

Chapter 20.590

EVERGREEN/GRAND CORRIDOR OVERLAY DISTRICT

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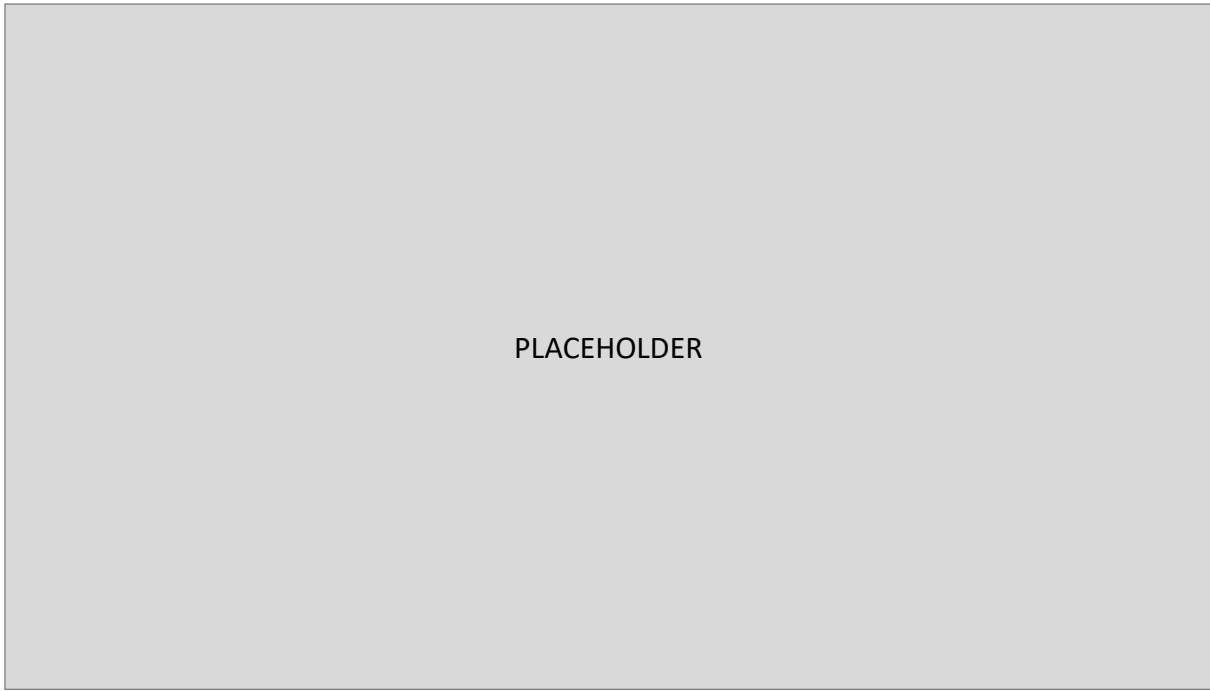
20.590.010 Purpose

- 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.
- 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.

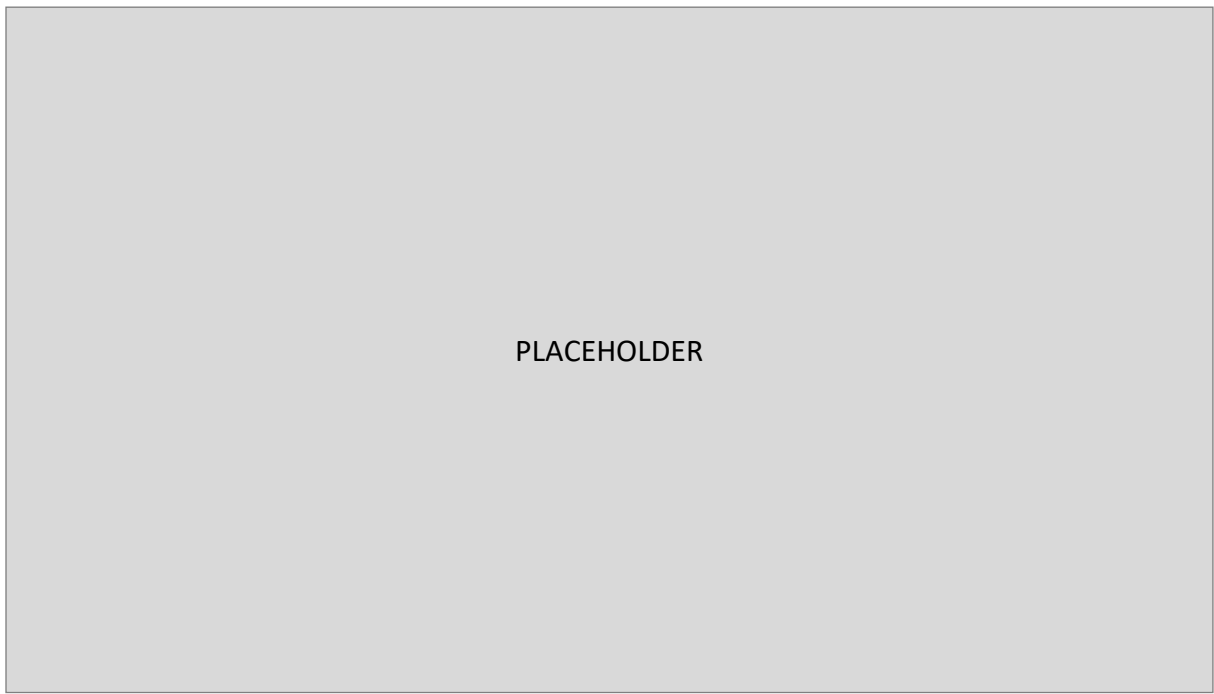
Figure 20.590-1. Boundaries of the Evergreen/Grand Corridor Overlay District



