

APPENDIX F

REVISED DESIGN GUIDELINES



EXHIBIT E DESIGN GUIDELINES

Vancouver Innovation Center Master Plan

Updated April 2023

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Single Family Residential Design Reference Guide

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Placemaking Goals

PURPOSE

These design guidelines are intended to ensure that development within the Vancouver Innovation Center is cohesive in both form and function and is consistent with the brand pillars of the VIC. These brand pillars form the foundation of the design principles that will guide project implementation. These brand pillars and the associated VIC design principles are described further below:



Natural

Connected to nature in all that we do

Design Principle

Provide a network of both passive and active open space areas that utilize existing trees and natural resources for recreation and relaxation.



Balanced

physical, mental, and spiritual

Design Principle

Provide a balance of community gathering spaces and areas for personal escape.



Authentic

Urban style and refinement, built with taste, personalization and ease in mind

Design Principle

Create a compact urban form composed of well-articulated buildings and ample pedestrian areas to encourage multi-modal travel throughout the site between the various on-site uses and open space areas.



Blended

Contemporary convenience, modern collaboration

Design Principle

Design buildings to encourage pedestrian access, ground floor visibility and community spaces for socialization and collaboration.



Community

Inclusivity and shared knowledge, energy and passion

Design Principle

Design with an eye towards the future. Incorporate sustainability and energy efficiency measures including things such as vehicle charging stations, solar panels, and low impact development (LID) stormwater management approaches. Continuously evaluate project performance related to parking and space efficiency, vehicular trips and sustainability with the goal of design refinements and improvements throughout project buildout, with the goal of the project becoming a “living laboratory.” Provide a network of well defined and accessible pedestrian corridors to encourage access through the site for all individuals.

APPLICABILITY

These guidelines will apply to new development and remodels of existing development within the Residential, Light Industrial, Mixed-Use, and Open Space LUAs within the VIC masterplan. Demonstration of project adherence to these guidelines will be required with land use permit submittals for new development on the site.



DESIGN GUIDELINES



Mobility

All new developments will demonstrate:

- a. Support for a 20-Minute Neighborhood by providing means to reduce need for vehicle trips;
- b. Functional connections to the site-wide bicycle and walking path network outlined in the Masterplan;
- c. Compliance with Washington State electric vehicle charging standards in effect at the time of land use application;
- d. Curbside ride share drop off or pull-out areas shall be incorporated at major entry points to all new buildings in the IL LUA; and
- e. Shared parking strategies.
- f. Compliance with the City of Vancouver Complete Street Policy, including infrastructure designed to be safe for all users, ages and abilities regardless of their mode of travel.

Energy

Developer is installing HVAC and lighting upgrades for the Existing Building. All new developments will demonstrate:

- a. Compliance with the 2018 Washington State Energy Code, at a minimum;
- b. Compliance with environmental standards in effect at the time of building permit application (i.e. environmental development standards do not vest on the Restated DA Effective Date;
- c. That every new building is designed to accommodate ready access for installation of solar panels that would occupy at least 10% of the building footprint. This includes the necessary structural and electrical infrastructure to accommodate the solar panels; and
- d. Infrastructure for electric vehicle charging stations.
- e. Advancement of "District Energy Conditions" as identified in Appendix A – Vancouver Innovation Center Master Plan Sustainability Framework.

Water

The VIC will prioritize use reductions, efficiency strategies, and surface water quality in its design. All new development applications will include:

- a. Water-saving plumbing fixtures in all new buildings;
- b. Native and adaptive plant selections that do not require excessive irrigation; and
- c. A surface stormwater strategy synopsis describing anticipated collection, treatment, and discharge strategies including any Low Impact Development (LID) BMPs planned for the project.
- d. An evaluation of means to reduce potable water use consistent with Appendix A – Vancouver Innovation Center Master Plan Sustainability Framework.





