



HQ Master Plan

Fishers Quarry at Riverview Gateway Subarea



February 22, 2022

Planning Commissioner Public Hearing

Keith Jones, Senior Planner

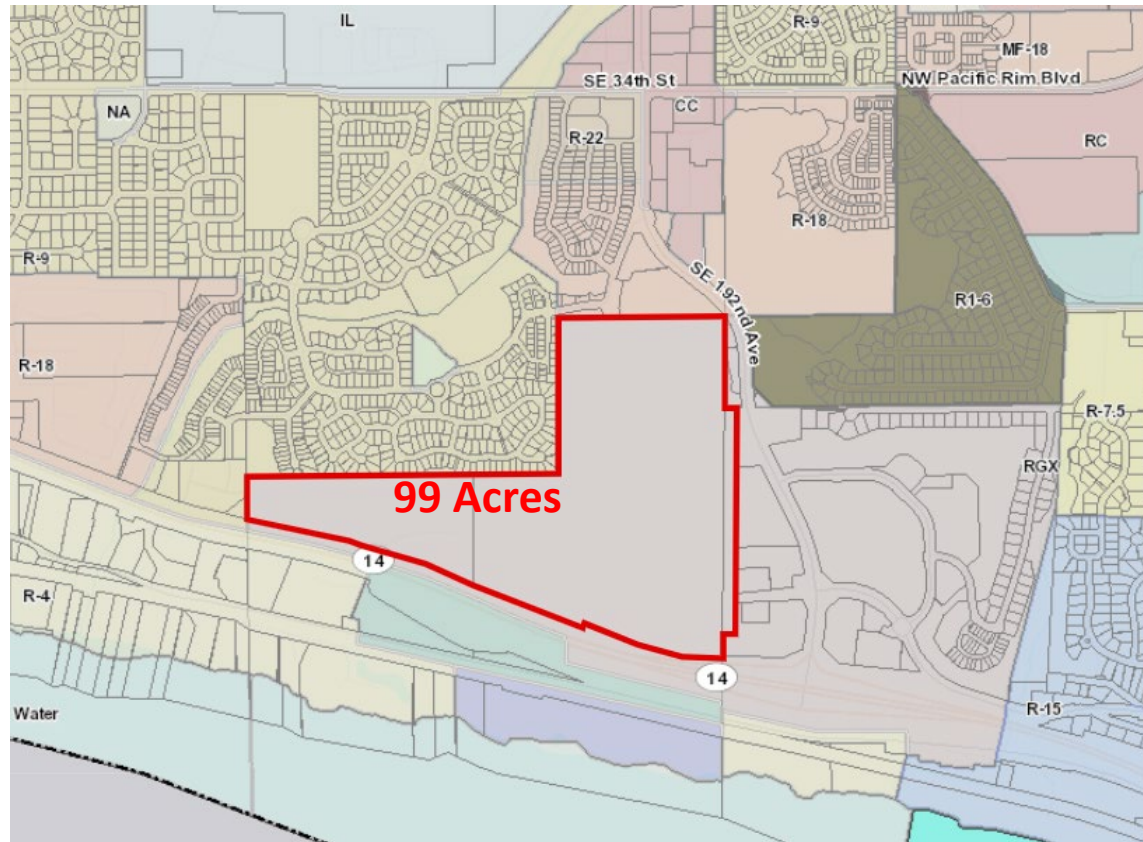
Community Development Department

2/14/2022 8:30 AM

Presentation Overview

- Provide overview of Riverview Gateway Subarea Plan and Plan District requirements
- Provide overview of HQ Master Plan proposal
- Provide overview of approval process
- Summary of findings and recommendation

