are shown to illustrate recommended and discouraged design details. A VDDG Checklist will be included that summarizes the design requirements. The checklist is required to be completed and submitted along with project application for review. Applicants will be required to fill out the checklist and provide a narrative description and supporting drawings that document compliance with the design guidelines.

Heritage Overlay Districts

The focus of the VDDG update as it relates to the Heritage Overlay Districts is to complement Chapter 20.510 of the Vancouver Municipal Code (VMC) through the provision of more actionable design guidelines related to new construction and how it should enhance and expand the economic, cultural, and architectural attraction of the area. The VDDG accomplishes this by providing detailed guidance about vertical and horizontal design patterns and materiality to ensure new construction enhances the historic nature of the district.

The design guidelines are not intended to replace the review process and standards identified in VMC 20.510.030 Review Process, Heritage Overlay District but to reinforce the historic character of the Heritage Overlay Districts.

Design Review Process

Per VMC 20.265 the purpose of the design review process is to allow for architectural and design review of new construction and exterior improvements to buildings and developments in the Vancouver's downtown areas prior to or in conjunction with a formal land use approval. The purpose is to:

1. Preserve the character and quality of the City's cultural, historical and architectural heritage (as noted above).
2. Protect certain public investments and ensure compatibility between public and private developments.
3. Encourage innovation and flexibility in design of new developments while maintaining standards necessary to protect the public interest.
4. Ensure design compatibility between existing and new development.
5. Promote qualities in the built environment that enhance the value of the area to the community.
6. Ensure compliance of development projects with *adopted City design guidelines and plans.*

Per the review criteria in VMC 20.265 the Planning Official shall base all reviews of the design of any proposed construction, remodeling or development according to the required zoning standards in VMC Title 20 and the Downtown Design Guidelines Manual.

Because the City is adopting a new Downtown Design Guidelines Manual that is referenced in the VMC this is considered a text change and therefore subject to the requirements outlined

in VMC 20.285 Text and Map Amendments. All proposed text changes shall be reviewed by the Planning Commission. Vancouver Municipal Code 20.285.070 provides the approval criteria for comprehensive plan or zoning code text amendments:

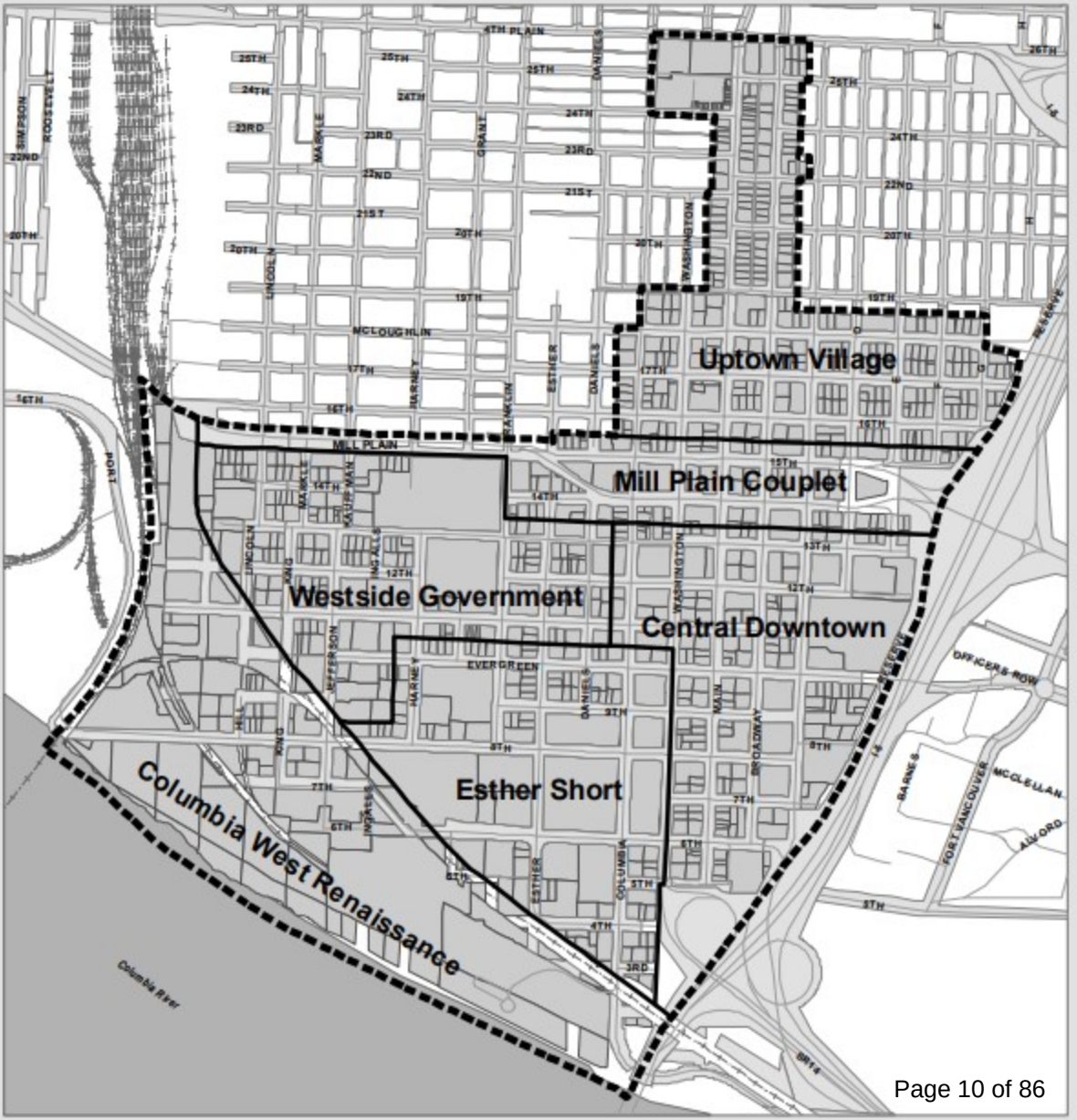
A. Text amendments to the comprehensive plan or VMC Title 20 zoning standards shall demonstrate the following:
    1. The proposal is consistent with applicable policies of the Vancouver strategic plan and comprehensive plan; and
    2. The proposal is necessary to further the public interest based on present needs and conditions.

Next Steps

The City is currently seeking input from various stakeholders on the draft of the Downtown Design Guidelines prior to returning to the Planning Commission in December to review the proposed guidelines and text amendments. Additional information can be found at the City of Vancouver's Be Heard page and in the Project Fact Sheet provided as Attachment C.

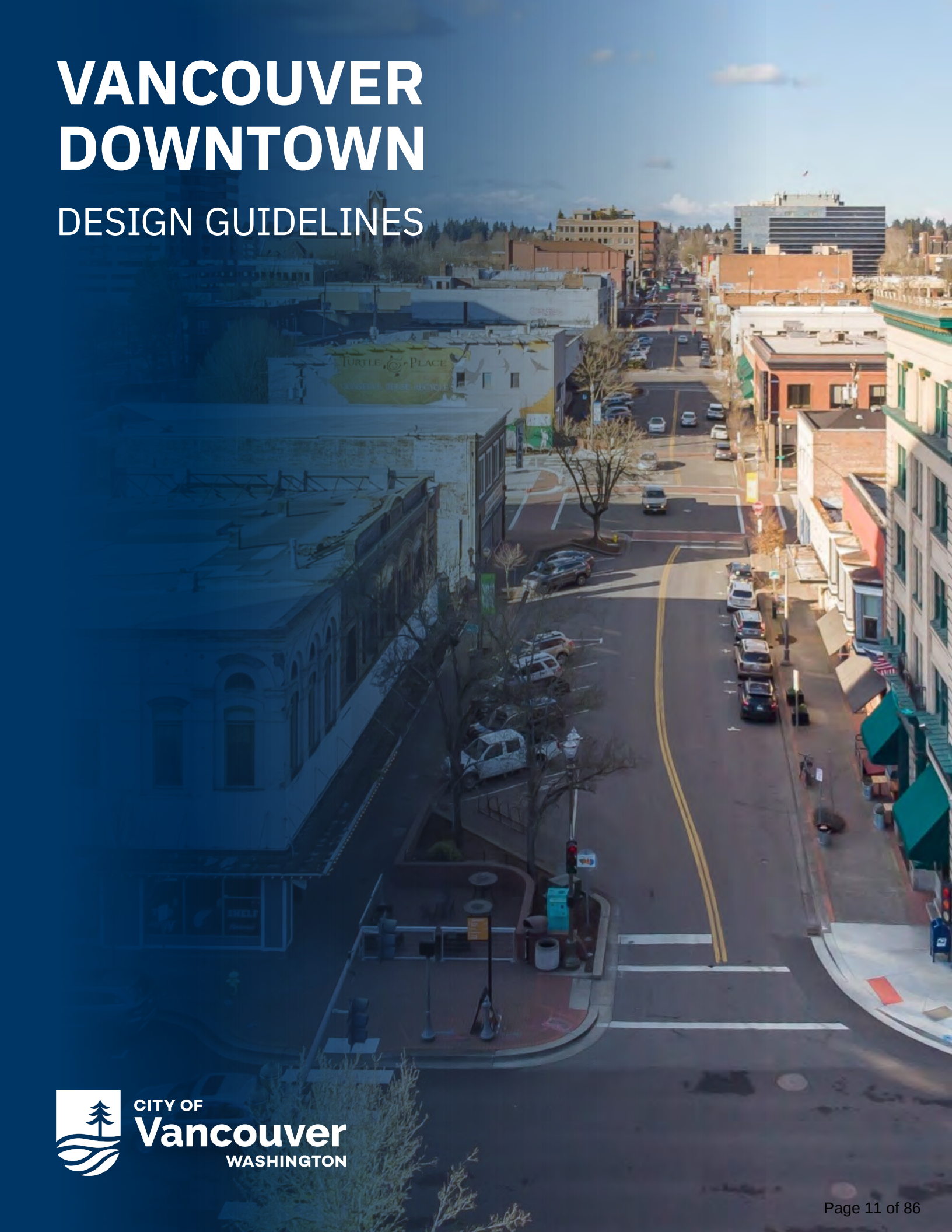
Attachment(s):

A. VCCV Subarea Plan Map
B. Vancouver Downtown Design Guidelines Manual (Draft)
C. Project Fact Sheet


Uptown Village
Mill Plain Couplet
Westside Government
Central Downtown
Esther Short
Columbia West Renaissance
MILL PLAIN
EVERGREEN
MAIN
BROADWAY
WASHINGTON
COLUMBIA
ESTHER
DANIELS
HARNEY
JEFFERSON
KAUFFMAN
MARKET
LINCOLN
KING
HILL
INGALLS
FRANKLIN
OFFICERS ROW
FORT VANCOUVER
BARNES
MCCLELLAN
AIRPORT
Columbia River

VANCOUVER DOWNTOWN

DESIGN GUIDELINES



CITY OF Vancouver WASHINGTON

ACKNOWLEDGMENTS

City Council

Ann McEnerny-Ogle, Mayor

Sarah Fox

Bart Hansen

Kim Harless

Diana Perez

Erik Paulsen

Ty Stober

Planning Commission

Patrick Adigweme, Chair

Sandra Beck

Nena Cavel

Marjorie Ledell

Jeff Prussack

Zachary Pyle

Clark County Historic Preservation Committee

Julie Bohn, Chair

Jan Bader

Morgan Frazier

Andrew Gregg

Elain Thatcher

John Zingale

Project Team

City of Vancouver

Kristian Corbin

William Cooley

Chad Eiken

Keith Jones

Rebecca Kennedy

Domenique Martinelli

Jason Nortz

Mark Person

Anthony Tortorici

Greg Turner

Raimi + Associates

Simran Malhotra, AICP, Asso. AIA

Chris Sensenig, AICP

Vatsal B Shah

SERA

Brendan Post

Margaret Raimann

Travis Shappell

TABLE OF CONTENT

PART I:
INTRODUCTION

PURPOSE

The Vancouver Downtown Design Guidelines Manual (VDDG) is the primary tool used by staff to review the design of potential projects within the Downtown Plan Area. (Figure 1) These design guidelines are a major update to the 1995 document and will serve to inform citizens and developers as to the character of future development. The guidelines in this manual are intended to be used in conjunction with the Zoning Ordinance, Comprehensive Plan, and required design review procedures.

The goals of the VDDG are to:

- Provide a set of guidelines that are easy to understand and administer;
- Ensure the compatibility of new development with the existing historic character of the downtown;
- Maintain quality design and materials;
- Ensure ground floors include interest-creating features that contribute to an active downtown environment; and
- Ensure building designs complement each other and contribute to a cohesive sense of place.

BACKGROUND

Downtown Vancouver is a dynamic and rich mix of residential, cultural, civic, retail and entertainment places that creates a “messy vitality” and attracts residential and office growth, small business, jobs and round-the-clock activity. Downtown is composed of a 200-foot by 200-foot grid with some larger blocks that span across the grid combining two to four blocks together. The 2007 Vancouver City Center Vision (VCCV) plan recognized 5 sub-areas within the VDDG area:

- **Uptown Village (area north of 15th Street)**
- **Mill Plain Couplet (area surrounding the 15th Street and Mill Plain Blvd one-way couplet)**
- **West-side Government (area centered around the government buildings located around the intersection of 12th Street and Franklin Street and the areas to the west)**
- **Esther Short (area surrounding Esther Short Park)**
- **Central Downtown (area south of the Mill Plain Couplet and surrounding the "Main Street" Heritage Overlay District #2.**

While development in the area has gone through several different architectural style eras, the character defining features of both new and old buildings include human-scaled details, façade depth and articulation, and pedestrian focused and active ground floors. The following are key design elements that were identified to either replicate or avoid in order to strengthen the identity and sense of place in Downtown.

Design Elements that Enhance a Sense of Place for Downtown (more of this)

- Active ground floor design that creates interesting and pedestrian focused streetscape.
- Ground floor building articulation and craftsmanship that provides human-scale details.
- Fenestration is offset from the primary façade to provide visual interest and shadow lines.
- A vertical rhythm and pattern to the fenestration and façade articulation.
- Use of brick and masonry as the primary façade material, particularly at the ground level.

Design Elements that Need Improvement (less of this)

- Ground floor façades dominated by parking, utilities, and blank walls.
- Overly flat facades with limited to no articulation, modulation, or depth of fenestration to provide shadow lines and visual interest.
- High-rise buildings stepped back from the building line and located above parking structures.
- Large flat facades dominated by horizontal glazing with little to no human-scaled details.

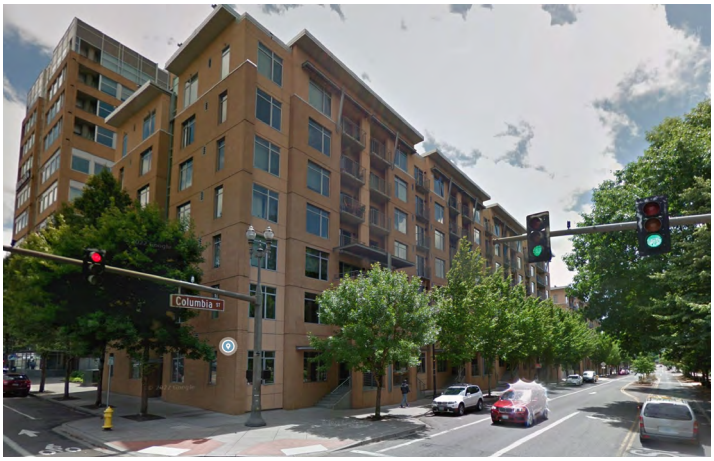


Figure 1—Downtown Design Guidelines Plan Area

DESIGN REVIEW PROCESS

Design review for the downtown area of the city of Vancouver was established in 1978 to assist architects and developers in their efforts to ensure quality design in their projects as well as compatibility of development projects with existing developments and City goals. In the past, the City used a Design Review Committee to review projects. Currently these projects are being reviewed by City planning staff. With the updated VDDG Manual, all projects will be reviewed for compliance with the design guidelines, zoning code, and other municipal documents that govern development.

