

Chapter 20.590

EVERGREEN/GRAND CORRIDOR OVERLAY DISTRICT

Sections:

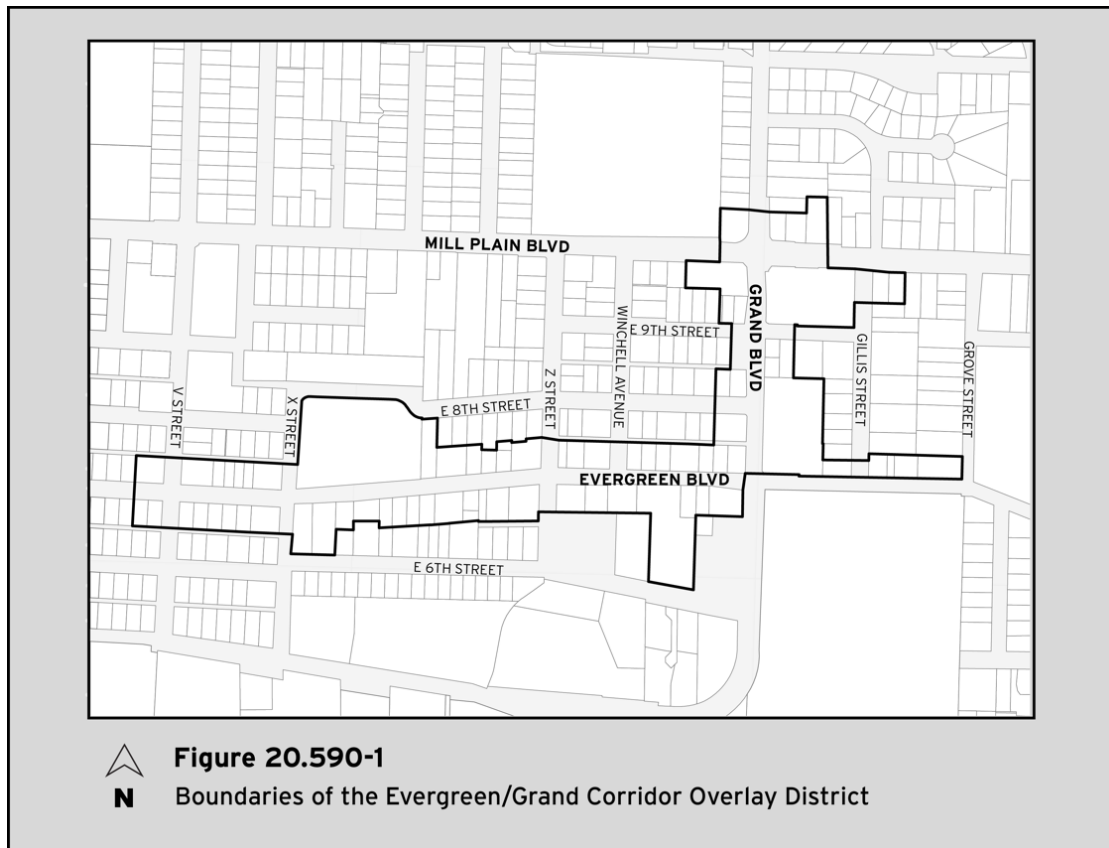
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20.590.010 Purpose

- 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.
 6. Contribute to a vibrant public realm that encourages interaction with an active edge along the ground floor, high-quality public spaces, and a walkable pedestrian environment.
- 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.

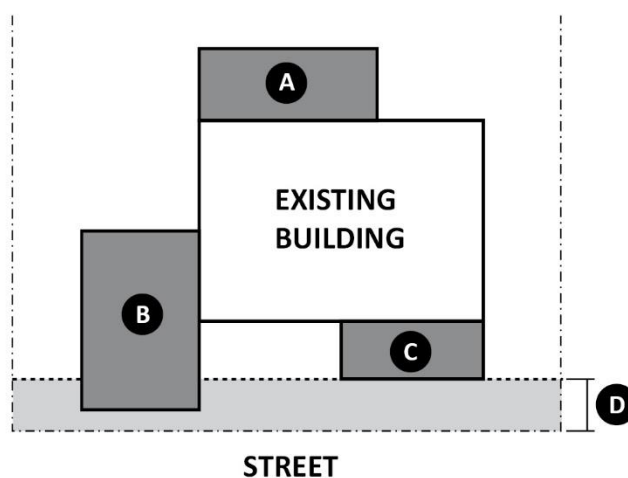


- B. *Relation to Other Standards.* These standards shall be in addition to other applicable standards of Vancouver Municipal Code or state law and shall supersede those standards where they conflict.
- C. *Types of Development.* All projects that involve new construction, modification of the exterior of an existing building or parking lot located within the area defined in Figure 20.590-1 shall be subject to approval by the Planning Official pursuant to this Chapter.
- D. *Exemptions:* The following activities shall be administratively exempt from complying with these standards:
1. Exterior work not visible from the public way;
 2. Public art; and
 3. Other minor construction such as replacement of doors, windows, awnings, etc., determined by the Planning Official to be exempt.
 4. Additions or modifications to single family dwellings and duplexes.
 5. Replacements for buildings or structures destroyed by fire or calamity as provided in VMC 20.930.
- E. *Nonconforming Development:* Existing lawful structures and/or improvements that exist at the effective date of this chapter may be continued so long as it remains otherwise lawful per Section 20.930.030.B.

