

Evergreen and Grand Commercial Corridors Strategy Implementation

Planning Commission Workshop
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Agenda

- Project Update
- Design Standards
- Implementation Plan
- Next Steps

Cascadia Partners Presentation





EVERGREEN GRAND
PROJECT UPDATES

PROJECT UPDATE | WORK COMPLETED TO DATE

- **Refined development standards** based on Planning Commission feedback/staff review
- Drafted design standards that **balance high quality design outcomes with encouraging development in Corridor**
- Held **Developer Focus Group** to gather feedback on draft development and design standards
- Prepared draft **Implementation Plan** to help guide the City in how to enact Corridor Strategy Vision above and beyond code amendments

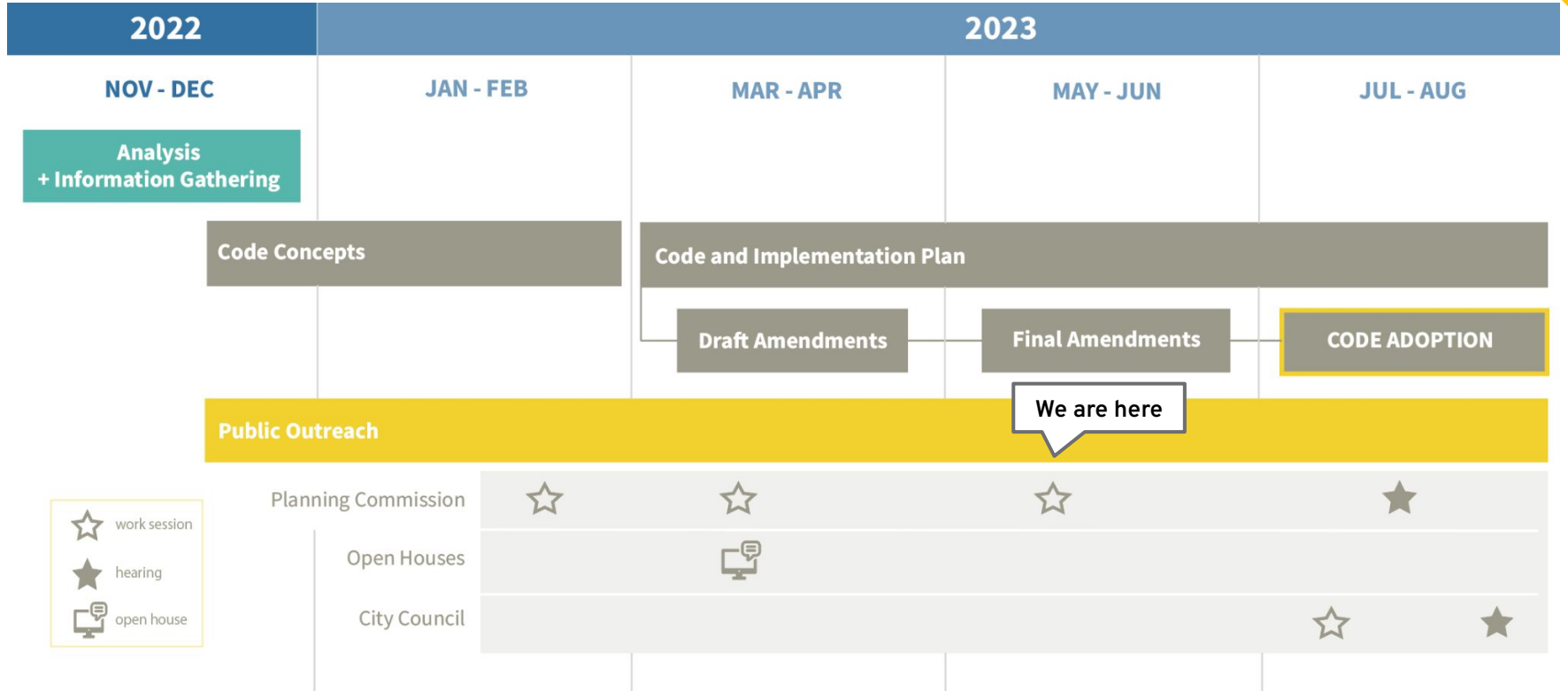
CODE AMENDMENTS



IMPLEMENTATION PLAN



PROJECT UPDATE | TIMELINE



The Planning Commission shared its thoughts at last work session (April 11). We heard:

- Planning Commission agreed Design Standard Code Concepts **responded to the existing character and context of the corridor** and **promoted Strategy goals**.
- While a **points based system** for additional design standards sounds interesting, more information is needed to determine if it is appropriate code approach for small corridor and what cost impacts are.
- Concerned about perception of **reduction in parking** requirement.
- Concerned about **accessibility of units** with ground floor separation requirement.
- Interested in **more climate-friendly measures** integrated into code.



CODE AMENDMENTS
DESIGN STANDARDS

DESIGN STANDARDS | OVERVIEW

- Development standards refined with staff input.
- Set of code amendments for Design Standards prepared based on Code Concepts shared with Planning Commission.
- Proposed new code language will be adopted as an overlay district in Chapter 20.500.
- Tonight we would like your input on key remaining questions.

Chapter 20.590
EVERGREEN/GRAND CORRIDOR OVERLAY DISTRICT

Sections:

<u>20.590.010</u>	<u>Purpose</u>
<u>20.590.020</u>	<u>Applicability</u>
<u>20.590.030</u>	<u>Regulation of Uses</u>
<u>20.590.040</u>	<u>Design and Development Standards</u>

20.590.010 Purpose

- A. Purpose. This chapter establishes standards for the Evergreen/Grand Corridor Overlay District ("Corridor") in order to ensure new development contributes to achieving the goals of the Evergreen/Grand Corridor Strategy ("Strategy") as follows:
1. Strengthen current businesses while providing an appropriate mix of commercial and residential uses.
 2. Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors.
 3. Provide adequate parking to serve existing uses and future development.
 4. Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridors.
 5. Provide ample opportunities for small-scale, locally owned businesses to thrive.
- B. This chapter is not intended to prevent continued use, repair or modest expansion of lawfully existing buildings, or to render otherwise lawful development as nonconforming.

20.590.020 Applicability

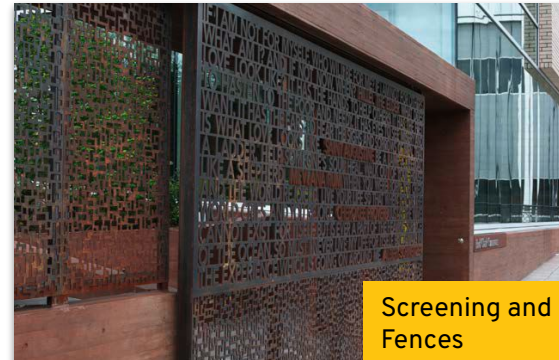
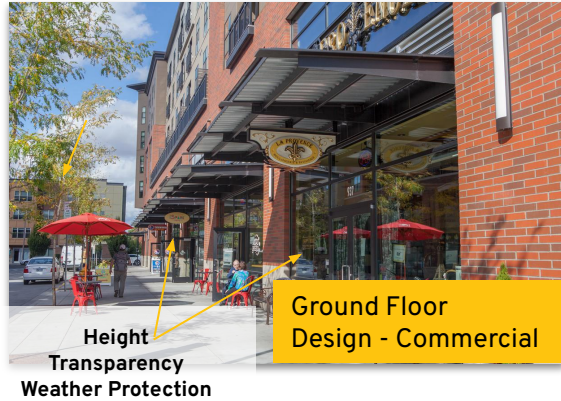
- A. Establishment of Boundaries. The standards of this chapter apply to properties along Evergreen Boulevard and Grand Boulevard as indicated in Figure 20.590-1.