Site Location



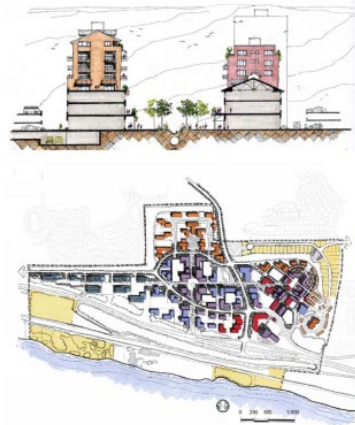
Riverview Gateway Subarea Plan



Riverview Gateway Subarea Plan

CITY OF VANCOUVER

Riverview Gateway Subarea Plan



February 2, 2009



CITY OF VANCOUVER
RIVERVIEW GATEWAY
DESIGN GUIDELINES

September 23, 2008

Riverview Gateway Design Guidelines

MAKERS

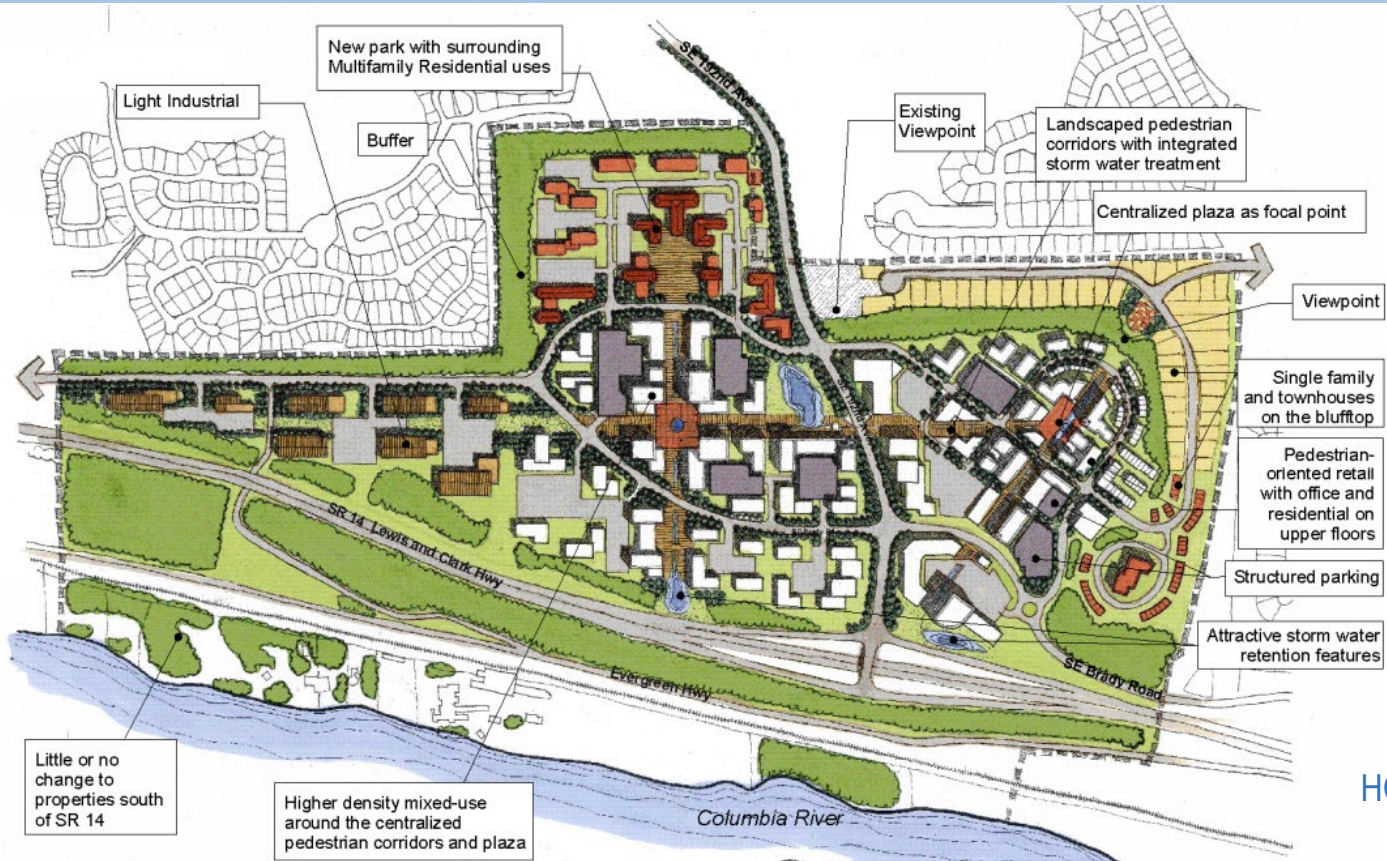
HQ Master Plan - 5

Riverview Gateway Subarea Plan

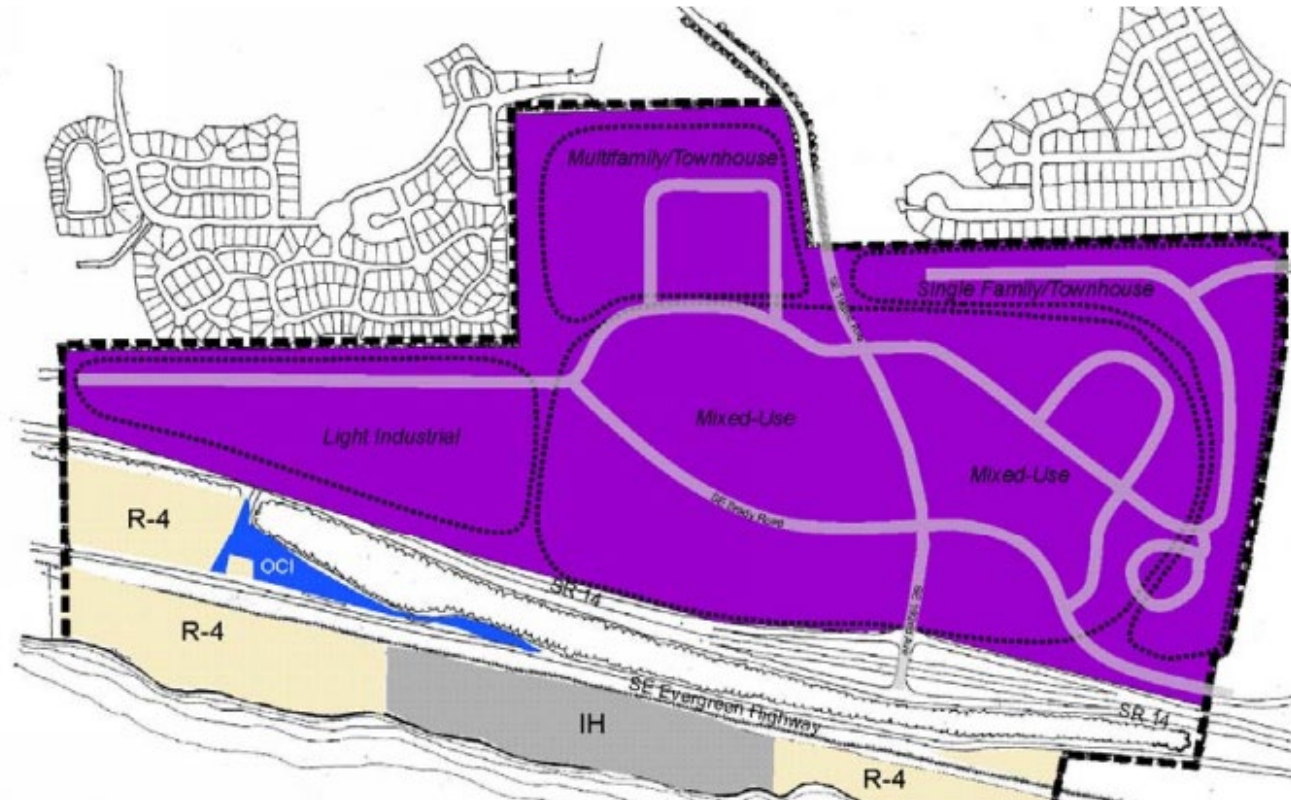
Plan Concepts

- A dynamic mix of urban uses
- Build on river views and quarry topography as a unique site amenity
- Connected network of attractive parks, open spaces, and trails
- Efficient multi-modal circulation system
- Encourage Low Impact Development Techniques (LID)
- Protect the Columbia River Shoreline

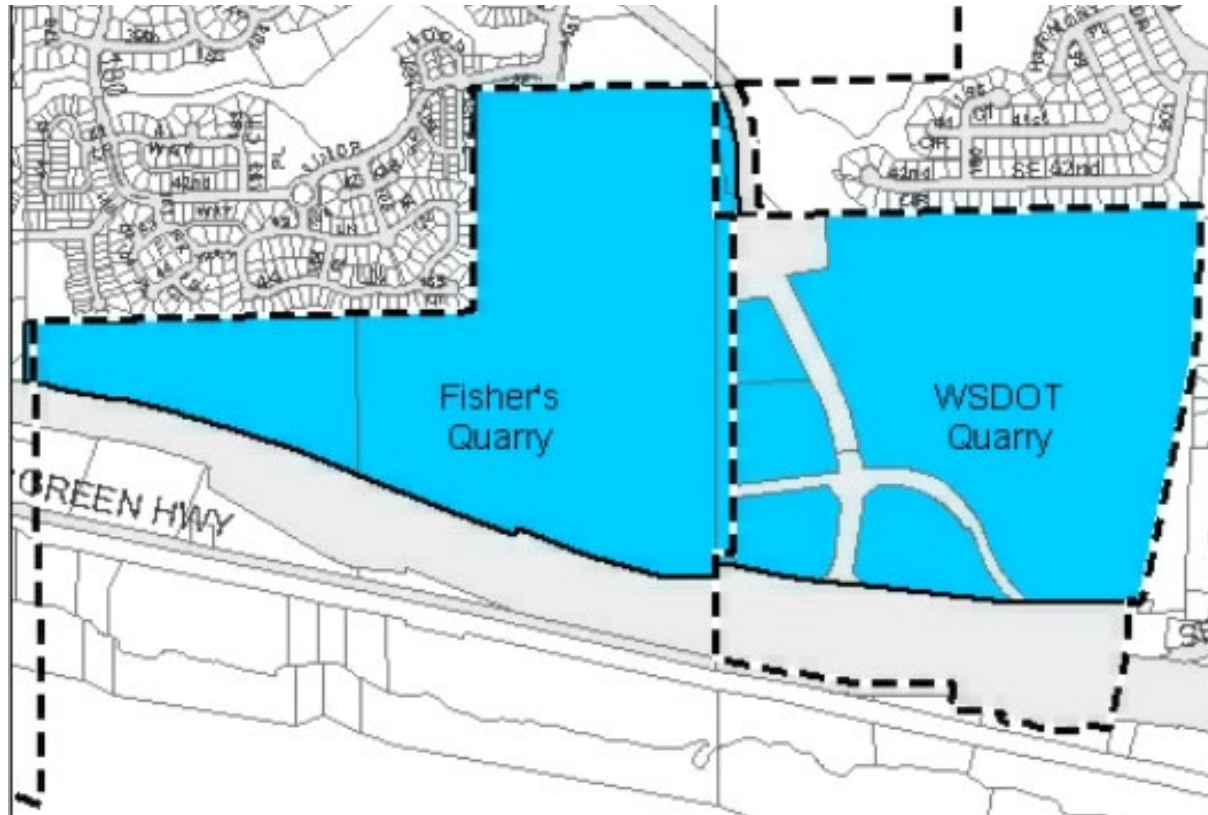
Riverview Gateway Subarea Plan



Riverview Gateway Subarea Plan



Riverview Gateway Plan District (VMC 20.680)



Riverview Gateway Plan District (VMC 20.680)

Land Use Allocation

- a. **Multi-family residential uses** shall account for a **maximum of 40%** of the total developable land area in the quarry as defined herein. There shall be no single-family uses.
- b. **Non-office Commercial uses** shall account for a **maximum of 35%** of the total developable land area in the quarry.
- c. **Office and/or light industrial** areas shall together account for **minimum of 30%** of the total developable land area in the quarry.
- d. **Parks and usable open space corridors** shall account for a **minimum of 7%** of the total developable land area in the quarry, to be located generally as indicated in the Riverview Gateway Subarea Plan.

Riverview Gateway Plan District (VMC 20.680)

Building Requirements

1. *Vertical Mixing.* 10% of all buildings in the Fisher Quarry shall contain a mix of two or more use types.
2. *Floor Area Ratios.* All buildings minimum Floor Area Ratios (FAR) of 0.5 FAR.