- F. *Expansions and Alterations to Existing Nonresidential Buildings.* The standards of this chapter apply to expansions and alterations to nonresidential buildings that are subject to Site Plan Review. The standards are applicable as follows:
1. Expansions or additions to nonresidential buildings of over 500 square feet that are visible from a public street are required to be in conformance with the standards of this chapter. The standards only apply to the expansion or addition.
 2. Expansions or additions to nonresidential buildings must not increase the length of street-facing façade that does not conform to the maximum setback standard. The expansion or addition must, to the extent feasible, reduce the area dedicated to parking and vehicular circulation between the building and the right-of-way. See Figure 20.590-2.
 3. Exterior alterations or remodels of existing nonresidential buildings that do not conform to the design standards of Section 20.590.050 must improve compliance with these standards where possible, and at a minimum must not increase nonconformance.

Figure 20.590-2. Applying the Maximum Setback Standard to Additions/Expansions

- A** Additions not visible from a public street not required to conform to the standards of this chapter.
- B** Additions that increase the length of the street-facing façade must meet maximum setback standard.
- C** Additions that do not increase the length of the street facing façade that does not conform with the maximum setback standard are required to reduce the area dedicated to parking and vehicular circulation between the building and the right-of-way.
- D** Maximum allowed setback



20.590.030 Regulation of Uses

- A. *Uses.* Uses on properties in the Corridor shall be permitted, conditional, limited, or prohibited as per Table 20.430.030-1 Commercial and Mixed-Use Districts Use Table, with the following exceptions in Table 20.590.030-1.

Table 20.590.030-1. Special Use Regulations for Evergreen/Grand Corridor Overlay District

USE	
Household Living	L ¹
Group Living	L ¹
Home Occupation	L ^{1, 2}
HOUSING TYPES	
Single Dwelling Units, Attached	L ¹
Duplexes	X
Multi-Dwelling Units	L ¹
Affordable Housing Projects	L ^{1, 3}
CIVIC	
Park & Ride Facilities	
-Surface	X
-Structure	X
COMMERCIAL	
Motor Vehicle Related	
- Motor Vehicle Sales/Rental	X
- Motor Vehicle Servicing/Repair	X
- Vehicle Fuel Sales	X
Non-Accessory Parking	X
Self-Service Storage	X

¹ Residential uses are limited in some locations as specified by VMC 20.590.030(B)(1).

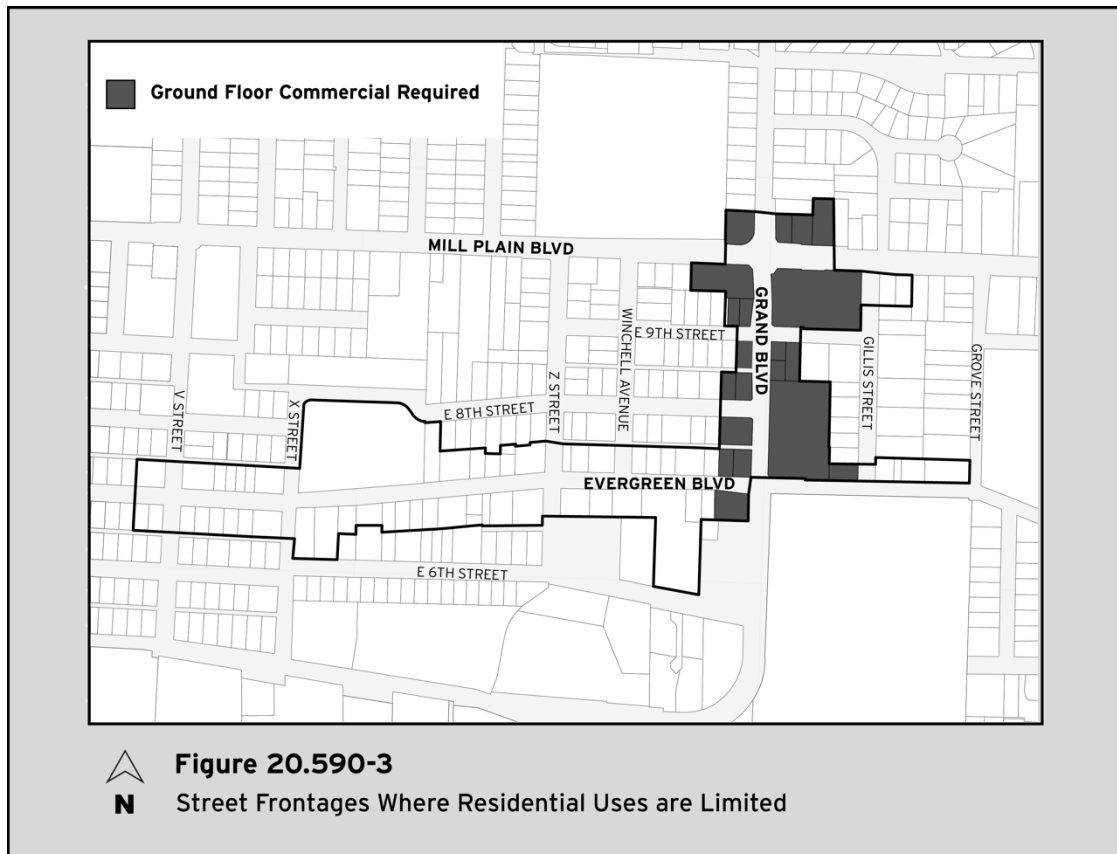
² Subject to the provisions of Chapter 20.860 VMC, Home Occupations.

