



Evergreen and Grand Commercial Corridors Strategy

Planning Commission Public Hearing
September 12, 2023

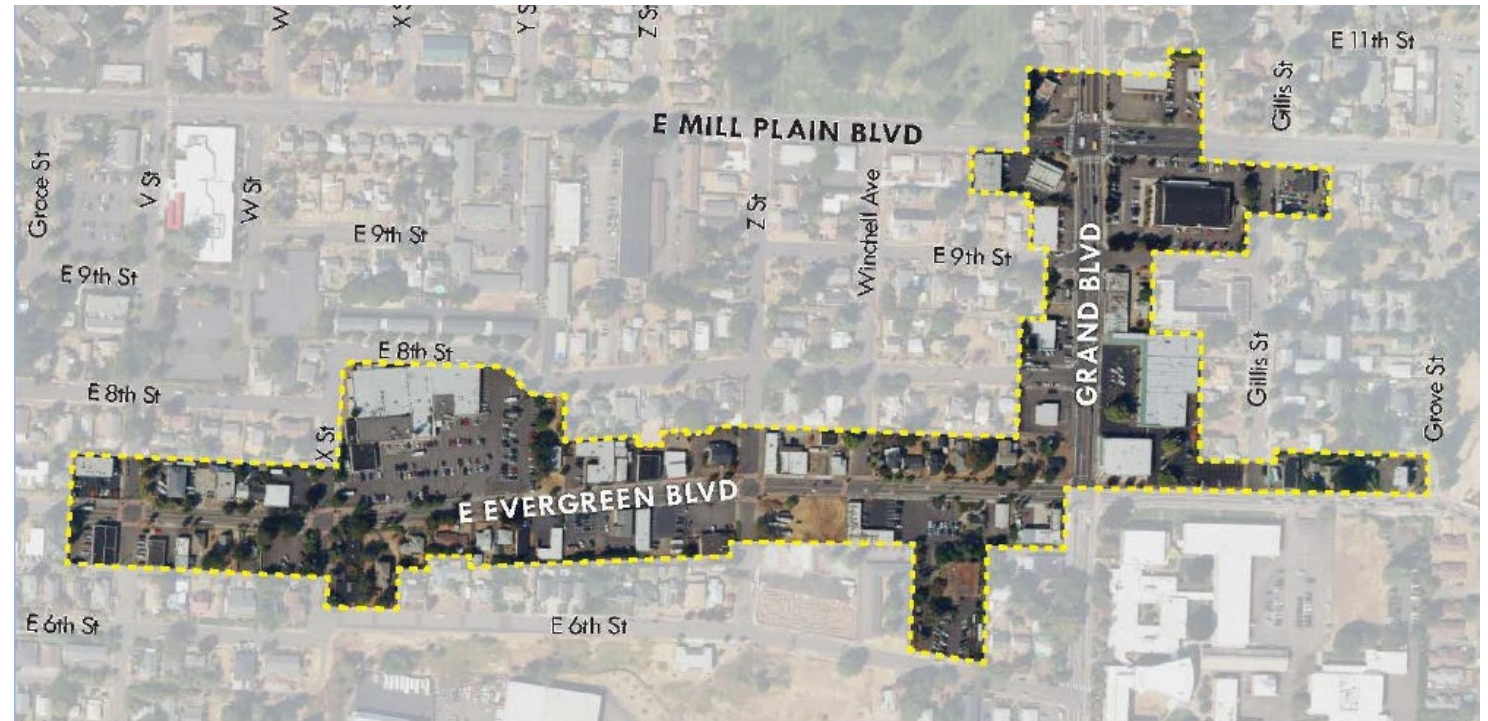


Community Development Department
Becky Coutinho, AICP, Associate Planner

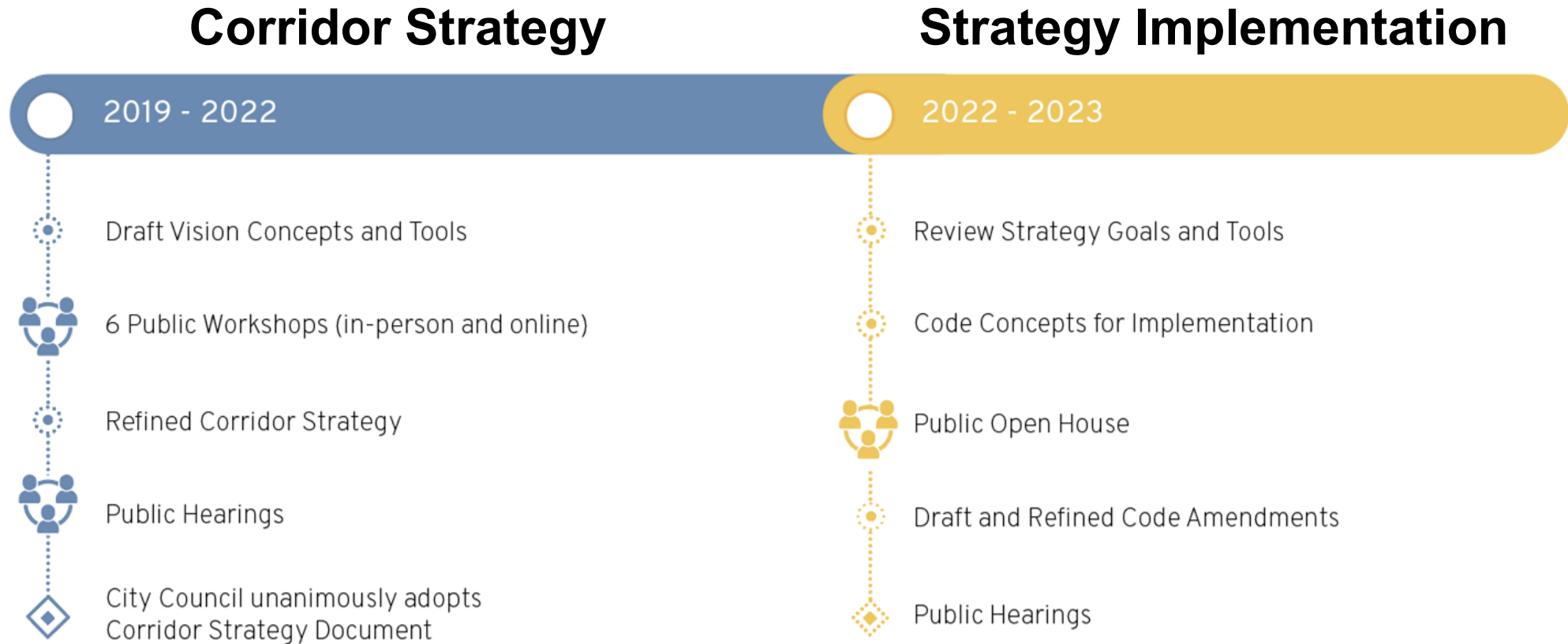
Cascadia Partners
Jamin Kimmel, AICP, Partner

