



Vancouver Innovation Center Proposed Revised Master Plan and Development Agreement



Joana Filgueiras, Real Estate Project Manager, Economic Prosperity and Housing

Mark Person, Senior Planner, Community Development

Agenda

- Site History
- Approved Plan
- Policy Context
- Revised Plan
- Approval Criteria
- Next Steps

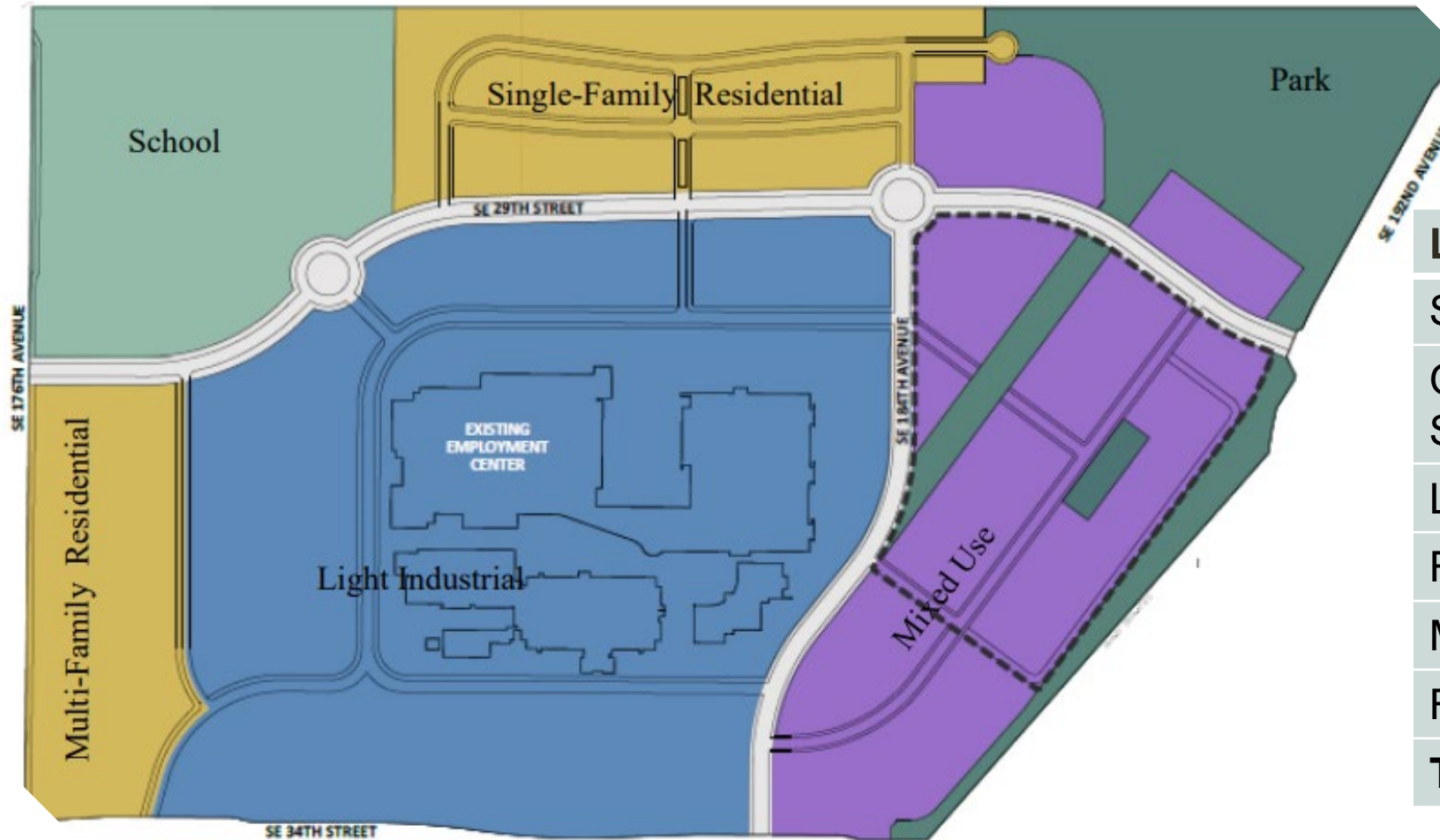
Subject Site



Site History

