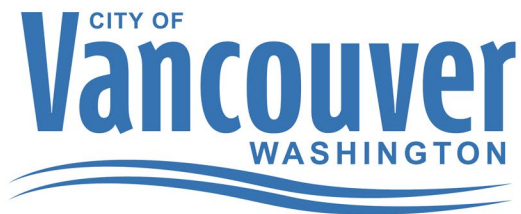




# Heights HX Plan District Changes Planning Commission Public Hearing September 26, 2023



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# Agenda

- Purpose and Objectives
- Review HX Code Changes
- Next Steps
- Questions & Discussion





# Purpose & Objectives

- Review proposed HX Code changes
- Pending public hearing review, provide recommendation to Council to approve proposed HX Code changes

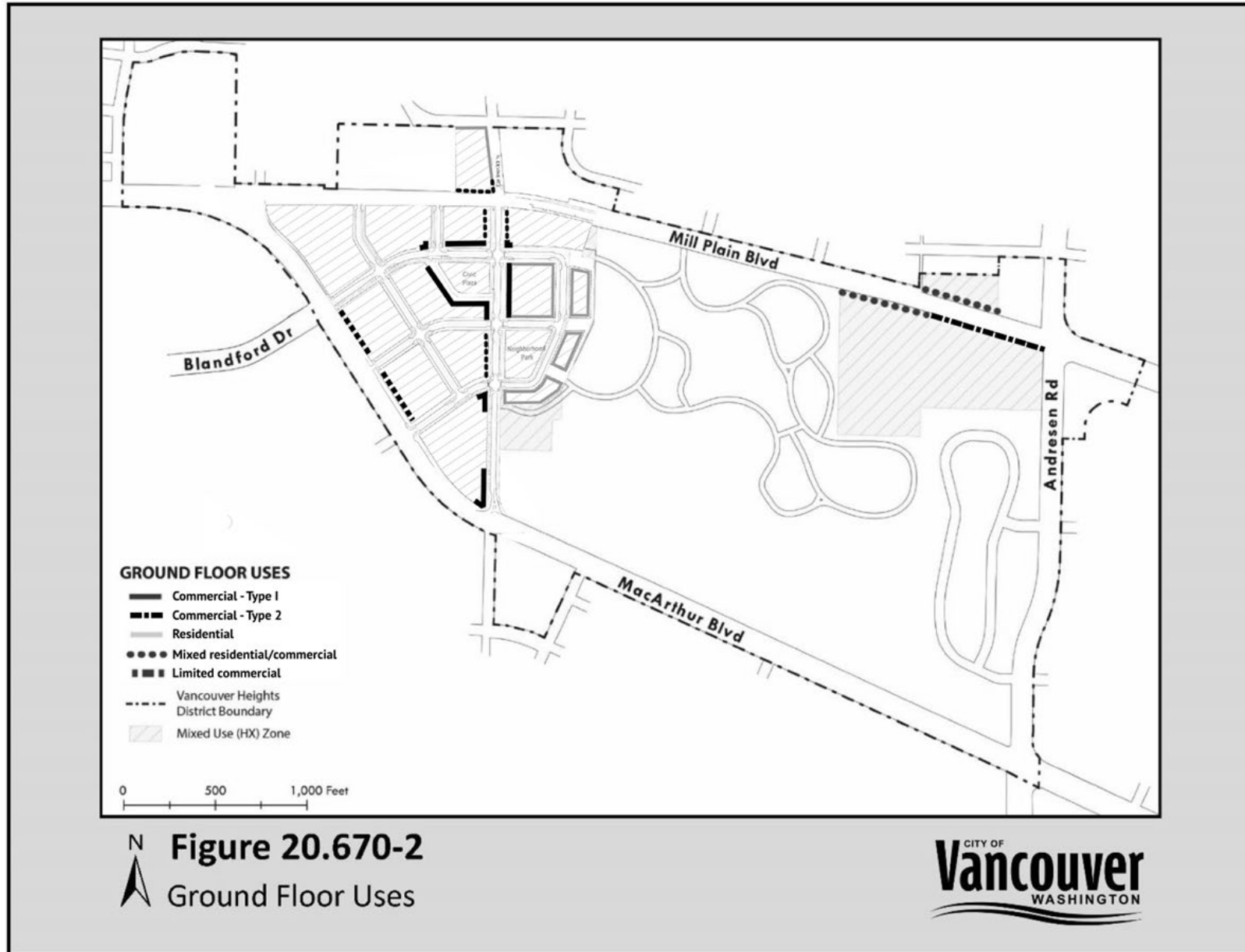
# Summary of Proposed HX Code Changes

- Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation and the proposed code changes.
- Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza and differentiate commercial frontage definition between active retail and all other commercial uses, except office.
- Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
- Add a new standard to regulate off-street parking access by limiting vehicle, pedestrian, and bicycle conflicts and better promoting non-motorized access and use of the Grand Loop.
- Increase building height limits in District Gateway subarea.