Overview of Evergreen and Grand Commercial Corridors Strategy Document

- Subarea plan adopted by City Council in February 2022
- Part of larger commercial corridors Citywide initiative



Two Phases of Same Project



Evergreen and Grand Commercial Corridors Overlay District: Development and Design Standards



Uses and Density

Uses: Encourage pedestrian-oriented, active uses along the corridor.

Proposal: Prohibit auto-oriented uses such as gas stations, auto repair/sales, and self-storage.

Density: Encourage higher density development to support transit ridership and economic vitality.

Proposal: Minimum density standards:

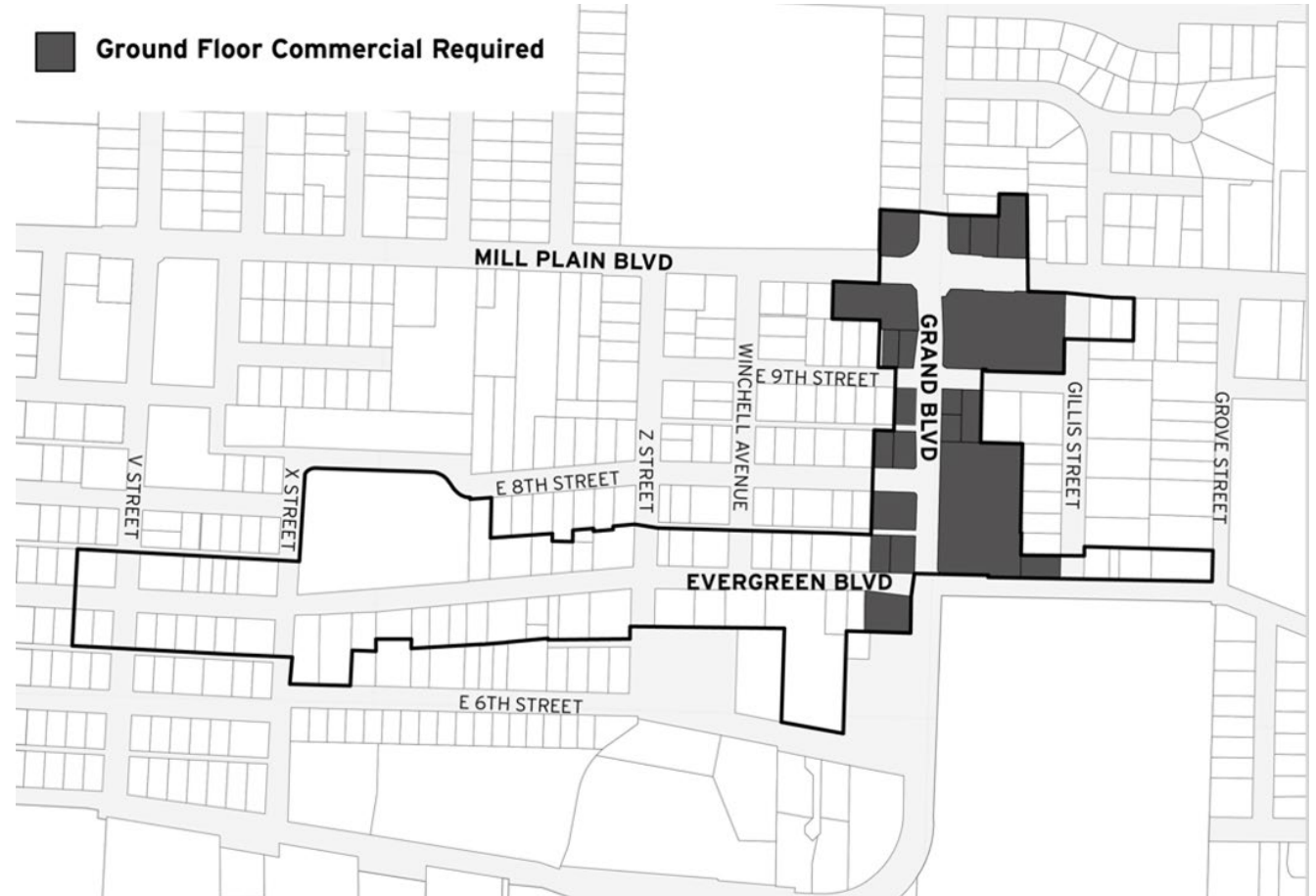
- 30 dwelling units/acre on Grand
- 22 dwelling units/acre on Evergreen



Required Ground Floor Commercial

Proposal:

- Require ground floor commercial uses for new development on Grand.
- Allow for either commercial or residential uses on the ground floor on Evergreen.