Maximum building height of 75 feet.

Riverview Gateway Plan District (VMC 20.680)

Master Plan

1. Master Plan Approval Required (Type IV process)
2. Master Plan Review Criteria
 - Consistent with subarea plan
 - Achieves master plan objectives

Riverview Gateway Plan District (VMC 20.680)

Master Plan Objectives (20.680.040.C)

- Capitalizes on the unique topography and view potential
- Urban rather than suburban
- Quality development that creates a sense of place
- Sustainable building and low impact development
- Off-site impacts including (noise, glare, and traffic) minimized
- Meet the standards of the Vancouver Comprehensive Parks, Recreation and Natural Areas Plan
- 10% of residential units are affordable to moderate income households

HQ Master Plan- Development Overview

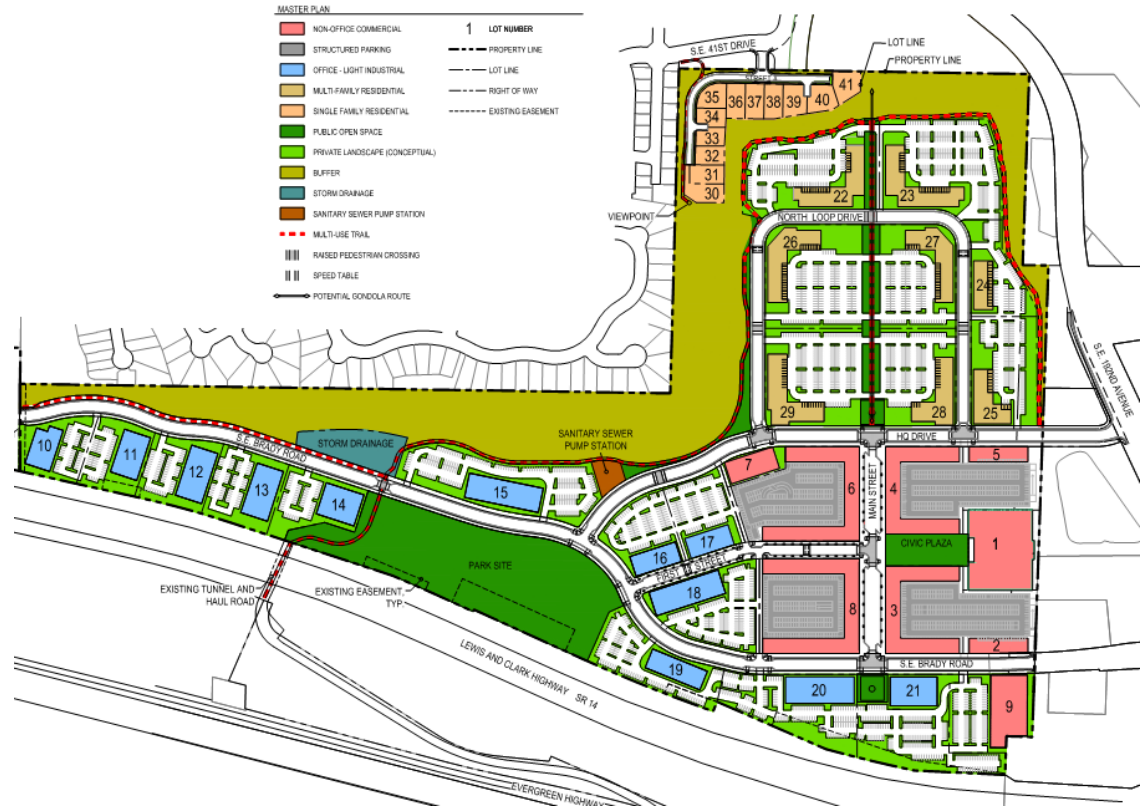
Overview of proposed development:

- 99-acre site (65 acres developable)
- 331,934 Square Feet of Office/Light Industrial
- 350,765 Square Feet of Non-Office Commercial (includes 120-room Hotel)
- 1,950 Multifamily Dwelling Units
- 12-Lot Single-Family Residential Subdivision
- 6.5 Acre Park

HQ Master Plan






MASTER PLAN

- NON-OFFICE COMMERCIAL
- STRUCTURED PARKING
- OFFICE - LIGHT INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- PUBLIC OPEN SPACE
- PRIVATE LANDSCAPE (CONCEPTUAL)
- BUFFER
- STORM DRAINAGE
- SANITARY SEWER PUMP STATION
- MULTI-USE TRAIL
- RAISED PEDESTRIAN CROSSING
- SPEED TABLE
- POTENTIAL GONDOLA ROUTE



HQ Master Plan

BUILDING NUMBER OF FLOORS LEGEND

-  1 FLOOR (BLDG 9-14)
-  2 FLOORS (BLDG 1, 7, 15-16, 18-20, 30-41)
-  3 FLOORS (BLDG 17, 21)
-  5 FLOORS (BLDG 2, 5, 22-29)
-  6 FLOORS (BLDG 3, 4, 6, 8)