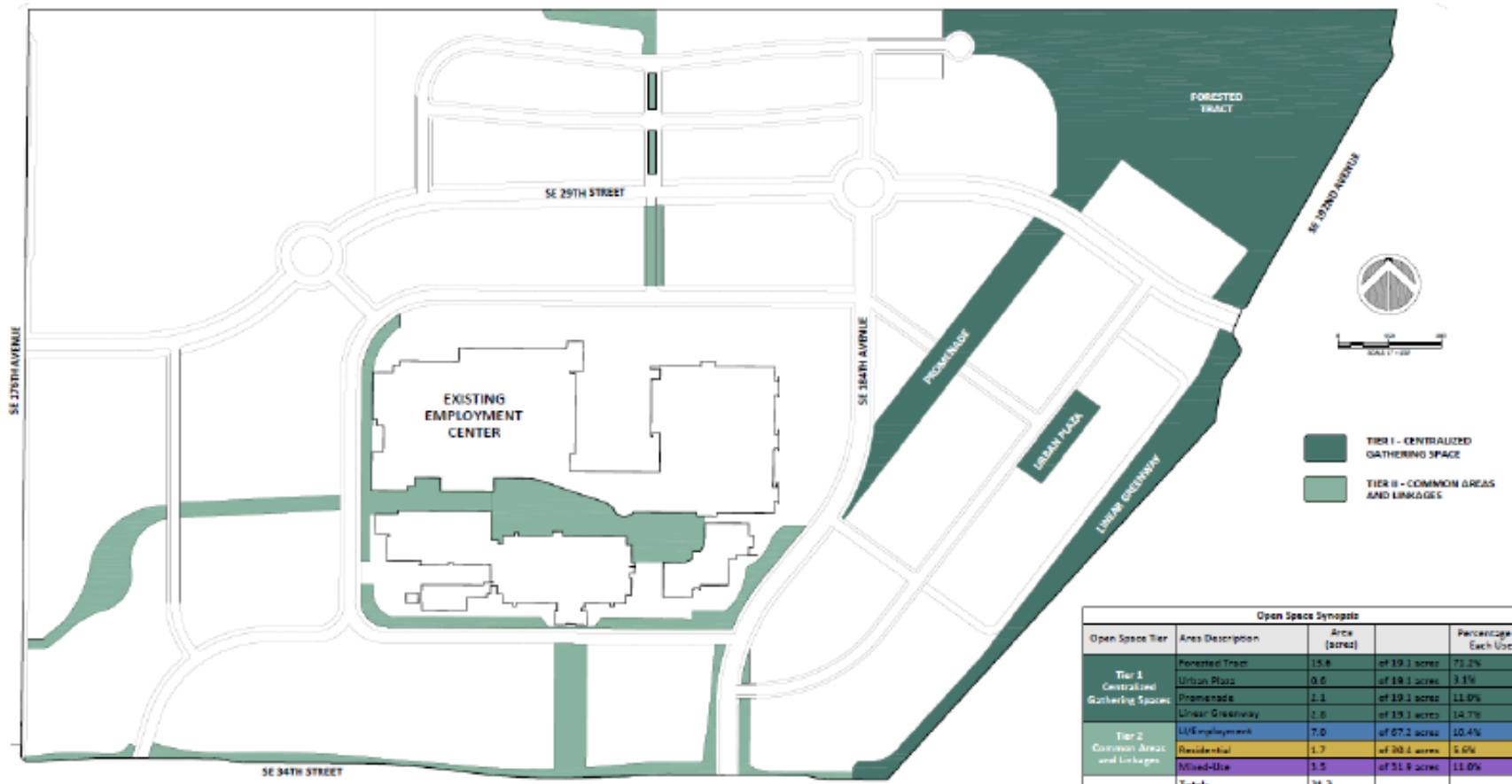
- 179-acre site originally developed by Hewlett-Packard, approximately 715,000 square feet of existing buildings onsite
- Rezone and Comprehensive Plan Amendment (changed from IL to MX) and Master Plan and associated development agreement approved in 2021
- 200,981 square foot industrial building has been approved north of the existing building under the master plan as a Type II Site Plan