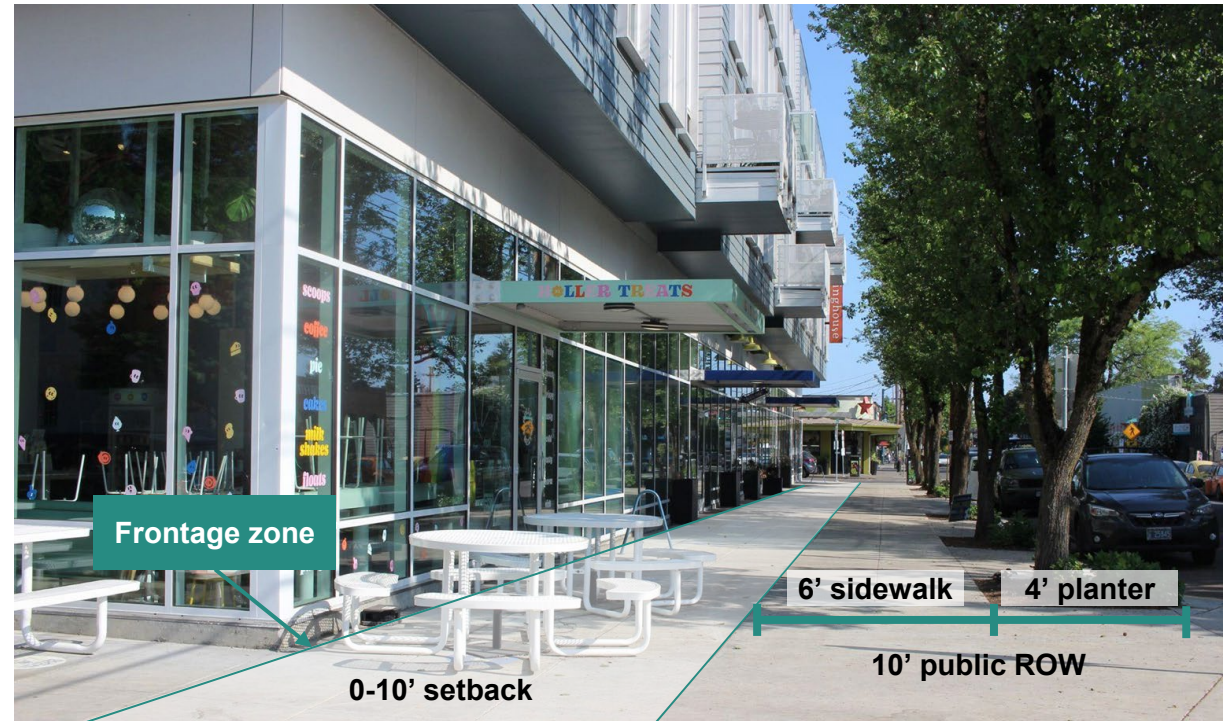
Building Orientation and Setbacks

Setbacks Proposal:

- Set a maximum front setback of 10 feet for ground floor commercial uses.
- No minimum setback.

Building Orientation Proposal:

- All buildings must have at least one primary entrance facing the street
- A minimum of 50% of all ground floor residential units must have individual main entrances.



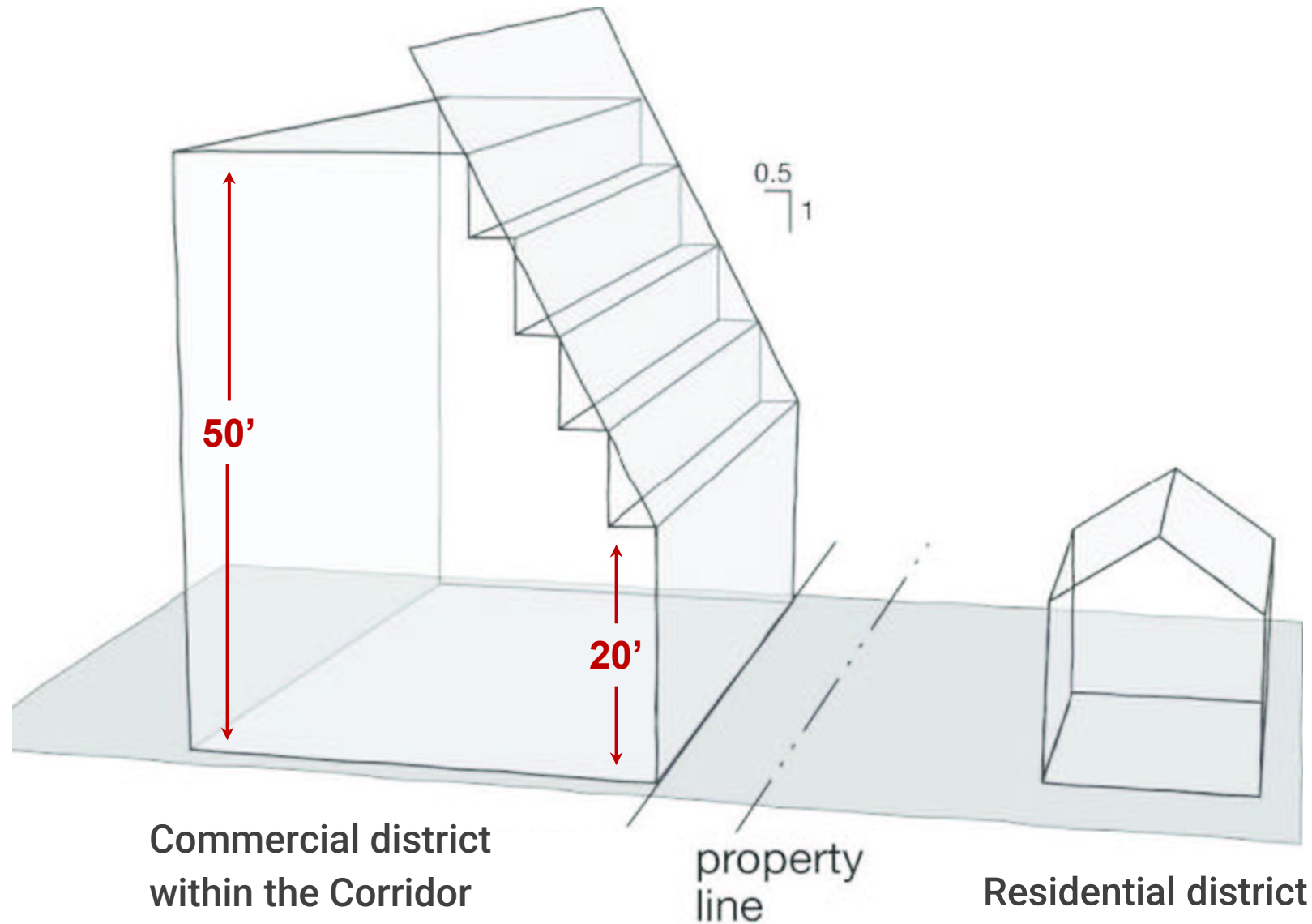
Maximum Building Height

Proposal:

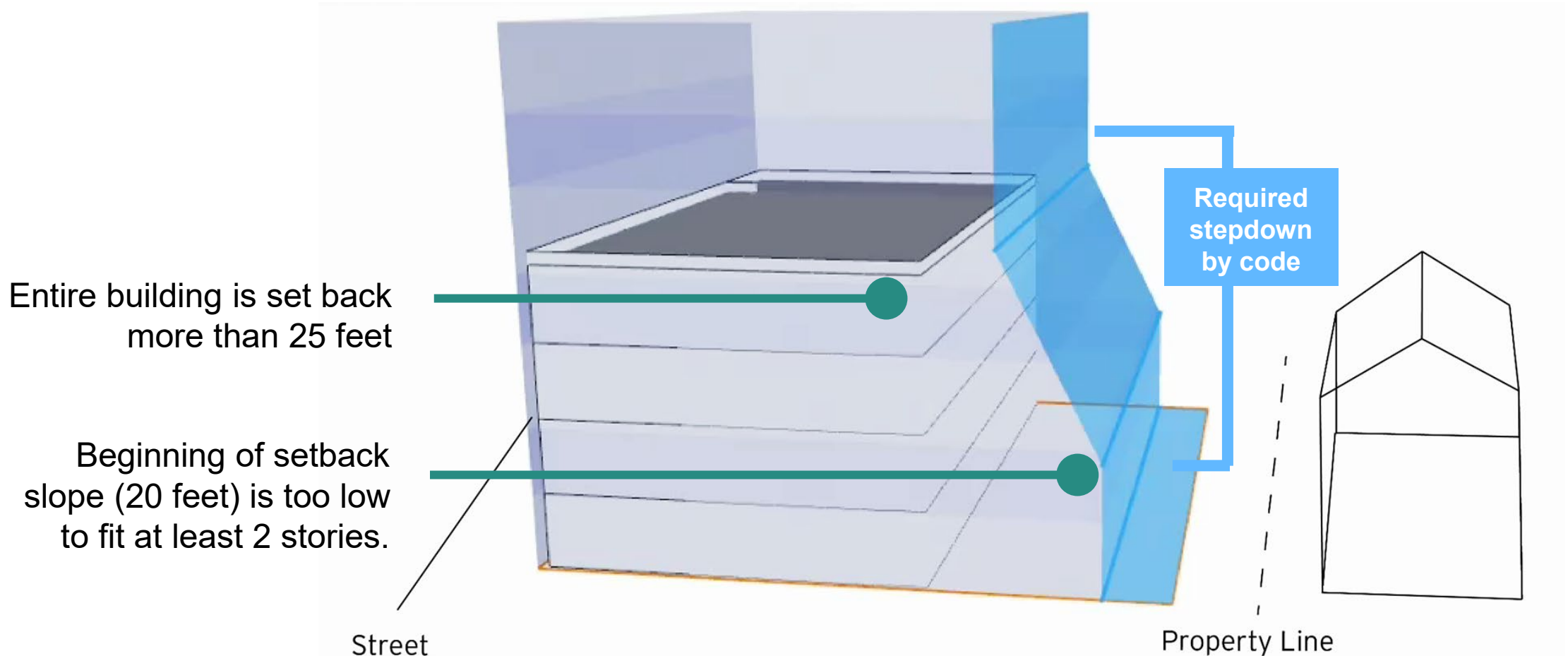
- Concentrate higher densities and building heights near bus rapid transit on Mill Plain.
- Maintain 50-foot (4-story) height limit on Evergreen and the western side of Grand.
- Increase max height to 60 feet (5-story) on eastern side of Grand and the intersection of Grand and Mill Plain.



