

Chapter 20.680

RIVERVIEW GATEWAY PLAN DISTRICT

Sections:

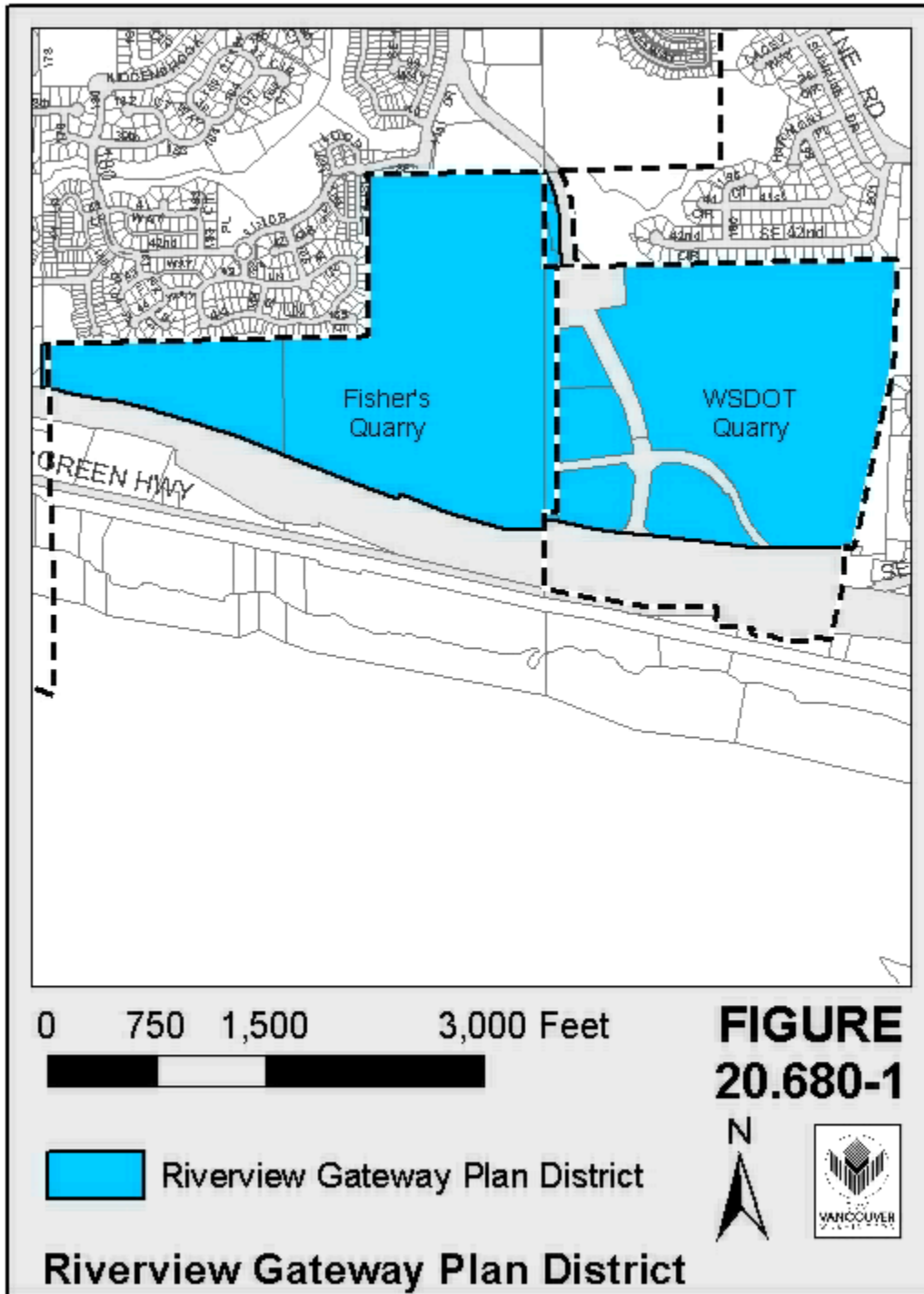
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20.680.010 Purpose.

This chapter is intended to guide private development in a way that can help realize the community's vision for the Riverview Gateway quarry areas; provide clear objectives for those embarking on the planning or design of projects in the quarry areas; and ensure that each project fits with its neighbors and into the subarea. (Ord. M-3911, Added, 02/02/2009, Sec 4 – Effective 03/04/2009)

20.680.020 Applicability.

These standards apply to the properties within the quarry area shown on Figure 20.680-1. These standards shall in addition to other applicable standards of Vancouver Municipal Code or state law, and shall supersede those standards where they conflict.