The VDDG Manual is organized around key design topics. Each design topic includes an **Intent Statement** that outlines the design goals for each topic. A series of **Guidelines** follow for each topic outlining design guidance on how to meet the design intent for each topic. **Addressing guidelines are a requirement of design approval.** To further explain intent and the design guidelines, diagrams and images are provided for reference. Precedents are shown to illustrate recommended and not recommended design details.

A **VDDG Checklist** is provided in Appendix A that summarizes the design requirements and is required to be completed and submitted along with project application for review. Applicants shall fill out the checklist and provide a narrative description and supporting drawings that document compliance with the design guidelines.

PART II: **DESIGN GUIDELINES**

1. BUILDING + DESIGN

1.1. Massing & Articulation

1.1.1. Block Scale

INTENT
To break down the massing of super-block sites, and provide new pedestrian connections and new publicly accessible open spaces.

A. Block Size.

1. Where existing properties span multiple combined blocks, new development should recreate an approximate 200-foot by 200-foot grid by extending the sight lines of the existing street network through the creation of new publicly accessible pathways, open spaces, or streets.

1.1.2. Facade Design

INTENT
To break down the massing of block-scaled buildings and create pedestrian-scaled facades with a vertical rhythm and pattern that reflects the building's use.

A. Modulations.

1. Continuous building facades greater than 150 feet in length should have a minimum of one modulation. (Modulations should meet the modulation guidelines below).
2. Continuous residential building facades greater than 100 feet in length should have one or more modulations. (Modulations should meet the modulation guidelines below).

Definition:

Modulation. A modulation is a change in the massing of a facade plane. A modulation may be projections, recessions, or a change in facade plane that creates distinct facade sections. Size and depth of a modulation may vary but generally modulations are a change in a facade plane that exceed 18 inches in depth.

B. Modulation Design

1. Façade modulations may be a combination of recesses and projections.
2. Modulation and articulation of the ground floor should complement and align with the modulation and articulation of upper floors.

Example with two modulations that break the facade into three distinct massing elements. The breaks are emphasized with a change in color and material. Modulation and articulation of the ground floor complement and align with upper floors.

Example with combination of balcony projections and recessed modulations.

3. The facade modulation, at a minimum, should extend from the second floor through the roof plane.

Example of facade modulation extending through the roof plane creates distinct upper floor massing elements.

Example of modulation design of top floors that complement the ground floor design.

4. If more than one modulation is provided, balconies may occur within the façade modulation. To ensure the facade modulation is visible, balconies should be projected or recessed from the primary façade plane, approximately 8 inches or more.

Example of building with multiple modulation recesses with balcony projections. Modulations begin at the second floor.

Example of building with multiple modulations that extend from the ground floor through the roof plane.

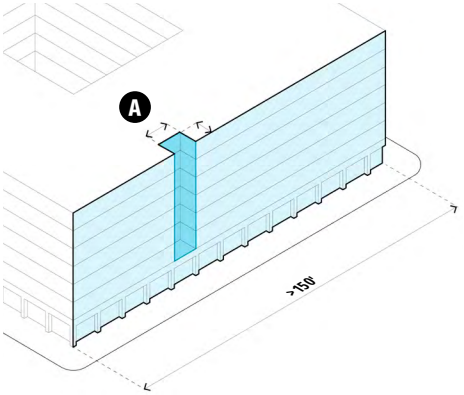
DON'T: *Create buildings with long flat facades. Design buildings to have modulations that reflect a residential rhythm and pattern.*

DON'T: *Create flat facades with only balcony projections and no facade modulation that result in an overly flat facade appearance.*

C. Modulation Size

1. Modulations in the façade plane should be sized depending on overall length of the façade and the number of modulations per facade:
   a. If only one modulation is provided, the modulation should have a minimum width of approximately 8 to 12 feet and a minimum depth of approximately 8 to 10 feet. (Figure 2)
   b. If two modulations are provided, the modulation should have a minimum width of approximately 6 to 8 feet and a minimum depth of approximately 4 to 6 feet. (Figure 3)
   c. If three or more modulations are provided, the modulations should have a minimum width of 6 feet and a minimum depth of 3 feet. (Figure 4)
2. The façade modulation may be of less depth if combined with a change/contrast in material/ color and/or a variation in the fenestration pattern.

Figure 2—One modulation

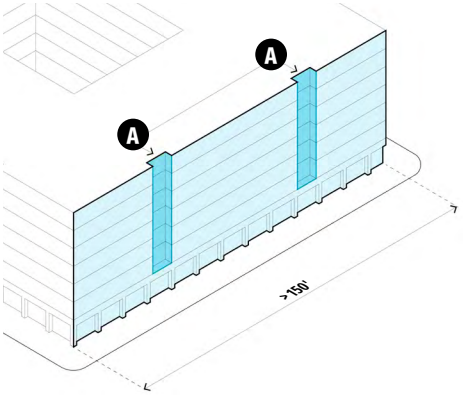


A The modulation should have a minimum width of 8 to 12 ft. and a minimum depth of 8 to 10 ft.

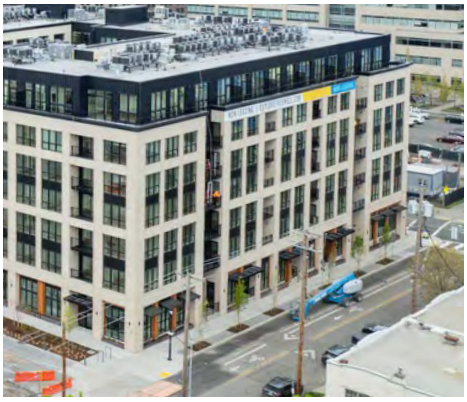
Example of facade with single major break.

Example of facade with minimum modulations but a change in material and color that breaks up the building into three distinct massing elements.

Figure 3—Two modulations



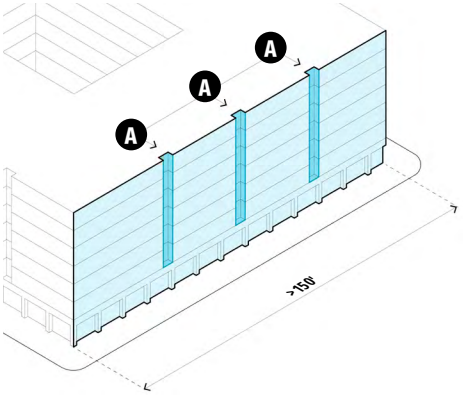
A The modulations should have a minimum width of 6 to 8 ft. and a minimum depth of 4 to 6 ft.



Example of facade with 2 modulations.

Example of facade with 2 modulations.

Figure 4—Three or more modulations



A The modulations should have a minimum width of 6 ft. and a minimum depth of 3 ft.

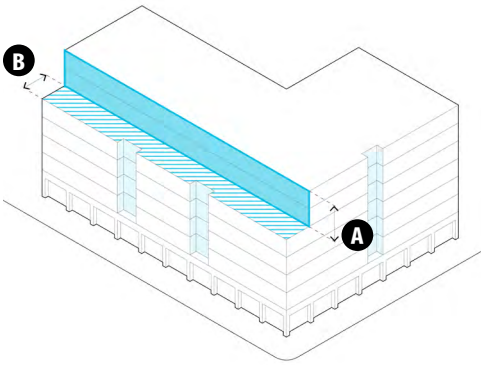
Example of facade with multiple modulations with an approximate depth of 3 feet.

DON'T: *Create buildings with long flat facades without any modulations.*

D. Modulation Exemption.

1. If the top one or two stories of a façade plane are stepped back a minimum 6 feet from the building line and facade plane below, the stepped back facade plane is exempt from the modulation guidelines noted in C above. (Figure 5)

Figure 5—Top Stories Modulation Exemption

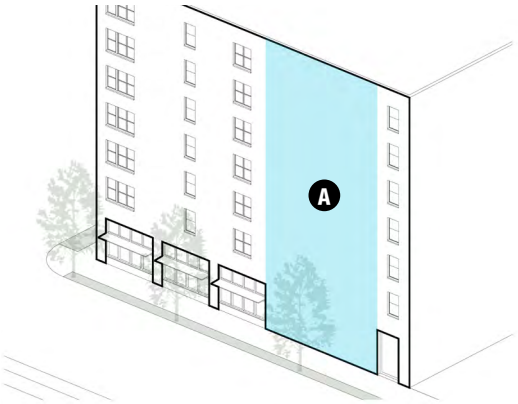


A Top 1 or 2 stories are exempt from the modulation guidelines if minimum step back provided.

B Minimum step back of 6 feet required for exemption from modulation guidelines.

E. Blank Walls.

1. Large, blank walls should be avoided on facades that face public streets or other publicly accessible spaces. Any wall sections should not exceed 30 linear feet in length without windows and facade articulation.



A Example of large blank wall areas between fenestration elements.

DON'T: *Create blank walls longer than 30 linear feet along sidewalks or other publicly accessible spaces.*

1.2. High-rise Massing

1.2.1. Meeting the Public Realm

INTENT

To provide unique moments and place making opportunities throughout downtown where high-rise projects are located.

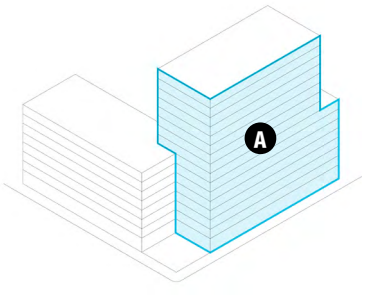
To integrate high-rise towers into the ground-level public realm.

A. Anchor the tower buildings to the public realm by extending a portion of any high-rise portion of the building to the ground plane. (Figure 6)

B. Primary building entrances should be located within or directly adjacent to the tower portion of the building. Primary building entries should be clearly identifiable and prominent elements of the building façade. (Figure 7)

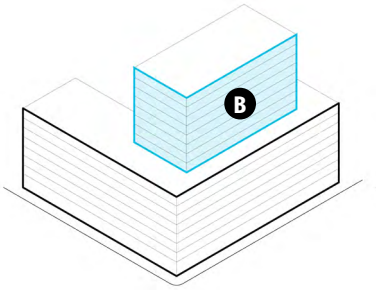
C. Corner mini park. High-rise buildings greater than 85 feet in height are encouraged to provide a corner mini-park or plaza. The mini-park or plaza should have a minimum dimension of 25 feet and a minimum area of 1,000 sf. The mini-park or plaza should be publicly accessible and may have a private area for outdoor dining that does not exceed half the size of the open space. (Figure 8)

Figure 6—Anchored tower buildings



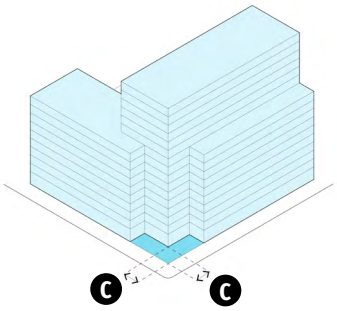
A DO anchor tower buildings to the ground plane.

Figure 7—Unanchored tower buildings



B DO NOT have tower buildings disconnected from the ground plane.

Figure 8—Corner mini park



C DO provide corner mini-parks or plazas for high-rise buildings.

DO *Anchor the tower portion of the building to the ground plane.*

DON'T *Disconnect the tower portion of the building from the ground plane.*

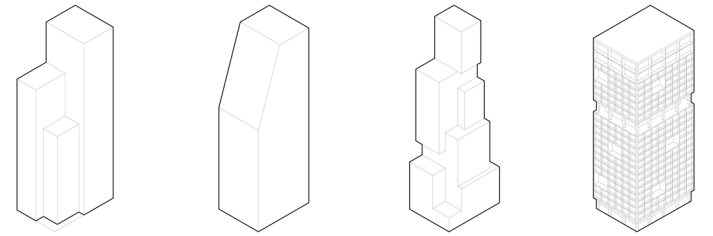
DO *Provide corner mini-park or plaza.*

1.2.2. Skyline Massing and Design

INTENT
To create an iconic and beautiful skyline that becomes a symbol and landmark of Downtown Vancouver.
To create visually interesting buildings and avoid monolithic boxes without shape or articulation.

A. Skyline. To create a visually appealing and interesting skyline, high-rise towers greater than 120 feet in height should do one of the following:

1. **Stepped Massing:** Reduce upper floor massing through one or more upper floor step backs.
2. **Tapered Massing:** Reduce the massing of upper floors through reducing the size of the floor plates as the building rises in height.
3. **Sculpted Massing:** Combine vertical and horizontal massing modulations to create interesting façade changes throughout the high-rise tower.
4. **Façade Articulation:** Use deep punched openings, changes in window patterns, and/or artistic architectural details like fins, shading devices, or cornices to create ornamental façade articulation.



Stepped Massing

Tapered Massing

Sculpted Massing

Facade Articulation

1.3. Fenestration

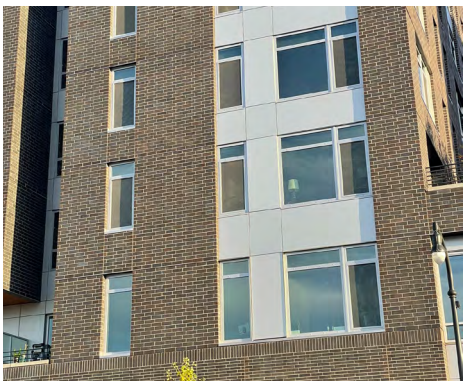
1.3.1. Window Design

INTENT
To avoid flat facades and provide human-scaled architecture elements that create visual interest and shadow lines.

A. Fenestration on facades facing a public street, right-of-way or publicly accessible open space should follow the guidelines listed below (portions of a building with glass curtain wall systems are exempt):

1. Window panes should be recessed 3 to 6 inches from façade plane.
2. Windows that are flat or "flush" with the façade are prohibited unless:
   a. Applied to a portion of a building that is part of a façade recess/inset with a minimum 4 inches in depth. The portion of the building that is recessed should have a maximum width of 20 feet.
   b. Framed or include a lintel and mantel with a minimum projection of 2 to 6 inches from the facade.

DO *Recess windows from the facade plane to create facade depth and shadows.*



DO *Have windows that may be flat or "flush" with facade, if applied to a portion of a building that is part of a façade recess/inset.*

DON'T Have flat or "flush" windows compose large sections of a building facade.

1.3.2. Glass Curtain Walls

INTENT
To maintain the materiality and character of downtown.

A. Buildings with 100% glass curtain wall facades are discouraged. Glass curtain walls may be used as a building accent.

B. Glass curtain walls should not exceed 50% of any single façade facing east, south, and west.

Example of a building with glass curtain wall accent.

Example of a building with glass curtain walls that do not exceed 50% of any single facade.

DON'T *Create buildings with 100% glass curtain wall.*

1.3.3. Bird Safe Design

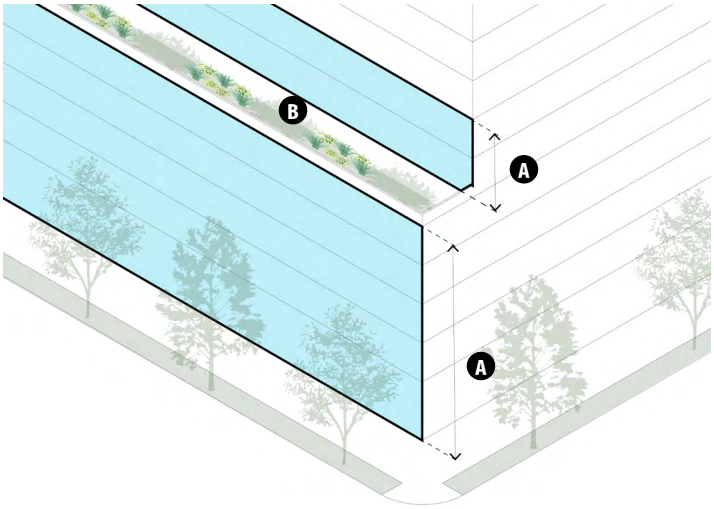
INTENT
To limit the number of bird collisions by reducing the façade area of reflective materials that mimic bird habitat areas such as trees and vegetation.

A. Façade area between the ground and 60 feet or within 15 feet above a green roof should be designed with bird-friendly glazing treatments. (Figure 9)

B. Bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens and/or netting over non reflective glass.

C. Visual traps such as areas of glass through which trees, landscape areas, water features or the sky are visible from the exterior, should be avoided unless a bird safety treatment is used.