DESIGN STANDARDS | POINTS-BASED SYSTEM

- Proposed points-based system at Planning Commission Meeting #2. Planning Commission tentatively concluded that **base standards may be sufficient** to get high quality design outcomes.
- After further review, Staff recommends to **not include points-based system.**
- Many proposed standards from points-based system can be **addressed through incentives and public projects in the Implementation Plan:**
 - Transportation demand management
 - Extra public plaza space and public seating
 - Public art features
 - Sustainable design

DESIGN STANDARDS | POINTS-BASED SYSTEM

Topics addressed with clear and objective **uniform design standards**:



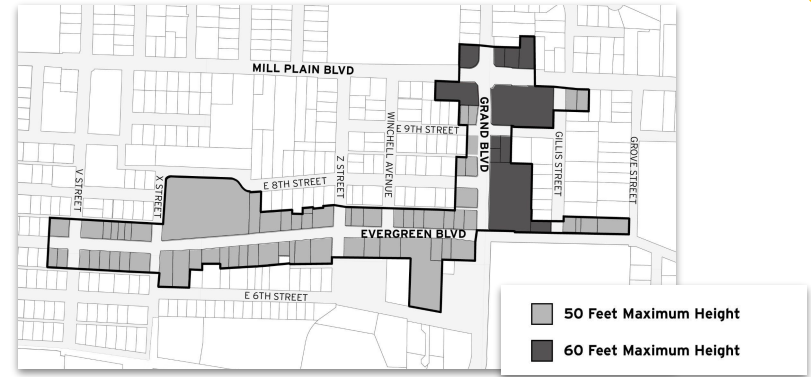
DESIGN STANDARDS | DEVELOPER FOCUS GROUP

What we heard from the development community:

- Advocated for **increasing height to 5 stories along Evergreen** for project feasibility and to open up more views
- Concern about the **maximum building length** and its impact on buildable floor area
- **Maximum setback of 5 feet may need to be increased** to ensure that sidewalk cafes and outdoor seating can be comfortable on busy streets like Grand.
- **Parking minimum is on the right track** and they appreciate the flexibility
- Implementation Plan should include **public works improvements** in the Corridor so it doesn't solely fall on the private market to fund/improve

DESIGN STANDARDS | BUILDING HEIGHT

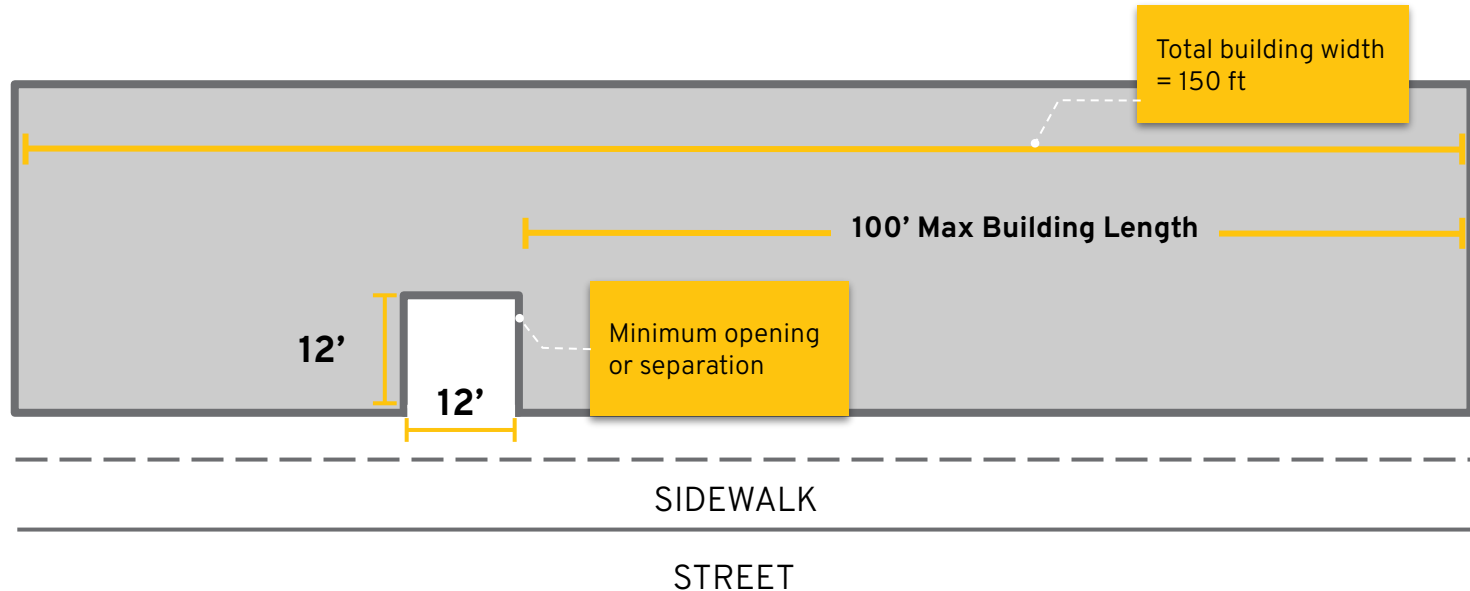
- **Developer discussion:** Recommended increasing maximum height along Evergreen to 5 stories (60 feet) to improve project feasibility and allow for more views from upper stories
- **Recommendation:** Retain current height standards due to community's desire for shorter building heights expressed in Corridor Strategy