1 LOT NUMBER

 PROPERTY LINE

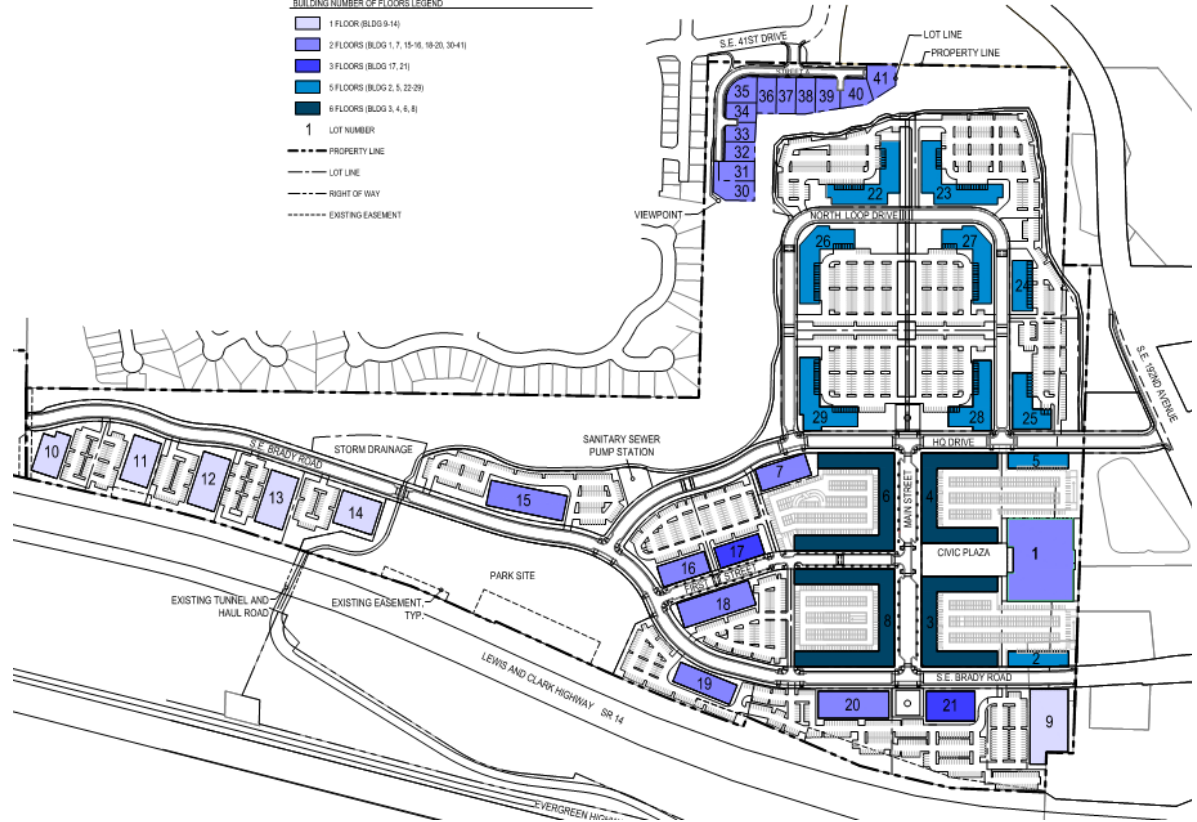
 LOT LINE

 RIGHT OF WAY

 EXISTING EASEMENT

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- 1** LOT NUMBER
-  PROPERTY LINE
 -  LOT LINE
 -  RIGHT OF WAY
 -  EXISTING EASEMENT












HQ Master Plan

Land Use Allocation










- Non-Office Commercial	(15.30 Ac)	23.27%	
- Office - Light Industrial	(19.73 Ac)	30.03%	
- Multi-Family Residential	(22.72 Ac)	34.56%	
- Usable Open Space	(7.98 Ac)		12.14%
- Developable Land Area	(65.72 Ac)	100%	
<hr/>			
- Buffer	(17.62 Ac)		
- Storm Drainage	(1.03 Ac)		
- Sewer Pump Station	(0.22 Ac)		
- Right Of Way	(13.96 Ac)		
- Total Site Area	(98.55 Ac)		