Figure 9—Bird Safe Facade Design



A Façade area between the ground and 60 feet should be designed with bird-friendly glazing treatments.

B Green Roof

1.4. Roofscapes + Green Roofs

1.4.1. Roofscapes

INTENT
To design roofscapes as a fifth facade when visible from above, integrate roof penthouses into building design, and reduce impact of roofscapes in the creation of an urban heat island effect.

A. Roof areas adjacent to or below occupied upper floors should be designed to provide a visually appealing roofscape. Green roofs are encouraged.

B. Stair, elevator, and mechanical penthouses should be designed to minimize visibility from the street or integrated within the façade design of the building.

C. Roofscapes are encouraged to be designed as cool roofs with materials that reduce the amount of heat transfer into the building and surrounding area.

1.4.2. Green Roofs

INTENT
To ensure adequate planting conditions for green roofs that will contribute to the urban ecology of downtown.

A. Topography. Varied topography, soil materials, and soil textures are critical in supporting more diverse plantings, pollinators, and a greater range of ecological functions. Engineered soil should be placed at varying depths to mimic the natural undulation of native habitat. This will help to represent the structural contrast that plant species with varying root depths and ground-nesting pollinators rely on.

B. Vegetation.

1. Vegetation should be low maintenance, drought-tolerant, hardy, and perennial or self-sowing.
2. Over 50% of vegetation should be evergreen species.
3. Vegetation should achieve 90% coverage within 2 years of planting.

C. Soils. Green roof soil depth should satisfy the following requirements to support healthy native plants.

1. Minimum soil depth of 4-12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
2. Soil depth should be strategically varied across the green roof to accommodate the needs of various plant communities.

D. Photovoltaic (PV) panels may be co-located with green roofs on flat roofs where feasible. PV panels should be clustered together to allow for sunlight penetration to the green roof beneath.

1.5. Materials

INTENT
To improve the overall appearance of buildings and to have building character express longevity and permanence through high quality materials that will maintain quality of appearance over time. To create a consistent character and identity for downtown.

A. Building materials should be of a high-quality and chosen for the product's longevity and sustainability. Sustainability considerations should include the sourcing of materials, distance and material travels, carbon impact, and maintenance requirements.

B. Brick, brick veneer, terracotta, ceramic tiles, or masonry provide a human-scaled element to facades and should be the primary material for all ground floor facades exclusive of fenestration.

C. South of 15th Street: brick veneer, terracotta, ceramic tiles, or masonry are encouraged to be the primary material for all publicly facing facades for the first 50 feet of height.

D. Mass timber buildings may be exempt from this standard to express the structural facade elements. High-quality low carbon concrete may be used if detailed with human-scaled elements.

2. ACTIVE GROUND FLOOR DESIGN

INTENT
To ensure ground floor frontages focus on interest-creating facades lined with active uses or designed to show regular habitation and activity. Active ground floor uses include retail, restaurants, or other service-oriented spaces but may also include residential units, residential accessory spaces, or office space if designed to interact with and contribute to the pedestrian realm and sidewalk character while ensuring an appropriate level of privacy for the ground floor occupants.

2.1. Building Entrances

INTENT
To support wayfinding and create easily identifiable entrances that are proportional in size to the scale of the building and number of people served.

A. Primary Building Entrances.

1. Primary entrances should be prominent and easily identifiable through accentuated architectural details such as awnings, projections or recesses.
2. The primary entrances to upper floor uses should orient to public streets and open spaces.

B. Entry/Lobby Design

1. A stairway should be co-located with building lobbies and elevator access points.
2. The stairway is encouraged to be designed to be inviting and include fenestration for natural lighting.

Example of a primary entrance oriented towards a public street.

Example of a prominent and easily identifiable primary entrance.

Definition:
Primary Building Entry. The main public entrance to the upper floors of a building.

2.2. Retail/Commercial Ground Floors

INTENT
To provide retail spaces that are inviting, provide transparency into interior spaces, and are flexibly designed for a range of tenants.

A. Retail-ready Ground Floors.

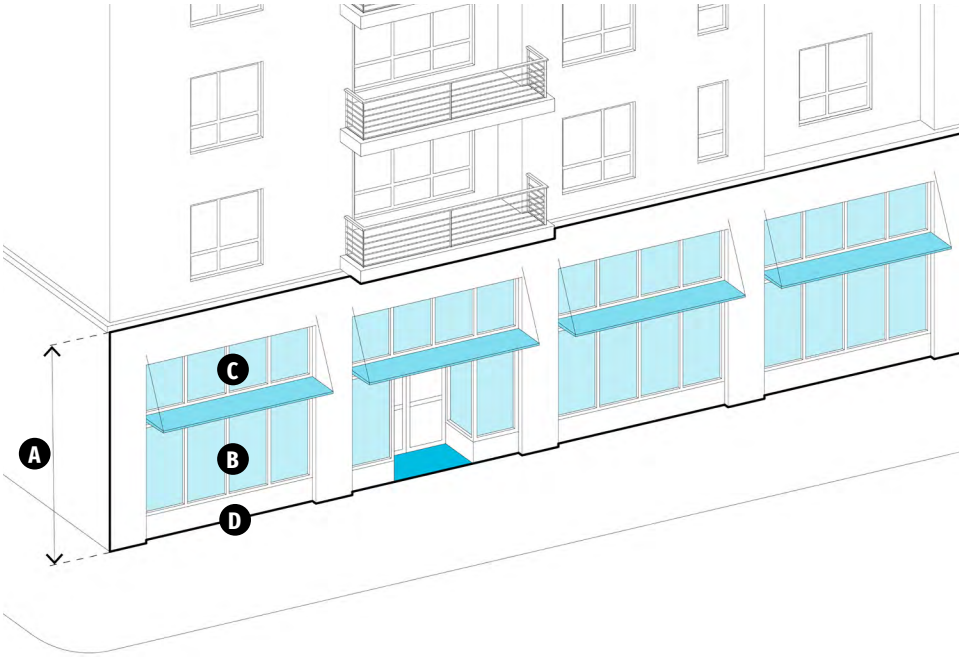
1. Retail-ready ground floors, where required, should have a minimum depth of 25 feet. Greater depth in high-retail areas is encouraged to serve the needs of a variety of retail tenants or provide more storefronts per linear frontage.
2. Retail-ready ground floors should be designed to include or be retrofitted with at least one entrance for each 30 feet on linear frontage.
3. Retail-ready ground floors should be designed to incorporate venting for potential restaurant tenants, even if venting is not installed during initial construction.

B. Minimum floor-to-floor height. Retail and retail-ready ground floors should have a minimum floor-to-floor height of 18 feet. Retail in areas where retail-ready is not required may have a minimum 14 feet floor-to-floor height.

C. Storefront Façade.

1. Storefront/retail façades should maximize transparent glazing between 2 and 7 feet in height from the sidewalk grade, approximately 60% or more of the façade area.
2. Transom windows are encouraged to bring natural light into commercial spaces.
3. Bulkheads and solid walls, if provided, should measure approximately 12 to 24 inches from finished grade.

Figure 10—Retail/Commercial Ground Floors



Example of a transparent and inviting retail/ commercial frontage on the ground floor.

A Minimum floor-to-floor height.

B Maximize transparent glazing between 2 and 7 feet in height.

C Transom windows are encouraged to bring natural light into commercial spaces.

D Bulkheads and solid walls, if provided, should measure approximately 12 to 24 inches from finished grade.

2.3. Office/Professional Services

INTENT

To ensure ground floor space for office and professional services activate the public realm through adding visual depth and transparency into a building's interior.

To maintain a level of privacy through building setbacks and landscaping so temporary window coverings are not permanently closed.

A. Floor-to-floor height. Ground floor office space should have a minimum floor-to-floor height of 15 feet or a minimum floor-to-ceiling height of 12 feet.

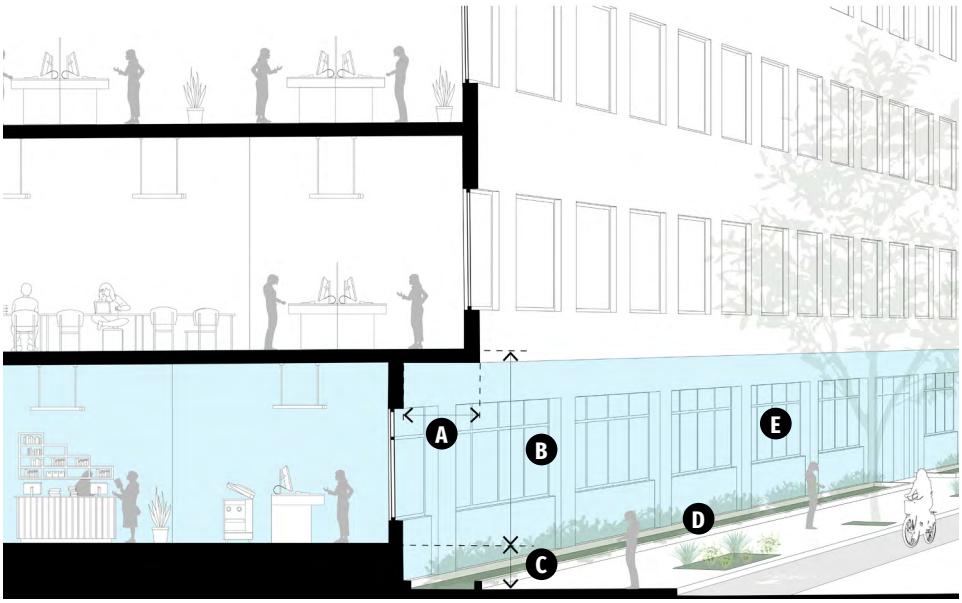
B. Non-communal spaces should be 2-3 feet above sidewalk grade to provide privacy to office work spaces. Professional services or other spaces that have direct access to the sidewalk may be at sidewalk grade.

C. Setback. Ground floor office work spaces should be setback a minimum of 3 feet to provide space for a landscape buffer.

D. Landscaping. Setback area should maximize landscaping, generally 60% or more of the setback area.

E. Fenestration. Ground floor office should maximize transparent glazing between 3 and 8 feet in height from the finished floor of the office space.

Figure 11—Office/Professional Services Ground Floor



Example of a ground floor office and professional services space activating the public realm through adding visual depth and transparency.

A Minimum of 3 feet setback to provide space for a landscape buffer.

B Ground floor office space should have a minimum floor-to-floor height of 15 feet or a minimum floor-to-ceiling height greater than 12 feet.

C Non-communal spaces should be 2-3 feet above sidewalk grade to provide privacy to office uses.

D Setback area should maximize landscaping, generally 60% or more of the setback area.

E Maximize transparent glazing between 3 and 8 feet in height from the finished floor of the office space.

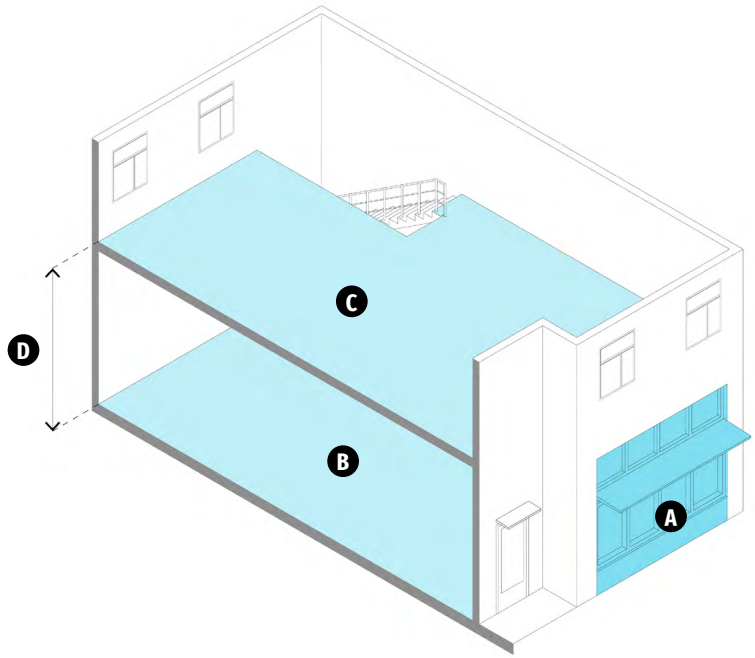
2.4. Live/Work

INTENT
To ensure that live/work units contribute to creating an active storefront character and provide active ground floor frontages.

A. Floor-to-floor height. Floor-to-floor height. Live/work units should have a minimum floor-to-floor height of 15 feet on the ground floor, or a minimum floor-to-floor height of 18 feet for live/work units with a mezzanine.

B. Fenestration. Live/work units should have a minimum 50% of their façade area designed with a storefront character; and live/work unit's storefront areas should maximize transparent glazing between 2 and 7 feet in height from the sidewalk grade.

Figure 12—Live/Work Typology



Example of live/work unit with storefront character.

- **A** Minimum 50% of façade area should be designed with a storefront character.
- **B** Work component
- **C** Residential component
- **D** Live/work units should have a minimum floor-to-floor height of 15 feet on the ground floor.

2.5. Residential

2.5.1. Residential Units

INTENT

To ensure ground floor residential units create activity and enhance the public realm through direct interaction with the sidewalk through stoop unit entries, balconies or porches.

To maintain privacy through raising units above sidewalk grade and setting ground floor units back from the building line to provide space for landscaping.

To create a more residential feel with increased setbacks for buildings north of 15th Street while allowing for more urban ground floors with limited setbacks south of 15th Street.

A. Ground floor residential units should be raised a minimum of 2 feet and not more than 6 feet above sidewalk grade, on average per façade.

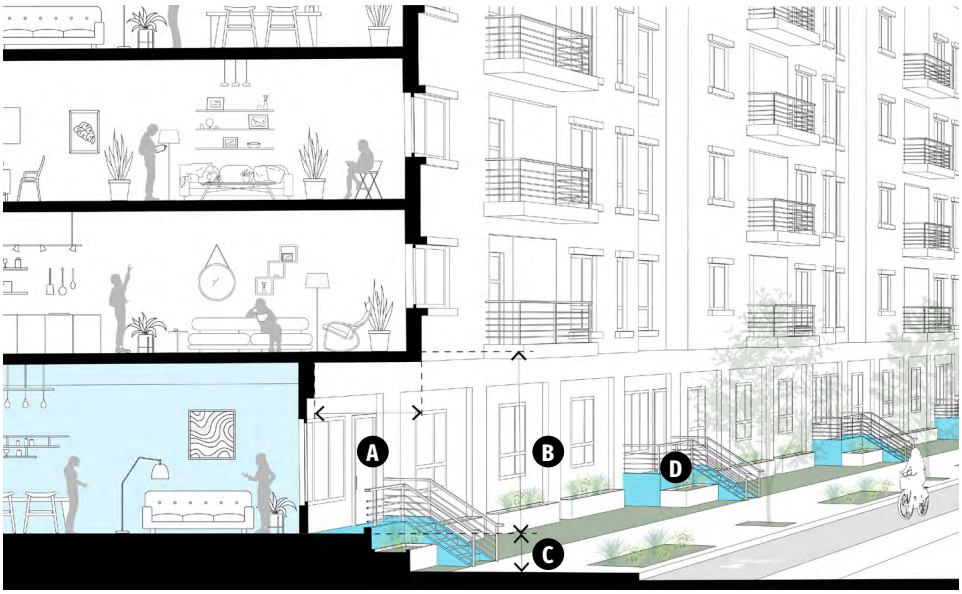
B. The ground floor unit should have a minimum floor-to-floor height of 10 feet.

C. Ground floor units are encouraged to have stoop entries.

D. North of 15th Street.

1. Ground floor residential units north of 15th Street should be setback a minimum of 3-5 feet from the building line.
2. Entrances to ground floor units should be setback a minimum of 5 feet from the building line to provide an entrance area and room for stoops.

Figure 13—Residential Ground Floor (North of 15th Street)



Example of a ground floor residential unit activating the public realm through stoops and patios in the setback area.

Ⓐ Ground floor residential units should be setback a minimum of 3-5 feet from the building line.

Ⓑ The ground floor unit should have minimum floor-to-floor height of 10 feet.