Approved Land Use Allocation



LUA	Acres
School	20
Open Space	19.1
LI	67.2
Residential	30.4
Mixed Use	31.9
ROW	10.5
Total	179.1

Approved Open Space Plan



- 13.6 acres forested tract
- 2.7 acre urban plaza and promenade
- 2.8 acre linear greenway

19.7 total acres of publicly accessible open space

Open Space Synopsi			
Open Space Tier	Area Description	Area (acres)	Percentage of Each Use
Tier 1 Centralized Gathering Spaces	Forested Tract	13.6	of 19.1 acres 71.2%
	Urban Plaza	0.6	of 19.1 acres 3.1%
	Promenade	2.1	of 19.1 acres 11.0%
	Linear Greenway	2.8	of 19.1 acres 14.7%
Tier 2 Common Areas and Linkages	LI/Employment	7.0	of 30.4 acres 23.0%
	Residential	1.7	of 30.4 acres 5.6%
	Mixed-Use	3.5	of 30.4 acres 11.6%
Total		19.7	

Approved Master Plan



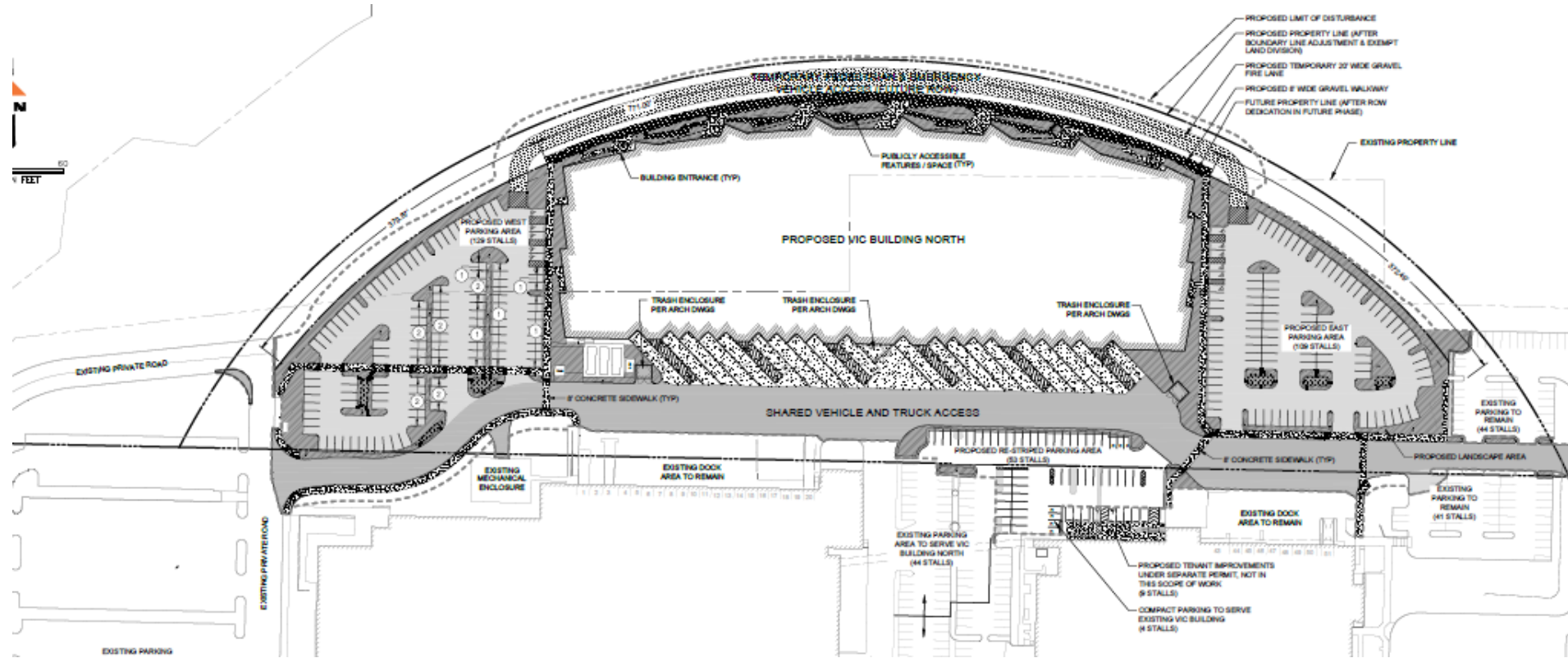
**Planning
Commission
hearing:**

July 6, 2021

**City Council
Hearing:**

August 16, 2021

Industrial Building 1



Alignment with Existing Policy Guidance

Climate Action Framework

- Strategy TLU-1. Create neighborhoods that support clean modes of transportation, Actions 1-4.

Interim Green Building Policy

- LEED for Neighborhood Development Gold standard or equivalent

Alignment with the [Strategic Plan](#)

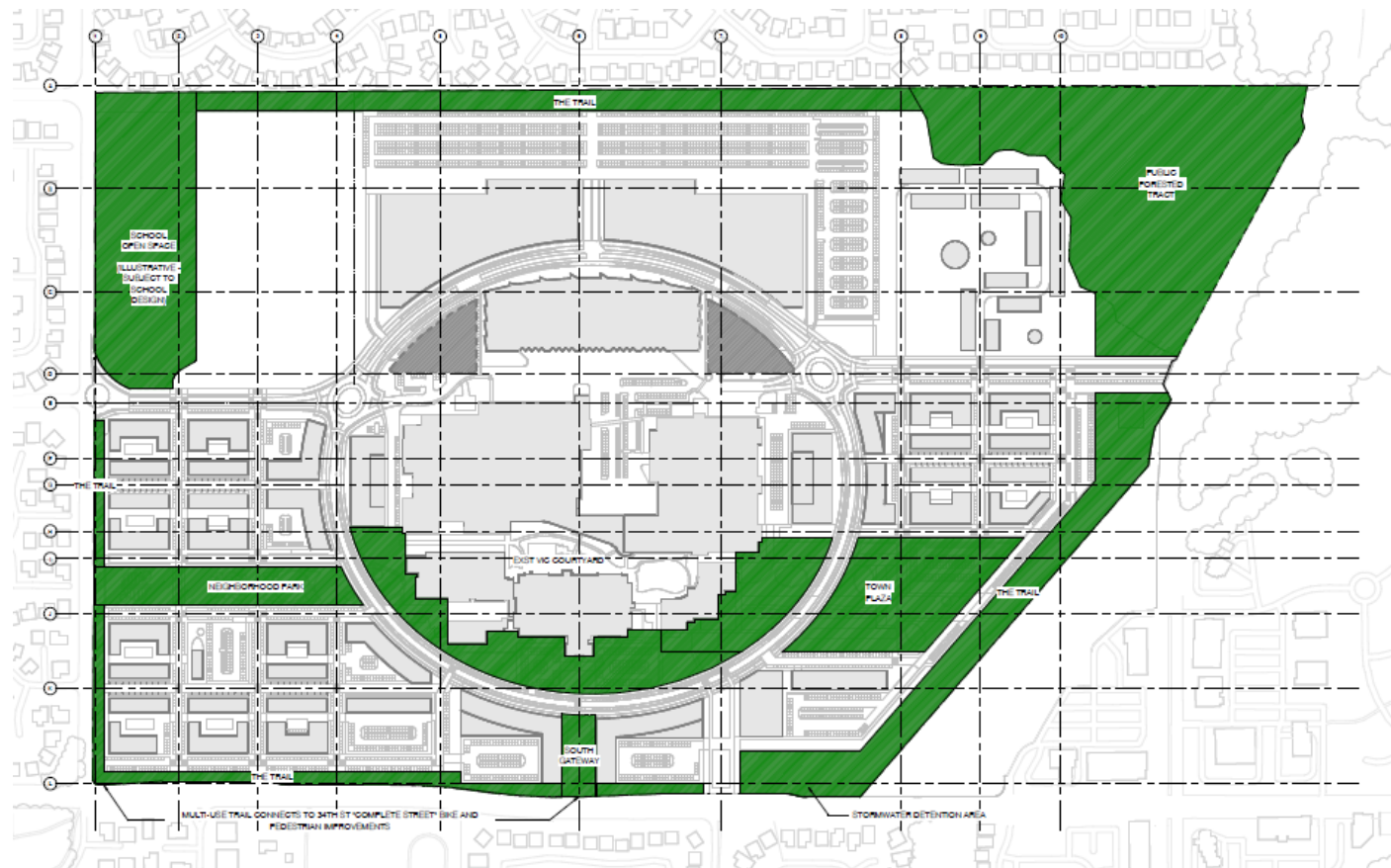
- Livability
- Equity and Inclusion
- Innovation
- Sustainability & Resiliency
- Trust & Relationships