Building Design

a. Blank Walls

- i. At least 75% of the width of any new first-story building wall facing a street shall be devoted to interest-creating features, pedestrian entrances, transparent show or display windows, or windows affording views into retail, office or lobby space.
- ii. In all areas other than the IL LUA, building surfaces over 2,000 sf shall be broken up with window openings and/or changes in material.
- iii. Blank walls longer than 20 feet without windows or an unbroken series of garage doors are not permitted on any street frontage.
- iv. Any face of a building that is over 50' wide shall have varied horizontal plane and/or vertical façade shifts to break up the building's mass.

b. Corner Buildings

- i. New IL LUA buildings on a corner will have an entrance within 75 feet of the corner.

c. Ground Floor

- i. Buildings should engage with the “sidewalk zone” to bring visual interest, variation, and intimacy to the streetscape, while maintaining the pedestrian through-routes that link the land use areas on the site.
- ii. Pedestrian access to primary building entrances should be close to and visible from circulation facilities that include a pedestrian component such as a sidewalk, trail, or pedestrian plaza. Primary building entrances may not be from non-pedestrian oriented areas. Each primary building entrance should be attractive and have weather protection and highlight the presence of the entrance to pedestrians through the use of architectural treatments such as changes in the street-facing wall and lighting. Entrances from primary pedestrian corridors should be visually more prominent than
- iii. The design of buildings, above and below should be pedestrian scaled, intimate, and inviting.

d. Roofs

- i. Roof materials shall screen roof top mechanical equipment from ground-level views
- ii. Buildings shall have primarily flat roofs - architectural detailing and rooftop decks shall be allowed.



Exterior Building Finishes

To create a unique identity for the VIC, material selection and application is required to adhere to exterior finish standards.

- a. Major color themes are to predominantly be earth tones of grey, brown, and tan.
- b. Materials exhibiting patina are encouraged – including weathered wood, rusted steel, singed wood.
- c. Material changes shall be offset by a minimum 3 ½" horizontal or vertical relief.
- d. Materials that expose their natural state are encouraged such as exposed wood and concrete.
- e. First floor window framing shall be either wood or aluminum (does not apply to Residential LUAs)
- f. Opportunity for more industrial and technological materials, such as steel, aluminum, and heavy timber.

Maximum Building Heights

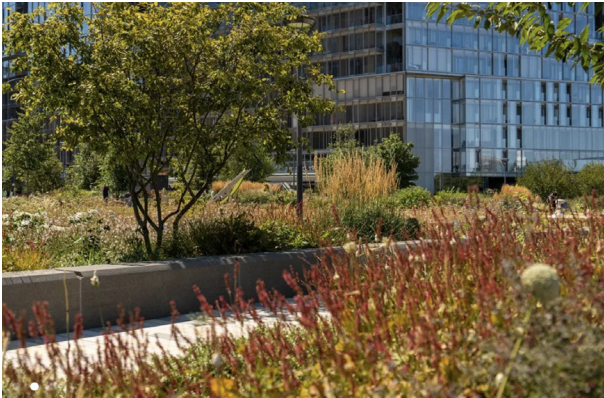
See Development Standards applicable to each LUA under Exhibit D of the Restated DA.

Single Family Residential

Single family residential attached designs should incorporate the material and pedestrian orientation provisions of these guidelines. See Appendix B – Single Family Residential Design Reference Guide.

Signage

- a. Monument signs will have a uniform color and typeface throughout the property.



Tree canopy

Every development application must demonstrate how it complies with the Tree Canopy Plan (Section 6.10 of the Restated DA) and provide an tree canopy assessment for its site and a 5-, 10-, 15-, and 20-year forecast for the tree canopy on the entire Property.

Open Space

All site plans will demonstrate adherence to the Masterplan and Appendix C - Placemaking Goals.

- a. Open spaces shall be directly accessible from all buildings in the development (building occupants should not have to walk around the building to get outside)
- b. Avoid inconvenient or circuitous ped access to amenities.
- c. Both greenscaping and useable accessible hardscaping elements shall count as open space
- d. Hardscape open spaces shall be designed for four season use and durable for urban intensity.
- e. Neighborhood open spaces
 - i. Refer to Circulation and Open Public Space Plan for targeted locations.
 - ii. Neighborhood open spaces shall be a minimum of 2,000 sf.
 - iii. Neighborhood open spaces shall incorporate interactive amenities such as pavilions, picnic facilities, and play structures.

Street Cross Sections

See DA for street section implementation options for the Vancouver Innovation Center.