- 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. Placement of permanent signs, unless potentially inconsistent with nearby uses;
 3. Public art; and
 4. Other minor construction such as replacement of doors, windows, awnings, etc., determined by the Planning Official to be exempt.
 5. Additions or modifications to single family dwellings and duplexes.
 6. 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 20.9030.030.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 or public space 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 that front the Corridor must not increase the length of street-facing façade that does not conform to the build-to-line standard and 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 Build-To-Line Standard to Additions/Expansions



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

<u>USE</u>	
Household Living	<u>L</u> ¹

<u>Group Living</u>	<u>L¹</u>
<u>Home Occupation</u>	<u>L^{1, 2}</u>
<u>HOUSING TYPES</u>	
<u>Single Dwelling Units, Attached</u>	<u>L¹</u>
<u>Duplexes</u>	<u>L¹</u>
<u>Multi-Dwelling Units</u>	<u>L¹</u>
<u>Affordable Housing Projects</u>	<u>L^{1, 3}</u>
<u>CIVIC</u>	
<u>Park & Ride Facilities</u>	
<u>-Surface</u>	<u>X</u>
<u>-Structure</u>	<u>X</u>
<u>COMMERCIAL</u>	
<u>Motor Vehicle Related</u>	
<u>- Motor Vehicle Sales/Rental</u>	<u>X</u>
<u>- Motor Vehicle Servicing/Repair</u>	<u>X</u>
<u>- Vehicle Fuel Sales</u>	<u>X</u>
<u>Non-Accessory Parking</u>	<u>X</u>
<u>Self-Service Storage</u>	<u>X</u>

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.

Figure 20.590-3. Street Frontages Where Residential Uses are Limited**20.590.040 Development Standards**

- A. Minimum Density. Any development that includes residential uses must include a minimum of 30 dwelling units per acre of site area.
- B. Building Orientation
1. Build-to-Line. At least 50 percent of the width of the street-facing façade of the building must be located within five feet of the front lot line.
 2. Residential uses. A minimum setback of five feet to a maximum setback of ten feet is permitted for ground-floor residential uses if horizontal transition is provided per [cite design standard section below]
 3. Improvements between the building and the street. Off-street parking is not allowed between a building and a street lot line. 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 be connected to the sidewalk by a direct and continuous walkway.

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 build-to-line standard of VMC 20.590.040(B)(1).
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 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 20.590-4.
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. Within 25 feet of a Lower Density Residential Zone, the building may be no higher than 35 feet. See Figure 20.590-5.
 - c. No height step down is required on the portion of a site adjacent to a Higher Density Residential Zone or Commercial and Mixed Use Zone.