³ Eligible affordable housing projects must (a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40 percent of units affordable to households at 60 percent of Area Median Income or otherwise as demonstrated eligible for credits; (b) include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the finance commission; and (c) be located on properties whose borders are within 1,000 feet of a bus rapid transit or other high capacity transit corridor, or transit corridors with existing weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.

B. Additional Use Standards.

1. A minimum of 50% of the lineal street front of the ground floor buildings along streets designated in Figure 20.590-3 must be devoted to commercial uses.
2. Drive-through facilities are prohibited on all properties.

C. Existing Uses. Limitations on uses set forth in Section 20.590.030 do not apply to existing uses continuing in existing buildings or structures, or in buildings or structures permitted to be replaced in the event of fire or calamity pursuant, as provided in VMC 20.930.

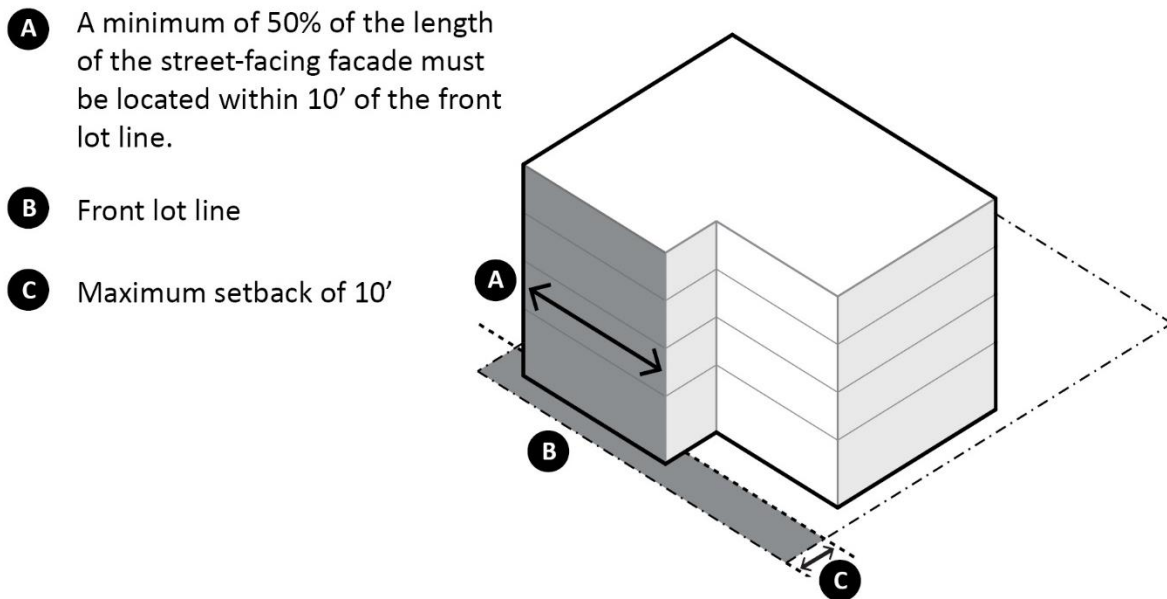


20.590.040 Development Standards

- A. *Minimum Density.* Any development that includes residential uses must include a minimum of the following number of dwelling units per acre of site area:
1. *Sites on Grand Avenue:* 30 dwelling units per acre
 2. *Sites on Evergreen Boulevard:* 22 dwelling units per acre
- B. *Building Orientation*
1. *Maximum Setback.* A minimum of 50 percent of the length of the street-facing façade of the building must be located within ten feet of the front lot line. See Figure 20.590-4 below.
 2. *Ground Floor Residential Setbacks.* A minimum setback of five feet and a maximum setback of ten feet is required for ground-floor residential uses. A transition area must be provided per VMC 20.590.050.3 Ground Floor Separation standard.
 3. *Improvements Between the Building and the Street.* Off-street parking is not allowed between a building and a street lot line along the following streets in the Corridor: E. Evergreen Boulevard, Grand Boulevard, and E. Mill Plain Boulevard. The land between any building and a street lot line must be landscaped to at least the L1 level (see VMC 20.925) and/or hard surfaced for use by pedestrians.
 4. *Main Entrance.* These standards apply to the primary building(s) on a site (e.g., not to accessory structures).

