

# Proposed Heights HX Plan District Changes

VANCOUVER  
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WASHINGTON

March 14, 2023

Vancouver Planning Workshop

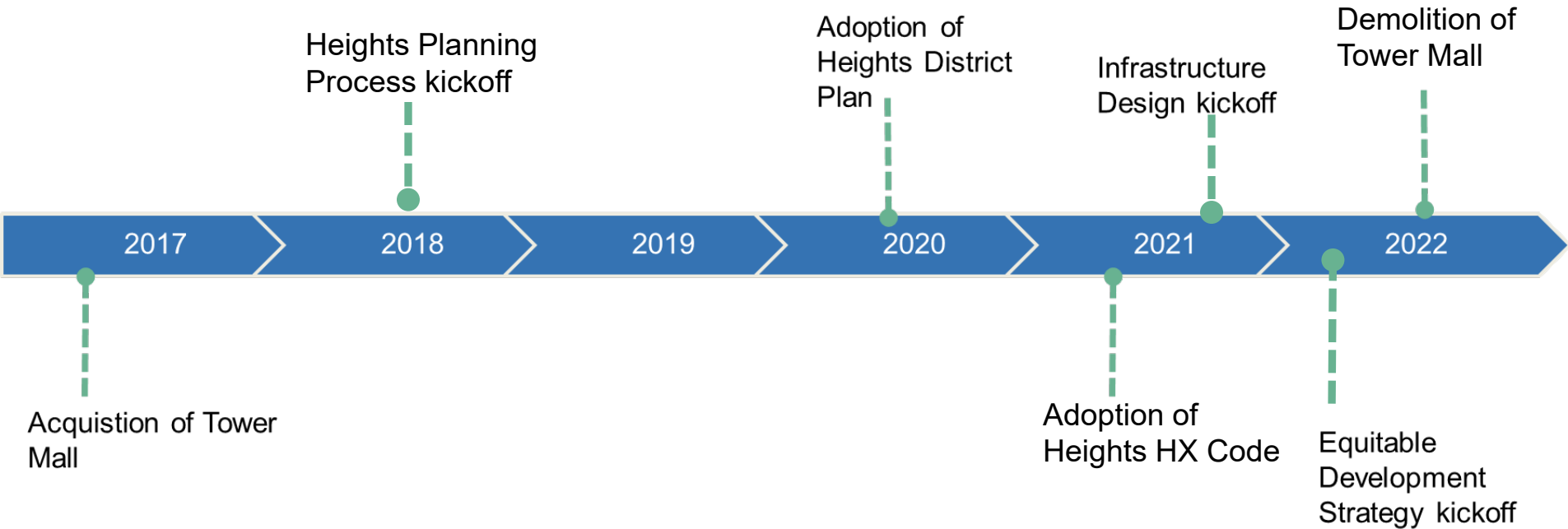
Bryan Snodgrass, Principal Planner, Community  
Development

Amy Zoltie, Real Estate Project Manager,  
Economic Development

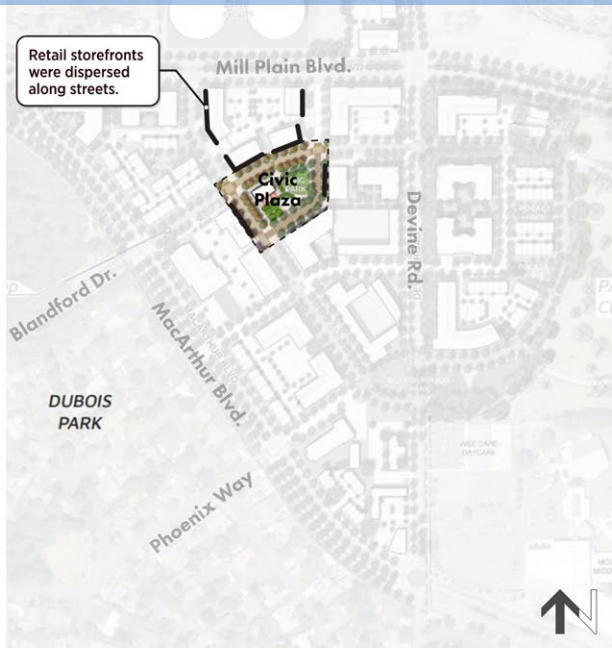
# Presentation Overview

- Project history
- Heights District Plan refinements- refinements to Tower Mall Redevelopment Area (TMRA) Plan
- Summary of proposal to modify VMC 20.670 The Heights (HX) Plan District
- Questions & discussion