Revised Land Use Allocations



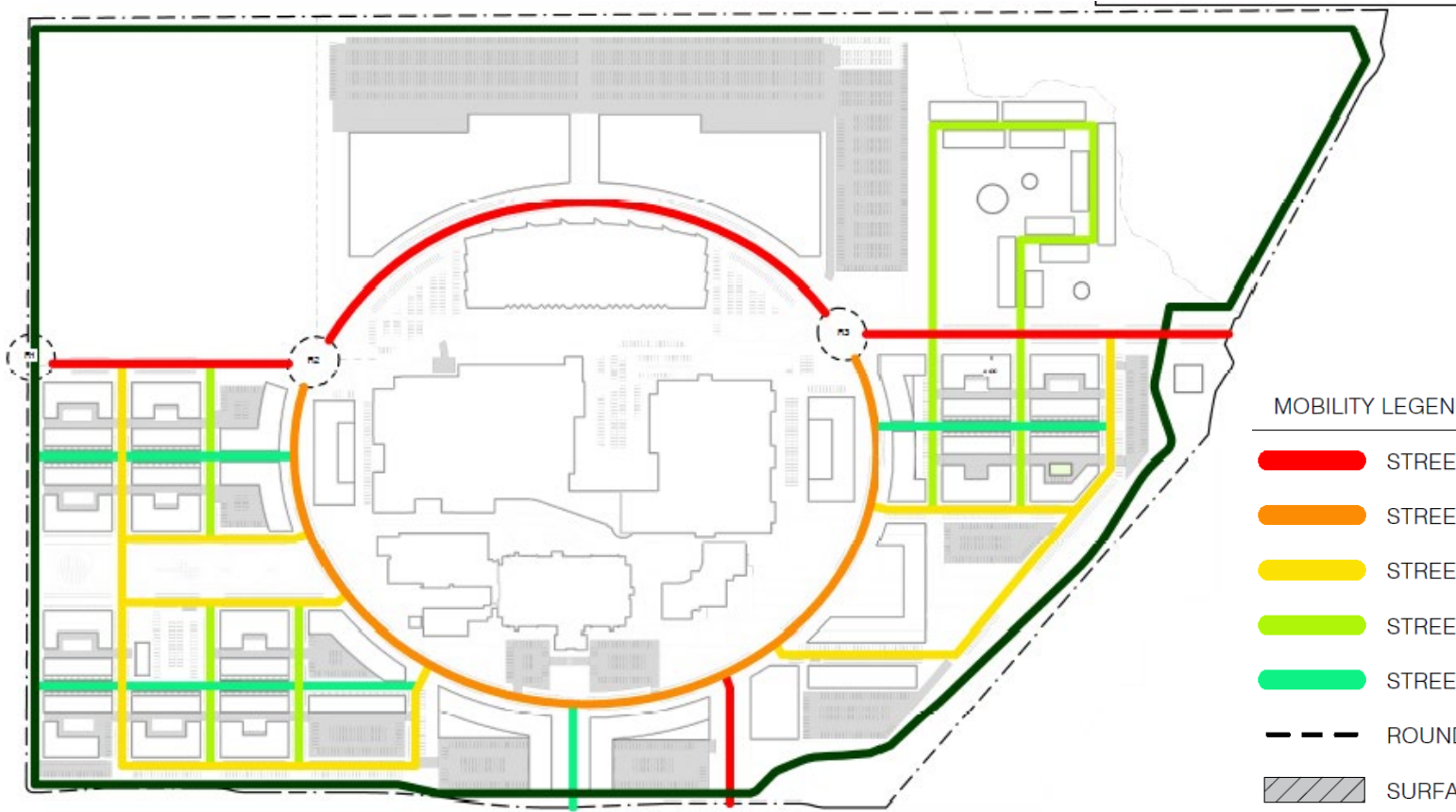
LUA	Acres
School	20
Forested Tract	13.7
LI	74.13
Residential	38.12
Mixed Use	33.15
Total	179.1