APPENDIX A

Single Family Residential Design Reference Guide

Vancouver Innovation Center Master Plan

Updated April 2023



SINGLE FAMILY ATTACHED

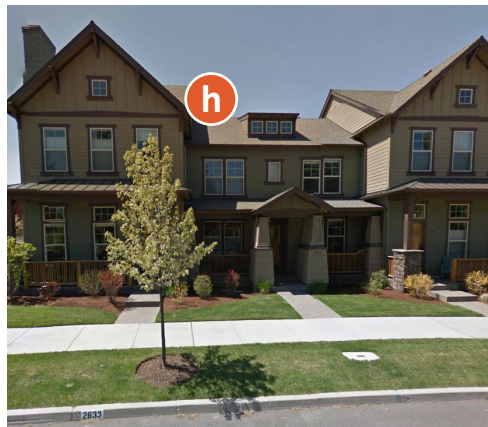


- a. Find opportunities to alley-load attached single family residential units to minimize driveway and garage exposure.
- b. Orient residential buildings to the “sidewalk zone” through the use of front porch features.
- c. Incorporate a range of natural color tones, architectural styles and horizontal and vertical relief.
- d. Seek opportunities to orient units to courtyards and open spaces.
- e. Create visual interest through horizontal and vertical relief and variation of architectural styles of adjoining attached units.
- f. Encourage reduced setbacks for residential units to engage entrances with the sidewalk.



SINGLE FAMILY ATTACHED – CONTINUED

- g.** Allow front-loaded attached units when accessed from a local street and when the garage exposure is minimized by site and building design features.
- h.** Allow for a mix of scale and size of attached product including larger duplexes.
- i.** Natural material elements including wood and stone should be prioritized for use.
- j.** Provide substantial window and trim relief on units to break up the potential for monolithic appearances on taller units.
- k.** For continuous banks of attached units, provide vertical, horizontal and roof relief variation to minimize the scale of the structures.



