

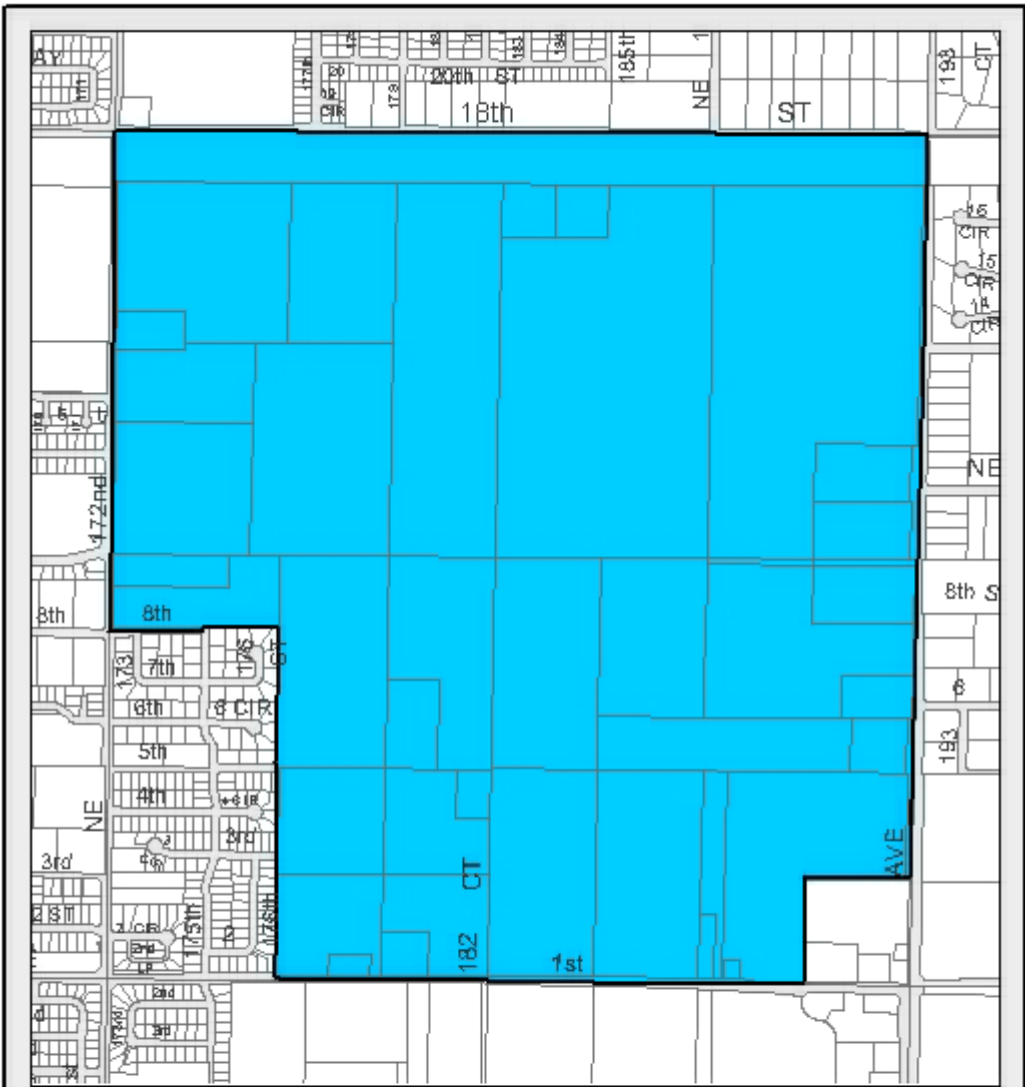
**Chapter 20.690**  
**Section 30 Employment Center Plan District**

**20.690.010 Purpose**

The Section 30 Employment Center Plan District (Plan District) intends to promote and guide private development as directed by the vision, goals, and policies of the adopted Section 30 Employment Center Plan (M - \_\_\_\_\_); provide clear objectives for those proposing to develop in the Section 30 Plan area; maintain and enhance property values; promote economic provision of public services; and ensure that each development or project fits with its neighbors and within the Subarea.

**20.690.020 Applicability**


In general, 18th Street to the north, 192nd Avenue to the east, 1st Street to the south, the boundary of an existing subdivision in the southwest corner, and 172nd Avenue to the northwest define the plan area, as illustrated in Figure 20.690-1.

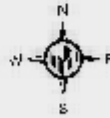


0 750 1,500 3,000 Feet



**FIGURE  
20.690-1**

 Employment Center Plan District



**Section 30 Employment Center Plan District**

### **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 non-conforming.

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 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.