- a. *Entry Orientation.* All buildings must have at least one primary entrance facing the street (i.e., within 45 degrees of the street property line). For multi-tenanted nonresidential buildings, buildings with multiple entrances, or buildings with multiple frontages, only one primary entrance must comply with this standard.
- b. *Walkway Connection.* All primary entrances to a building (e.g., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) must comply with VMC 20.945.040(H)(7) Pedestrian access, circulation and connections.
- c. *Ground Floor Residential Entrances.* A minimum of 50 percent of all ground floor residential units abutting the street must have individual main entrances that open directly onto the right of way rather than the interior of the building or parking lot. Entries must meet the Ground Floor Separation Design Standard (VMC 20.590.050.C.3). For buildings with a central common open space opening to the street, primary entries for ground floor units abutting the courtyard must open directly onto the courtyard.

Figure 20.590-4. Building Orientation Standards



C. Building Setbacks and Buffer Landscaping.

1. *Front Yard or Street Side Yard.* No front or street-side yard setback is required except for residential uses as provided in 20.590.040(B). Buildings must meet the maximum setback standard of VMC 20.590.040(B).
2. *Side or Rear Yard.*
 - a. *Abutting a Residential Zone.* Minimum building setback of 10 feet. Parking or open space areas may be placed within the side or rear setback. A 5-foot buffer that is landscaped to the L4 High Wall standard (see VMC 20.925) is required.
 - b. *Abutting a Commercial or Mixed-Use Zone.* No side or rear yard setback required.

D. Building Height

1. *Maximum Height.* Maximum building height varies by location as provided in Figure 20.590-5.
2. *Height Step Down.* Buildings must be stepped down to create a transition to adjacent residential zones with lower maximum building heights:
 - a. Sites with property lines that abut residential zones for less than a five-foot length are exempt from these standards.
 - b. Any portion of a building within 25 feet of a Lower Density Residential Zone shall be no higher than 25 feet. See Figure 20.590-6.
 - c. Any portion of a building within 25 feet of a Higher Density Residential Zone shall be no higher than 35 feet. See Figure 20.590-7.
 - d. No height step down is required on the portion of a site adjacent to a Commercial and Mixed Use Zone.