(Ord. M-3911, Added, 02/02/2009, Sec 4 – Effective 03/04/2009)

20.680.030 Allowed Uses and Development Standards.

- A. In areas not yet urbanized, mining and related uses are allowed as specified in VMC [20.540](#), Surface Mining Overlay District, and Development Agreement recorded as 4443223.
- B. Future urban uses are allowed as specified in Table 20.430.030-1, subject to development standards in Table 20.430.040-1, and any further requirements established through Master Plans adopted pursuant to this chapter.
- C. *Land Use Allocation.* Future urban uses shall be allocated as follows, with specific locations determined through master plans submitted prior to or concurrent with development
1. For the WSDOT Quarry area as shown in Figure 20.680-1,
 - a. Single Family Residential uses shall account for a maximum of 25% of the total developable land area as defined herein, and multi-family residential uses no more than 10%;
 - b. Non-office commercial uses shall account for a maximum of 50% of the total developable land area in the quarry.
 - c. Office and/or light industrial areas shall together account for a minimum of 10% of the total developable land area in the quarry.
 - d. Parks and usable open space corridors shall account for a minimum of 7% of the total developable land area in the quarry, to be located generally as indicated in the Riverview Gateway Subarea Plan.
 2. For the Fisher Quarry area as shown in Figure 20.680-1,
 - a. Multi-family residential uses shall account for a maximum of 40% of the total developable land area in the quarry as defined herein. There shall be no single-family uses.
 - b. Non-office Commercial uses shall account for a maximum of 35% of the total developable land area in the quarry.
 - c. Office and/or light industrial areas shall together account for minimum of 30% of the total developable land area in the quarry.
 - d. Parks and usable open space corridors shall account for a minimum of 7% of the total developable land area in the quarry, to be located generally as indicated in the Riverview Gateway Subarea Plan.
 3. Land allocation calculations shall be made as follows:
 - a. Land devoted to use types shall include buildings and associated structures, landscaping, and on-site parking and circulation.
 - b. Mixed use buildings may be assigned by the proponent to any of the use types in the building that occupy a full floor. For example, a multiple story office building with a first floor devoted entirely to commercial uses may be considered an office or commercial use for purposes of use allocation.

- c. Total developable area shall be the full east or west quarry portion as identified herein, including parks and usable open space, but excluding planned public roads, buffers, or regional drainage facilities.

D. *Buildings.*

1. *Vertical Mixing.* A minimum of 25% of all buildings in the WSDOT Quarry and 10% of all buildings in the Fisher Quarry, exclusive of single family residences, shall contain a mix of two or more use types.
2. *Floor Area Ratios.* All buildings other than single family residences shall achieve minimum Floor Area Ratios (FAR) as follows:
 - a. Buildings adjacent to 192nd Avenue; minimum 1.0.
 - b. Buildings in the westernmost area designated Industrial by the Comprehensive Plan; no minimum.
 - c. All other buildings; 0.5.
 - d. Methods for meeting FAR requirements through averaging among buildings in the site may be proposed during Master Plan review, provided they maintain urban intensity development throughout, and do not place undue reliance for meeting FAR standards on future development without sufficient assurances of being built.
 - e. *FAR calculation methodology.* Individual buildings and associated attached structures, including attached structured parking constructed concurrently with the building, shall be counted as floor space. The site or portion of the site devoted to those buildings, not including public right-of-way, parks or pedestrian trails, shall be counted as site area. (Ord. M-3911, Added, 02/02/2009, Sec 4 – Effective 03/04/2009)

20.680.040 Master Planning.

- A. *Overall.* Master Plans covering the full Fisher or WSDOT quarry as described in this chapter are required prior to any urban development in all or part of that quarry, in order to ensure cohesive development of the site in an attractive, integrated manner as it transitions. “Urban Development” in this subsection shall mean any development defined in VMC [20.150](#) undertaken to support allowed uses in the RGX zoning district at Table 20.430.030-1 excluding any mining uses as defined by [20.680.030](#). Mining activities are expected to continue on portions of this site for at least a decade, but portions are expected to redevelop in less than a decade. Master plans shall address long term development of the entire Fisher or WSDOT quarries as shown in Figure 20.680-1, and shall also include consideration of long term development of the entire subarea, particularly in regard to traffic impacts.
- B. *Contents.* Master Plans shall address the following:
1. Existing land uses, physical features, and topography
 2. Proposed land uses, including the following:

- a. Residential Uses: Location, type, height, square footage, number of dwelling units, and size of associated land area,
 - b. Commercial Uses: Location, type, height, square footage, size of associated land area, and projected Floor Area Ratio (FAR),
 - c. Office and Light Industrial Uses: Location, type, height, square footage, size of associated land area, and projected Floor Area Ratio (FAR),
 - d. Schools or other public facilities, if any,
 - e. Any other projected structures or uses,
 - f. A demonstration of how proposed uses, if any, which differ from the general subarea locations indicated on Figure 21 of the Riverview Gateway Subarea Plan, do not prevent or hinder realization of the overall subarea plan vision.
3. Mapping of the following proposed public and private infrastructure, description of their capacity, and resulting consistency with applicable City standards:
- a. *Public and private roads, and parking and circulation areas.* This shall include an exhibit of roadway functional classifications, typical section, and design parameters for local roadways.
 - b. Public sewer, water and public and private stormwater systems.
 - c. Parks, open spaces and trails.
 - d. Utilities.
 - e. Schools, if any.
 - f. A demonstration of how proposed uses, if any, which differ from the general subarea locations indicated on Figure 21 of the Riverview Gateway Subarea Plan, do not prevent or hinder realization of the overall subarea plan vision.
4. Traffic Analysis and Mitigation Plan
5. Consistency between the Master Plan with Riverview Gateway Subarea Plan in the following areas:
- a. Major road networks.
 - b. Park, trails, and open spaces.
 - c. Pedestrian and Bicycle network.
 - d. Subarea plan policies.
6. Architectural guidelines, including conceptual building elevations and description of consistency with the Riverview Gateway Design Guidelines.

7. Sign program and how it is consistent with the Riverview Gateway Design Guidelines.
8. A master landscape plan and landscaping guidelines, consistent with the Riverview Gateway Design Guidelines.
9. Consistency with the intent of the Riverview Gateway Subarea Plan to create a distinctive, pedestrian-friendly, mixed-use urban center.
10. Anticipated phasing of development and potential site plan submittal timelines.
11. Anticipated site ownership, or common management provisions if any.
12. Provisions for buffering adjacent mining activities if applicable, at a level of detail sufficient to judge adequacy of buffering from adverse noise, dust, and visual impacts.
13. Proposed site topography, individual building heights, and an assessment of potential impacts of views from surrounding properties. The assessment must include graphic visualization of any buildings which would block or partially block views of the Columbia River or Mt Hood, as seen from the Overlook park facility or the southeast corner of the Fisher's Creek neighborhood.
14. Proposed parking management plan.
15. Analysis of impacts to the adjacent quarry's ability to achieve development envisioned in the Riverview Subarea Plan.
16. SEPA Checklist.

C. *Review Criteria and Process.* Master Plans shall be processed as a Type IV review. The Master Plan shall be approved, approved with conditions or denied based on compliance with each of the following:

1. The Master Plan implements the Riverview Gateway Subarea Plan and the requirements of this chapter, and allows the adjacent quarry to implement the subarea plan, and the requirements of this chapter.
2. All applicable standards of Vancouver Municipal Code and other requirements are met.
3. There is or will be sufficient capacity in transportation system, and public sewer, water, police, fire and stormwater services to adequately serve all portions of the site at the time of development. Utilities should be placed underground to the fullest extent feasible.
4. Off-site impacts including noise, glare, and traffic are minimized to the extent practicable and as required under the Vancouver Municipal Code and Revised Code of Washington.
5. The Master Plan is consistent with the Riverview Gateway Design Guidelines or proposes standards that will achieve at least equal quality site development.
6. The Master Plan achieves the following objectives:
 - a. Capitalizes on the unique topography and view potential of the site.

- b. Establishes a built environment along 192nd Avenue that is in scale with the road and creates a gateway through use of distinctive architectural elements at major intersections.
- c. Establishes a built environment throughout the site that is urban rather than suburban in terms of building intensity, local street networks, and pedestrian amenities and activity. Drive-through uses shall be limited to within parking structures or building enclosures.
- d. Includes design standards that ensures quality development and creates a sense of place, and avoids building architecture defined by individual corporate brands.
- e. Reflects sustainable building and low impact development site planning principles and incorporates design standards to encourage energy efficiency, water conservation and waste reduction.
- f. Includes the following standards or equivalent alternatives sufficient to ensure an active, safe and interesting sidewalk and streetfront environment
 - 1. Buildings should be located adjacent to streets to the extent possible, with parking to the side or rear. Non-structured on-site parking and access drives shall account for no more than 35% of the major street frontage of any project. Alternative standards may be proposed for developments with multiple major street frontages, provided the overall objective of maximizing streetfront buildings is met to the fullest extent practicable;
 - 2. Surface parking areas shall include landscaping;
 - 3. Blank walls visible from pedestrian streetfronts are prohibited. Buildings adjacent to the streetfront shall include pedestrian entrances facing the street, and at least 15% of the streetfront building facade shall be transparent, with the exception of light industrial uses;
 - 4. To ensure human scale development and visual interest, larger buildings with front facades of 100 feet or longer shall include articulation or modulation of facades and rooflines
- g. Includes tree and landscaping standards that will create an attractive community and meets the City's Urban Forestry Management Plan overall target canopy goal of 28%.
- h. Includes parks and public natural areas, trails and recreational areas that meet the standards of the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan.
- i. Includes standards ensuring that at least 10% of residential units in the master plan area are affordable to moderate income households, as defined by RCW [84.14](#).
- j. Includes standards or legal agreements ensuring shared parking is utilized to the maximum extent practicable throughout the master plan area. The number of nonstructured parking spaces provided for individual uses shall be no less than indicated in VMC Table 20.945.070-2, Minimum Off-Street Vehicle Parking Requirements, and no more than 115 percent of that amount.