Height Stepdown: Existing Standard



Typical Outcome Under Existing Standards



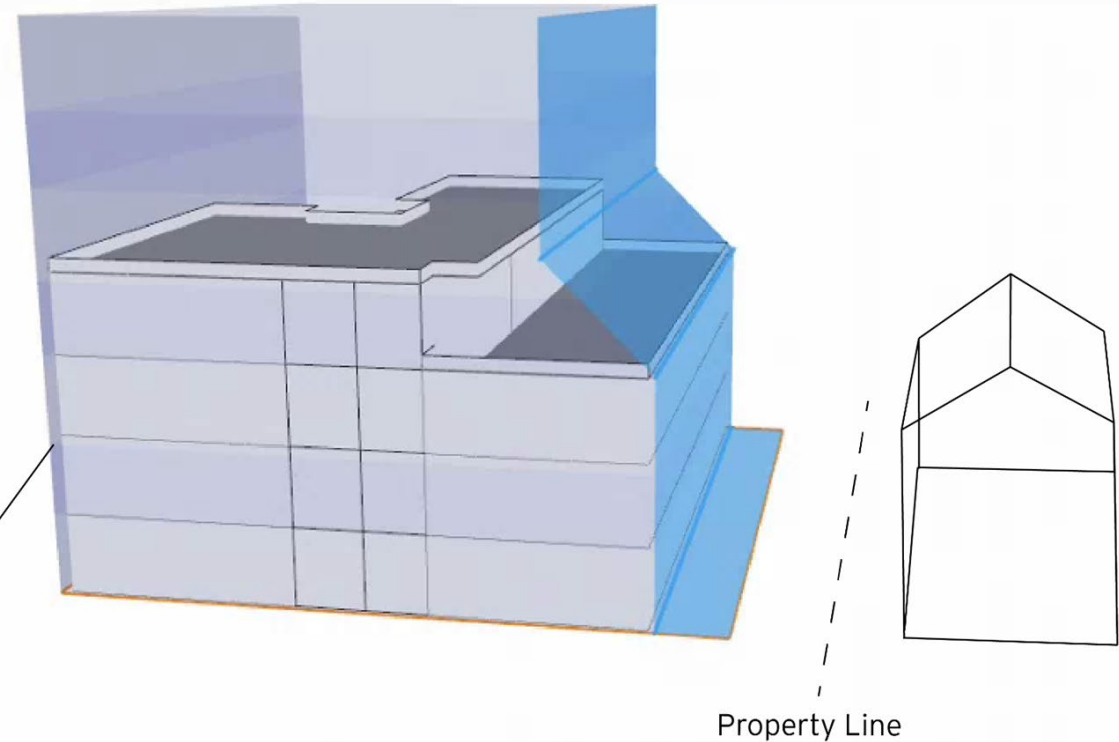
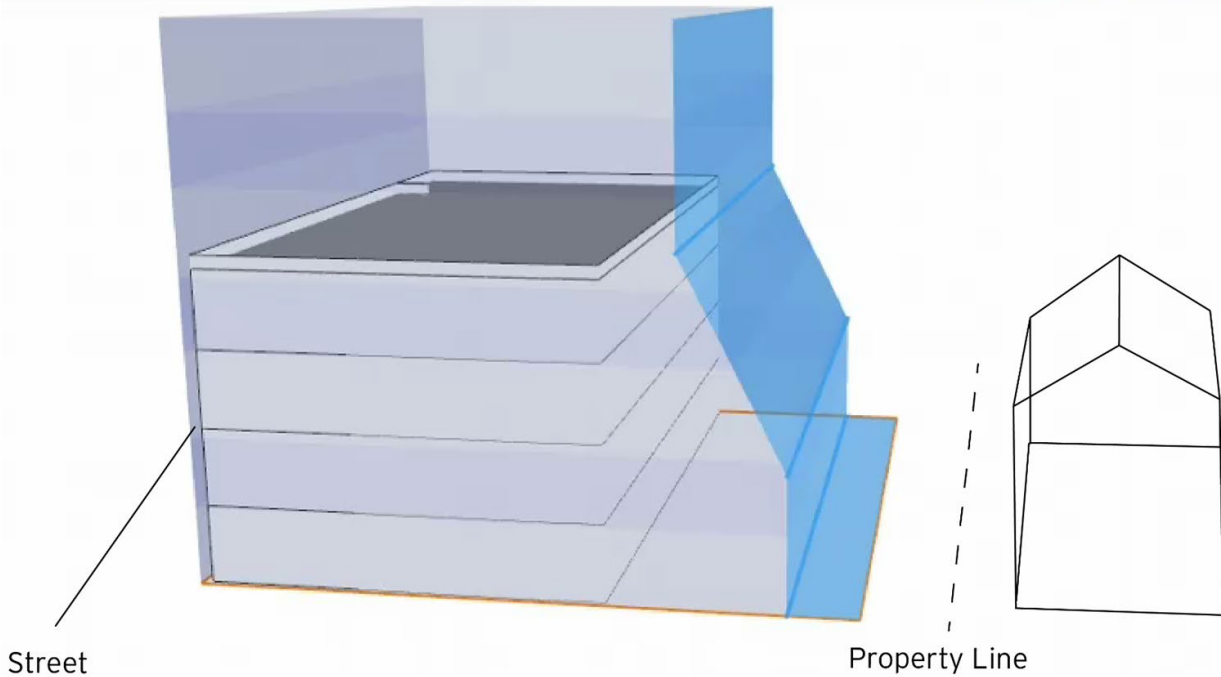
22,000
SQUARE FEET OF
FLOOR AREA

28
UNITS

Typical Outcome: Existing vs. Proposed

Existing height step down

Proposed height step down
(next to high density zones)

