



# Proposed Heights HX Plan District Changes



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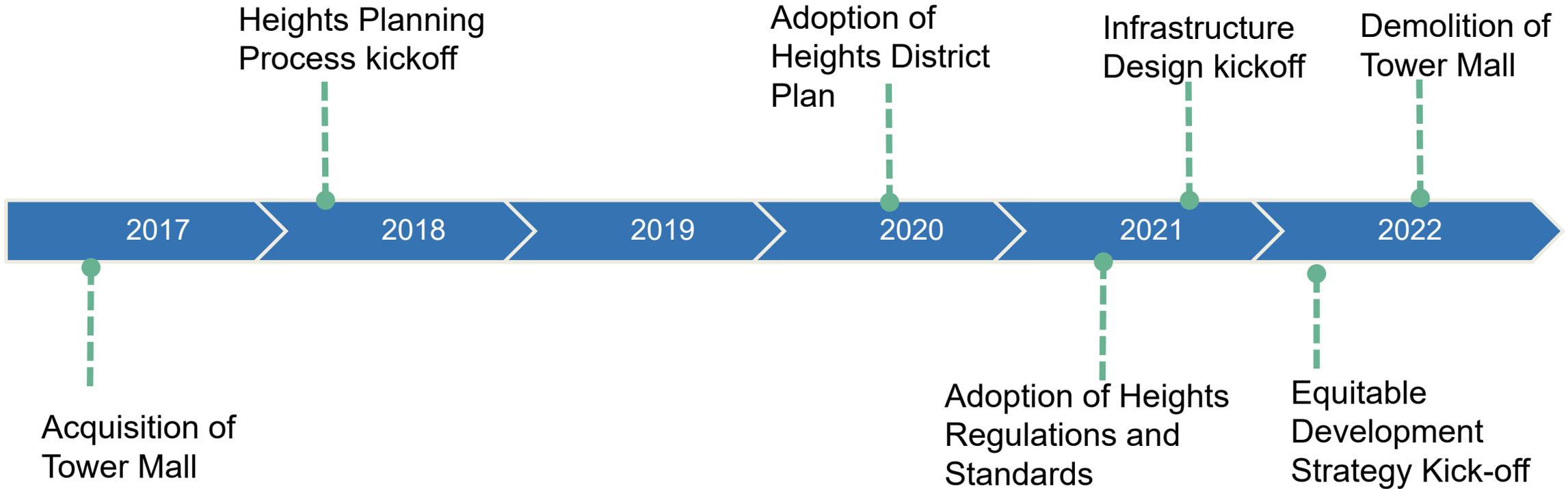
Real Estate Project Manager, Economic Prosperity & Housing