- k. Ensures that the environmental impacts of the master plan and subsequent development projects within it are disclosed consistent with SEPA review requirements, including a site-specific hydrogeologic analysis.
- l. Buildings proposed or allowed by the Master Plan shall mitigate visual impacts to the adjacent area, in balance with the Subarea Plan development vision. At minimum this shall require the following:
 1. Buildings in the western portion of Fisher Quarry designated Industrial by the Comprehensive Plan shall not exceed maximum height of 35-75 feet per VMC 20.430.040-1;
 2. Buildings of any height extending above the farthest visible shore of the Columbia River, as seen from the Overlook facility or the southeast corner of the Fisher Quarry bluff, shall:
 - a. Be located towards the southern portion of the quarries to the fullest extent practicable;
 - b. Be separated from one another such that the east-west coordinates of the portions of the buildings impacting river views are a minimum of 200 feet apart;
 - c. Be discouraged from extending above the farthest visible Oregon ridge line. Only one such building shall be permitted per quarry; and
 3. The Master Plan shall include an assessment of how buildings will prevent off-site glare impacts from direct or reflected light sources as required by VMC 20.935.D

D. *Master Plan Modification.*

1. *Process.*

- a. No Amendment. Development applications which differ from adopted Master Plans as follows require no additional review:
 1. Changes to phasing, provided proposed development is fully identified in the adopted Master Plan.
 2. Refinement of building footprint, use mix, access, parking and landscaping provided the refinements do not result in a reduction of more than 10% in density, intensity, mix of uses, and provided the resulting site plan is consistent with the adopted Master Plan, the Riverview Gateway Design Guidelines and this chapter.
 3. Changes in the location and design of trails, so long as they are consistent with the Master Plan, the Riverview Gateway Plan and Design Guidelines and the Vancouver Paths & Trails Master Plan.
 4. Changes to the buffering provided for new development from adverse impacts of ongoing mining on adjacent properties, provided the result is the same or better attenuation of noise and dust and visual impacts.
- b. Type I Review

1. Changes to the location of uses, so long as the overall intensity and percentage mix of uses is consistent with this chapter.
 2. Changes to or variances from the Master Plan design standards for buildings, landscaping, street furniture or signs provided proposed changes are consistent with the Riverview Gateway 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
1. New buildings, so long as the additional development can be accommodated without a change to the transportation, water, sewer or storm drainage system in the approved Master Plan.
 2. Change of use in a building identified in the Master Plan, provided there is no loss of office or industrial space, and provided the overall use mix is consistent with this Chapter.
- d. Type III Review
1. Significant changes to street locations or capacity.
 2. Removal of a building or buildings that results in a reduction in the total number of dwelling units or total square footage at buildout.
 3. Significant changes of use type in a building identified in the Master Plan that result in a loss of office or industrial space.
 4. Significant reduction in the amount of public open space.
 5. New buildings that result in the need for a significant change in to the transportation, water, sewer or storm drainage system 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 Riverview Gateway Subarea Plan and is consistent with the Design Guidelines;
 - b. The proposed change will not result in a substantial impact to transportation, water, sewer or storm water management systems;
 - 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 the Vancouver Comprehensive Plan. (Ord. M-4179 § 77, 10/17/2016; Ord. M-4080 § 6, 07/07/2014; Ord. M-3911, Added, 02/02/2009, Sec 4 – Effective 03/04/2009)

The Vancouver Municipal Code is current through Ordinance M-4341, passed August 2, 2021.

Disclaimer: The city clerk's office has the official version of the Vancouver Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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