APPENDIX B

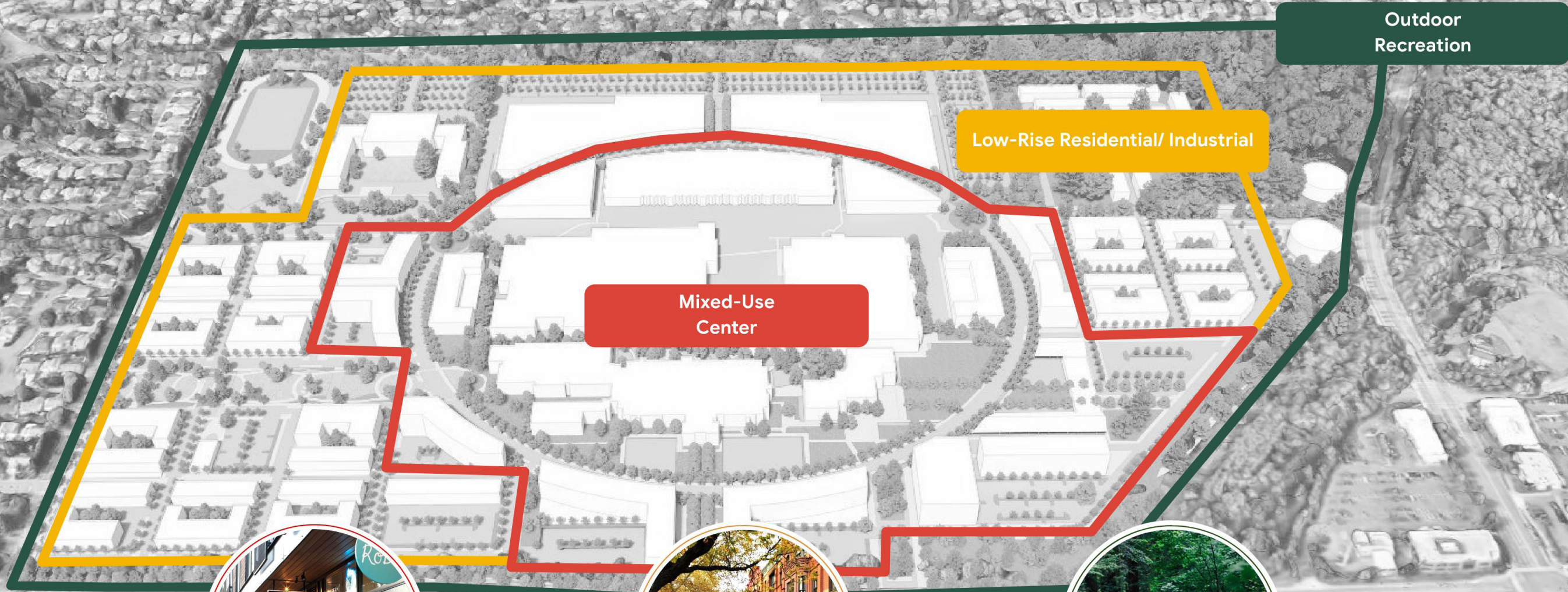
Placemaking Goals

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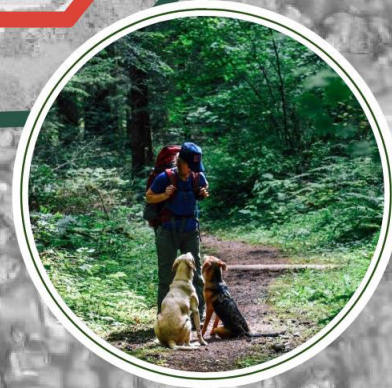
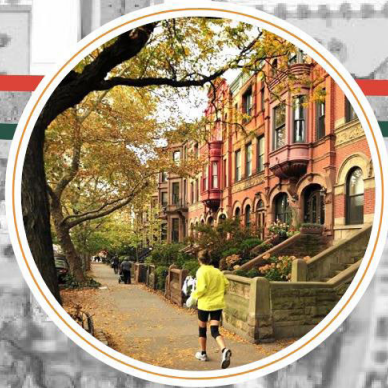