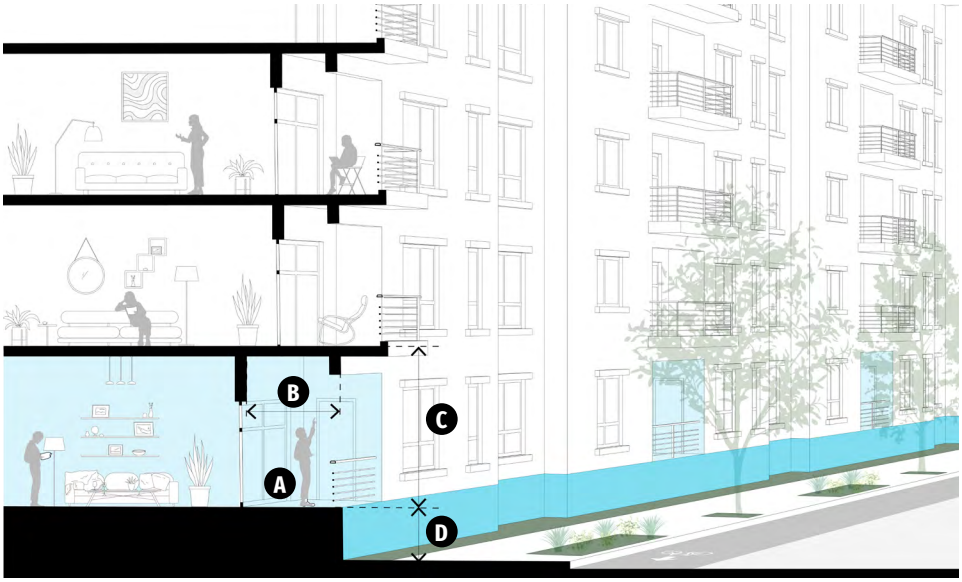
Ⓒ Ground floor residential units should be raised a minimum of 2 feet and not more than 6 feet above sidewalk grade.

Ⓓ Ground floor units are encouraged to have stoop entries.

E. South of 15th Street

1. Ground floor residential units with a setback of 3-5 feet from the building line should be raised a minimum of 2 feet and not more than 6 feet above sidewalk grade.
2. Ground floor residential units without a setback of 3-5 feet from the building line should be raised a minimum of 3 feet and not more than 6 feet above sidewalk grade.
3. Ground floor units should include ground floor balcony spaces if stoops are not provided. Balconies should have a minimum depth of 6 feet.

Figure 14—Residential Ground Floor (South of 15th Street)



Example of a ground floor residential activating the public realm through balcony and providing privacy through ground floor height raised above sidewalk grade.

A Ground floor units south of 15th Street should include ground floor balcony spaces if stoops are not provided.

B Ground floor unit balcony spaces should have a minimum depth of 6 feet.

C The ground floor unit should have minimum floor-to-floor height of 10 feet.

D Ground floor residential units should be raised a minimum of 3 feet and not more than 6 feet above sidewalk grade for units that are not setback from the building line.

2.5.2. Residential Accessory Spaces

INTENT
To design and locate residential accessory spaces to activate and provide visual interest to the public realm.

A. Ground floor accessory spaces fronting a street should be designed to activate the street through views into a building's active common spaces. Common spaces that activate the ground floor may include shared lounges, event spaces and leasing offices, or other similar spaces.

B. Ground floor residential accessory spaces should have a minimum floor-to-ceiling height greater than 10 feet.

C. Bike parking and/or bike rooms, utility rooms, storage rooms, mechanical rooms or other similar spaces should not be located at the corner of a building.

2.6. Rain/Weather Protection

INTENT
To provide weather protection and comfort for pedestrians that enhances the design of ground floor facades.

2.6.1. Locations

A. Rain/weather protection may be an awning, overhang, marquee, free-standing shelter, arcade or other architectural feature.

B. Rain/weather protection should be provided at the following locations:

1. All primary building entrances.
2. All areas with retail-ready ground floors or where retail-ready ground floors are required.
3. Entrances to ground floor residential uses and office spaces.

2.6.2. Primary Building Entrances

A. At primary building entrances, rain/weather protection should be

1. A minimum 10 feet in width at primary building entrances.
2. Distinguished in design from other ground floor rain/weather protection.
3. A minimum 2 feet higher than adjacent rain/weather protection.

B. At primary building entrances, rain/weather protection should be located between 10 and 20 feet in height above sidewalk grade. (Figure 15)

2.6.3. Retail Frontages

A. At retail and retail-ready ground floor locations, rain/weather protection should

1. Extend the length of retail-ready ground floor.
2. Include clerestory windows above rain/weather protection overhang to increase natural light into the building spaces.
3. Not extend across building columns or create segments greater than 35 feet in length unless part of an arcade structure.
4. Integrate signage into rain/weather protection structure.

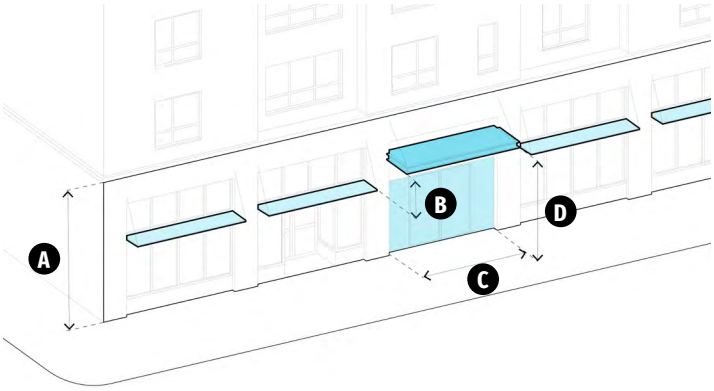
2.6.4. Ground Floor Residential and Office Entrances

A. At ground floor unit and office space entrances, rain/weather protection should be a minimum 6 feet wide.

2.6.5. Materials

A. Cloth and fabric awnings are prohibited unless part of a retractable awning over an outdoor dining area.

Figure 15—Primary Building Entrances

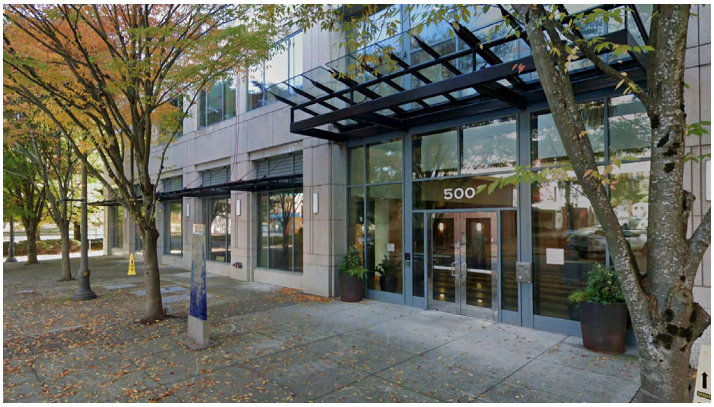


A Minimum floor-to-floor height of 18 feet or a minimum floor-to-ceiling height greater than 15 feet.

B Rain/weather protection at primary building entrances should be a minimum 2 feet higher than adjacent rain/weather protection.

C Minimum 10 feet in width at primary building entrances.

D Rain/weather protection should be located between 10 and 20 feet in height above sidewalk grade.



Example of a primary building entrance awning that is higher than the adjacent awning.

Example of an active retail frontage with weather protection with clerestory windows above.

3. LIGHTING

3.1. Building + Site Lighting

INTENT
To provide clear wayfinding and pedestrian lighting that enhances the architectural character.

A. Pedestrian-Oriented Lighting. Pedestrian-scaled lighting should be provided along active frontages and should highlight building entrances. Pedestrian-oriented lighting should be placed along pedestrian pathways, multi-use pathways and other walkways at minimum intervals of every 25-50 feet to improve pedestrian comfort, security, and safety.

B. Architectural Compatibility. Exterior lighting fixtures should be architecturally integrated with the building style, materials, and colors.

C. Attachment. Fixtures on buildings should be attached only to walls, eaves, or weather protection, and the top of the fixture should not exceed the height of the parapet, roof, or eave of the roof.

D. Rooftop. Rooftop open space lighting should be minimized and should be turned off outside of normal usage hours.

3.2. Dark Sky

INTENT
To limit the impact of lighting on the environment.

A. Light Trespass. All lights should be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaries should meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries. (Figure 16)

B. Lighting Intensity. Lighting should use the lowest level of light necessary. Outdoor lighting should not exceed 1,000 lumens in intensity.

C. Time. Lighting should be limited to essential time periods for lighting. Controls such as timer or motion detectors should be used to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

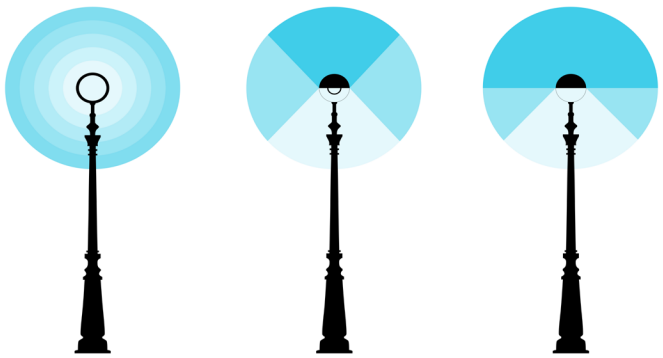
D. Color/Temperature. General site and parking lot lighting should have a nominal correlated color temperature (CCT) of no greater than 3000 Kelvin. Cooler/whiter lighting above 3000 Kelvin in CCT should be limited to areas where a more accurate color rendition is important, including building entrances and exits (for security reasons), and lighting of signs.

3.3. Skyline and Beacon Lighting

A. Buildings should not have special, "beacon" lighting that highlights a building's top floor, roof structure, or parapet.

B. Dynamic "art lighting" with moving lights or graphics are prohibited above the ground floor.

Figure 16—Street Lighting Guidelines



BAD *Non-Cutoff* **BETTER** *Semi-Cutoff* **BEST** *Full Cutoff*

4. SIGNAGE

INTENT

To create an integrated and cohesive signage strategy that complements a building's architectural character.

To ease wayfinding and provide visual interest and identity.

4.1. General

A. The number and size of signs are regulated by the City's sign ordinance (VMC 20.82). In some instances, the maximum amount of signage permitted may allow multiple signs. Wherever possible, the allowable sign area should be consolidated into the minimum number of signs consistent with the design of the project and needs of the occupant.

B. Materials. Paper, cloth, vinyl and other such materials that create an impermanent appearance when used as signs are strongly discouraged.

C. Signs should be designed and placed so they complement the overall façade composition.

D. Signs should be located so that building details will not be covered or otherwise obscured.

E. Free-standing pole signs and monument-type signs for individual commercial establishments are strongly discouraged.

F. Signage should be oriented to pedestrians.

G. Each building should have only one primary sign on any one building face.

H. Building signage above 45 feet in height is discouraged.

I. Signage for building tenants is prohibited above the 2nd story except for hotel and hospitality uses.

J. Large scale signage visible from the freeway or other areas of the city is prohibited.

4.2. Retail Signage

A. Retail signage should be integrated into the building and weather protection design.

B. Blade, fin and pendant signs perpendicular to the sidewalk are encouraged to provide more visible signage for pedestrians.

DO *Design and place signs to complement the overall facade composition.*

DO *Integrate freestanding signs into the landscape design.*

DON'T *Design overdominating building signage that does not complement facade composition and materiality.*

DO *Orient tenant signage to the pedestrian.*

DO *Integrate retail signage into the building and weather protection design.*

DON'T *Create large scale signage visible from distance.*

DO *Design and place signs to complement the overall façade composition.*

DO *Design and place blade signs that are perpendicular to the sidewalk.*

DON'T *Use materials for signage that create an impermanent appearance.*

5. MECHANICAL EQUIPMENT, UTILITIES, AND SERVICE AREAS

INTENT

To limit the visual impact of utilities and mechanical equipment.

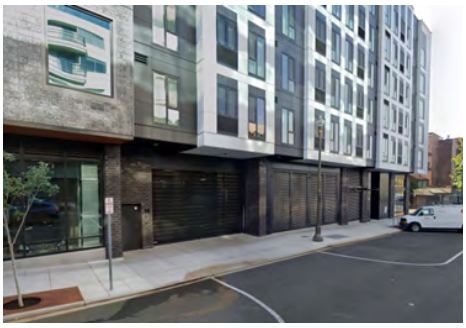
To ensure that mechanical, utilities, and services are designed to complement the building design.

5.1. Ground Floor Facades

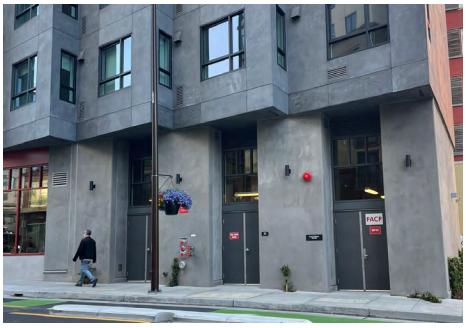
A. Service, utility, mechanical and loading areas should be provided at the rear of buildings or incorporated into parking areas, if possible. If fronting a public right-of-way or publicly accessible area, they should be located on the secondary street, typically the east/west streets.

B. Service, utility, mechanical and loading areas should be designed to minimize impact to the pedestrian experience and integrate into the overall architectural character.

1. Design interior spaces to minimize overall street frontage length of service areas.
2. Integrate service and loading areas into building architecture through using matching or complementing rhythm and pattern of upper floors.
3. Use same material palette and quality of materials as active building frontages.
4. Use a variety of materials and/or changes in facade plane to break up large service areas.
5. Recess swinging doors and vehicle entrances. (Doors used solely during emergencies are not required to be recessed).



DO *Use a variety of materials and changes in the facade plane to break up large service area facades.*



DO *Integrate service and loading areas into building architecture through using matching or complimenting rhythm and pattern of upper floors.*

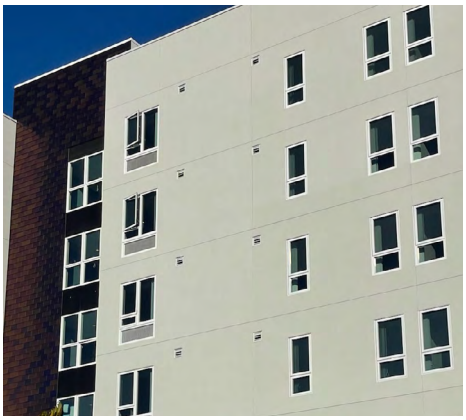
DON'T *Misalign ground floor to upper floor modulation.*

5.2. Wall Vents and Façade Mounted Equipment

A. All vents, flashing, electrical conduits and other façade mounted equipment should match the façade color, or if paired with fenestration elements should match the fenestration color and material.

B. All vents, flashing, electrical conduits and other façade mounted equipment should follow a regular placement rhythm and pattern that complements overall façade design.

DO *All vents, flashing, electrical conduits and other façade mounted equipment should match the façade color.*



DO *Organize vents in a facade to complement other design elements like fenestration and downspouts.*

DON'T *Detract from the building architecture by using contrasting materials or placing vents in a disorganized manner.*

5.3. Mechanical Equipment Screening

A. All mechanical equipment, not including solar equipment, should be screened by an enclosure equal to or greater than the height of the equipment. Screening material should complement the building design.

B. Rooftop elements on multi-family and mixed-use buildings, including roof access, mechanical equipment, and other features needed for the function of the building, should be located to minimize its visual impact by meeting the following requirements.

1. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features are exempt from these requirements.
2. Mechanical equipment should be set back a minimum of 10 feet from the roof edge or screened through the use of parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building.

DO *Setback mechanical equipments on rooftop from the roof edge or screened through the use of parapet walls, towers, or other architectural features.*

DO *Mechanical equipment screening material should complement the building design.*

DON'T *Mechanical equipment screening should not include visual gaps.*

6. VEHICLE ACCESS AND PARKING DESIGN

6.1. Vehicle Access

INTENT
To increase pedestrian safety and reduce conflicts between vehicles and pedestrians.