# Revised TMRA Plan



# Revised Ground Floor Uses Map



A. *Ground Floor Use Regulation by Frontage Type.* Ground floor uses shall be regulated by Frontage Type as shown in Figure 20.670-2.

1. **Active Commercial frontage:**

~~a. All commercial uses, except office uses allowed~~

**RECOMMENDATION**

*a. Only the following commercial uses are allowed—sales-oriented retail; eating, drinking and entertainment establishments; fitness center and community center.*

~~a. Residential uses prohibited except residential lobbies and entrances associated with upper story residential uses are allowed but limited to 25% of the total length of the street frontage~~

**RECOMMENDATION**

*b. Residential and office uses prohibited except lobbies and entrances associated with upper story-uses are allowed but limited to 25% of the total length of the street frontage*

a. Institutional uses prohibited (No change)

2. **Commercial frontage:**

a. **All commercial uses permitted in the HX District, except office uses allowed**

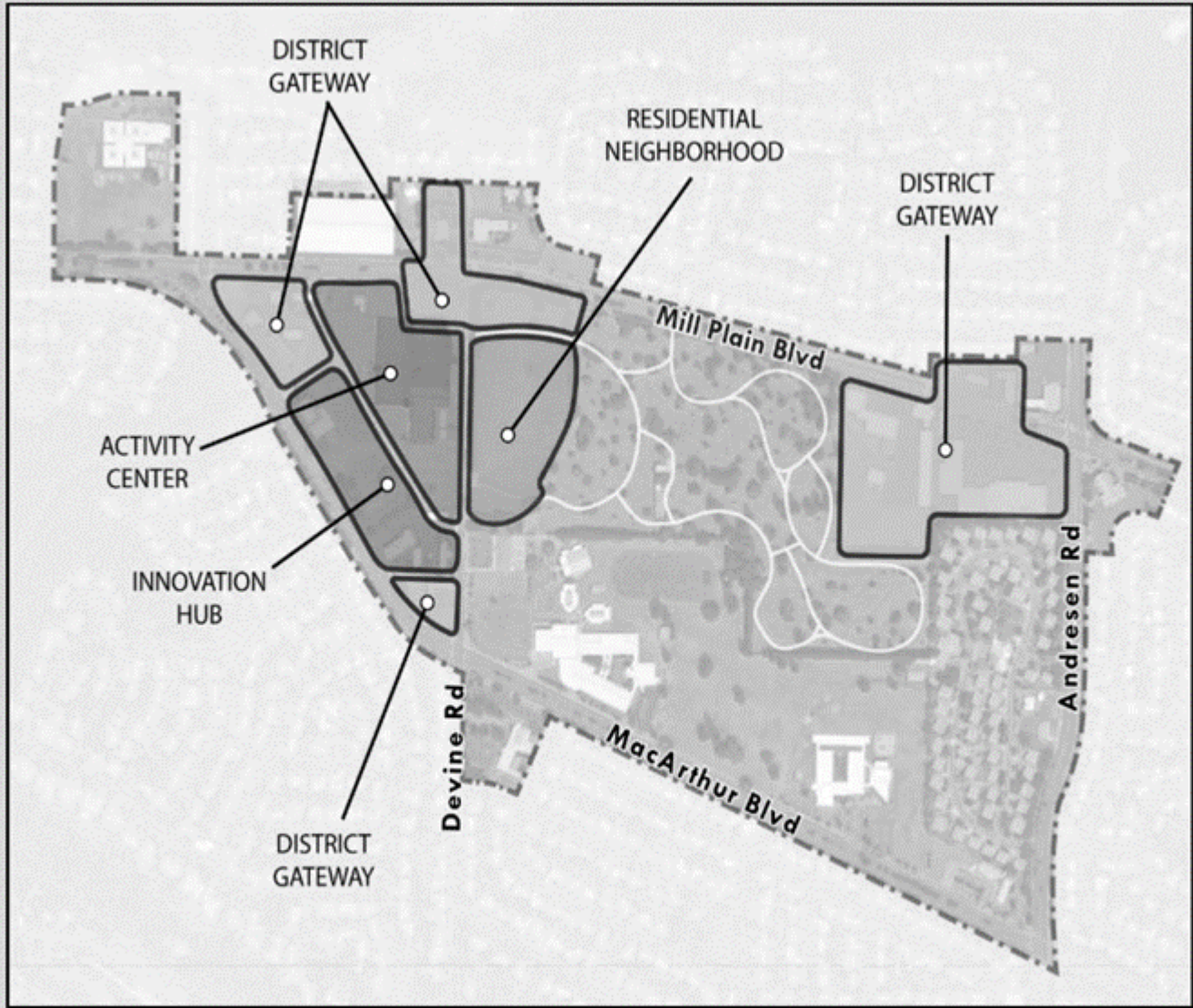
# District Gateway Building Height Changes