Figure 20.590-4. Maximum Building Height

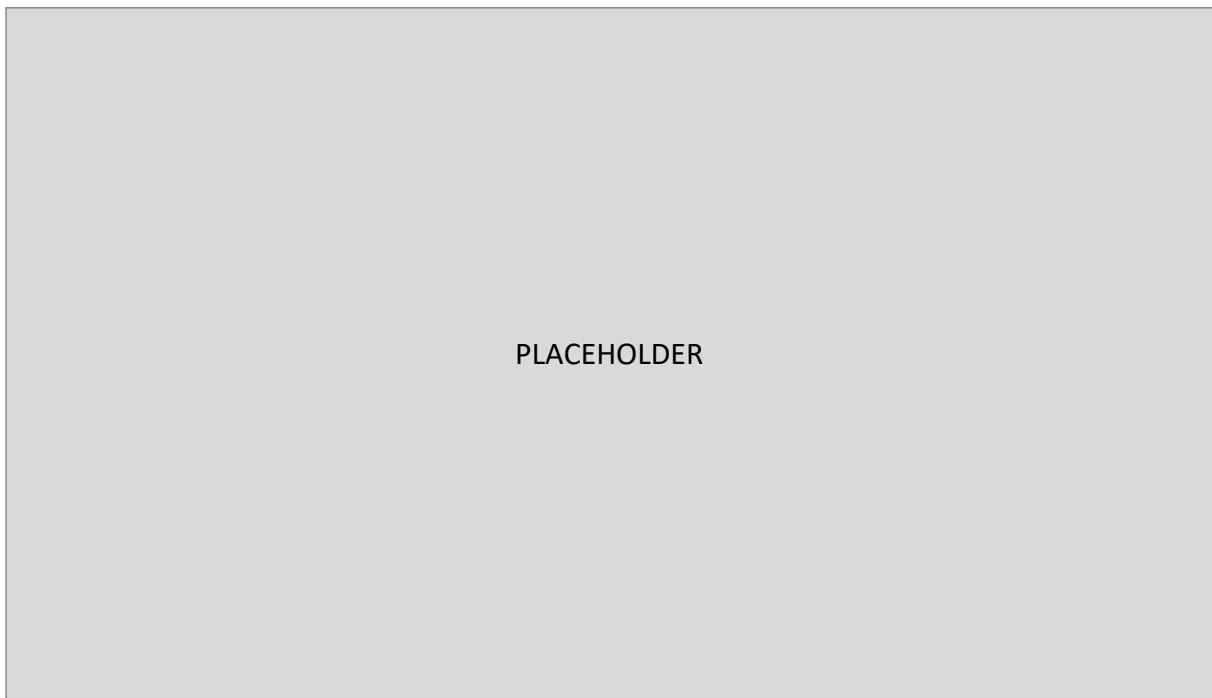
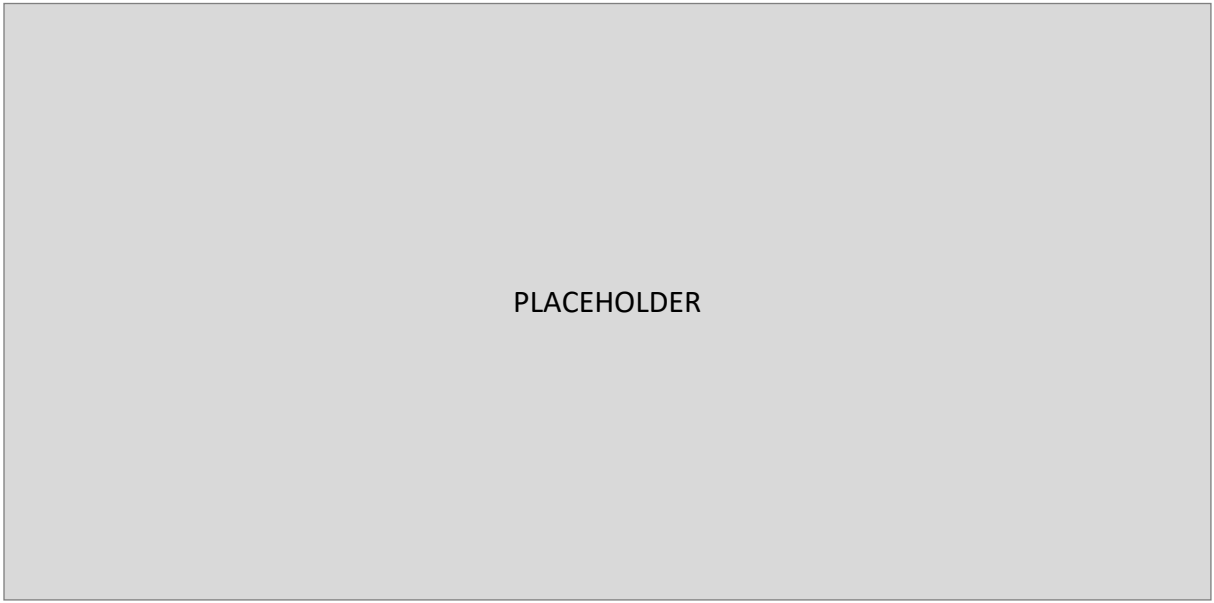
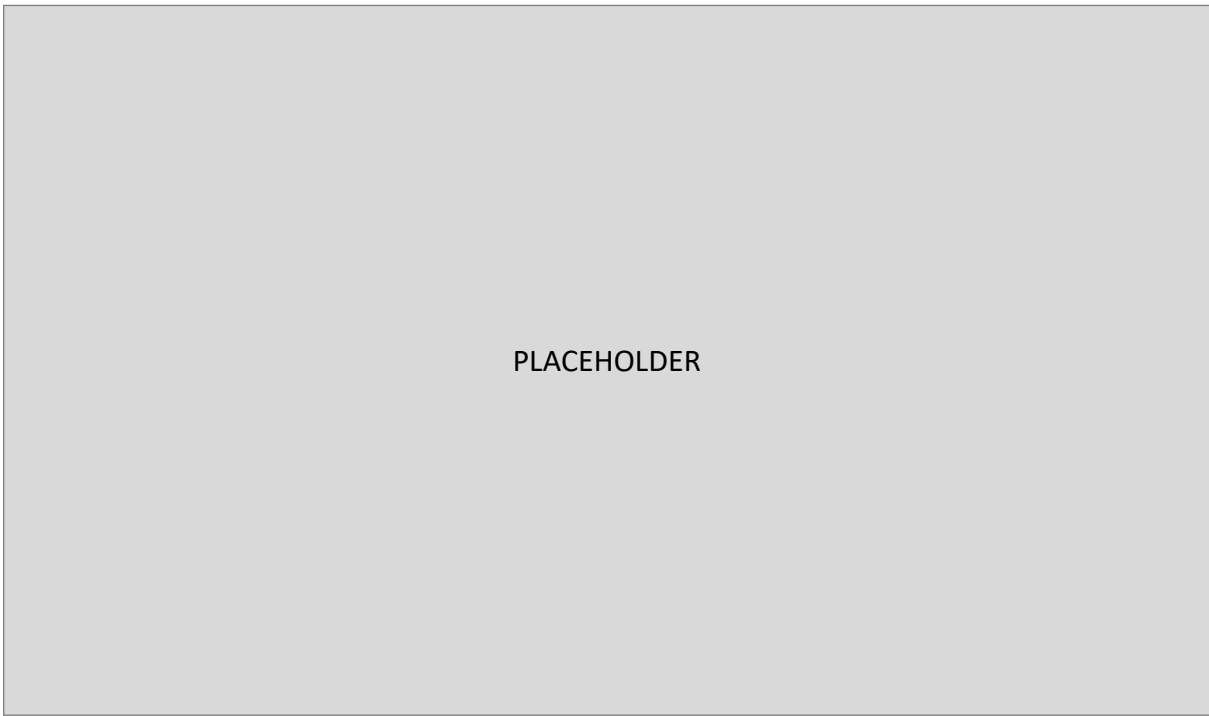