A. Drive-thru and drive-in facilities are prohibited downtown.

B. Entrances to parking and loading areas and surface parking should be located on the secondary street with the least active pedestrian frontage. Parking, loading, and utility access should be avoided on the following streets: Esther Street, Columbia Street, Washington Street, Main Street, Broadway Street, 9th Street, 12th Street, and 13th Street.

6.2. Surface Parking

INTENT
To minimize visual impact of parking areas on the public realm and not detract from the overall character of downtown or create inhospitable pedestrian environments.

A. Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet to screen parked cars. The vertical element may be hedges, low walls, trellis, or other plantings.

B. Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

C. Trees are encouraged in the setback landscape area to increase canopy cover over the sidewalk and parking area. (Figure 17)

Figure 17—Surface Parking Guidelines

A Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

B Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet.

6.3. Structured Parking

INTENT
To ensure structured parking does not detract from designing ground floors with with active uses that engage with the streetscape.

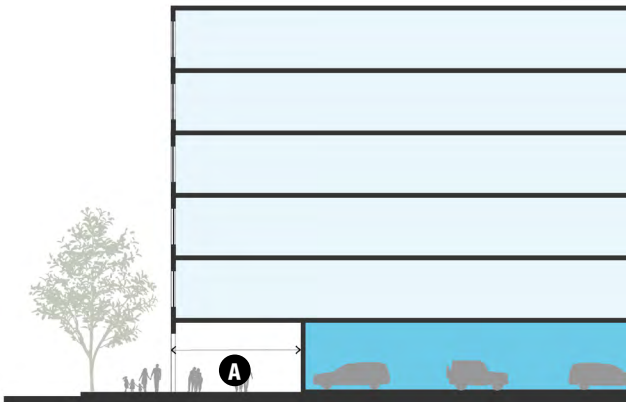
A. Partially sub-grade parking structures:

1. Should not include direct visual access to parking areas. All fenestration into parking areas should be screened with decorative grates, louvers or landscaping.
2. Structured parking should not exceed 6 feet above sidewalk grade for residential buildings and should not exceed approximately 3 feet above sidewalk grade for office buildings. Partially sub-grade parking structures are not appropriate on façades where retail-ready ground floors are required.
3. If structured parking projects 4 feet above sidewalk grade, stoop entries accessing ground floor residential units should be included to partially screen the parking level and provide visual interest and activation of the streetscape.

B. Above-grade parking structures:

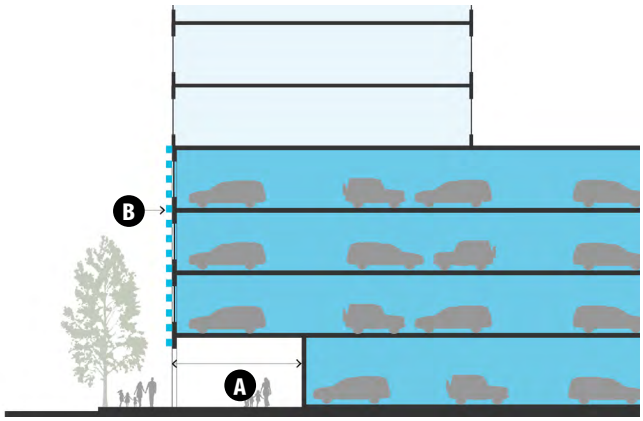
1. Parking areas should be setback a minimum of 25 feet from the building line to provide functional interior space and active frontages.
2. Structured parking facades should be designed with interest-creating features and active uses.
3. For high-rise structures greater than 120 feet in height, structured parking may come to the façade edge on upper levels. Facades should be designed to look like a non-parking use building or should be designed with artistic design and articulation features to create a unique and interest-creating façade. Upper garage floors should read horizontally on the façade. (Figure 19)
4. Structured parking facades should fully screen all interior and vehicle light trespass.

Figure 18—Above-grade parking structures



A Parking areas should be setback a minimum of 25 feet from the building line to provide space for active uses.

Figure 19—Above-grade parking structures



A Parking areas on the ground floor should be setback a minimum of 25 feet from the building line to provide spaces for active uses.

B Facades should be designed to look like a non-parking use building or should be designed with artistic design and articulation features.

DO *Screen and integrate partially below grade parking structure into the building design.*

DO *Line at-grade parking structure with active uses.*

DON'T *Design structured parking to be visible from public streets.*

7. "MAIN STREET" HERITAGE OVERLAY DISTRICT #2

INTENT
These guidelines are in addition to the code section 20.510.020.B Heritage Overlay District Number Two and sections 1-6 of the VDDG Manual. Where the below guidelines are in conflict with sections 1-6, the guidelines in section 7 shall prevail.

7.1. Historic Rhythm and Pattern

INTENT
To create buildings that complement the historic rhythm and pattern of buildings within the "Main Street" Heritage Overlay District #2.

A. Buildings should have a distinguishable 25-30 feet column pattern.

B. Columns should be expressed from cornice to the street level.

C. Columns should be a minimum 2 feet in width. Taller facades, greater than 4 stories, should have wider columns up to 4 feet in width.

D. Window panes should be recessed a minimum 4-8 inches from the façade plane.

E. Fenestration should be grouped or articulated with columns or ornamentation that emphasizes a vertical orientation.

7.2. Identifiable Base/Middle/Top

INTENT
To ensure new buildings, of any scale, use or style use the base/middle/top design organization to build on the Heritage District's design history and create human-scaled buildings.

The existing older buildings in the "Main Street" Heritage Overlay District #2 are designed to have a defined base, middle, and top.

A. Building façades should be designed to have a base, middle, and top.

1. **Building Base:** Should be designed with a distinct building base that is differentiated from the building middle and top.
   a. May include a ground floor distinguished by one or more of the following: change in material, cornice line, or change in design pattern or fenestration type; or
   b. May include a bulkhead that grounds the building and/or columns of a building and is distinguished from the middle of the building through a change in material.
2. **Building Top:** Should be designed with a distinct building top that is differentiated from the building middle and base.
   a. Should include a defined cornice line or roof overhang; and
   b. May include upper floor change in design pattern or fenestration type.

B. Building alignment: Floor plates and façade features are encouraged to line up with at least one of the adjacent building's base datum line and/or top cornice line.

7.3. Materials

INTENT
To create a consistent character and identity for the "Main Street" Heritage Overlay District #2.

A. Brick, brick veneer, or masonry should be the primary façade material for the first 50 feet of height.

Example of a building that complements the historic rhythm and pattern or buildings within the Main Street Heritage District.

Example of a building with well articulated ornamentation, artistic fenestration pattern and cornice.

Example of the use of cornice lines at the base and top of the building to define the three portions of the facade.

Example of defining the building base with different materials and fenestration details than used on the upper stories.

DO *Use materiality and fenestration pattern that are consistent with the character and identity of the Heritage District.*

DON'T *Stucco should be limited. Materials in the Heritage District should complement existing buildings and reinforce the character of the area.*

7.4. Main Street Building Massing and Facade Design

INTENT

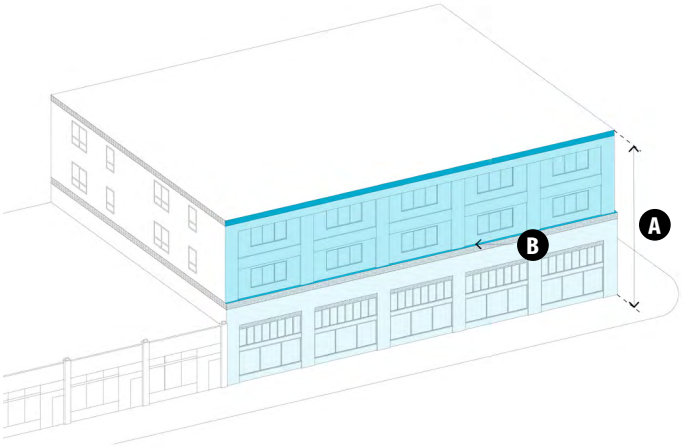
To maintain and emphasize the historic character and scale of buildings.

To ensure new buildings do not overwhelm Main Street historic structures.

A. Alterations and Additions. Projects that maintain the original facades of existing buildings but do not exceed 35 feet in height should step back new facades a minimum of six inches from the face of the original façade. (Figure 20)

B. Building Massing on Main Street. Buildings facing or within 100 feet of Main Street should step back upper floor facades above 35 feet in height. The upper floor step back should be greater than 10 feet. (Figure 21)

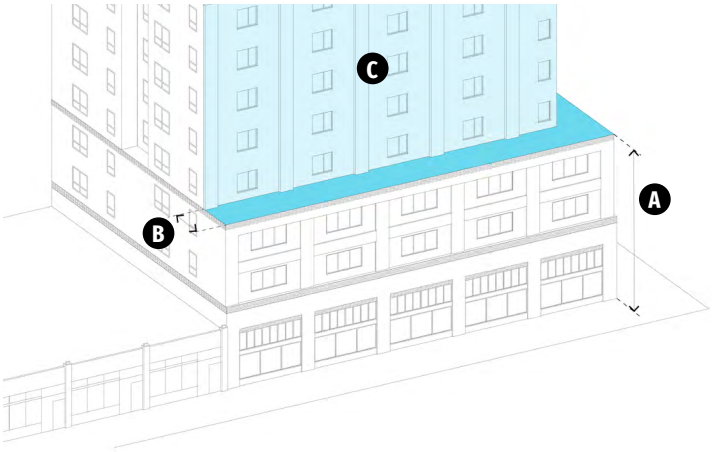
Figure 20—Alterations and Additions to Heritage structures



A Second story or 35 feet in height.

B Projects that maintain the original facades of existing buildings should step back new facades a minimum of six inches from the face of the original façade.

Figure 21—Building Massing on Main Street



A Building base, up to 35 feet in height.

B The upper floor step back should be greater than 10 feet.

C Upper stories, above 35 feet in height.

PART III:
APPENDIX

VDDG Checklist

CHECKLIST TO BE PROVIDED WITH FINAL DOCUMENT

CHECKLIST TO BE PROVIDED WITH FINAL DOCUMENT

Vancouver Downtown Design Guidelines

2024 Update

What is this project about?

The City of Vancouver's Downtown Design Guidelines Manual (initially written in 1978 and last updated in 1995) is used in the review of development projects in Downtown Vancouver. The guidelines have helped architects and developers ensure quality design in their projects as well as compatibility with downtown character and the goals of the community. Vancouver is seeing continued development interest and the guidelines are being updated to provide better guidance for the design and scale of development being built today.

Why is the City working on this now?

Currently, City staff are responsible for reviewing development projects, so they work directly with the Downtown Design Guidelines Manual on a regular basis. As development interest continues to grow in Downtown Vancouver, City staff have identified a need for the guidelines to be updated to better streamline the review process for both the City staff reviewers and the applicant. The City is looking for updated guidelines that are clear and concise, but still allow for flexibility and are not overly prescriptive.

How can I get involved?