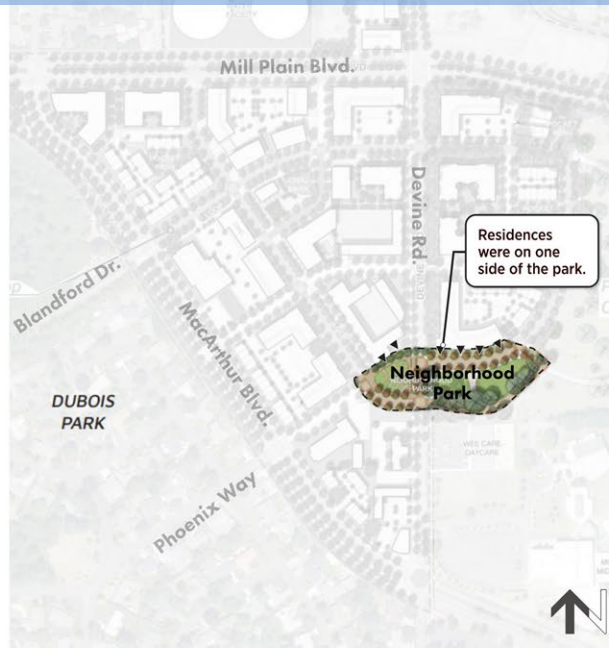
# Project History



# TMRA Plan Refinements - Before



**Civic Plaza (Before)**

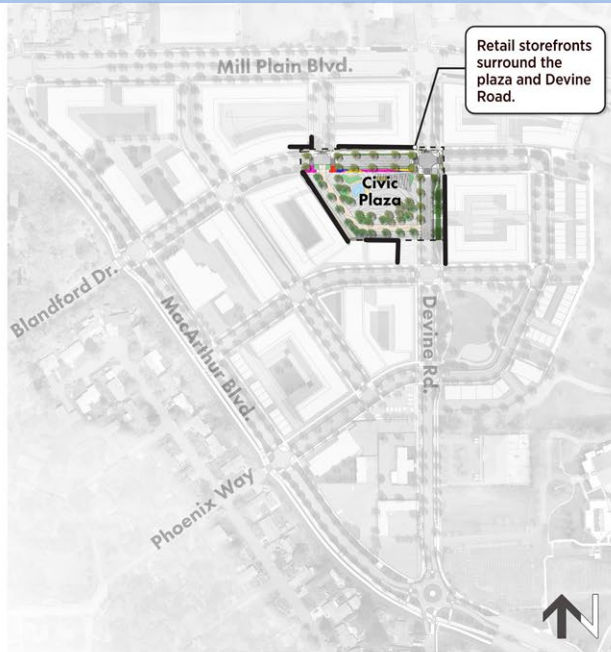


**Neighborhood Park (Before)**

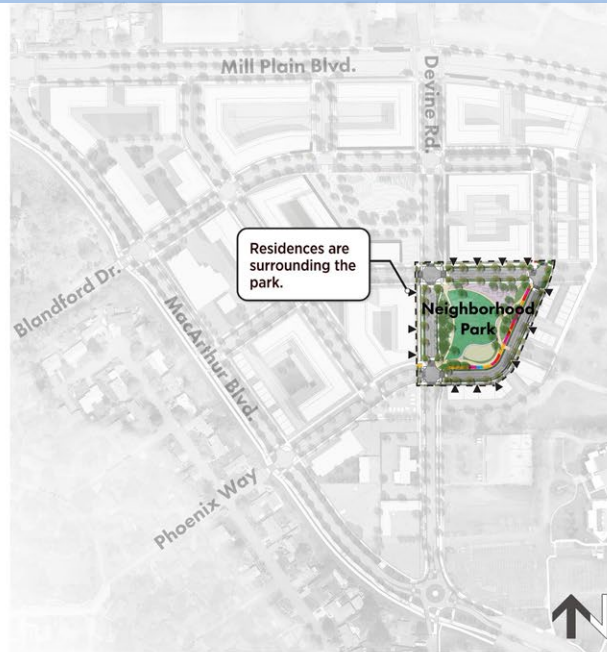


**Grand Loop (Before)**

# TMRA Plan Refinements - After



**Civic Plaza (After)**



**Neighborhood Park (After)**



**Grand Loop (After)**

# Revised TMRA Plan



# Community Outreach

- Open House
- City Council Workshop
- Commission Presentations
  - CACH
  - TMC
  - PRAC
- Community Stakeholders
- Online surveys



# Summary of Proposed Changes

- Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation.
- Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza.
- 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.