# Agenda

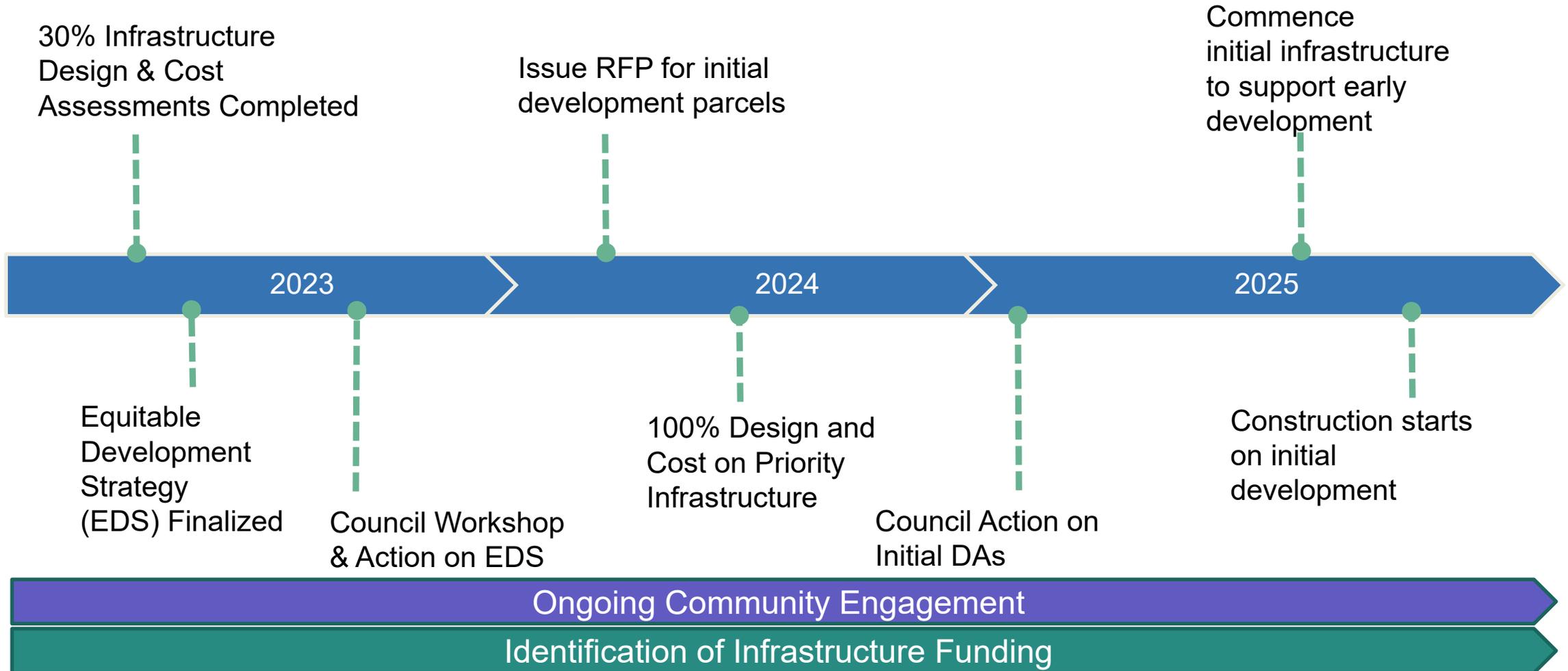
- Project History & Timeline
- Recap of Previously Proposed HX Code Changes
- Review Additional HX Code Changes
- Next Steps
- Questions & Discussion



# Project History



# Project Timeline



# Summary of Previously Proposed HX Code Changes

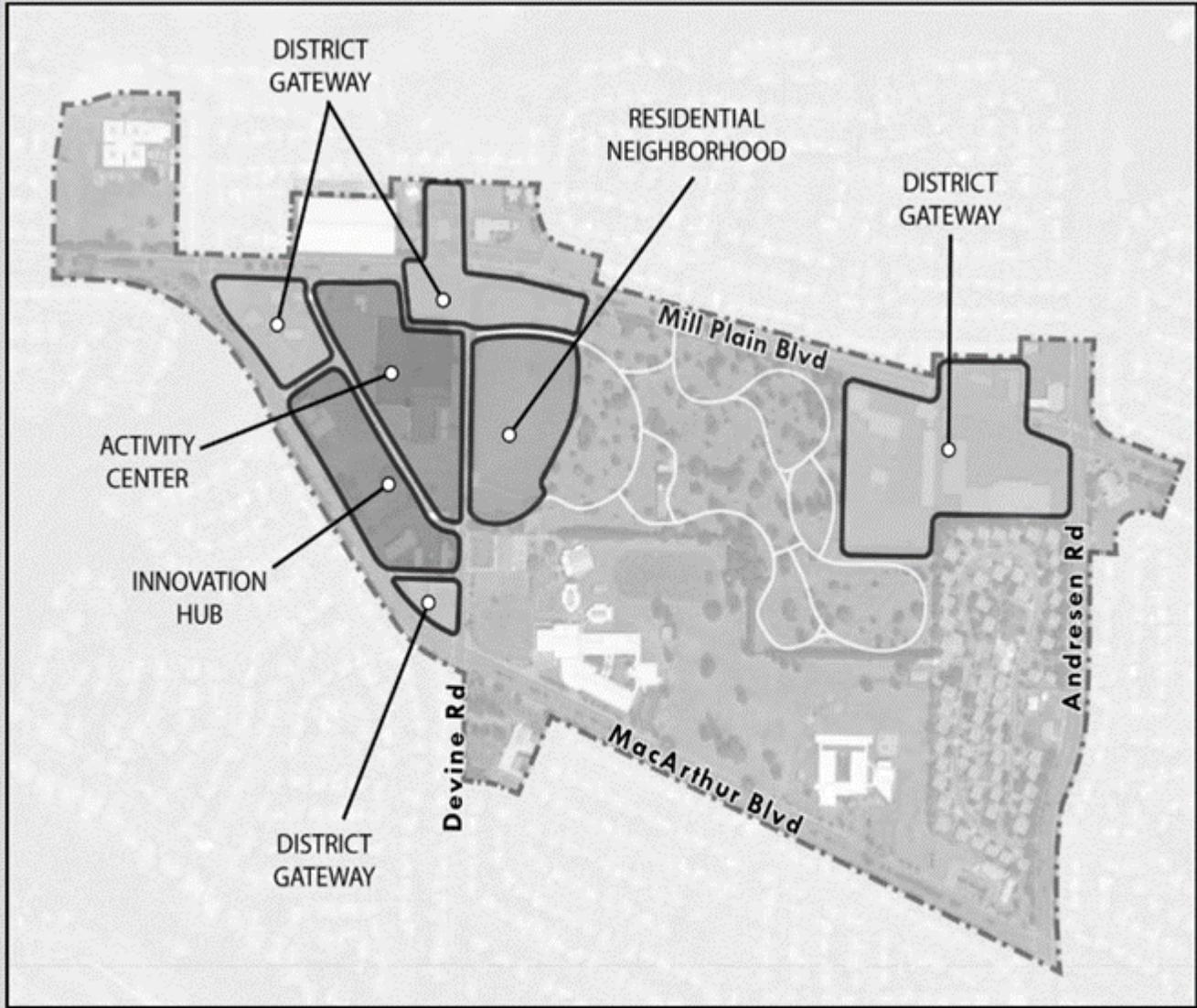
- Update the *Ground Floor Use Map*, Figure 20.670-2 consistent with the Master Plan refinements for street layout and block formation.
- Modify the Ground-Floor Use Regulations by Frontage Type to promote active retail, entertainment, and dining oriented to the Civic Plaza.
- Adjust portions of text to maintain consistency and delete some unclear or non-essential narrative.
- Add a new standard to regulate off-street parking access by limiting vehicle, pedestrian, and bicycle conflicts and better promote non-motorized access and use of the Grand Loop.