Attend development community focus groups

Participate in the open house when draft guidelines are released

Watch the City's website for other engagement opportunities

Timeline

Fall 2023
Project Kickoff

Winter 2024
Focus Group Meetings

Spring - Summer 2024
Development of Draft Design Guidelines

Early Fall 2024
Public Draft Review + Community Open House

Late Fall 2024
Adoption Hearings

CITY OF Vancouver WASHINGTON

CITY OF Vancouver WASHINGTON

Section 30 Update: Future Land Uses

Planning Commission Workshop

Chad Eiken, Director, Community Development

Chim Chune Ko, Real Estate Project Manager, Economic Prosperity & Housing

October 8, 2024

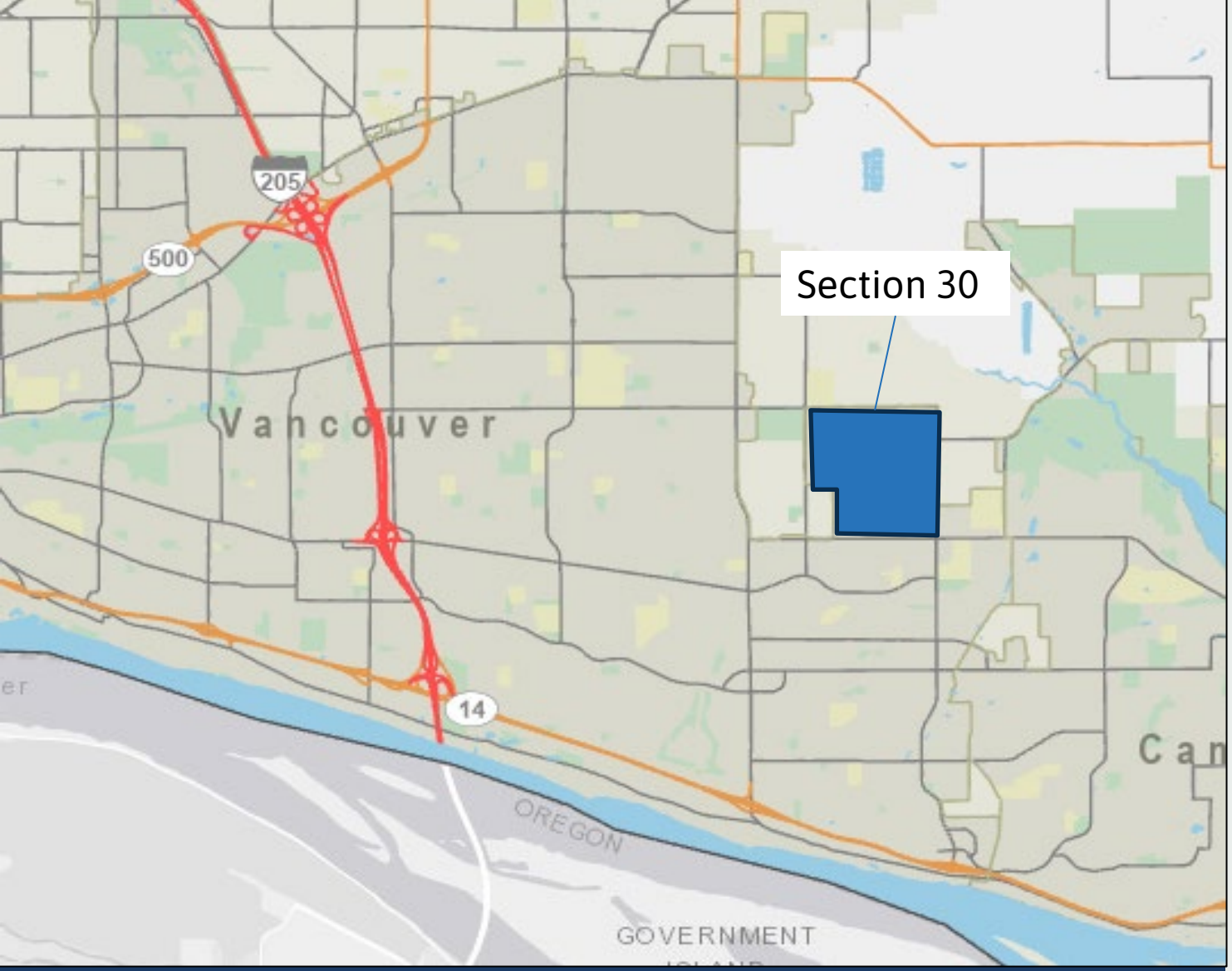
Agenda

Section 30 Background

Pre-Annexation Development Agreements

Alternative Approach to Improve Outcomes

Proposed Code Adjustments

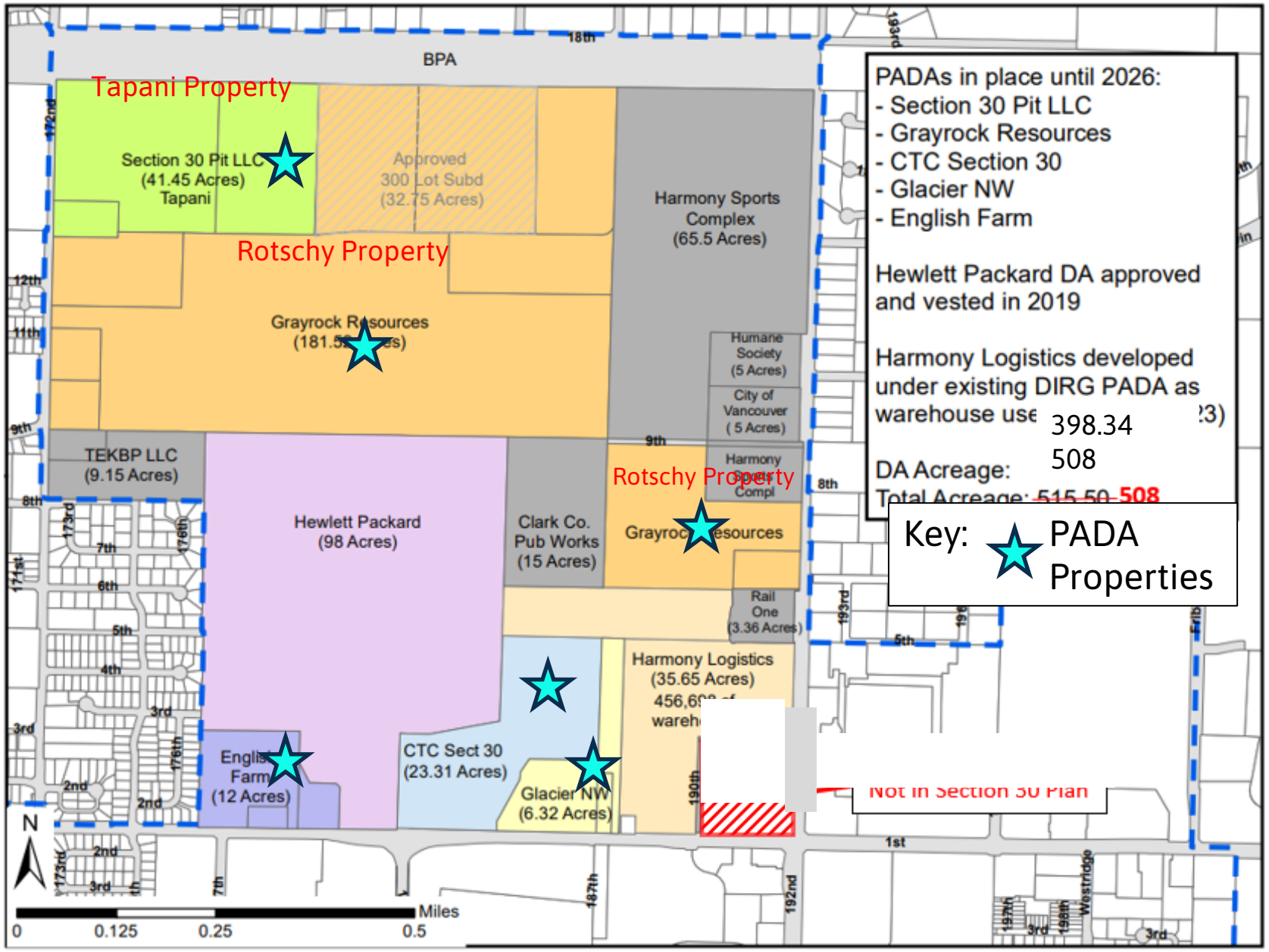


Background

- Section 30: 508 acres annexed in 2008
- Pre-Annexation Development Agreements (PADAs) allow a wide variety of uses
- Section 30 Subarea Plan and Employment Mixed Use (ECX) standards adopted in 2009
- City vision: Mixed use employment center

Background

Section 30 Property Ownership and PADAs



Development Outcomes Uncertain

- Pre-Annexation Development Agreements (PADAs) allow development uses and standards in place prior to annexation
- All PADAs expire in 2026
- Property owners have incentive to vest to allowed (pre-annexation) uses prior to expiration of PADAs

PADA Uses of Concern

Development types inconsistent with Section 30 Plan

- Warehouse/distribution
- Single-family detached homes
- Motor vehicle sales/rental
- Motor vehicle servicing/repair
- Self-service storage
- Drive thru
- Bulk Sales
- Concrete mixing and batching
- Car washes
- Aggregate products
- Mining and related uses*
- Asphalt batch plant
- Outdoor Sales*

* Temporary use until start of development

Market Context

Delay in development could benefit all parties

- Noticeable deterioration in market conditions for all development types
- Minimal demand for new office and other high job density development
- Increased costs associated with new residential development have dampened interest for high density development especially outside of downtown
- Interest in property acquisition by experienced developers may increase as market conditions improve
- Alternative path for PADA holders would relieve pressure to build uses vested under existing Development Agreements by providing an additional 3 years in addition to existing ability to vest site plans for up to 7 years

Proposed Solution for Better Use Outcomes

- Extend PADAs for 1 year initially to allow for code changes and more substantive D.A. amendments (Completed 6/10)

- Propose code changes that allow for an alternative approach closer to Section 30 vision for PADA properties

- Concurrent with adoption of code amendments, extend the term of the PADAs by two additional years for any property owner who 1) commits to the alternative path and 2) forgoes their rights to vested uses of concern under the PADA

Council Direction

- Council workshop on 3/25/24
- Consensus: proposed strategy for extending timelines and providing flexibility with uses, standards should improve development outcomes
- Understanding of urgency in creating alternative path for PADA holders; request to staff to propose code changes
- Rotschy and Tapani D.A.s amended by Council 6/10/24 – 1 year extension

Key Proposed Code Amendments

- Create an ‘alternative path’ for PADA holders in development code if they waive their right to certain vested land uses
- No master plan requirement; use of Type II site plan process instead
- Allow for increase in achievable residential density by:
  - Allowing more than two Urban Neighborhood Overlays (UNOs) in Section 30 which may be larger than 50 acres
  - In exchange, residential density increases from a minimum of 18 to 22 units/net acre if beyond 50 acres or more than two UNOs areas
- Section 30 design guidelines would not apply to projects under alternative path

Key Proposed Code Amendments (cont.)

Flexibility proposed in following areas:

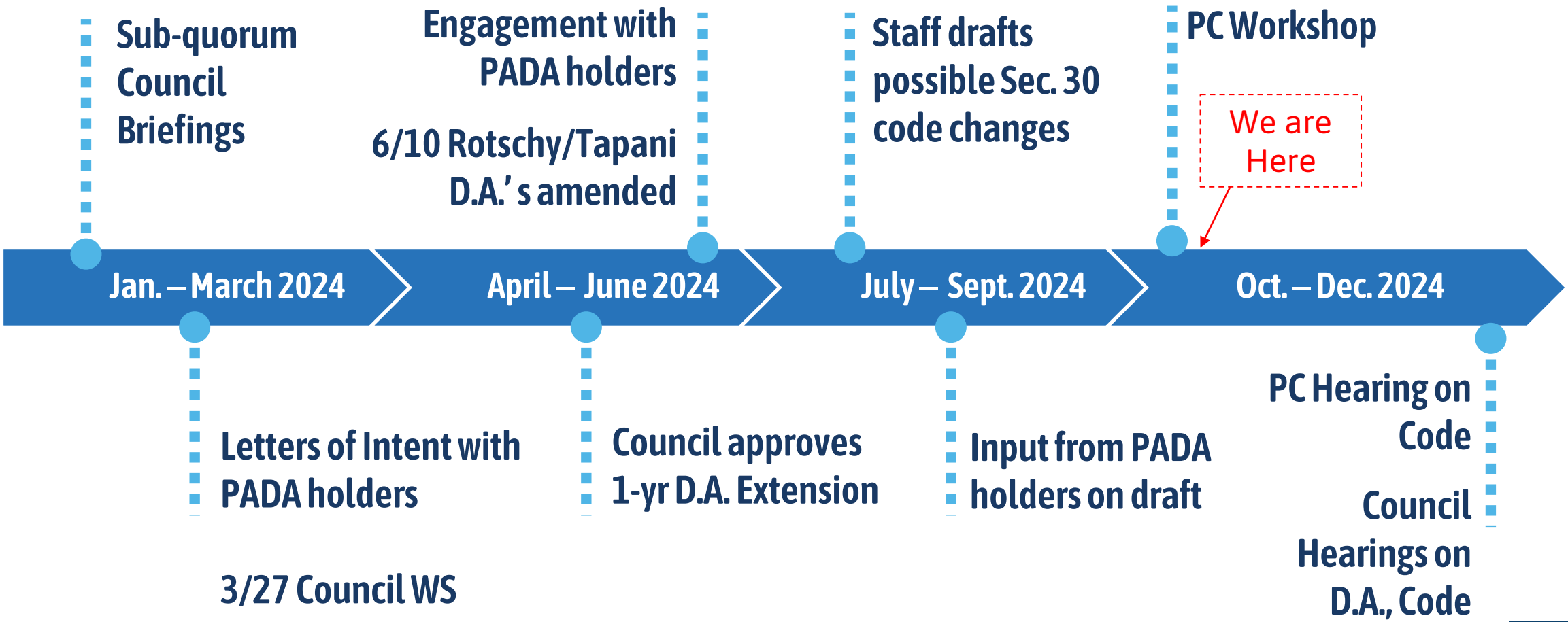
- Residential uses to be allowed on ground floor except along main commercial street
- Maximum block length of 300’ can be met by providing 12’ wide pedestrian connections through development (with pedestrian lighting) to right-of-way
- No timing requirement to provide mix of uses (currently limit of 50% of any one use until site plan approval of at least 25% of area of remaining uses)
- Building setbacks could be reduced under certain conditions
- Length of buildings around plazas in neighborhood center could be counted toward building frontage requirement
- Blank wall prohibition would apply only to walls facing retail street (“urban neighborhood focal point”)

Key Proposed Code Amendments (cont.)

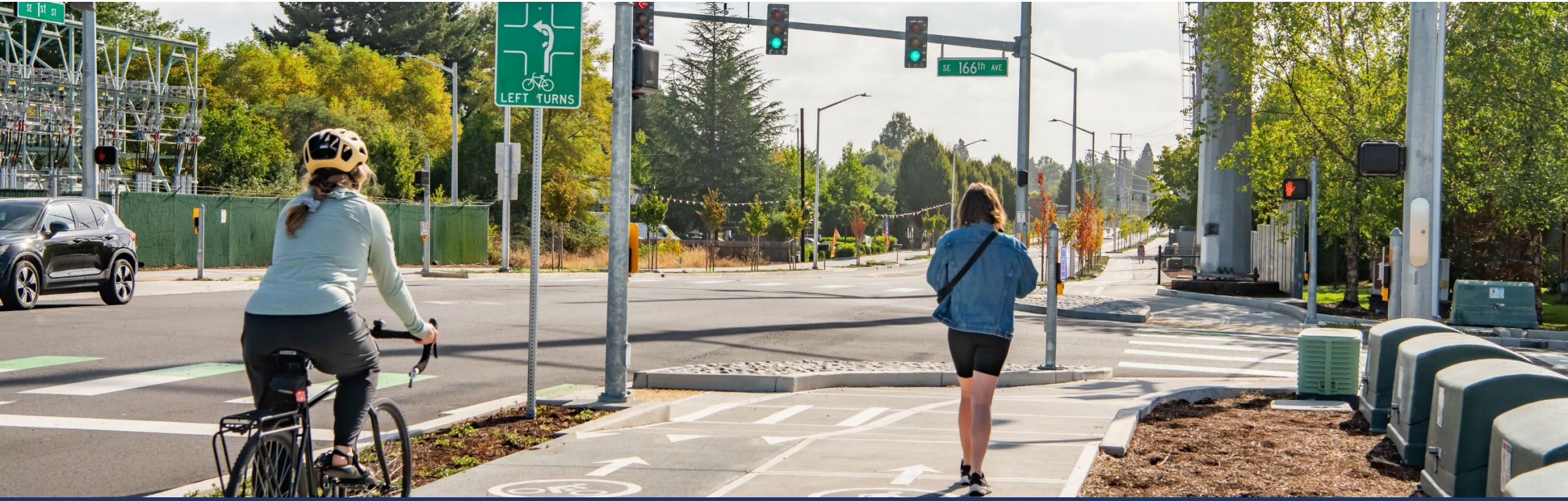
Flexibility proposed in following areas (continued):

- Requirement for private open space in residential projects to be waived for residential units within ¼ mile of a public park
- Requirement for 20’ deep setback along Urban Neighborhood Residential Overlay boundary to be waived if adjacent to park or residential uses
- Requirement for a public entrance to buildings along street frontage to be waived if a 5’ wide sidewalk is provided directly from building entrance to right-of-way
- Vehicles allowed to access at front of residences (vs. alleys) if topographic constraints exist
- Allowed reduction in required parking spaces by as much as 50%

Section 30 Code Amendments Timeline



Discussion



Thank You

Chad Eiken, Director, CDD
chad.eiken@cityofvancouver.us

Chim Chune Ko, Real Estate Project Manager, EP&H
chimchune.ko@cityofvancouver.us

Section 30 Draft PADA Code Changes
9.23.24

20.690.030 Allowed Uses.

A. Development Agreements in existence on the effective date of this ordinance control the uses and development standards of some of the properties in the Plan District. In order to protect the investments made in reliance upon such agreements, improvements made or site plans approved consistent with these agreements shall not be deemed nonconforming.

B. *Zoning designations.* Property within the Plan District is zoned Employment Center Mixed-use (ECX). Additionally, an Urban Neighborhood Overlay that may be located in two areas of the Plan District is established under VMC 20.690.070, Section 30 Urban Neighborhood Overlay. The zone designations and overlay enable development in accordance with the adopted policies of the Section 30 Employment Center Plan.

C. Properties with recorded Development Agreements, following the provisions of this Plan District related to allowed uses and development standards is optional. Properties with a Development Agreement shall develop under one of the following choices:

1. Under the provisions for uses and standards determined by the recorded Development Agreements, or

2. Under the provisions of the zoning code as it exists on the date of application including uses and standards, or

3. Under the provisions for uses determined by the Development Agreements and code standards existing on the date of application.

4. Alternative PADA Path. In order to encourage properties with valid pre-annexation development agreements (PADAs) to be developed for higher density mixed use projects, additional flexibility is allowed as stated below. Any standard not modified by this section shall apply as written for applications which utilize the Alternative PADA path:

   a. Eligibility. To be eligible for the below alternative approval process and modified development standards, the holder of a PADA shall first obtain City Council approval of a revised development agreement that relinquishes the right to develop their property for the following uses: Warehouse/distribution; motor vehicle sales/rental; motor vehicle servicing/repair; self-service storage; bulk sales; outdoor sales (retail sale of landscaping materials allowed); single family detached residences; asphalt batch plant; car wash; aggregate products (retail rock sales allowed); and mining and related uses post reclamation.

b. Alternative approval process. The PADA Alternative Path shall not require master plan approval. Instead, land use review process shall be a Type II site plan review per the approval criteria of VMC 20.270 (Site Plan Review) and development standards of 20.690.040 and 20.690.070 as modified herein. Additionally, a proposed division of the property shall require either a Type II (short plat) or Type III (subdivision) approval. In either case, the application must show compliance with the Section 30 Plan District requirements as modified herein.

c. Modifications to Development Standards. Standards and requirements of this Chapter shall be modified in Sections 20.690.040 through 20.690.070 as indicated by the statement "[Alternative PADA Path]."

d. The Section 30 Design Guidelines shall not apply to those properties which utilize the Alternative PADA Path.

e. Density within an Urban Neighborhood Overlay development shall be derived by dividing the net buildable area of the subject property (gross area less the total aggregate area for public or private streets and alleys, schools or other public facilities, including but not limited to parks that are accessible to the public) by the applicable lot size or area per unit.

D. *Master Planning Required.* All development, including properties with an existing Development Agreement shall be subject to the master plan process contained in VMC 20.690.050, Master Planning. Properties applying for an existing use expansion, VMC 20.690.030(E) are exempt from the Master Plan Process. The Planning Official may at his or her discretion exempt or limit master planning process requirements for individual development proposals whose development has no significant area wide infrastructure or land use implications. [Alternative PADA Path: Master plan approval shall not be required.]

E. *Existing use expansion.* Existing uses established before the time of the adoption of the ordinance codified in this section may expand subject to review criteria contained in VMC 20.690.050(C), Review Criteria and Process, and the review procedures contained in Chapter 20.210 VMC, Decision Making Procedures.

F. Mining and related uses are allowed as specified in Chapter 20.540 VMC, Surface Mining Overlay District, and as permitted in Development Agreements.