# Ground Floor Uses

## VMC 20.670.030 Regulations of Uses

### B. Ground Floor Use Regulation by Frontage Type

#### 1. Commercial frontage:

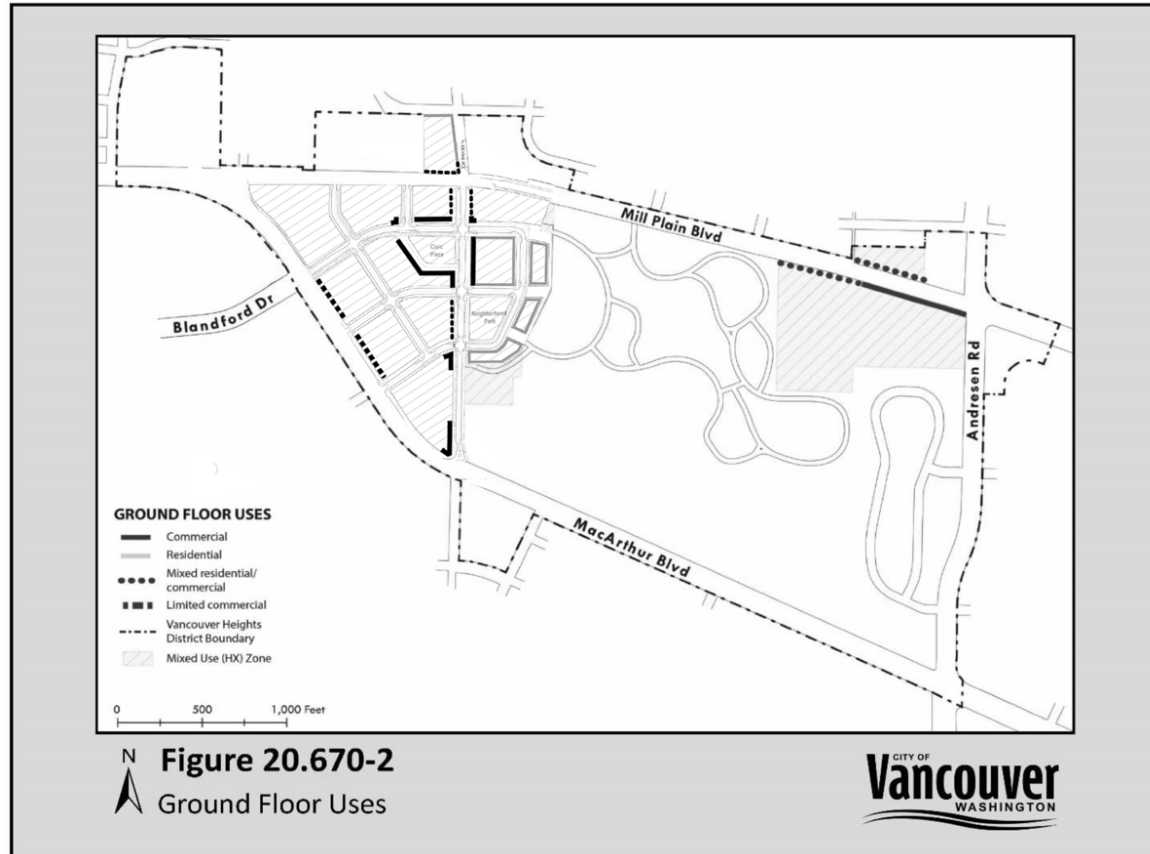
~~a. All commercial uses, except office uses allowed.~~

*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~~

*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*

# Revised Ground Floor Uses Map



# Massing Changes

## **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.

# Building Entry Changes

**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.~~

# Roof Form Changes

**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.~~

# Limited Access Standard



# Next Steps

- **Council Workshop April 10, 2023**
- **Planning Commission and Council public hearings to be scheduled**

# Questions and Discussion

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