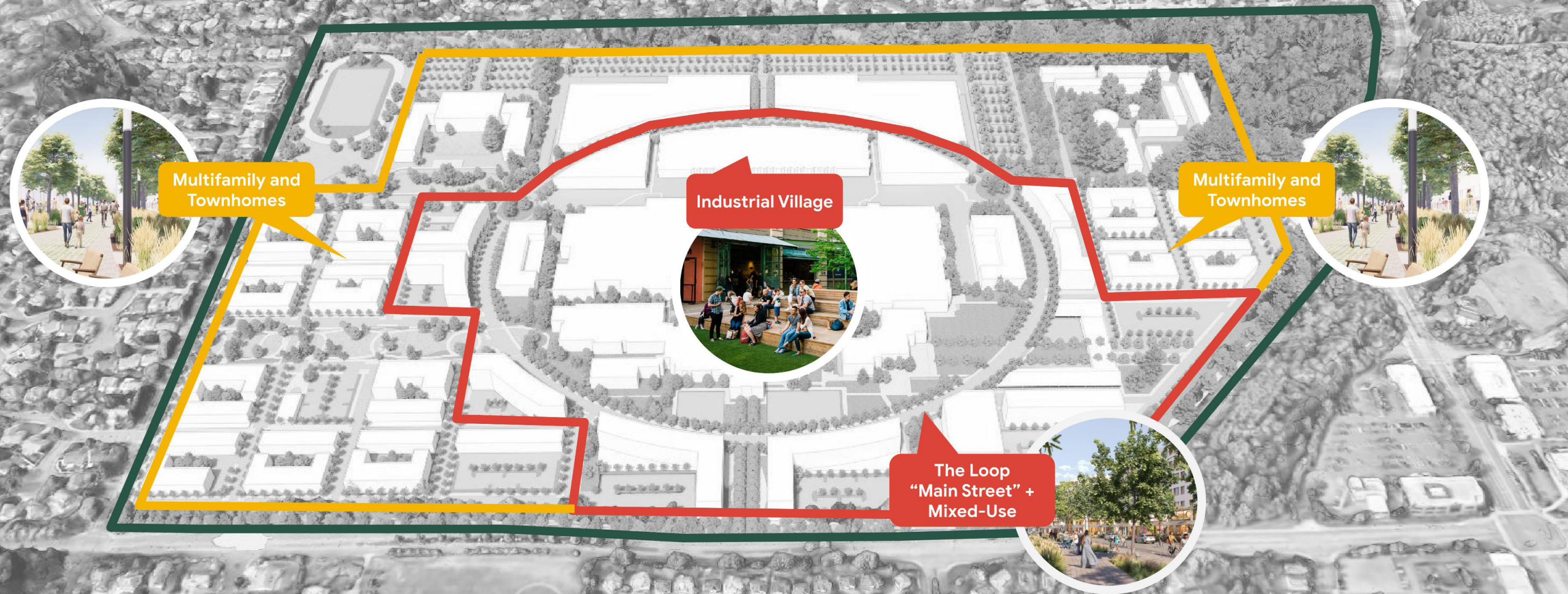


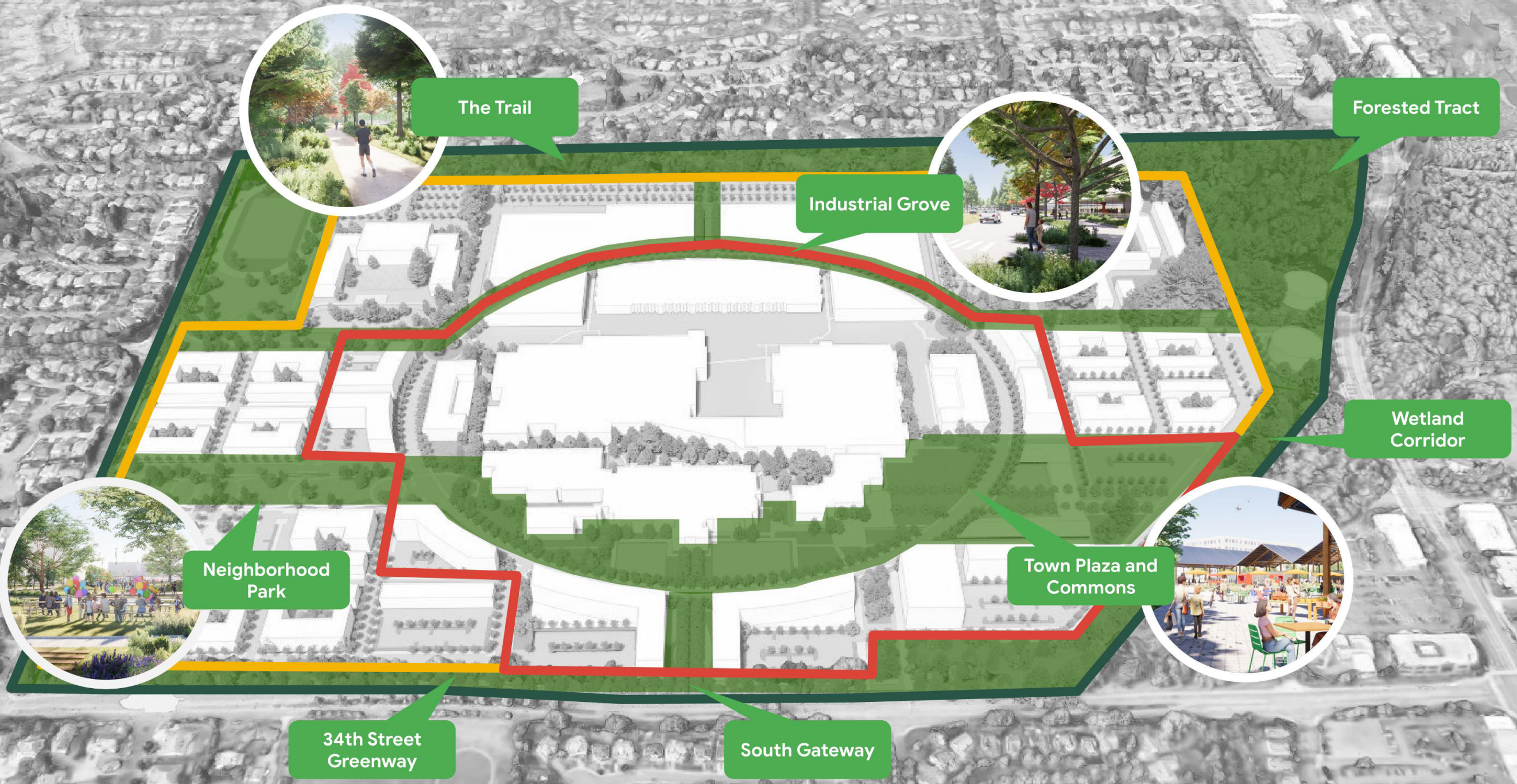
Outdoor Recreation

Low-Rise Residential/ Industrial

Mixed-Use Center







The Trail

Forested Tract

Industrial Grove

Wetland Corridor

Neighborhood Park

Town Plaza and Commons

34th Street Greenway

South Gateway

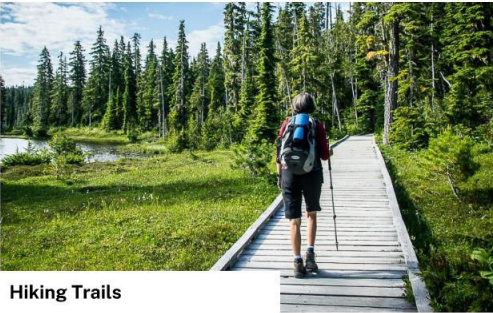
Placemaking // The Trail



Multi-Use Public Trail



Existing Landscape



Hiking Trails



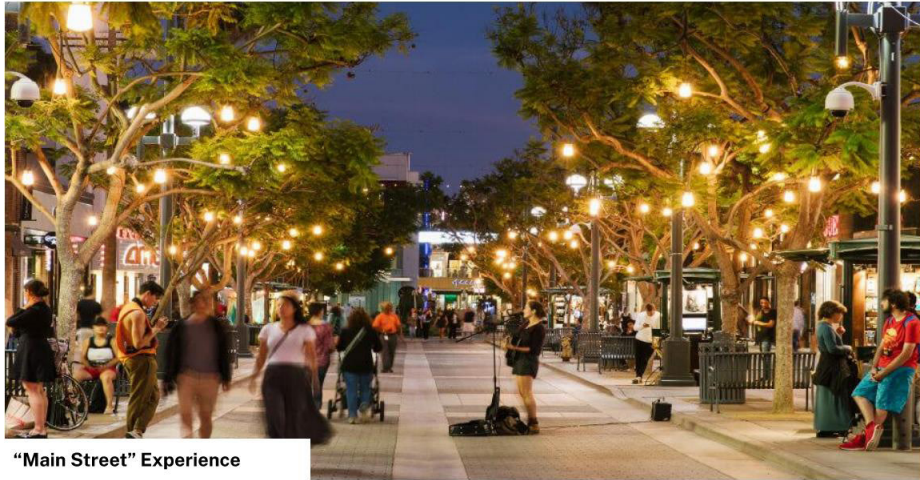
Connection to Forest Park



VIC - The Trail