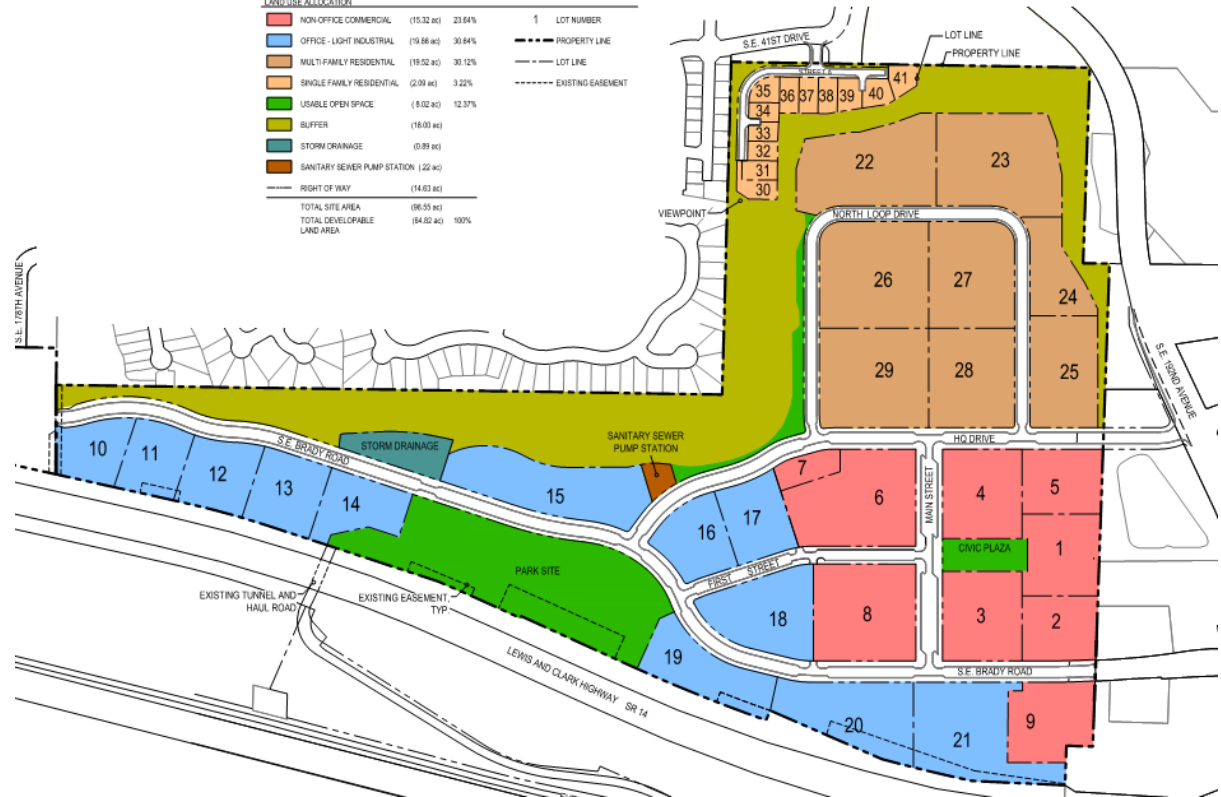
HQ Master Plan

LAND USE ALLOCATION

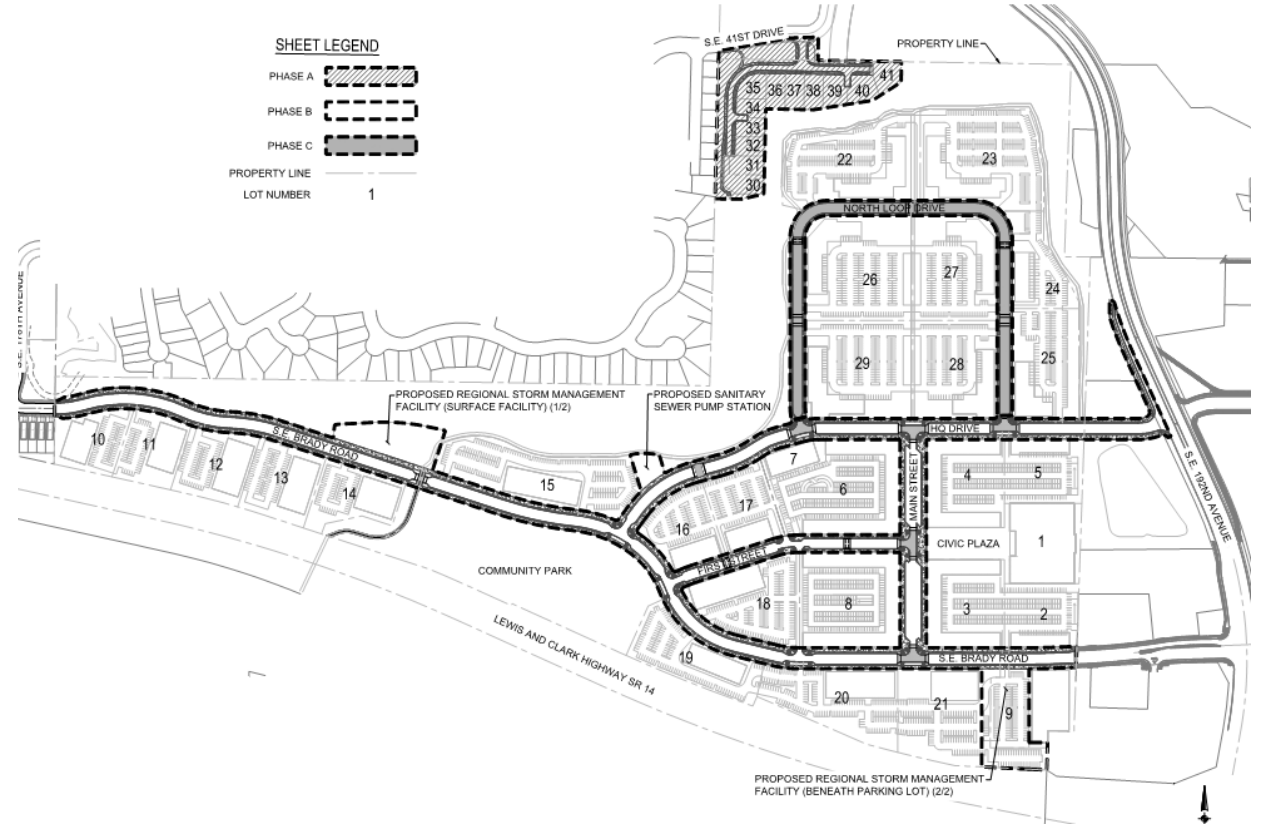
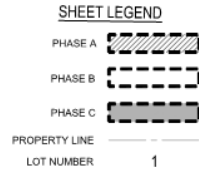
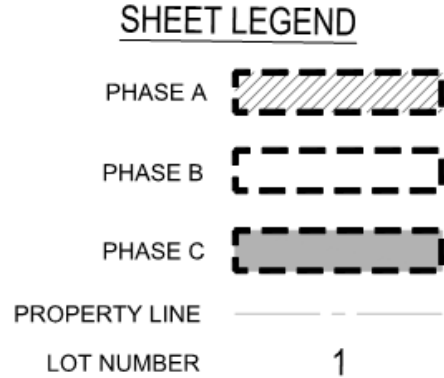
	NON-OFFICE COMMERCIAL	(15.32 ac)	23.64%
	OFFICE - LIGHT INDUSTRIAL	(19.86 ac)	30.64%
	MULTI-FAMILY RESIDENTIAL	(19.52 ac)	30.12%
	SINGLE FAMILY RESIDENTIAL	(2.09 ac)	3.22%
	USABLE OPEN SPACE	(8.02 ac)	12.37%
	BUFFER	(18.00 ac)	
	STORM DRAINAGE	(0.89 ac)	
	SANITARY SEWER PUMP STATION	(.22 ac)	
	RIGHT OF WAY	(14.63 ac)	
TOTAL SITE AREA		(98.55 ac)	
TOTAL DEVELOPABLE LAND AREA		(64.82 ac)	100%