G. Future urban uses are allowed as specified in Table 20.440.030-1 for the ECX zone. (Ord. M-4034 § 21, 12/03/2012; Ord. M-3930, Added, 10/05/2009, Sec 4)

20.690.040 Development Standards

Development within the Plan District shall be subject to the development standards contained in VMC 20.440.040 and 20.440.050 except as modified herein. Urban Neighborhood Overlay

development is subject to the development standards contained in VMC 20.690.070, Section 30 Urban Neighborhood Overlay. [Alternative PADA Path: Development shall be subject to the development standards in VMC 20.690.070, Section 30 Urban Neighborhood Overlay.]

A. New Heavy Industrial (IH) land uses allowed by recorded Development Agreements shall not abut an existing Urban Neighborhood Overlay development unless separated by a major physical barrier (such as topographic break, collector street, water feature, or open space) that will reduce impacts to any commercial and residential activity.

B. *Maximum Building Heights.* Building heights shall not be restricted within the ECX zoned properties of the Plan District. Refer to the Section 30 Design Guidelines for proposed development along the southwestern quarry slope.

C. Drive-through uses shall be limited to within parking structures or building.

D. *Building Setbacks.*

1. Any development adjacent to the Principal Arterial streets bordering the Section 30 Plan District shall provide a 20-foot minimum landscaped setback from the back of sidewalk.

2. All other street setbacks shall be a landscaped 10-foot maximum from the back of sidewalk. An exception for up to a 20-foot maximum setback shall be allowed for proposed green street features, publicly accessible plazas, or due to topographic constraints.

3. New Heavy Industrial uses allowed by recorded Development Agreements shall provide a minimum 10-foot landscaped side and rear set back. Landscape shall include shrubs to form a six-foot-high buffer screen 95 percent opaque year-round.

4. All landscaped setbacks shall at a minimum meet the Section 30 Landscape Design Guidelines.

E. Parking spaces provided for individual uses shall be no less than 80 percent of the minimum required indicated in Table 20.945.070-2, and no more than 115 percent to the amount provided in Table 20.945.070-2. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the change. Structural parking is permitted subject to the design standards contained in VMC 20.945.060. Structural parking shall count toward the minimum but not the maximum number of parking stalls. [Alternative PADA Path: Parking spaces for individual uses shall be no less than 50% of the minimum required as indicated in Table 20.945.070-2.]

F. A shared use path shall be developed along 192nd Avenue and shall be designed at a minimum similarly to the existing shared use path on 192nd Avenue south of SE 1st Street.

G. *Roadways and Access.*

1. Collector arterial roadway alignment shall be consistent with the conceptual roadway alignments shown in the Section 30 Employment Center Plan document.

2. Connections to streets that border Section 30 Plan District shall be substantially as shown in the Section 30 Employment Center Plan document.

3. All collector arterial to collector arterial intersections internal to the Plan District (excludes the four surrounding arterials) shall be roundabout intersections. Use of roundabouts for local roadway connections is also encouraged to promote system efficiency and create a unique identity.

4. Traffic calming and context sensitive design shall be incorporated into the design of all internal roadways.

5. The maximum block ~~face~~ length within the Plan District shall be 600 feet generally, and 300 feet in the Urban Neighborhood Overlay areas. [Alternative PADA Path: Multi-use paths of at least 12' in width that allow access from the public way into the development may be used to meet maximum block spacing of 600 feet generally in the Plan District and 300 feet generally in the Urban Neighborhood Overlay areas. Such pathways shall provide pedestrian scale lighting. If found to be infeasible due to severe topographic constraints, this overall requirement may be modified by the Planning Official.]

6. All new streets and street improvements shall meet the intent of the Section 30 Design Guidelines.

H. For collector arterial streets, street trees that provide a large, wide canopy shall be selected from the Street Tree Selection List found in Appendix A of the city's Street Tree Manual. (Ord. M-3930 § 4, 10/05/2009; Ord. M-3930, Added, 10/05/2009, Sec 4)

20.690.050 Master Planning [Alternative PADA Path: This section shall not apply.]

A. *Overall.* An approved Master Plan as described herein is required prior to development in the Plan District in order to ensure development is consistent with the Section 30 Employment Center Plan. Mining activities are expected to continue on portions of this site for several years, but portions may redevelop in the near future. Master plans shall address long term development of the entire Plan District as shown in Figure 20.690-1, and shall include consideration of long term development of the entire plan area, particularly in regard to street and pedestrian connectivity, transitional grades between developments, stormwater management, open space connectivity, utility service and traffic impacts.

B. *Contents.* Master Plans shall address the following:

1. Proposed grading and final elevations for all portions of the site, including transitional grades to adjacent properties.

2. Proposed employment uses, including location, lot size, and floor area ratio for industrial, office and commercial uses.

3. Proposed residential uses including location, number of dwelling units and density.

4. Proposed location of any Urban Neighborhood Overlay areas governed by VMC 20.690.070.

5. Transportation analysis that:

a. Demonstrates consistency with the Section 30 Employment Center Plan and meets the intent of the Section 30 Design Guidelines.

b. Includes a map and narrative of the following:

i. On site public and private roads, alleys, parking and circulation including, an exhibit of roadway functional classifications, typical section, and design parameters, such as street grades, "green" strategies, and traffic calming for local roadways, bicycle and pedestrian facilities.

ii. Future street circulation and connectivity plan covering adjacent properties within 600 feet of subject property.

iii. Traffic Analysis and Mitigation plan.

iv. Trip Reduction and Transportation Demand Management Plan

v. Parking Management plan if variance from parking requirements is proposed.

6. Utility and Facility analysis that includes a map and narrative of the following:

a. Public sewer, water and stormwater systems, demonstrating consistency with the Section 30 Employment Center Plan;

b. Parks, open spaces, plazas, and trails, demonstrating consistency with the Section 30 Employment Center Plan;

c. Private utilities – location; and

d. Schools, if any

7. Analysis of impacts to the adjacent properties and mitigation proposed to achieve development envisioned in the Section 30 Employment Center Plan including future streets, roundabouts, grading, utility service, site drainage, trails and open space and land use location.

8. Full Site Utilization Plan, refer to VMC 20.690.060.

9. A master landscape plan.

10. Anticipated phasing of development, site ownership, or common management provisions, if any.

11. Provisions for buffering adjacent mining or heavy industrial activities if applicable, at a level of detail sufficient to judge adequacy of buffering from adverse noise, dust and visual impacts. Noise attenuation shall meet standards for maximum permissible environmental noise levels contained in WAC 173-60-040 for proposed uses.

12. Consistency between the Master Plan and the Section 30 Employment Center Plan and Plan policies.

13. *Modification.* Modifications to design and development standards may be processed as part of the request for master plan approval if the applicant can demonstrate compliance with the following approval criteria:

a. The modification(s) is warranted given site conditions and/or characteristics of the design; and

b. The proposed change meets the intent of the development standards and Section 30 Employment Center Plan and is consistent with the Design Guidelines; and

c. The proposed change will not result in a substantial impact to transportation, water, sewer, or storm water management systems; and

d. The proposed change is consistent with Vancouver Municipal Code and Vancouver Comprehensive Plan.

C. *Review Criteria and Process.* Master Plans shall be processed as a Type IV application considered initially by the Planning Commission with final decisions made by the City Council. The Master Plan shall be approved, approved with conditions, or denied upon findings that:

1. The Master Plan implements the Section 30 Employment Center Plan and requirements of this chapter.

2. Impacts from ongoing heavy industrial uses on adjacent properties will be buffered and mitigated.

3. The Master Plan is consistent with the Section 30 Design Guidelines or proposes standards that will achieve at least equal quality site development.

4. The Master Plan achieves the following objectives:

a. Provides for the potential of more intense urban development in the future and for compatibility between different land uses by meeting VMC 20.690.060, Full Site Utilization Plan requirements.

b. Provides safe, cohesive and connecting street and sidewalk system that is consistent with the Section 30 Employment Center Plan.

i. Plans and allows for connections to future development in the entire Plan District.

ii. Generally meets the future collector street locations and substantially meets connections to streets outside of Section 30 as shown in the Section 30 Employment Center Plan document.

iii. Provides a logical extension, continuation and interconnection of streets and bike/pedestrian access ways to serve circulation and access needs within the Section 30 Employment Center Plan document and adjoining neighborhoods.

iv. Provides a multi-directional access and circulation to the street system similar to that provided by a traditional street grid with streets intersecting at 90 degree angles at regular intervals of 200 to 600 feet.

v. Provides full multimodal infrastructure and on-site facilities that promote the use of transit, pedestrian, and bike modes, as contemplated in the Section 30 Employment Center Plan.

c. Provides for a cohesive public utility (water, sewer, and stormwater) network that facilitates service to all areas within the Plan District, meets Section 30 Employment Center Plan policies and 20.690.060, Full Size Utilization plan.

d. Provides for an integrated park/open space and trail network that meets the standards of the Vancouver-Clark Parks & Recreation Comprehensive Parks, Recreation & Open Space Plan and substantially meets the intent of the Section 30 Employment Center Plan Open Space, Trails and Public Facility policies.

e. Provides landscaping that includes trees that will create an attractive community, maximize the use of native plant materials and meet the intent of the Section 30 Design Guidelines.

f. Establishes property grades and finished elevations that allow for balanced grade transitions between properties.

g. Retaining walls shall meet the intent of Section 30 Design Guidelines.

h. Provides for shared parking where feasible.

i. Meets SEPA requirement.

D. *Master Plan Modification.*

1. *Process.*

a. No Amendment. Development applications, which differ from adopted Master Plans as follows, require no additional review under Title 20 VMC.

i. Changes to phasing, provided proposed development is fully identified in the Full Site Utilization Plan, 20.690.060 in the adopted Master Plan.

ii. Refinement of building footprint, use mix, access, parking and landscaping provided the resulting site plan is consistent with the Full Site Utilization Plan, adopted Master Plan and the Section 30 Design Guidelines.

iii. Changes in the location and design of trails, so long as they are consistent with the adopted Master Plan, the Section 30 Employment Center Plan and Design Guidelines.

iv. Changes to the buffering provided for new development from adverse impacts of ongoing heavy industrial uses on adjacent properties, provided the result is the same or better attenuation of noise and dust and visual impacts.

v. Changes to the location of uses.

b. Type I Review – Changes to the Master Plan design guidelines provided proposed changes are consistent with the Section 30 Employment Center Plan and Design Guidelines and will not compromise the ability to achieve the overall quality of development proposed in the Master Plan.

c. Type II Review

i. New buildings, so long as the additional development can be accommodated with only minor changes to the transportation, water, sewer, storm drainage systems, or the Full Site Utilization Plan, 20.690.060 in the approved Master Plan.

ii. Significant changes to street locations or capacity.

iii. Significant reduction in the amount of public open space.

d. Type III Review – New buildings that result in the need for a significant change in the transportation, water, sewer, storm drainage systems, or the Full Site Utilization Plan, 20.690.060 in the approved Master Plan.

e. *Interpretation.* The City of Vancouver retains the authority to assign the appropriate review process where application of this chapter is unclear, or inappropriate given the size of the modification involved.

2. *Modification Approval Criteria.*

a. The proposed change meets the intent of the Section 30 Employment Center Plan and is consistent with the Design Guidelines; and

b. The proposed change will not result in a substantial impact to transportation, water, sewer or storm water management systems; and

c. The proposed change will not result in adverse impacts to adjacent properties or uses; and

d. The proposed change is consistent with Vancouver Municipal Code and Vancouver Comprehensive Plan. (Ord. M-3930, Added, 10/05/2009, Sec 4)

20.690.060 Full Site Utilization Plan [Alternative PADA Path: This section is not required but may be used, subject to agreed-upon performance timelines of future phases to be stated in a revised development agreement.]

A. Purpose: As Section 30 develops over the next 20 to 30 years; careful site design can provide opportunities for additional development including additional buildings and structural parking. To fully realize future development opportunities, thoughtful placement of initial buildings and parking areas is essential. A Full Site Utilization Plan (FSUP) creates a vision of how a site can reach full urban center densities through phasing of development over time or through demonstrating development potentials by showing a "shadow" plat or site plan of future development.

B. Applicability: All project proposals requiring a Master Plan shall submit an FSUP unless the project proposes urban density equal to or greater than a Floor Area Ratio of one.

C. Submittal Requirements: Show the following using the proposed Master Plan site plan as a base map:

1. Locations of potential future building pads or locations of potential parking structures.

2. Locations of potential future street rights-of-way that would create a more urban street grid.

3. Narrative describing potential building types, mix of uses, density achievements and vehicle parking requirements.

4. Anticipated phasing of development and potential site plan submittal timelines.

D. Review Criteria and Process: In reviewing a proposed FSUP, the planning official shall approve the FSUP upon finding that:

1. The FSUP demonstrates a realistic assessment of future building types and sizes, and future parking needs.

2. The FSUP provides for realistic areas for future building pads and structured parking facilities.

3. The FSUP adequately represents the potential to achieve the street grid and circulation requirements of 20.690.040.

4. The proposal meets the intent of the Section 30 Design Guidelines. (Ord. M-3930, Added, 10/05/2009, Sec 4)

20.690.070 Section 30 Urban Neighborhood Overlay (Optional)

A. *Purpose.* The purpose of the Urban Neighborhood Overlay is to allow for the location of mixed use urban activity centers with quality living, shopping and gathering places for those working and living within the Section 30 urban employment center as described in the Section 30 Employment Center Plan vision, goals, and policies. This urban neighborhood balances livability with auto-oriented accessibility and incorporates design features and uses to encourage active pedestrian environments and a sense of community. The provisions of the urban neighborhood overlay shall determine the size, character and location of a proposed urban neighborhood.

B. *Applicability.* No more than two urban neighborhoods may be proposed and located within the Section 30 Plan District boundary, Figure 20.690-1. The general locations of the overlays depicted in the Section 30 Employment Center Plan document are conceptual. The Urban Neighborhood Overlay is applicable to the entire area shown on Figure 20.690-1. [Alternative PADA Path: The number of UNOs may exceed two if the minimum residential density is 22 units per net acre for any residential or mixed use project in more than two UNOs areas].

C. *Urban Neighborhood Form.* The urban neighborhood includes both a mixed use center and an adjacent residential area that is master planned as a cohesive whole. Each urban neighborhood shall be no larger than 50 acres and include no less than 850 housing units. If the minimum average density is not achieved at the outset, the required FSUP included with the Master Plan shall demonstrate how the density can ultimately and realistically be achieved. A variety of unit types shall be provided. The urban neighborhood shall be organized around a commercial and public activity center with traditional neighborhood patterns and design. [Alternative PADA Path: Urban neighborhoods may exceed 50 acres provided the minimum residential density is 22 units per net acre for any residential or mixed use project on property outside of the first 50 acres. Units provided in the first 50 acres which are in excess of the minimum 18 units per net acre density may be applied toward the minimum 22 units per net acre density outside of the first 50 acres.]

1. *Urban Neighborhood Mixed Use Center.* This area is the organizing element and activity center for the urban neighborhood. The mixed use center is built around a focal point, whether it is a main street, or an amenity such as a plaza, a park or a lake. Multi-story mixed use buildings with commercial or office uses on the ground floor and housing above reinforce the center's character. A minimum of 15 percent of the total urban neighborhood housing units shall be located in the mixed use center. [Alternative PADA Path: Residential uses in the Urban Neighborhood Mixed Use Center shall be allowed on the ground floor of multi-family and mixed use buildings unless fronting on a main commercial street within a designated urban mixed use center. Additionally, if at least one Urban Neighborhood Mixed Use Center is approved, other

UNOs areas may be proposed as Urban Neighborhood Residential Areas without a core retail center.]

2. *Urban Neighborhood Residential Area.* This area is organized around the neighborhood mixed use center and includes a mix of housing and densities achieving an average minimum net density of 18 units an acre. A maximum of 85 percent of all housing units shall be substantially clustered within one-quarter mile of the urban neighborhood mixed use center. The one-quarter mile shall be measured in a straight line from the outer boundaries of the neighborhood to the nearest boundary of the mixed use center. [Alternative PADA Path: A minimum of 50% of residential units shall be substantially clustered within ¼ mile of the urban mixed use center if a higher minimum density of 22 units per acre is achieved by the development.]