# Additional HX Code Changes

**Table 20.670.040-2** Maximum Building Heights

<b>Sub-District</b>	<b>Maximum Height</b>
Activity Center	Maximum of 85 feet
Residential Neighborhood	Maximum of 85 feet
Innovation Hub	Maximum of 50 feet
District Gateway	Maximum of <del>50</del> 55 feet not abutting residentially zoned properties
<b>Sub-District</b>	<b>Maximum Height</b>
	Maximum of 40 feet abutting residentially zoned properties
	Maximum of 35 feet fronting Idaho Street

Note: For the Heights District, abutting is defined as sharing a property line with residentially zoned property



**Figure 20.670-1**

District and Sub-District Map

# Additional HX Code Changes

Divide the definition of commercial frontage in two – Commercial Type 1 to define the active uses such as sales orientated retail and dining establishments and Commercial Type 2 to define all other commercial uses, except office.

A. *Ground Floor Use Regulation by Frontage Type.* Ground floor uses shall be regulated by Frontage Type as shown in Figure 20.670-2.

1. **Commercial-Type 1 frontage:**

~~a. All commercial uses, except office uses allowed~~

**RECOMMENDATION**

*a. Only the following commercial uses are allowed—sales-oriented retail; eating, drinking and entertainment establishments; fitness center and community center.*

~~a. Residential uses prohibited except residential lobbies and entrances associated with upper story residential uses are allowed but limited to 25% of the total length of the street frontage~~

**RECOMMENDATION**

*b. Residential and office uses prohibited except lobbies and entrances associated with upper story-uses are allowed but limited to 25% of the total length of the street frontage*

a. Institutional uses prohibited (No change)