Views south to the river

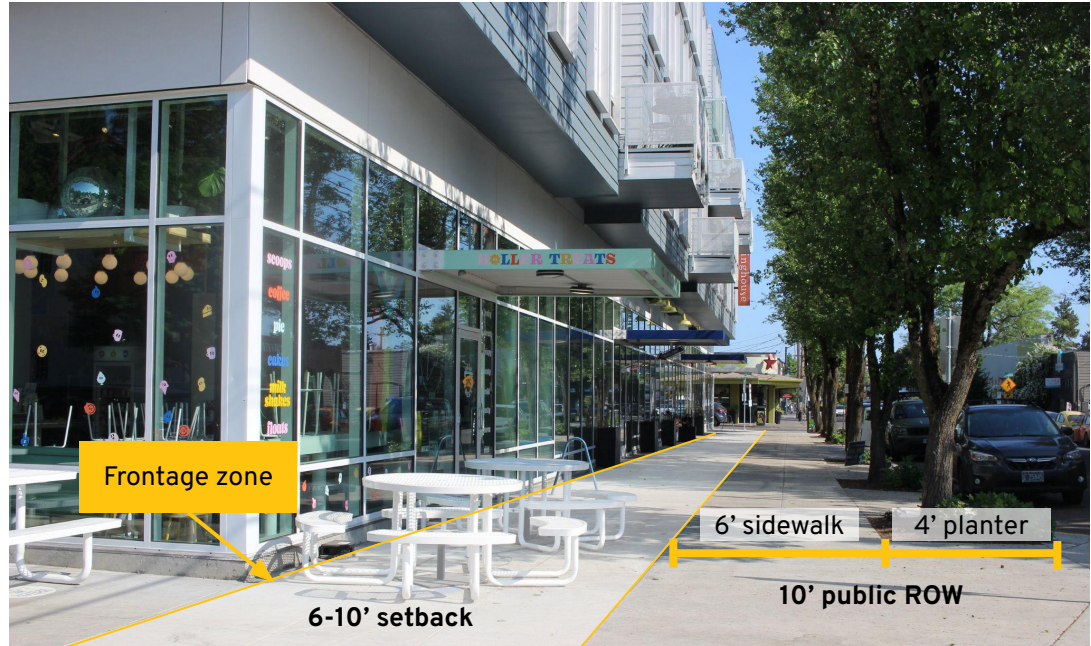
DESIGN STANDARDS | MAXIMUM BUILDING LENGTH

- **Developer discussion:** Maximum building length reduces buildable floor area which impacts overall development feasibility
- **Recommendation:** Retain current standard to ensure there aren't long, uninterrupted buildings that could contribute to concerns of a 'canyoning effect' along the Corridor



DESIGN STANDARDS | SETBACKS

- **Developer discussion:**
Maximum setback of 5 feet may need to be increased to ensure that sidewalk cafes, outdoor seating can be comfortable on busy streets like Grand
- **Recommendation:**
 - Increase the maximum setback to 10 feet.
 - Continue to not require a minimum setback