LAND USE ALLOCATION

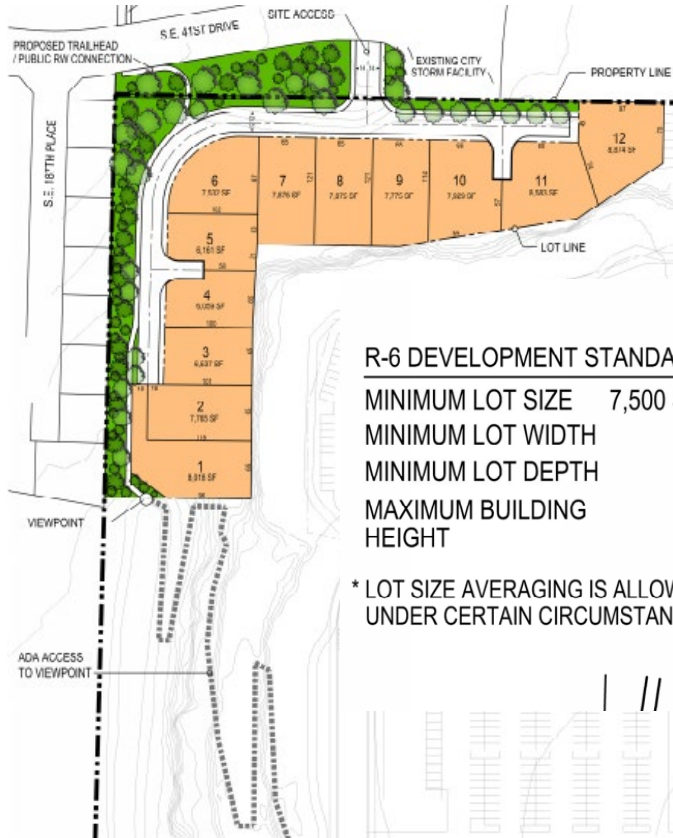
	NON-OFFICE COMMERCIAL	(15.32 ac)	23.64%	1	LOT NUMBER
	OFFICE - LIGHT INDUSTRIAL	(19.86 ac)	30.64%	---	PROPERTY LINE
	MULTI-FAMILY RESIDENTIAL	(19.52 ac)	30.12%	---	LOT LINE
	SINGLE FAMILY RESIDENTIAL	(2.09 ac)	3.22%	---	EXISTING EASEMENT
	USABLE OPEN SPACE	(8.02 ac)	12.37%		
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HQ Master Plan



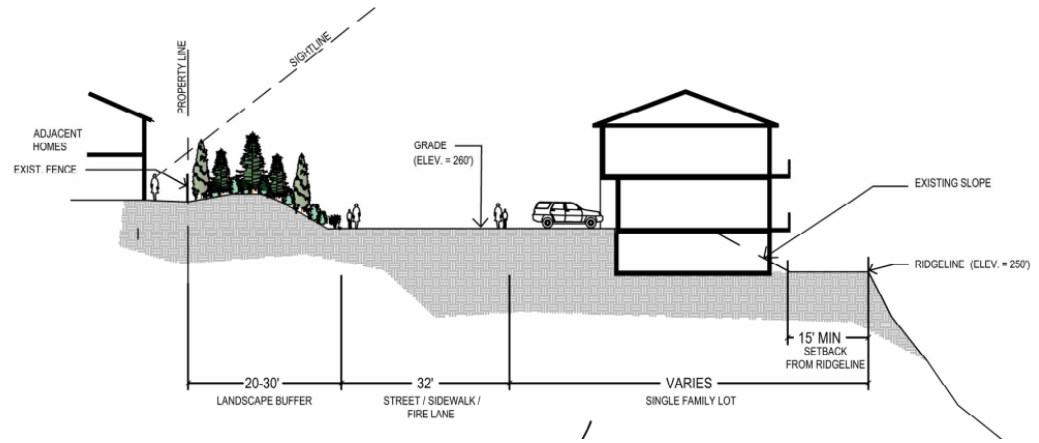
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R-6 DEVELOPMENT STANDARDS

- MINIMUM LOT SIZE 7,500 S.F.*
- MINIMUM LOT WIDTH 50'
- MINIMUM LOT DEPTH 90'
- MAXIMUM BUILDING HEIGHT 35'