Figure 20.590-5. Height Step Down**E. Building Massing**

1. 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 includes a recess that is at least 12 feet in length and 12 feet in depth (see Figure 20.590-6).

Figure 20.590-6. Maximum Building Length

2. Façade Articulation.

- a. Applicability. The standard applies to the street-facing elevations of buildings more than 20 feet high.
- b. 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.
 - i. Base: The ground level of the building must be articulated using at least one of the following elements:
 - a. Materials that are different than upper stories
 - b. Awning or canopy line
 - c. Molding, belt course or other horizontally articulated transition piece that makes ground floor distinguishable from upper floors floors.
 - d. Transom windows
 - ii. Middle: The middle of the building must be articulated using at least one of the following elements:
 - a. Recesses or extensions a minimum depth of two feet
 - b. Vertically oriented windows
 - c. Pilasters that project from the façade
 - iii. Top: The top of the building must be articulated using at least one of the following elements:
 - a. Cornice that is a minimum of eight inches tall and projects a minimum of three inches beyond the façade of the façade
 - b. Change in material
 - c. Upper-level setback
 - d. A roof overhang that is a minimum of eight inches beyond the face of the façade
 - e. Change in roof form

F. Parking

1. 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.

2. 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 20.590.040.(F)(1)(c).

20.590.050 Design Standards

[PLACEHOLDER – see Design Standards Code Concepts slide presentation]