QUESTIONS?
DESIGN STANDARDS

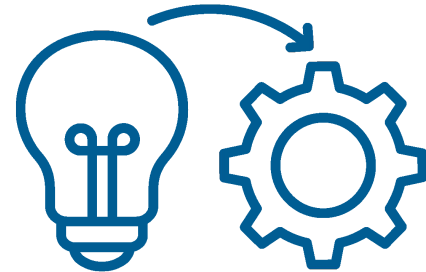


IMPLEMENTATION
PLAN
OVERVIEW

IMPLEMENTATION PLAN | OBJECTIVES

The purpose of the Implementation Plan is to:

- Provide a set of **parallel, complementary actions** to pair with Code Amendments to implement the Vision from the Corridor Strategy
- **Prioritize actions** to help City determine the sequence of implementation
- Clearly **identify roles, first steps, and the level of effort and resources** necessary so City has an achievable and thoughtful course toward a more vibrant Corridor



IMPLEMENTATION PLAN | CORRIDOR STRATEGY VISION

- The Corridor Strategy called for both **code amendments** and a set of **policies and actions** to collectively **achieve long-term vision**
- **Recommendations based on input** from community, property owners, Planning Commission, and City Council.
- **Short-term changes to LUC standards** to ensure new development meets goals
- **Mid- to long-term policies, programs, and tools** to support and promote Corridor Goals.



CODE AMENDMENTS



IMPLEMENTATION PLAN

IMPLEMENTATION PLAN | GOALS & ACTIONS

The implementation plan is organized into four sections:



**HOUSING AND
ECONOMIC
DEVELOPMENT**



URBAN DESIGN



MOBILITY



PARKING



HOUSING AND ECONOMIC DEVELOPMENT

Provide ample opportunities for small-scale, locally owned businesses to thrive, while maintaining livability for current and future residents.

Actions:

- **Economic Development 1.1:** Provide seed support for a locally based, grassroots Business District Organization that can meet shared Corridor needs.
- **Economic Development 2.5:** Meet with a representative from the Greater Vancouver Chamber of Commerce to explore the possibility of greater partnership, such as creating an Evergreen-Grand business cohort to participate in GVCOC programming
- **Housing 1.2:** Access recently reapproved Vancouver Affordable Housing Levy funds to support the creation or preservation of affordable housing in the neighborhood.



URBAN DESIGN

Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridor.

Actions:

- **Urban Design 1.3:** Partner with the Business District Organization to execute programmatic and tactical urbanism interventions in the public realm to promote pedestrian-friendly, activated, and inviting spaces.
- **Urban Design 2.1:** Coordinate with Surface Water Management to implement stormwater best management practices in alignment with the City's Low Impact Development standards and the Climate Action Framework.



MOBILITY

Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridor.

Actions:

- **Mobility 1.2.** Ensure the designs for future transportation projects and real estate developments prioritize creating safe, multi-modal streets throughout the corridor
- **Mobility 3.2.** Study and construct enhanced safe crossings at Grand & 6th and Evergreen & V as well as traffic calming measures along the length of Grand (e.g. school zone near Washington School for the Deaf, speed cushions)



PARKING

Provide adequate parking to serve existing uses and future development.

Actions:

- **Parking 1.1.** Conduct a parking study to inventory all on-street parking available and current utilization rate
- **Parking 2.1.** Advance availability of short-term bike parking amenities by identifying suitable right of way sections for bike parking on or near residential and commercial sites; support implementation of the new parking stations

IMPLEMENTATION PLAN | QUESTIONS/FEEDBACK

- Do you have general questions or feedback about the Implementation Plan?
- Is the Implementation Plan missing:
 - Specific actions to better align with Citywide goals and initiatives?
 - Actions reflecting prior community input?
- Are there actions that should be considered high priority for work to begin on as soon as possible?



QUESTIONS?
IMPLEMENTATION PLAN

Project Next Steps

- Stakeholder engagement through direct outreach to developers, businesses, and online feedback gathering
- City Council Workshop on July 17
- Planning Commission Public Hearing on July 25
- City Council Public Hearing on August 28
- Implementation efforts beyond development code requirements

Thank You