**Table 20.670.040-2** Maximum Building Heights

<b>Sub-District</b>	<b>Maximum Height</b>
Activity Center	Maximum of 85 feet
Residential Neighborhood	Maximum of 85 feet
Innovation Hub	Maximum of 50 feet
District Gateway	Maximum of <del>50</del> 55 feet not abutting residentially zoned properties
<b>Sub-District</b>	<b>Maximum Height</b>
	Maximum of 40 feet abutting residentially zoned properties
	Maximum of 35 feet fronting Idaho Street

Note: For the Heights District, abutting is defined as sharing a property line with residentially zoned property





**Figure 20.670-1**  
District and Sub-District Map

## **VMC 20.670.040**

### **A. MASSING AND SCALE**

*Ground floor plane.* For buildings five stories and above, the maximum ground floor plate area shall not exceed 16,000 square feet. An option to this standard is to demonstrate significant massing breaks in the building façade to include **recessed** breaks **(minimum of 20 feet in length and depth)** and ground plane openings as pedestrian connections.

#### Rationale for Change:

This standard and guideline is intended to accentuate openings and connections. A “recess” does not ensure through access. The 20’ min length and depth recess does not allow access or connection to internal portions of the block.

## **VMC 20.670.040**

### ***B. MODULATION AND FAÇADE ARTICULATION***

*4. Building entry.* Main entrances shall be easily identifiable through the use of building articulation and modulation. ~~Avoid recessed doorways to provide high visibility from the public way.~~

### Rationale for Change:

Addressed elsewhere

### ***C. ENTRANCES***

*3. Recessed ground floor level.* Recessed ground floors shall be restricted to one level height, except at main entrances.

## **VMC 20.670.040**

### **D. ROOF FORMS**

1. *Roof lines.* The length of any continuous flat roofline shall not exceed more than **165 feet** ~~100 feet~~ without modulation. **The minimum modulation for roof lines is 3 feet.**

### Rationale for Change:

Consistency with:

- 1) Section A. Massing and Scale., 5. Building Facades; *Building facades shall not exceed 165 feet in length without an intervening break*
- 2) Section B. Modulation and Façade Articulation., 3. Modulation; *A minimum building modulation along the façade shall be one foot in depth and the minimum width shall be five feet.*

# Examples of Roof Form Changes



Belmont Dairy, SE Portland



Grand Belmont, East Portland

# Limited Access Standard



# Summary of Code Changes

- Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation and the proposed code changes.
- Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza and differentiate commercial frontage definition between active retail and all other commercial uses, except office.
- Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
- Add a new standard to regulate off-street parking access by limiting vehicle, pedestrian, and bicycle conflicts and better promote non-motorized access and use of the Grand Loop.
- Increase building height limits in District Gateway subarea from 50 ft to 55ft in areas not abutting residentially zoned properties.



# Next Steps

- October 9 Council first reading
- October 16 Council public hearing



# OVERVIEW

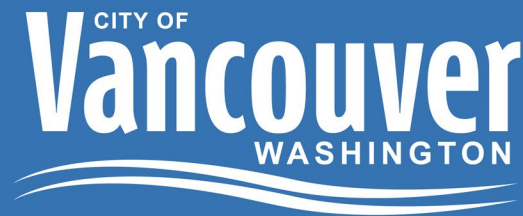


## Questions & Discussion



# Thank You

To learn more, visit [www.beheardvancouver.org/heights-district-plan](http://www.beheardvancouver.org/heights-district-plan)



# Project Timeline