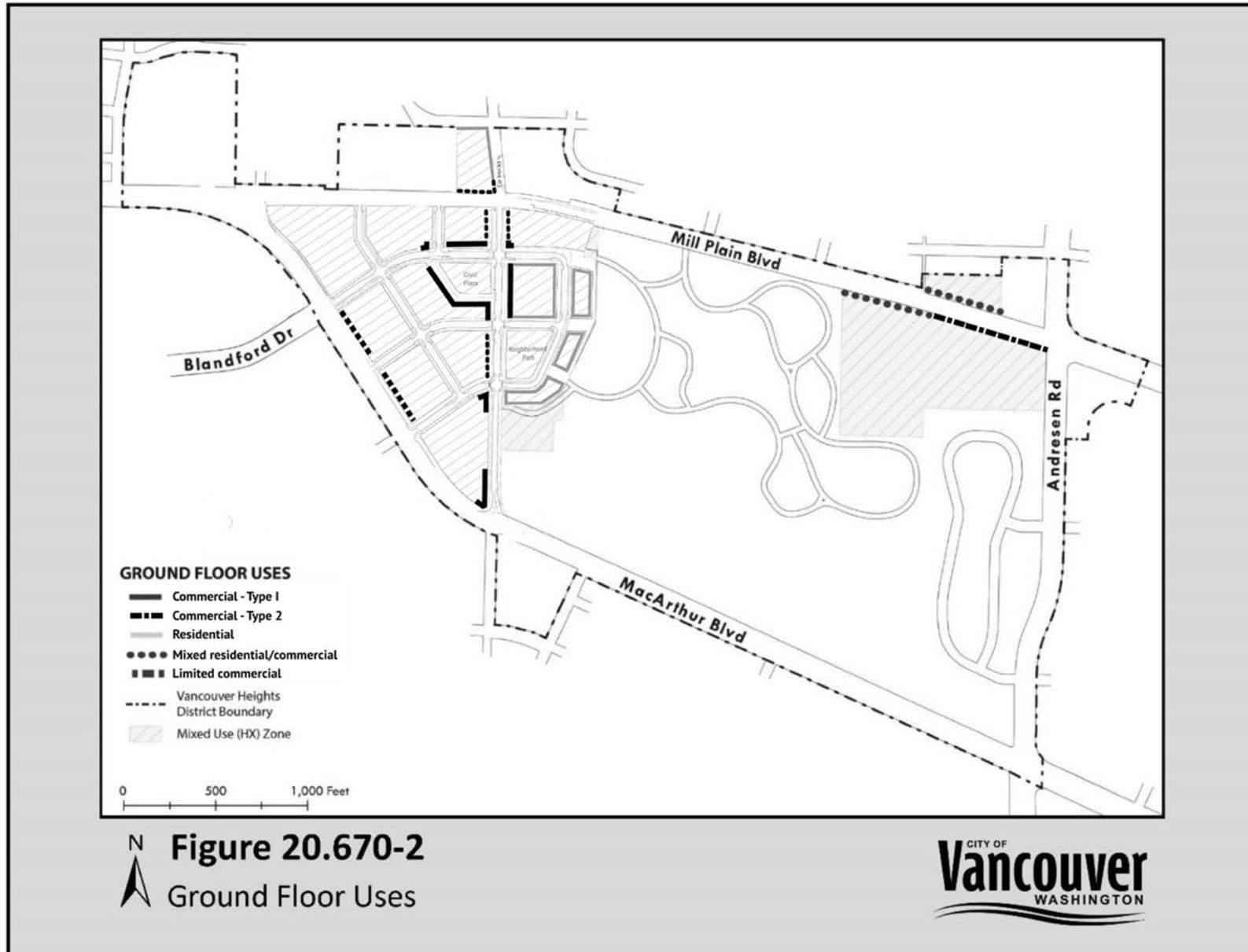
2. **Commercial-Type 2 frontage:**

a. **All commercial uses, except office uses allowed**

# Additional HX Code Changes

Modify the Ground-Floor Uses diagram to allow for all types of commercial uses (i.e. Commercial Type 2) at the Safeway site on Mill Plain Blvd. and Andresen Road.

# Revised Ground Floor Uses Map



# Summary of Additional Code Changes

- Increase maximum building height in the District Gateway subdistrict from 50 feet to 55 feet for properties not abutting residentially zoned properties.
- Create two definitions of commercial frontage to differentiate between active retail around the Civic Plaza and all other commercial uses.
- Modify the Ground-Floor Uses diagram to allow for all types of commercial uses (i.e. Commercial Type 2) at the Safeway site on Mill Plain Blvd. and Andresen Road.



# Next Steps

- Planning Commission public hearing on all code changes in the Fall
- Council workshop late Summer
- Council public hearing on all code changes in the Fall subsequent to PC public hearing

# OVERVIEW



## Questions & Discussion



# Thank You

To learn more, visit [www.beheardvancouver.org/heights-district-plan](http://www.beheardvancouver.org/heights-district-plan)