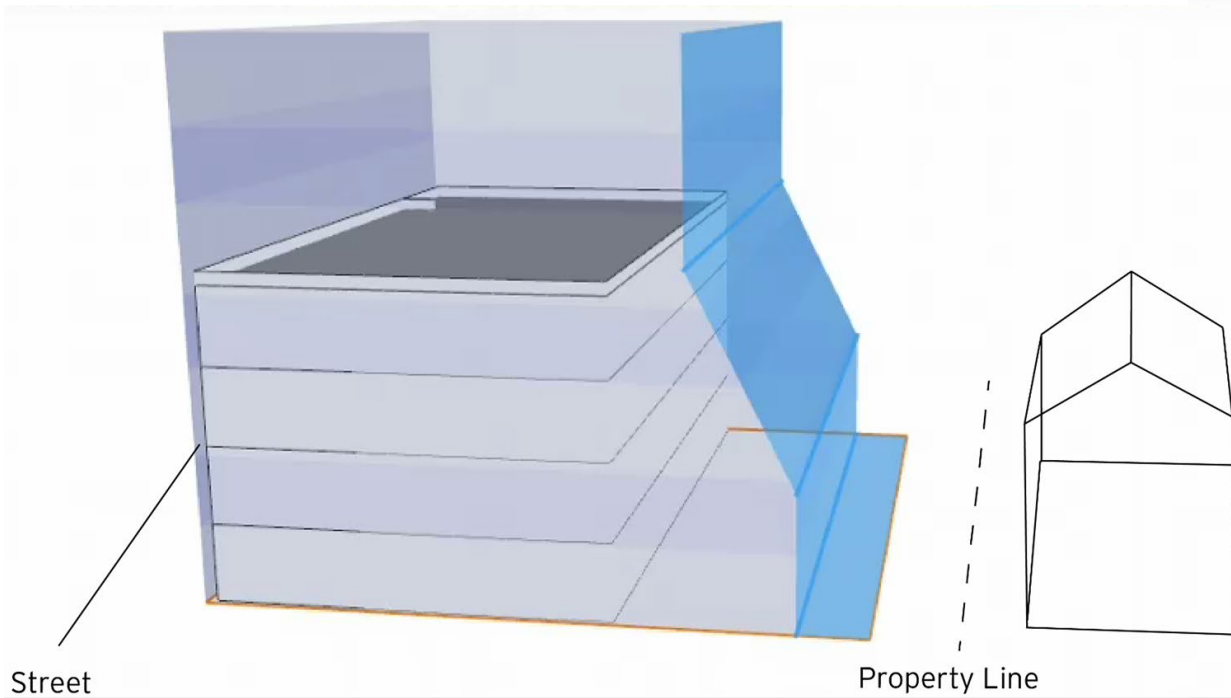


28 UNITS **22,000** SQ. FT. OF FLOOR AREA

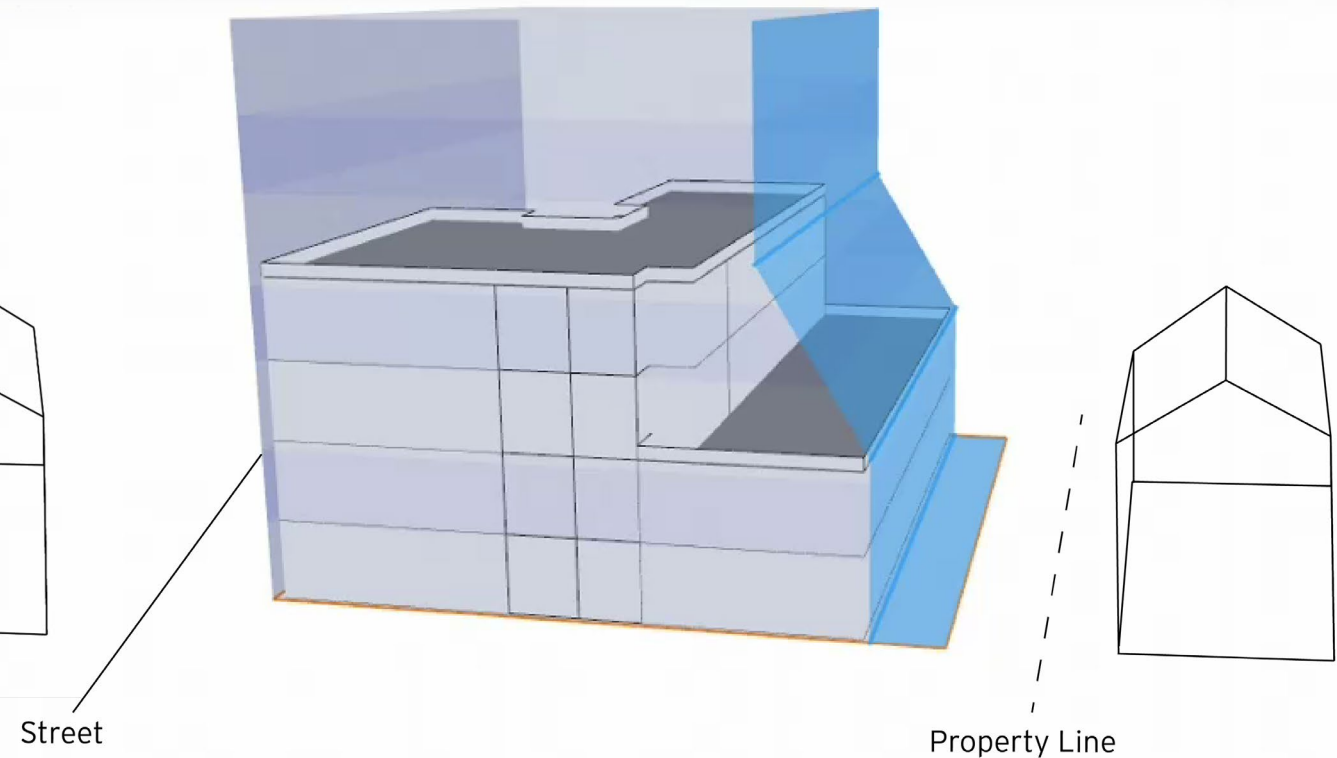
32 UNITS **24,000** SQ. FT. OF FLOOR AREA

Typical Outcome: Existing vs. Proposed

Existing height step down



Proposed height step down
(next to low density zones)



28 UNITS **22,000** SQ. FT. OF FLOOR AREA

28 UNITS **21,000** SQ. FT. OF FLOOR AREA

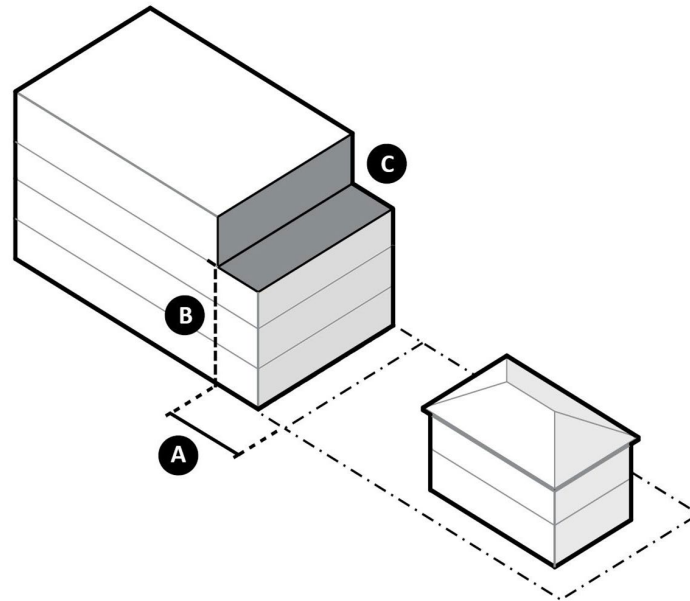
Height Stepdown Standard

Proposal:

- Adjacent to Multi-Family Zones: Any portion of the building within 25' of zone must step down to no more than **35' feet** in height.
- Adjacent to Single-Family Zones: Any portion of the building within 25' of zone must step down to no more than **25' feet** in height.