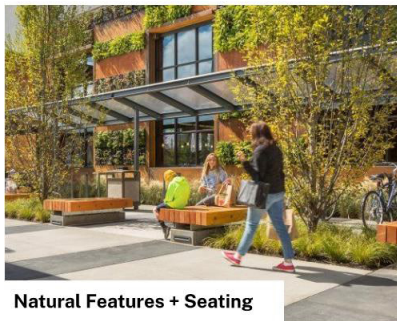
Placemaking // The Loop



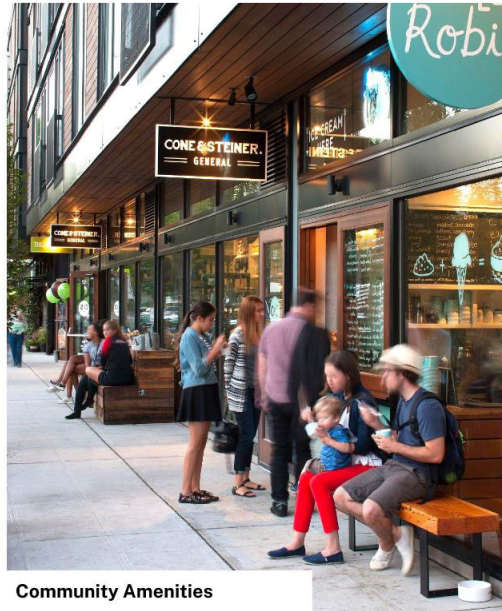
“Main Street” Experience



Destination Retail and F&B



Natural Features + Seating



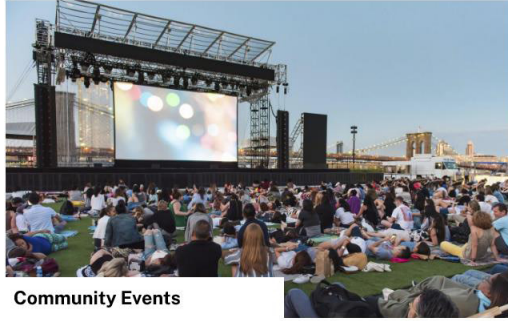
Community Amenities



VIC - The Loop



Placemaking // Town Plaza and VIC Commons



Community Events



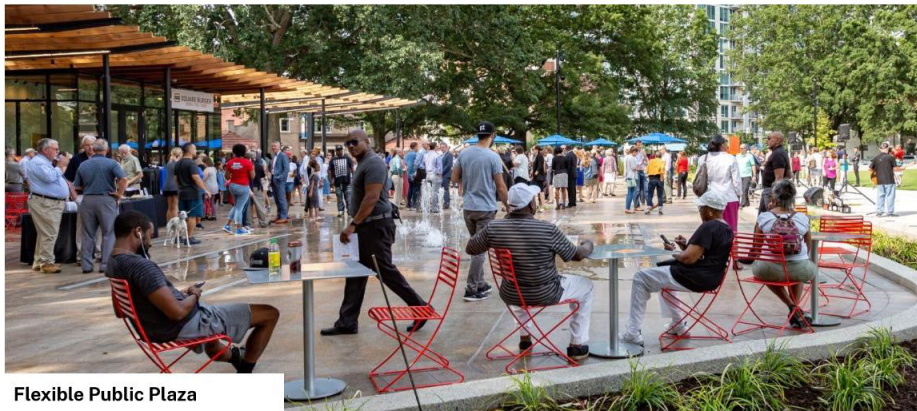
Outdoor Fitness



Water Play Features



Indoor-Outdoor Dining



Flexible Public Plaza



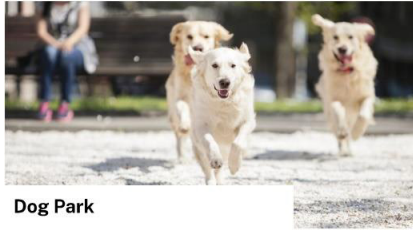