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, 20.690.030E are exempt from the Master Plan Process.

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

F. Mining and related uses are allowed as specified in VMC 20.540, 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.

### **20.690.040 Development Standards**

Development within the Plan District shall be subject to the development standards contained in Section 20.440.040 and Section 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.

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% 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% of the minimum required indicated in VMC Table 20.945.070-1, and no more than 115% to the amount provided in Table 20.945.070-1. 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 VMC20.945.060. Structural parking shall count toward the minimum but not the maximum number of parking stalls.

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.

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'.

**20.690.050 Master Planning**

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 VMC20.690.060.
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 VMC20.690.060, 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.

### **20.690.060 Full Site Utilization Plan**

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.

#### **20.690.070 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.

##### **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.

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% of the total urban neighborhood housing units shall be located in the mixed use 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% of all housing units shall be substantially clustered within ¼ mile of the urban neighborhood mixed use center. The ¼ mile shall be measured in a straight line from the outer boundaries of the neighborhood to the nearest boundary of the mixed use center.

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 section 20.590.
- b. Colleges, as defined in Section 20.160, Use Classifications are prohibited.
- c. Emergency Services, as defined in Section 20.160, Use Classifications require a conditional use permit governed by VMC 20.245, Conditional Uses.
- d. Medical Centers as defined in Section 20.160, Uses Classifications are prohibited.
- e. Religious Institutions as defined in Section 20.160, Uses Classifications require a conditional use permit governed by VMC 20.245, Conditional Uses.
- f. Commercial Lodging limited to bed and breakfast establishments, subject to the provisions in VMC 20.830 and lodging establishments with no more than 50 rooms as defined in Section 20.160, Uses Classifications.
- g. Bulk Sales as defined in Section 20.160, Uses Classifications, is prohibited.
- h. Non-Accessory parking surface lots as defined in Section 20.160, Uses Classifications, are prohibited. Non-accessory parking structures are permitted.
- i. All uses under Industrial heading, as defined in Section 20.160, Uses Classifications are prohibited.
- j. Heliports, as defined in Section 20.160, Uses Classifications are prohibited.
- k. Wireless Communication Facilities are permitted subject to the provisions of VMC 20.890.060B, Higher-density Residential Districts.

4. No more than 50% 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% 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.

#### 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% of the uses within vertical mixed-use buildings.

##### 2. Density

a. An average minimum 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.

b. Residential uses are not allowed on the ground floor.

### 3. Building Height

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

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 3 floors (including ground floor).

### 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.

b. Mixed use buildings facing the Urban Center focal point shall comprise 75% of the street frontage. Parking garages where the ground floor is commercial or office uses may be counted for this 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

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

b. Rain protection features shall provide cover of at least 6 feet in depth over the sidewalk or other surfaced pedestrian way, but shall not extend closer than 2 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.

b. Transparent windows/doors shall be provided along at least 75% of the ground floor façades and the base of the windows shall be between 1 and 3 vertical feet above the ground or sidewalk.

#### 8. Buffering and Landscaping

a. All setback areas shall be landscaped consistent with the Section 30 Design Guidelines 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.

ii. All sidewalks shall be at least 12 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, art work.

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.

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% of the minimum required indicated in VMC Table 20.945.070-1, and no more than 115% to the amount provided in Table 20.945.070-1. 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.

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.

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.

f. Parking shall meet the Section 30 Design Guidelines.

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 Section 20.420.050 for the R-22 zone unless modified as follows.

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.

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.

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 3 floors (including ground floor).

#### 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.

b. Street frontage setbacks shall be provided with a 10 foot minimum and 20 foot maximum and meet the intent of the Design Guidelines.

## 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.

b. Buildings that are visible from the street shall be oriented to face the street.

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.

## 7. Landscaping and Fencing

a. A minimum 4 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.

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.

## 10. Parking

a. Parking spaces provided for individual uses shall meet the requirements of VMC Table 20.945.070-1. The planning official may approve a parking reduction based on VMC 20.945.070E. In addition to the reductions allowed in VMC 20.945.070E, further reductions may be allowed for motorcycle/scooter parking spaces (4 ft by 8 ft). For every 4 motorcycle/scooter parking spaces provided, the number of vehicle parking spaces required may be reduced by one.

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.

#### F. Master Planning

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 20.690.050B 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 20.690.050C, 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 20.690.050D, Section 30 Employment Plan District, Master Plan Modification.