



Proposed Warehouse Code Amendments

Planning Commission Workshop
September 12, 2023



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Agenda

- Warehouse Moratorium and Study Goals
- Recap of Process To-Date
- Proposed Code Amendments
- Next Steps



Warehouse Moratorium/Study Goals



**Understand
Differences
& Impacts**



**Gather Public
and
Stakeholder Input**



**Propose Code
Amendments**

Conclusions Regarding Key Differences

E-commerce vs.
Traditional Warehouses

- **Building size** | E-commerce facilities typically much larger than traditional warehouses; can dominate visual landscape
- **Operations** | Around-the-clock operations at e-commerce facilities entail more daily medium/heavy truck and van trips
- **Economic Impact** | E-commerce facilities have a greater economic impact than traditional warehouses (jobs and tax revenue)
- **Adaptive Reuse** | Examples of reuse can include smaller warehouse spaces, manufacturing, sports facilities

Proposed Amendments to VMC Title 20

1. Make warehouses $\geq 250,000$ s.f. (in a single building) a limited use ('L' in use table) in the IH, Heavy Industrial District subject to additional standards and restrictions
2. Reduce minimum parking space requirement for all warehouses from 1:2,000 s.f. to 1:5,000 s.f.
3. Decrease maximum lot coverage for large warehouses in IH District from 100% to 75%



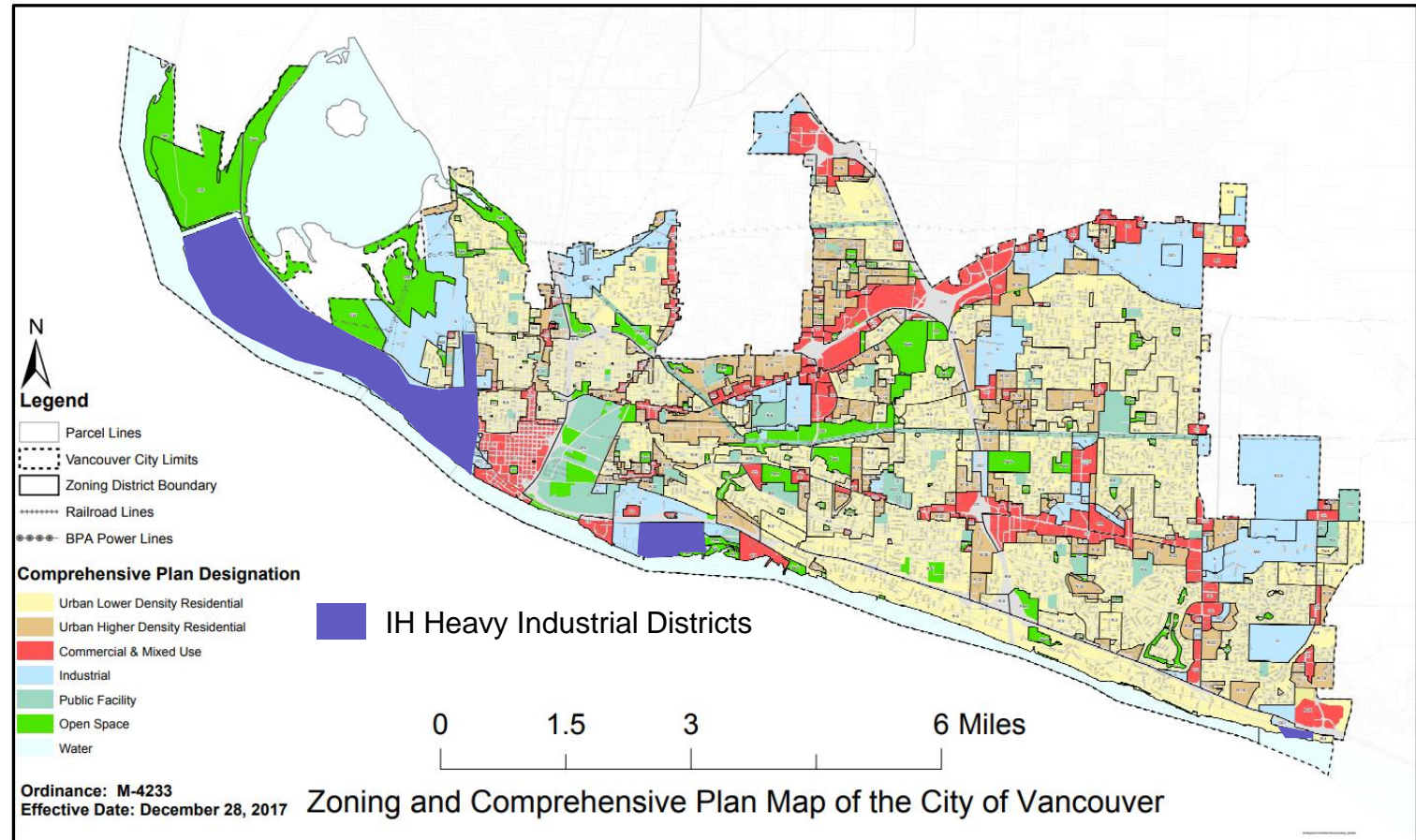
Proposed Amendments to VMC Title 20 (continued)

4. Add limited use/development standards for warehouses \geq 250,000 s.f. such as:
- Prohibit truck traffic to/from large warehouses on Fruit Valley Road
 - Reduce visual impacts if next to public street or highway: 1) architectural elements, e.g. windows, articulation of façade, and/or moderately-dark wall color, and 2) 25-foot wide landscaped buffer with evergreen trees that mature at 30-40 feet in height



IH Heavy Industrial Districts

- Proposed changes would only allow $\geq 250,000$ s.f. or larger warehouses in IH Districts only
- Effectively, could only locate in Port of Vancouver or Columbia Business Center



Proposed Amendments to VMC Title 20 (continued)

5. Add climate action measures for warehouses $\geq 250,000$ s.f. such as:
- Min. area of 20% of building footprint to be planted with trees at 30 per acre
 - Building roofs to be designed/constructed to handle structural load of solar panels/equipment; 'solar ready' equipment
 - Skylights and/or clerestory windows
 - Roofs to be white/light colored



Proposed Amendments to VMC Title 20 (continued)

Climate action measures (continued)

- Truck engine idling prohibited while parked or loading/unloading
- All loading docks to be outfitted with outlets for charging electric-powered trucks
- Electric vehicle charging stations to be provided at a minimum of 20% of parking spaces
- Indoor bike parking room to be provided for employees



Ongoing Outreach

City's BeHeard Webpage

Alliance for Community Engagement (ACE)

Identity Clark County (ICC)

Port of Vancouver

Neighborhood Associations

- Fruit Valley N.A.
- Burnt Bridge Creek N.A.
- North Image N.A.



Next Steps



**Issue SEPA
Determination**



**Additional
Public/Stakeholder
Input**



**PC/CC Workshops
Public Hearings**

Questions and Discussion

- Does PC agree that use limitations and standards, including climate measures, should only apply to warehouses larger than 250,000 s.f.?
- Does PC agree that limitations should be for any *single* building larger than 250,000 s.f. (vs. group of buildings on a site)?



Thank You

To learn more, visit: beheardvancouver.org/warehouse