3. Future Urban Uses are allowed as specified in Table 20.430.030 for the MX zone with the following exceptions:

a. Footnotes 2 and 6, subject to provisions of the Mixed Use zone district does not apply instead the future urban uses allowed within a designated Section 30 Urban Neighborhood Overlay are subject to provisions of this chapter.

b. Colleges, as defined in Chapter 20.160 VMC, Use Classifications, are prohibited.

c. Emergency Services, as defined in Chapter 20.160 VMC, Use Classifications, require a conditional use permit governed by Chapter 20.245 VMC, Conditional Uses.

d. Medical Centers as defined in Chapter 20.160 VMC, Use Classifications, are prohibited.

e. Religious Institutions as defined in Chapter 20.160 VMC, Use Classifications, require a conditional use permit governed by Chapter 20.245 VMC, Conditional Uses.

f. Commercial Lodging limited to bed and breakfast establishments, subject to the provisions in Chapter 20.830 VMC and lodging establishments with no more than 50 rooms as defined in Chapter 20.160 VMC, Use Classifications.

g. Bulk Sales as defined in Chapter 20.160 VMC, Use Classifications, is prohibited.

h. Non-Accessory parking surface lots as defined in Chapter 20.160 VMC, Uses Classifications, are prohibited. Non-accessory parking structures are permitted.

i. All uses under Industrial heading, as defined in Chapter 20.160 VMC, Use Classifications, are prohibited.

j. Heliports, as defined in Chapter 20.160 VMC, Uses Classifications, are prohibited.

k. Wireless Communication Facilities are permitted subject to the provisions of VMC 20.890.060(B), Higher-density Residential Districts.

4. No more than 50 percent of the total square footage envisioned by the Master Plan for any one major use type (commercial, office or residential) can be granted site plan approval until site plan approval is provided for at least 25 percent of the total square footage of all remaining use types envisioned in the Master Plan. This requirement may be waived by the planning official, if the applicant provides a security or other form of binding assurance that the remaining major use types contemplated in the Master Plan will be built. [Alternative PADA Path: This requirement is waived to allow market conditions to dictate the timing of the various uses.]

D. *Development Standards – Urban Neighborhood Mixed Use Center(s).*

1. *Urban Center Focal Point.*

a. Urban Neighborhood Mixed Use Centers shall be organized around a focal point, which could include a main street, town square, plaza, park, or water feature consistent with the Section 30 Urban Employment Center Plan.

b. When a linear Main Street acts as the Mixed-use Center's focal point both sides of the street shall include a mix of uses with 75 percent of the uses within vertical mixed-use buildings. [Alternative PADA Path: When a linear Main Street acts as the Mixed-use Center's focal point, both sides of the street shall include a mix of uses with a minimum of 75 percent of the uses within vertical mixed-use buildings. This requirement is specific to the gross square footage of uses within buildings.]

2. *Density.*

a. An average minimum of 18 units per net acre as measured by total number of residential units divided by the net site acreage of the Urban Neighborhood Overlay area.

b. Residential uses are not allowed on the ground floor. [Alternative PADA Path: Residential uses shall be allowed on the ground floor of multi-family and mixed use buildings unless fronting on a main commercial street within a designated urban mixed use center.]

3. *Building Height.*

a. Mixed-use buildings shall be at least 30 feet in height and shall include a minimum of two usable stories.

b. Ground floor spaces shall be designed to accommodate active pedestrian uses and shall have a minimum floor to ceiling height of 15 feet. [Alternative PADA Path: Ground floor spaces shall be designed to accommodate active pedestrian uses and shall have a minimum floor to ceiling height of 14 feet. This requirement shall only apply in buildings with ground floor commercial uses that front an Urban Center Focal Point.]

c. Maximum building heights shall not be restricted provided architectural methods are applied to reduce the building scale and mass of at least the first three floors (including ground floor). [Alternative PADA Path: The architectural methods shall not apply.]

4. *Building Setbacks.*

a. All new construction along the street frontages shall extend to the edge of the street right-of-way line for the first two stories. Exception may be given when a public open space such as a courtyard or plaza is provided. [Alternative PADA Path: Buildings not fronting on the main commercial street in the urban mixed use center may be set back from the right-of-way line a maximum of ten feet provided such setback is landscaped, however buildings may be set back further than 10 feet to accommodate topography, street geometry, curved property lines, or similar if the intent of this section is met.]

b. Mixed use buildings facing the Urban Center focal point shall comprise 75 percent of the street frontage. Parking garages where the ground floor is commercial or office uses may be counted for this requirement. [Alternative PADA Path: The length of mixed use building facades facing a public plaza or park with frontage on the main retail street may be counted toward the 75 percent frontage requirement]

5. *Building Orientation.*

a. At least one fully functional and visibly identifiable public entrance shall be provided along a street frontage. Buildings organized around a courtyard may feature entrances facing the courtyard provided there is a clear pedestrian access between the courtyard and the street.

b. Service entrances shall be in the rear of the buildings.

6. *Rain Protection.* [Alternative PADA Path: Rain protection features shall be provided per the standard but may cover only Urban Center Focal Point facing ground floor windows, where impervious surfaces abut them, and building entrances.]

a. Rain protection shall be provided on buildings facing the Urban Center focal point.

b. Rain protection features shall provide cover of at least six feet in depth over the sidewalk or other surfaced pedestrian way, but shall not extend closer than two feet to the curb line.

c. Rain protection features on each building shall be designed to abut or adjoin rain protection features provided or to be provided on adjacent buildings along the same street frontage to the greatest extent possible to ensure a continuous protected pedestrian walkway.

7. *Building Form and Appearance.*

a. Blank walls in excess of 15 lineal feet along sidewalks or other pedestrian areas are not permitted. [Alternative PADA Path: Section 20.690.070 D, 7, a. shall only apply to walls facing the Urban Center Focal Point.]

b. Transparent windows/doors shall be provided along at least 75 percent of the ground floor façades and the base of the windows shall be between one and three vertical feet above the

ground or sidewalk. [Alternative PADA Path: Section 20.690.070 D, 7, b. The blank wall standards regarding windows shall not apply.]

8. *Buffering and Landscaping.*

a. All setback areas shall be landscaped consistent with the Section 30 Design Guidelines or developed as hardscape plazas. [Alternative PADA Path: All setback areas shall be landscaped or developed as hardscape plazas.]

b. Street trees that provide a medium to large, wide canopy over the streets of the Mixed-use Center shall be selected from the Street Tree Selection List found in Appendix A of the Street Tree Manual.

9. *Streets and Access.*

a. Context Sensitive Design

i. The block ~~face~~ length shall be at most 300 feet. [Alternative PADA Path: Multi-use paths of at least 12' in width that allow access from the public way into the development may be used to meet maximum block spacing of 300 feet in the Urban Neighborhood Mixed Use Center. Such pathways shall provide pedestrian scale lighting. If found to be infeasible due to severe topographic constraints, this overall requirement may be modified by the Planning Official.]

ii. All sidewalks shall be at least 12 feet wide. [Alternative PADA Path: Sidewalks shall be at least 10 feet wide.]

iii. The street(s) facing or as a part of the focal point of the Mixed-use Center shall include pedestrian amenities such as benches, special plantings, artwork.

iv. *Street Lighting.* Pedestrian scale street lighting shall be used to meet minimum lighting standards.

b. Traffic Calming measures to achieve average automobile travel speeds of 25 miles per hour or lower are required as follows:

i. The main commercial street shall be constructed with raised concrete intersections, or

ii. Equivalent traffic calming measures shall be constructed that may include some combination of:

A. Curb extensions to provide short pedestrian crossing distances.

B. Raised crosswalks.

C. Concrete or brick pavers for intersection pedestrian crossings.

D. Speed cushions.

E. Narrow travel lanes.

F. On-street parking.

c. Access

i. Vehicular access to off-street parking behind or within buildings, and to loading docks and service areas shall be through public or private alleys. If structural parking is provided access may be located on the street frontage. [Alternative PADA Path: Vehicular access to off-street parking behind or within buildings may also be via a driveway.]

ii. Direct driveway access to the surrounding arterials, SE 1st Street, NE 192nd Avenue, NE 18th Street, and NE 172nd Avenue shall be prohibited.

10. *Parking.*

a. Parking spaces provided for individual uses shall be no less than 60 percent of the minimum required indicated in Table 20.945.070-2, and no more than 115 percent to the amount provided in Table 20.945.070-2. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the need. [Alternative PADA Path: Section 20.690.070 D, 10, a. Parking spaces for individual uses may be no less than 50 percent of the minimum required indicated in Table 20.945.070-2.]

b. On-street parking spaces immediately, adjoining a property may be counted towards a development's overall parking requirement.

c. Structural parking shall count toward minimum but not the maximum number of parking stalls. [Alternative PADA Path: Tuck-under parking is considered structural parking.]

d. Joint parking and parking for mixed use projects shall be governed by VMC 20.945.030(B) and (C).

e. Off-street parking shall be located to the rear of buildings. [Alternative PADA Path: Off-street parking is generally prohibited between buildings and the main commercial street frontages.]

f. Parking shall meet the Section 30 Design Guidelines. [Alternative PADA Path: Section 20.690.070 D, 10, f. Section 30 Design Guidelines shall not apply to parking.]

E. *Development Standards – Urban Neighborhood Residential Area(s).* – Development within the Urban Neighborhood Residential Area(s)shall be subject to the development standards contained in VMC 20.420.050 for the R-22 zone unless modified as follows. [Alternative PADA Path: To encourage a variety of housing types, the minimum lot area shall be 770 square feet; the minimum lot width shall be 14 feet, and the maximum lot coverage shall be 82%]

1. *Density and Location of Uses.* An average minimum density of 18 units a net acre, as measured by total number of residential units divided by the net site acreage of the Urban Neighborhood Overlay area shall be provided. [Alternative PADA Path: As provided in 20.690.070 C, if a UNOS is proposed to be larger than 50 acres, the minimum density inside of 50 acres shall be 18 units per net acre, and residential projects outside of the 50 acres shall provide a minimum density of 22 units per net acre.]

2. *Open Space for Residential Uses.* Private open space at a minimum of 100 square feet per dwelling unit shall be provided and shall meet the Section 30 Design Guidelines. [Alternative PADA Path: The requirement for private open space may be waived for residential units that are within ¼ mile of a public park.]

3. *Building Height.* Maximum building heights shall not be restricted provided architectural methods are applied to reduce the building scale and mass of at least the first three floors (including ground floor). [Alternative PADA Path: The above architectural methods shall not apply.]

4. *Building Setbacks.*

a. Urban Neighborhood Residential area boundary abutting the ECX zoned area outside of the overlay boundary shall provide a minimum 20-foot landscaped setback that meets the intent of the Design Guidelines. [Alternative PADA Path: Does not apply when abutting existing or planned parks and/or residential uses that are compatible with the Urban Neighborhood Residential Area.]

b. Street frontage setbacks shall be provided with a 10-foot minimum and 20-foot maximum and meet the intent of the Design Guidelines. [Alternative PADA Path: Buildings shall be set back a minimum of 5 feet and may be set back further than 20 feet to accommodate topography, street geometry, curved property lines, or similar if the intent of this section is met.]

5. *Building Orientation.*

a. At least one fully functional and visibly identifiable public entrance shall be provided along a street frontage with an exception for buildings organized around a courtyard or plaza with entrances facing the courtyard/plaza provided there is a clear pedestrian access between the courtyard/plaza and the street. [Alternative PADA Path: This requirement shall not apply so long as a 5' wide sidewalk is provided adjacent to each building which connects the main entrance(s) of each building to the public right-of-way.]

b. Buildings that are visible from the street shall be oriented to face the street. [Alternative PADA Path: Buildings along a street shall be oriented to face the street, or a pedestrian route, plaza, park or similar.]

c. Service entrances shall be in the rear of the buildings.

6. *Building Form and Appearance.* Building form and appearance shall be consistent with Section 30 Design Guidelines. [Alternative PADA Path: This section shall not apply.]

7. *Landscaping and Fencing.* [Alternative PADA Path: This section shall not apply.]

a. A minimum four-foot-wide landscape strip shall be provided between garage entrances along the alley applicable for both free standing and attached garages.

b. Landscaping and fencing shall be consistent with the Section 30 Design Guidelines.

8. *Street Lighting.* Pedestrian scale street lighting shall be used to meet minimum lighting standards.

9. *Streets and Access.*

a. Vehicular access to off-street parking including garages behind or within buildings, and to service areas shall be through public or private alleys. One access driveway to the alley per block may be provided. [Alternative PADA Path: Vehicular access to off-street parking may also be via a driveway and Staff may approve more than one access driveway per block if the intent of Chapter 20.690 is met. Vehicular access to the front of a building may be allowed where topography makes rear-loaded structures impractical.]

b. Direct driveway access to the surrounding arterials, SE 1st Street, NE 192nd Avenue, NE 18th Street, and NE 172nd Avenue shall be prohibited.

c. The maximum block face length within the Urban Neighborhood Overlay shall be 300 feet. [Alternative PADA Path: Multi-use paths of at least 12' in width that allow access from the public way into the development may be used to meet maximum block spacing of 300 feet generally in the Urban Neighborhood Overlay areas. Such pathways shall provide pedestrian scale lighting. If found to be infeasible due to severe topographic constraints, this overall requirement may be modified by the Planning Official.]

10. *Parking.*

a. Parking spaces provided for individual uses shall meet the requirements of Table 20.945.070-1. The planning official may approve a parking reduction based on VMC 20.945.070(E). In addition to the reductions allowed in VMC 20.945.070(E), further reductions may be allowed for motorcycle/scooter parking spaces (four feet by eight feet). For every four motorcycle/scooter parking spaces provided, the number of vehicle parking spaces required may be reduced by one. [Alternative PADA Path: Individual uses shall provide the minimum number of parking spaces per Table 20.945.070-1 except as may be modified elsewhere.]

b. Structural parking shall count toward the minimum but not the maximum number of parking stalls.

c. On street parking spaces immediately, adjoining a property may be counted toward a development's overall parking requirement.

d. Joint parking and parking for mixed use projects shall be governed by VMC 20.945.030(B) and (C).

e. Off-street parking shall be located within or to the rear of buildings. [Alternative PADA Path: Off-street parking is prohibited between buildings and street frontages, except that buildings that do not front on a street or where topography or site constraints limit the practicality of rear-loaded buildings, parking may be allowed in front of or to the side of said buildings.]

F. *Master Planning.* [Alternative PADA Path: This section shall not apply.]

.1. *Overall.* Master Plans as described herein are required prior to all development in the Urban Neighborhood Overlay in order to ensure proposed development is consistent with the Section 30 Employment Center Plan. Master plans shall address long term development of the entire Section 30 Employment Plan District as shown in Figure 20.690-1, particularly in regard to street and pedestrian connectivity, transitional grades between developments, stormwater management, open space connectivity, utility services and traffic impacts.

2. *Contents of Submittal.* Master Plans shall include the submittal requirements included in VMC 20.690.050(B) as applicable, with the following additions:

a. *Urban Neighborhood Mixed Use Center.*

i. Location and size of associated land area;

ii. Map and written description of the urban form of the Mixed Use Center's focal point;

iii. Building elevations, including building height;

iv. Identify the number of residential units and density and the square footage of commercial uses.

b. *Urban Neighborhood Residential Area.*

i. Location and size of associated land area;

ii. Identify the number of residential units and density;

iii. Building elevations, including building height;

c. Street, Access, and Circulation Plan.

3. *Review Criteria and Process.* Master Plans shall be subject to VMC 20.690.050(C), Section 30 Employment Plan District, Master Planning with the following revisions:

a. The Master Plan implements the Section 30 Employment Center Plan and the requirements of the Urban Neighborhood Overlay.

b. Provides mixed use buildings of commercial, office and residential uses designed around an urban organizing focal point.

c. Provides a multi-directional access and circulation to the street system similar to that provided by a traditional street grid with streets intersecting at 90 degree angles at regular intervals of 200 to 300 feet, if topography allows.

4. *Master Plan Modification.* Master Plans shall be subject to VMC 20.690.050(D), Section 30 Employment Plan District, Master Plan Modification. (Ord. M-3930, Added, 10/05/2009, Sec 4)