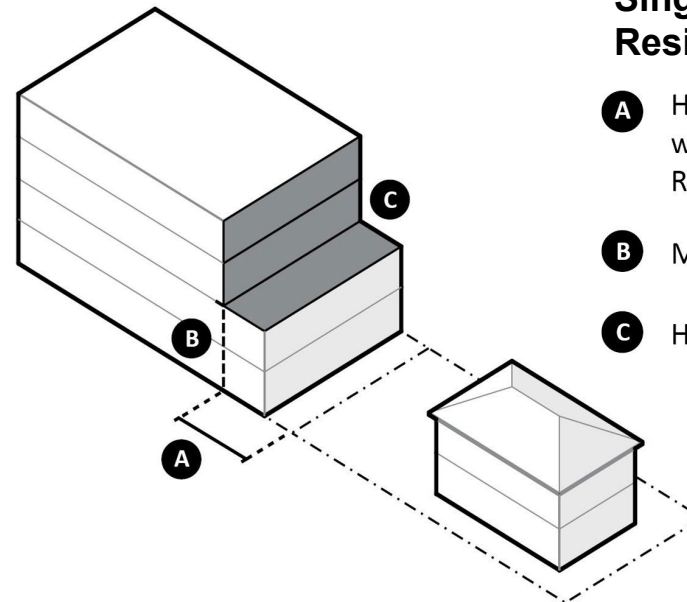
Multi-Family Residential Zone

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

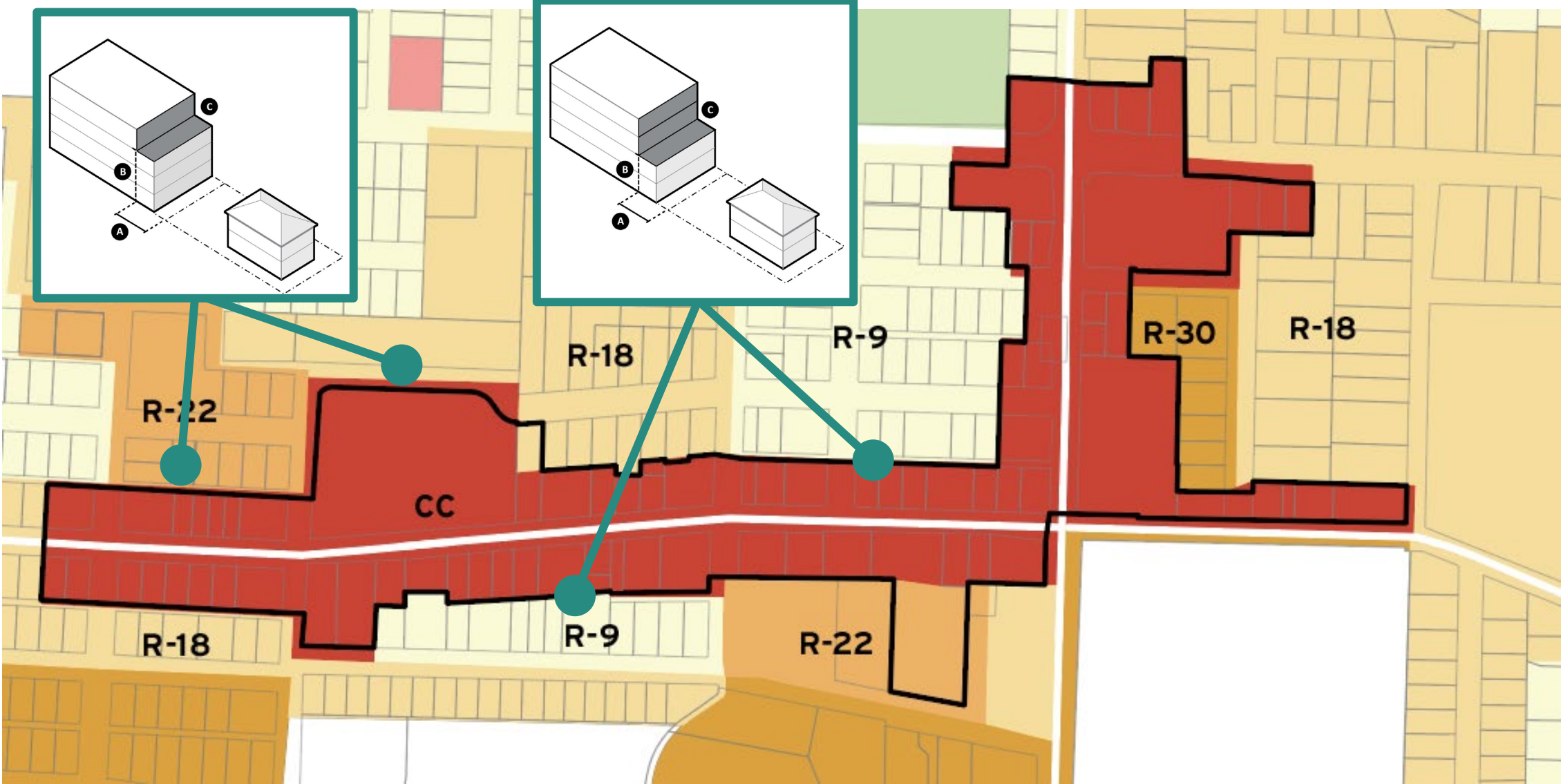


Single-Family Residential Zone

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



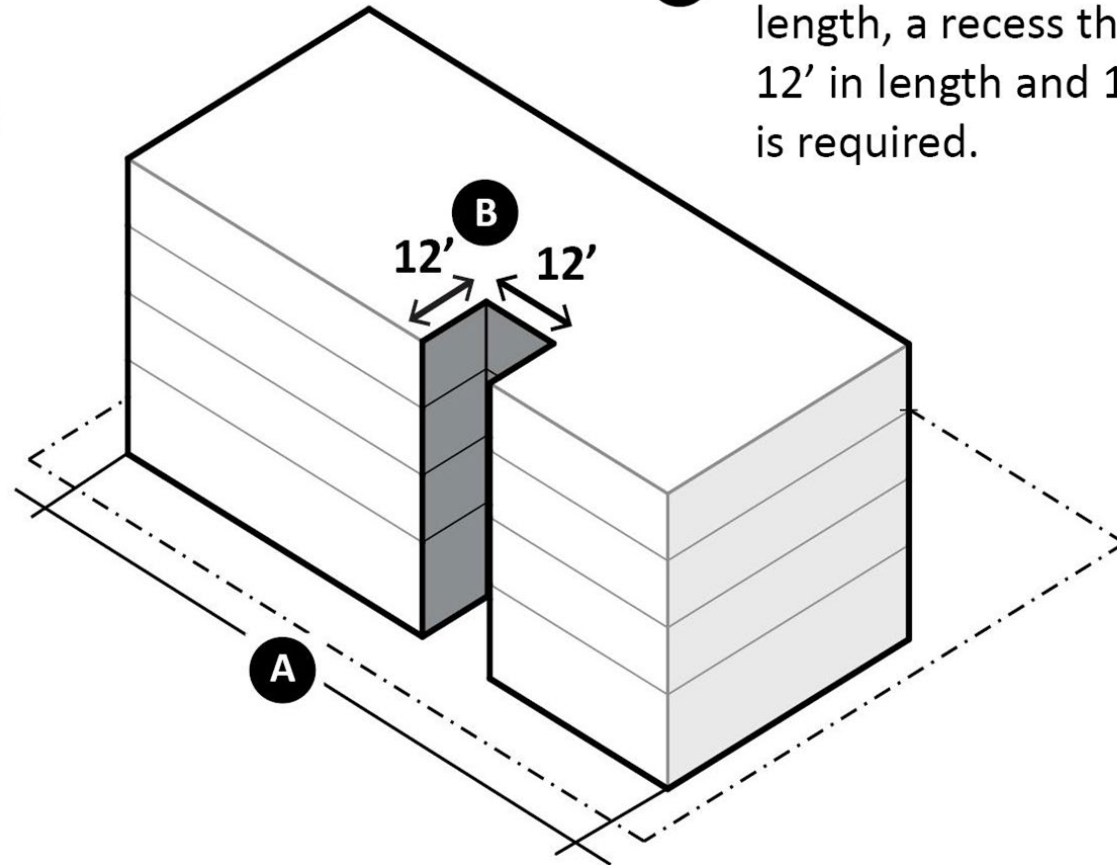
Height Stepdown: Proposed Standard



Bulk and Massing

Proposal:

- Add new standard to limit maximum building length and require breaks longer buildings.
- Contributes to building massing that is more compatible with existing buildings on the corridor.



- 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.

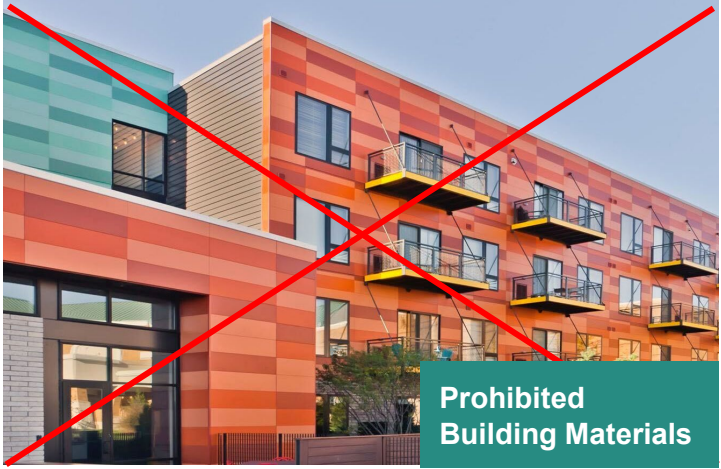
Parking Required

Proposal:

- Reduce residential requirement from 0.75 to 0.50 spaces per unit.
- Reduce ratios for commercial uses and do not require ground floor commercial uses in a mixed-use building to provide parking.
- Require bicycle parking spaces for larger buildings.

Parking Requirement	Existing	Proposed	Proposed Bicycle Parking
Multifamily	0.75/unit	0.50/unit	1/unit for buildings with 5+ units
Commercial	1/250sf	1/1000 sf	1/15,000 sf, 2 spaces minimum

Overview of Design Standards



Ground Floor Commercial

- **Minimum Height:** Ground floor commercial spaces must be 12 feet in height.
- **Windows:** Minimum 60% of the ground floor elevation must be transparent. Windows or doors may be used to meet this standard.
- **Weather Protection:** A minimum of 50% of the width of street-facing facade must include weather protection (awnings, canopies, overhangs, or other architectural features)



Ground Floor Residential

Ground floor residential requires a different approach than commercial.

- Create a transition from the public to private realm.
- Residential units must be setback a minimum of 5 feet, maximum of 10 feet from the street.
- Ground floor entrances must be separated from the street with minimum of two design treatments selected from a menu of options.



This would **not be allowed** under new standards



This would be **required** under new standards

Implementation Plan Goals & Actions



HOUSING AND ECONOMIC DEVELOPMENT

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