* LOT SIZE AVERAGING IS ALLOWED UNDER CERTAIN CIRCUMSTANCES

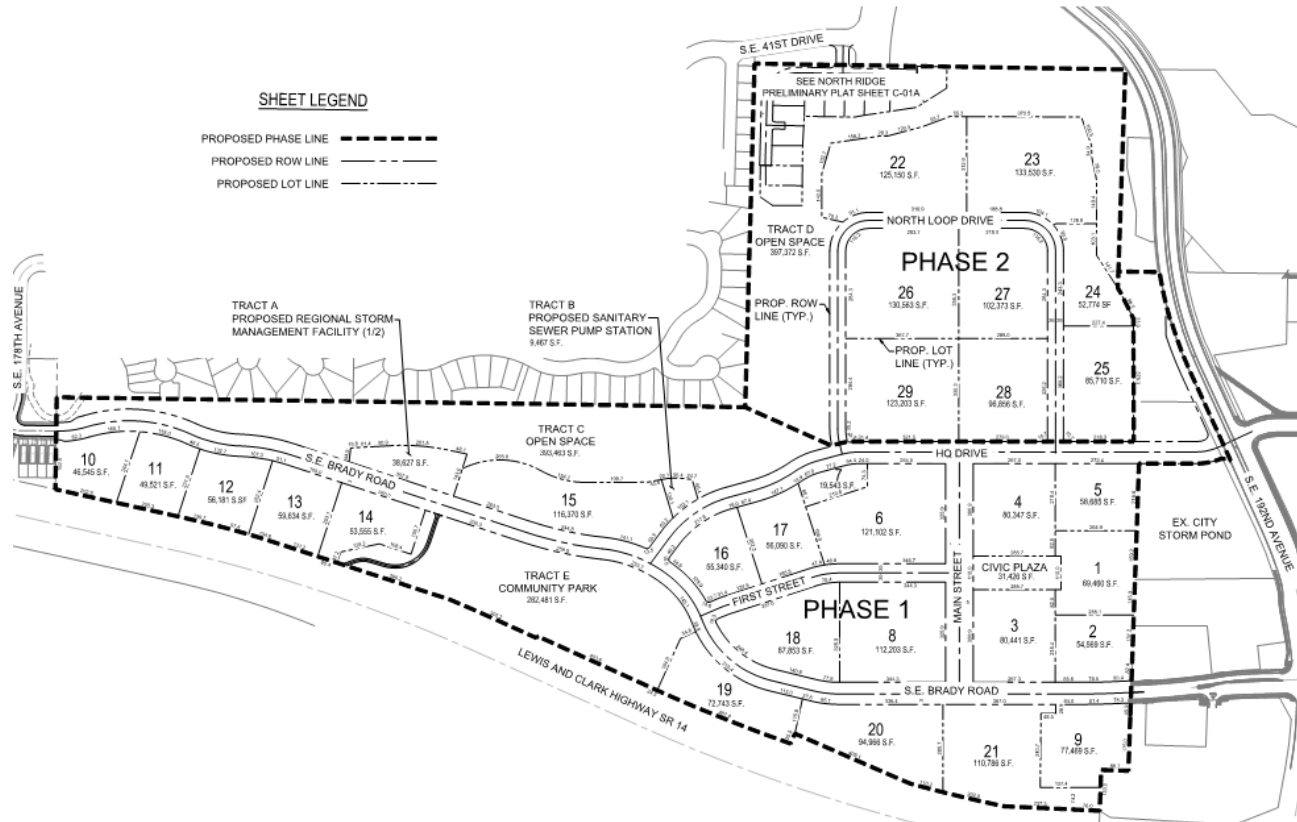


HQ Master Plan

Planning Commission Review:

- Type IV Master Plan
- 41-Lot Subdivision (includes 12 single-family lots)
- Zoning Text Amendment

HQ Master Plan – Subdivision



HQ Master Plan – Use Text Change Request

1) Industrial Services (currently Conditional Use)

Applicant: requests the following used be permitted:

- Building, heating, plumbing or electrical contractors
- Exterminators
- Janitorial and building maintenance contractors where the indoor storage of materials is more than incidental to the office use
- Photo-finishing laboratories
- Bulk Sales

2) Extended Office

Applicant: requests Extend Office be Permitted (Currently Conditional)

HQ Master Plan – Use Text Change Request

Staff Proposal:

Only on Lots 10-14 with an L5 buffer (High Berm 4-6 foot tall) required on the west side of Lot 10. Table 20.430.030-1 would add a C/P to the table for RGX with P having a footnote indicating that these industrial services uses are permitted only in the west end of the Fishers Quarry Area per an approved master plan.



Staff Report Findings

- Staff finds that the proposal is consistent with the Riverview Gateway Plan District approval criteria and Subarea Plan.
- The application was noticed, one public comment and three agency comments were received within the 30-day comment period, several public comments were received prior to the 30-day comment period.
- Staff recommends installation of a public trail from the single-family residential subdivision down to the main master plan area.
- Staff recommends approval of zoning text amendment to allow single-family residential uses, extended office and some limited industrial services uses.
- Based upon the findings detailed in the staff report, the criteria for master plan approval have been satisfactorily met or shall be met as conditioned.

Recommendation

Staff recommends Planning Commission recommend approval of the HQ Master Plan to City Council, subject to the conditions detailed in the staff report.

Next Steps

Next Steps

- City Council Workshops and Public Hearing to be scheduled

Questions and Discussion

- Keith Jones, Senior Planner
- Keith.Jones@cityofvancouver.us (360) 487-7887