Revised Master Plan/Open Space



- 13.7-acre forested tract
- 10.3 acres within LUAs
- 24 total acres proposed

Revised Transportation Network



Proposed roadway designs align with guidance in draft updated Transportation System plan for facility type

MOBILITY LEGEND

- STREET TYPE 01 - MAIN STREET ALONG LOOP
- STREET TYPE 02 - SLOW STREET ALONG LOOP
- STREET TYPE 03 - LOCAL STREET/NEIGHBORHOOD LOOP
- STREET TYPE 04 - LOCAL ACCESS CONNECTIONS
- STREET TYPE 05 - PEDESTRIAN LANEWAYS
- ROUNDABOUT
- SURFACE PARKING LOT
- TRAIL - REFER TO SHEET 008

Revisions to the master plan

- Central loop/ring road configuration change
- Revised Land Use Areas (right-of-way now included)
- Increased density and the elimination of detached single-family residential
- Consolidated Residential Areas
- Updated Phasing
- Hotel and community center allowed as a Type II instead of Type III application
- Updated Design Guidelines

Approval Criteria ([VMC 20.430.060.C.3.a.2](#))

- a. The Master Plan and associated conditions of approval ensure future development will meet all applicable criteria of this chapter; and**
- b. The proposal complies with applicable rezone criteria of VMC [20.285.080](#); and
- c. There is or will be sufficient capacity within the transportation system and public sewer, water, police, fire, and stormwater services to adequately serve all portions of the site at the time of development; and**
- d. A change in circumstances has occurred since existing zoning designations at the site were originally adopted. For the purposes of a multiple building mixed use plan only, compliance with the development standards of VMC [20.430.060C2](#) and the applicable Comprehensive Plan policies shall be sufficient to demonstrate that a change in circumstances has occurred.

Next Steps

Planning Commission

- September 26: Planning Commission Workshop- more detail on revised master plan components and associated development agreement
- October 10: Planning Commission Workshop
- November 14: Planning Commission Workshop (if needed)
- December 12: Tentative Planning Commission Public Hearing

City Council dates not yet scheduled

Thank You

Questions