VIC - Town Plaza



Placemaking // Multi-family and Townhomes - Neighborhood Park



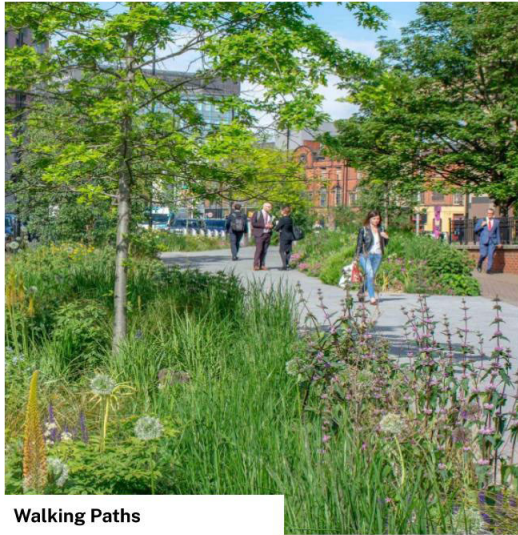
Seating + Picnic Areas



Dog Park



Playscapes



Walking Paths



Community Garden



VIC - Neighborhood Park



Placemaking // Multi-family and Townhomes - Pedestrian Laneways



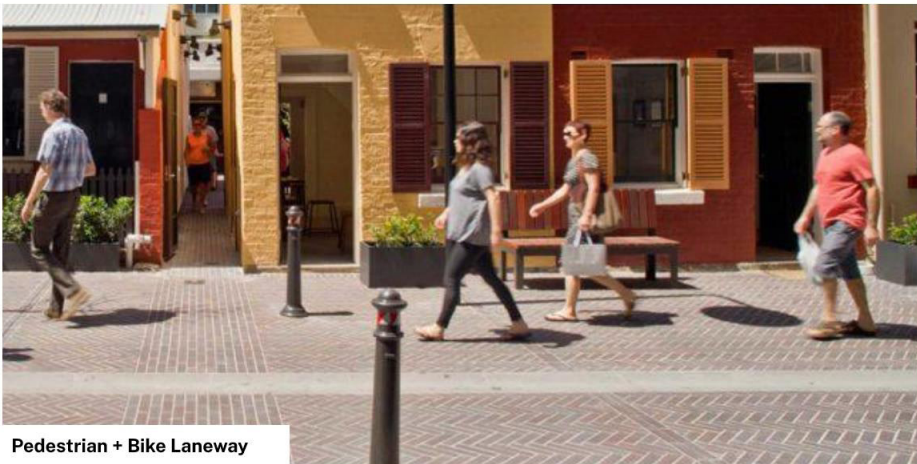
Variety of Residential Types



Bioretention Landscape



Porches + Stoops



Pedestrian + Bike Laneway



VIC - Pedestrian Laneway



Placemaking // Industrial Grove