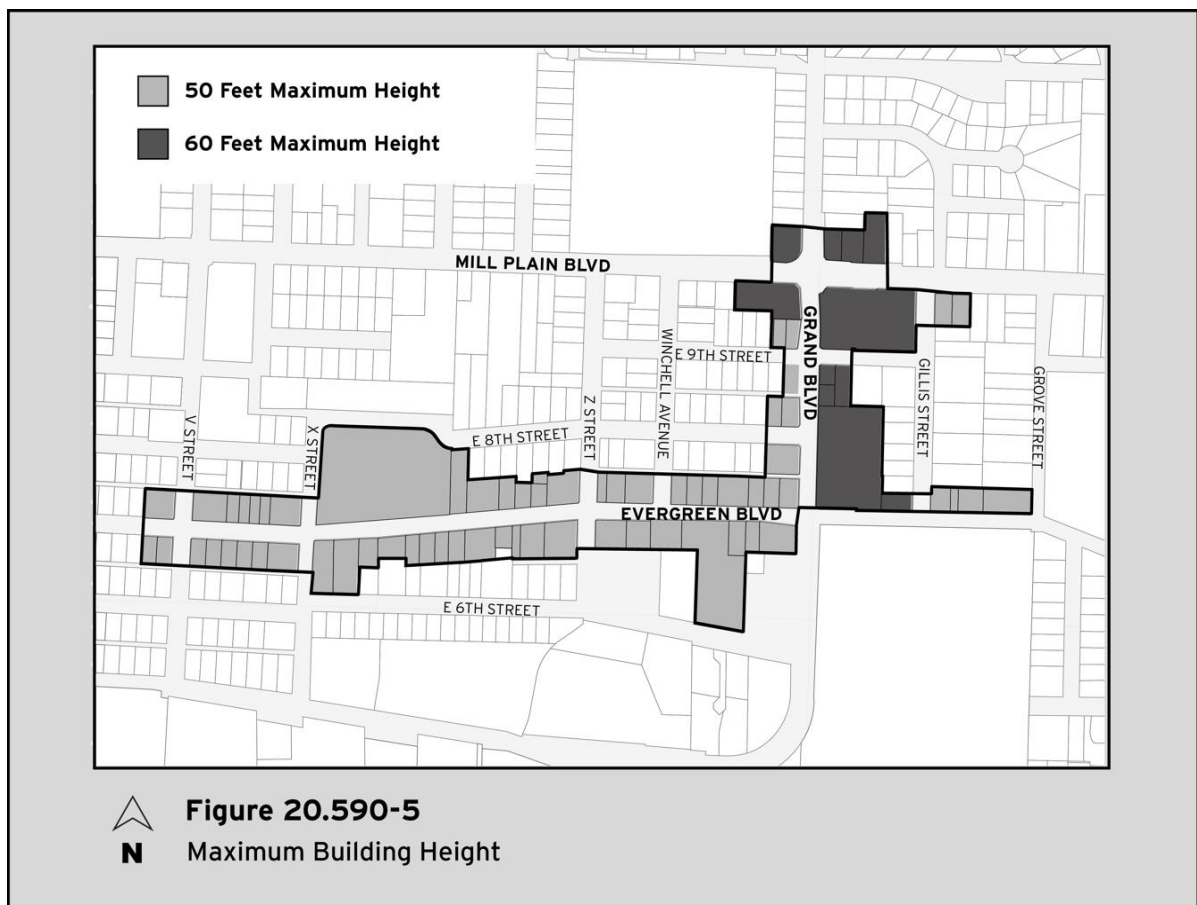


Figure 20.590-6. Height Step Down Adjacent to Lower Density Zones

- A** Height step-down required within 25' of Lower Density Residential Zone.
- B** Maximum height of 25'
- C** Height step-down

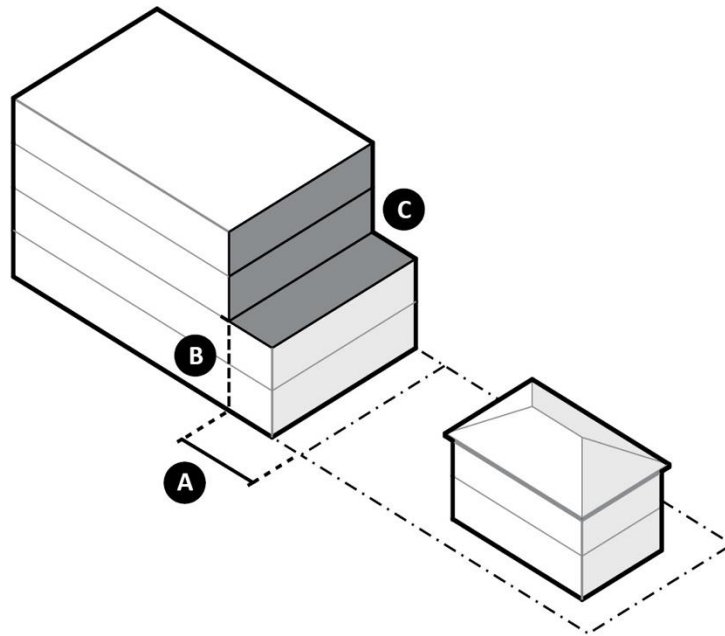
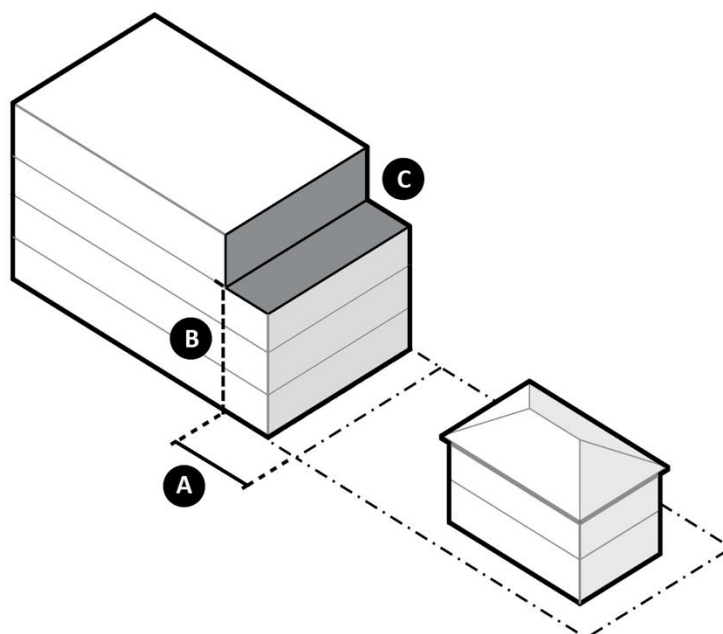


Figure 20.590-7. Height Step Down Adjacent to Higher Density Zones

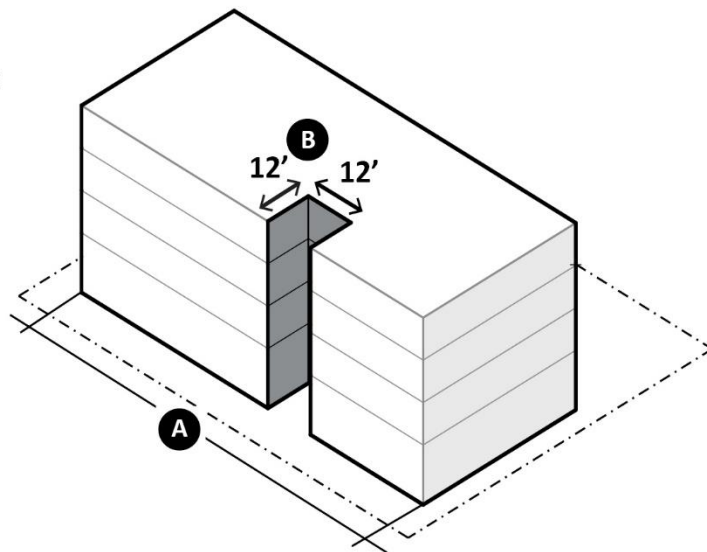
- A** Height step-down required within 25' of Higher Density Residential Zone.
- B** Maximum height of 35'
- C** Height step-down



E. Maximum Building Length. The maximum building length for the portion of a building located within 12' of the street lot line is 100'. This standard is met if two buildings are entirely separated, or when one building over 100' includes a recess that is at least 12 feet in length and 12 feet in depth (see Figure 20.590-8).