URBAN DESIGN

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



MOBILITY

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



PARKING

Support adequate parking to serve existing uses and future development.

7.17.23 City Council Workshop



Council discussion topics included:

- Clarification on bike parking requirements
- Potential impacts of HB 1110 & HB 1220
- Step-down requirements at the rear of new buildings
 - Should current step-down requirements remain as they currently are?
 - Should proposed step-down requirement go even further?
 - Should step-down requirements be removed entirely?

Review Context and Criteria for Hearing

- VMC 20.285.070 requires Plan and zoning text changes to be consistent with applicable policies of Comprehensive Plan and Strategic Plan, and necessary to further the public interest.

Staff Findings

- The proposed Evergreen and Grand Commercial Corridors Overlay District and Implementation Plan will facilitate economic development and housing opportunities in a well-designed, livable mixed-density, mixed-use environment with sustainable features, and provide for a 20-minute neighborhood with nearby accessible amenities, consistent with Comprehensive Plan Policies CD-2, CD-3, CD-4, CD-5, CD-6, CD-7, CD-8, CD-9, CD-10, CD-14, EC-2, EC-5, EC-8, H-1, H-5, PFS-1, PFS-9, PFS-10, PFS-13, PFS-18, and PFS-19.
- The proposal is also consistent with Strategic Plan Goals TM.PM.4, HH.PM.4, HH.PM.5, VDN.PM.1, VDN.PM.2, VDN.PM.3

Staff Recommendation

Staff recommends the Planning Commission forward to City Council a recommendation to adopt the Evergreen and Grand Commercial Corridors Overlay District and Implementation Plan, based on the findings and recommendation contained in the staff report and the Commission deliberation at the September 12 public hearing.



Next Steps

- City Council communications on October 2nd
- City Council first reading on October 16th
- City Council Public Hearing on October 23rd
- Implementation efforts will continue beyond development code and will be carried out through multiple departments and outside agency partners

Thank You

To learn more, visit <https://www.beheardvancouver.org/eag>