Figure 20.590-8. Maximum Building Length

- A** Maximum building length for the portion of a building located within 12' of the street lot line is 100'.
- B** If a building is over 100' in length, a recess that is at least 12' in length and 12' in depth is required.



F. Parking

1. *Minimum Spaces Required.* Parking and loading requirements shall be as specified in VMC 20.945, with the following exceptions for properties in the Corridor:
 - a. Market Rate Multifamily Dwelling Units: 0.5 spaces per dwelling unit.
 - b. Housing for Low-Income Households Earning Under 60% Median Area Income: 0.5 spaces per dwelling unit.
 - c. All Commercial Uses permitted in the CC zone: 1 space/1,000 gross square feet.
 - d. Commercial uses on the ground floor of a mixed use building that includes residential uses are exempt from minimum off-street parking requirements in Table 20.945.070-2.
 2. *Location of Parking Areas.* Parking and loading areas are prohibited per VMC 20.590.040.B.3. The following additional standard applies:
 - a. *Attached single dwelling units.* Garage entrances are prohibited on the street-facing façade of attached single dwelling units. A shared drive aisle may be used to access parking located to the rear of dwelling units. Where possible, access shall be provided from an alley or, if located on a corner parcel, from a secondary street.
- G. *Bicycle Parking.* Bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking shall meet the standards contained in Table 20.590.040-1 and shall be consistent with the standards of VMC 20.945.050 and the city of Vancouver Bicycle Parking Guidelines.

1. *Standard.* Up to 50 percent of long-term bicycle parking spaces shall be provided in individual residential dwelling units, if they meet the following criteria:
 - a. The bicycle parking is located within 15 feet of the entrance to the dwelling unit.
 - b. The bicycle parking is located in a closet or alcove of the dwelling unit that includes a rack.
 - c. For buildings with no elevators, only ground floor units can utilize in-unit long-term bicycle parking provision.

Table 20.590.040-1. Bicycle Parking Minimums

Uses	Required Short-Term Bicycle Parking	Required Long-Term Bicycle Parking
Residential	0.05 per dwelling unit, 2 spaces minimum	1 per dwelling unit for buildings with 5 or more dwelling units
Commercial	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 spaces minimum
Office	1 per 25,000 sf of floor area, 2 spaces minimum	1 per 5,000 sf of floor area, 2 spaces minimum
Civic/Institutional Buildings	1 per 5,000 sf of floor area, 2 spaces minimum	1 per 15,000 sf of floor area, 2 minimum
Lodging	2 spaces minimum	1 per 10 rooms, 2 spaces minimum
Parks	1 per 5,000 sf park area, 2 spaces minimum	None

2. *Additional Development Standards.* The following standards apply to sites where more than 20 long-term bicycle parking spaces are required and provided in one or more shared bicycle parking facilities outside of individual dwelling units:
 - a. *Minimum Number of Horizontal Bicycle Parking Spaces.* At least 20 percent of spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack.
 - b. *Parking for Larger Bicycle Spaces.* At least five percent of spaces must accommodate a larger bicycle space for cargo bikes, placed in a horizontal rack. These spaces must be a minimum of three feet (36 inches) in width, 10 feet (120 inches) long with three feet and four inches (40 inches) of height clearance.

- c. *Electrical Outlet Requirement.* At least 20 percent of spaces must have electrical sockets within four feet of the spaces. Each electrical socket must be accessible to horizontal bicycle parking spaces.
- d. *Signage.* Entry and directional signs shall be provided by the property owner if bicycle parking facilities are not directly visible and obvious from the public right-of-way. The signs shall be used to properly direct bicyclists from the public right-of-way to the bicycle parking facilities.
- e. *Grade.* Bicycles should not be required to ride up and down ramps greater than 12%.

20.590.050 Design Standards

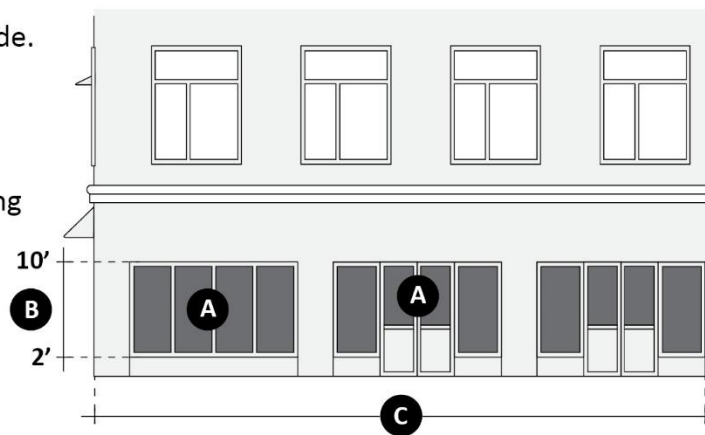
- A. *Exceptions.* The Planning Official may allow exceptions to a design standard in Section 20.590.050 without the need to obtain a variance in accordance with Section 20.290. For each standard for which an exception is sought, the applicant must demonstrate that at least one of the following criteria is met:
 - 1. The alternative design results in a variance of 20 percent or less to a numerical design standard and the design cannot be modified to meet the standard due to the physical characteristics of the site or existing structure(s).
 - 2. The alternative design better complies with the intent of the standard as described in the relevant subsection of this chapter.
- B. *Ground Floor Design, Nonresidential Uses.*
 - 1. *Applicability.* These standards apply to all multi-story buildings with non-residential uses on the ground floor. The following standards apply to the portions of ground floor walls of a street-facing façade that is 20 feet or closer to a street lot line or a publicly-accessible plaza.
 - 2. *Minimum Height.*
 - a. *Intent.* The intent of this standard is to promote building designs which maximize the visibility of ground floor spaces to passing pedestrians, emphasize the importance of the ground floor in providing access to services and amenities, and encourage active commercial uses on the ground floor.
 - b. *Standards.*
 - i. The minimum distance from the finished floor to the bottom of the ceiling structure must be at least 12 feet.
 - ii. The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade.
 - 3. *Transparency.*
 - a. *Intent.* The intent of this standard is to create an interesting environment for pedestrians by opening up the ground floors of buildings for views into activity and merchandise. The intent of the standard is also to support natural surveillance of public spaces.
 - b. *Standards.* The ground floor wall of street-facing facades must provide at a minimum 60 percent transparency between 2 and 8 feet above sidewalk grade.

- i. Windows and/or doors may be used to meet this standard.
- ii. Windows shall not be mirrored or treated in such a way to block visibility into the building.
- iii. Windows into storage areas, vehicle parking areas, mechanical and utility areas, and garbage and recycling areas do not qualify.

Figure 20.590-9. Ground Floor Transparency, Non-Residential Uses

- A** Transparent glazing area
- B** 8' transparent zone between 2' and 10' above sidewalk grade.
- C** Street-facing facade length

$$\left(\frac{A}{C \times 8} \right) > 60\% = \text{transparent glazing}$$



4. *Weather Protection.*

- a. *Intent.* The intent of this standard is to create a more comfortable experience for pedestrians on the sidewalk by providing protection from sun and rain.
- b. *Standards.* Weather protection must be provided along at least 50 percent of the street-facing façade located within 20 feet of a street property line. For the purposes of this standard, weather protection may be in the form of awnings, canopies, overhangs, or other architectural features. The weather protection must:
 - i. Project out at least 4 feet from the adjoining wall;
 - ii. The height must be between 9 and 15 feet above the grade underneath it and consistent with the provisions of VMC 20.630.030; and
 - iii. Where applicable, weather protection shall be designed to accommodate pedestrian signage (e.g., blade signs) while maintaining required vertical clearance.

B. *Ground Floor Design, Residential Uses*

1. *Applicability.* These standards apply to any residential dwelling unit that is located on the ground floor of a building and that is 20 feet or closer to a street lot line or a publicly accessible plaza.
2. *Minimum Height.*

- a. *Intent.* The intent of this standard is to promote attractive and livable ground floor residential units and emphasize the importance of the ground floor as the architectural base of the building.
- b. *Standard.* The minimum distance from the finished floor to the bottom of the ceiling structure must be at least 10 feet.

3. *Transparency.*

- a. *Intent.* The intent of this standard is to promote attractive and livable ground floor residential units and support natural surveillance of public spaces.
- b. *Standards* The ground floor wall of street-facing facades must provide at a minimum 25 percent transparency between 2 and 8 feet above sidewalk grade.
 - iv. Windows and/or doors may be used to meet this standard.
 - v. Windows shall not be mirrored or treated in such a way to block visibility into the building.
 - vi. Windows into storage areas, vehicle parking areas, mechanical and utility areas, and garbage and recycling areas do not qualify.

4. *Ground Floor Separation.*

- a. *Intent.* The intent of this standard is to provide an interesting experience for pedestrians, define the transition between public and private space, provide spaces for residents to gather and spend time outdoors, and provide sufficient privacy for residents.
- b. *Standards.* For the purposes of this standard, separation is required between the public right of way and residential entrances. Entrances must be set back a least 5 feet from the street lot line but no more than 10 feet and have at least two of the following elements within the setback to create a sense of transition from the public space to the private dwelling space and encourage interaction between residents and passerby. In addition to any elements provided from the list below, the standards of VMC 20.95.030-2 must be met.
 - i. A low wall, railing, or fence that is a maximum of 30 inches in height and at least 75 percent transparent;
 - ii. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contains landscaping;
 - iii. One small canopy tree per unit;
 - iv. Individual private space of at least 48 square feet with a minimum dimension of 4 feet in width that is 20% paved and areas not paved are landscaped with a combination of shrubs, groundcover, and perennials; or
 - v. A change of grade where the door to the dwelling unit is 18 to 36 inches above the grade of the right of way. All residential development must comply with all applicable state and federal accessibility requirements.

C. *Façade Articulation.*

1. *Applicability.* The standard applies to the street-facing elevations of buildings more than 20 feet in height.
2. *Intent.* The intent of this standard is to promote visually interesting building facades by prohibiting large expanses of blank walls facing the street and requiring building facades to be divided into smaller planes.
3. *Standard.* Buildings must incorporate vertical and horizontal articulation and divide the vertical mass of the building into a base, middle, and top using distinct physical transitions.
 - a. Base: The ground level of the building must be articulated using at least one of the following elements:
 - i. Materials that are different than upper stories
 - ii. Awning or canopy line
 - iii. Molding, belt course or other horizontally articulated transition piece that makes ground floor distinguishable from upper floors
 - iv. Transom windows
 - b. Middle: The middle of the building must be articulated using at least one of the following elements:
 - i. Recesses or extensions a minimum depth of two feet
 - ii. Vertically oriented windows
 - iii. Pilasters that project from the façade
 - c. Top: The top of the building must be articulated using at least one of the following elements:
 - i. Cornice that is a minimum of eight inches tall and projects a minimum of three inches beyond the façade of the façade
 - ii. Change in material or color
 - iii. Upper-level setback
 - iv. A roof overhang that is a minimum of eight inches beyond the face of the façade
 - v. Change in roof form

D. *Materials.*

1. *Intent.* The intent of this standard is to limit the use of materials that lack surface texture and visual interest, do not promote a sense of quality and permanence, or more easily deteriorate over time.
2. *Standard.* The following building materials are prohibited on street-facing building façades and shall not collectively be used on more than 35% of any other building façade:
 - a. Vinyl PVC siding
 - b. T-111 Plywood

- c. Exterior insulation finishing (EIFS)
- d. Corrugated metal
- e. Plain concrete or concrete block
- f. Sheet pressboard

E. Location of Utilities.

1. *Applicability.* These standards apply to any roof-mounted mechanical equipment under two feet in height or ground level mechanical or service equipment located at grade. These standards shall not apply to any solar energy production equipment, wind energy production equipment, and/or green roof features.
2. *Intent.* The intent of this standard is to ensure that utilities and equipment are screened, integrated into building and landscape design and/or located in less prominent locations to minimize the visual impact on the pedestrian experience.
3. *Standard.* Utilities shall be located away from primary streets and pedestrian sidewalks and located on alleys or secondary streets wherever possible. Utilities shall be located below grade in vaults or inside buildings where possible. If not possible, the following standards apply:
 - a. *Ground Level:* Ground level mechanical and service equipment shall be located behind or beside buildings. Equipment must be set back a minimum of five feet from the front lot line. Ground level mechanical and service equipment, including but not limited to electric meters, gas meters, HVAC equipment, and waste receptacles, shall be screened with landscaping or a site-obscuring fence or wall per VMC 20.970 and may not be visible from the street, ground-level private open space, or common open space.
 - b. *Rooftop:* Rooftop mechanical equipment shall be set back at least 15 feet from roof edges on street-facing facades and include screening to minimize visual impact on the public right-of-way by one of the following methods:
 - i. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building, wood fencing, or masonry.
 - ii. Green roof features or regularly maintained dense evergreen foliage that forms an opaque barrier when planted.Required screening shall not be included in the building's maximum height calculation.
- c. *Venting System Locations.* Venting of air exhaust and mechanical building systems shall be away from primary streets and main pedestrian areas and shall be architecturally incorporated into buildings.
- d. *Wall-Mounted Utilities.* Utilities mounted on building walls shall not intrude on the public right-of-way space adjacent to a pedestrian path of travel, shall be set back, or have a landscape zone for a buffer.
- e. *Mechanical Vents.* Mechanical vents required on building exteriors shall be located eight feet above grade or between grade and 18 inches and shall be integrated into the facade design to minimize visual impacts.

F. Fences.

1. *Applicability.* These standards shall be in addition to VMC 20.912 and shall supersede those standards where they conflict.
2. *Intent.* The intent of this standard is to limit the visual impact of taller fences and surface parking areas on the pedestrian experience and to promote natural surveillance of public spaces.
3. *Standard.*
 - a. Solid free-standing walls, fences, or hedges higher than 3 feet shall be prohibited between the street-facing façade of a building and a street lot line. Fences greater than 36" must be at least 75% transparent.
 - b. New barbed razor wire, electric, vinyl, or chain link fences shall be prohibited in the Overlay district.
 - c. Off-street parking areas shall be screened per VMC 20.945.040(I)(2) to a maximum height of 3 feet.