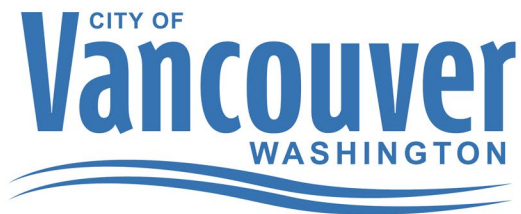


An aerial photograph of a city park area, likely in Vancouver, Washington. The park is a large green space with many trees, situated in the center of a dense urban area. Surrounding the park are various multi-story buildings, including residential and commercial structures. The text "Development Driven Park Projects: Vancouver Innovation Center and Waterfront Gateway" is overlaid in large white font across the center of the image.

Development Driven Park Projects: Vancouver Innovation Center and Waterfront Gateway



David Perlick, Interim Director of Parks, Recreation & Cultural Services

Vancouver Innovation Center (VIC) - Agenda

- Site History
- Proposed master plan development
- Park acquisition and development
- Next Steps

VIC – Site Overview

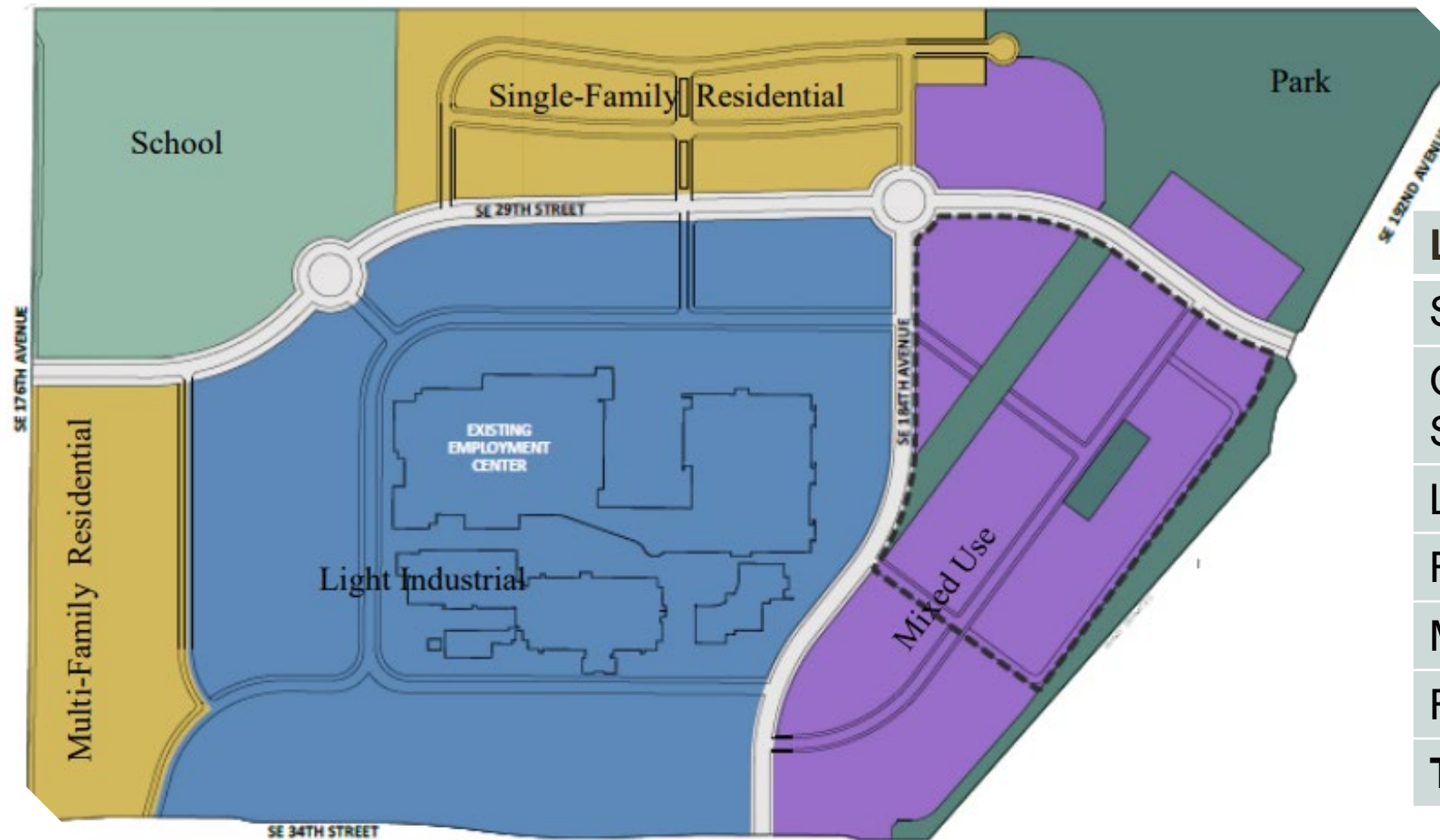


Development Driven Park Projects - 2

VIC - Site History

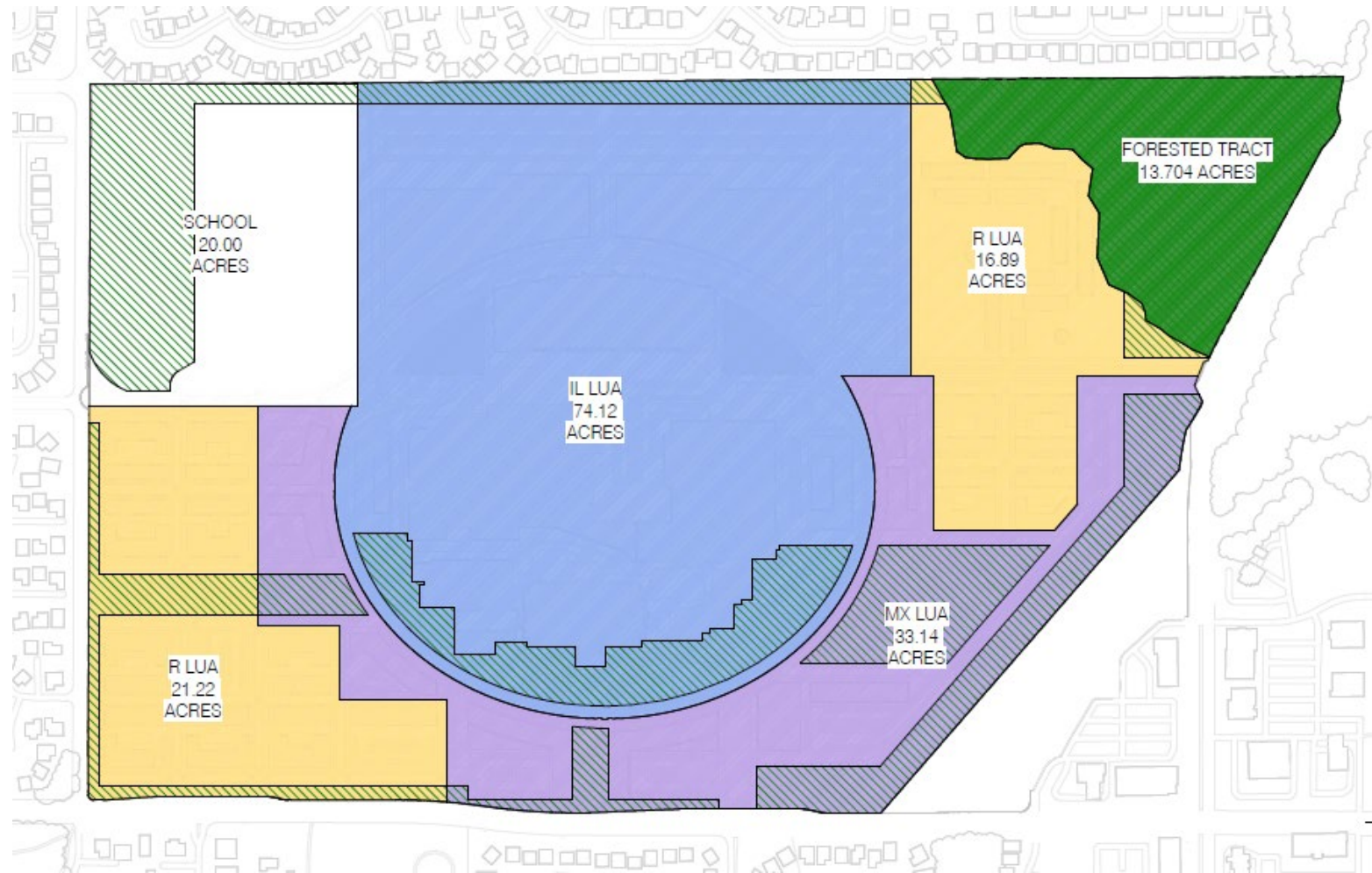
- 179 acre site was previously Hewlett Packard facility
- Previously zoned for light industrial
- 2021 – approved comp. plan/zoning changes and development agreement for mixed use proposal
- Now – developer seeking updates to the DA
- Proposal going to Planning Commission on Dec. 12

VIC – Previous Plan Overview



LUA	Acres
School	20
Open Space	19.1
LI	67.2
Residential	30.4
Mixed Use	31.9
ROW	10.5
Total	179.1

VIC – New Proposal Overview



LUA	Acres
School	20
Forested Tract	13.7
LI	74.13
Residential	38.12
Mixed Use	33.15
Total	179.1

VIC - Park Planning and Development

- Forested 13.6-acre parcel in NE corner intended to become a community park
- Restrictive covenant on property
- DA indicates intent for PRCS to acquire land
- DA further establishes timeline for initiation of master planning in 2024
- Commitment to community engagement
- Construction of phase 1 improvements within 3 years

VIC – Next Steps

- Planning commission hearing – Dec. 12
- City Council review
- Park purchase and sale agreement
- Park master planning PRAC review/approval

Waterfront Gateway - Agenda

- Project vision and background
- Site Plan and Program
- Public Benefits
- Plaza design
- Next steps

Project Vision

The district should:

- be **active, urban, inviting** and mixed-use with strong cross-site pedestrian connectivity;
- include any **combination of residential, retail, office, visitor, cultural, signature attraction**, and structured parking uses;
- capitalize on the site's **strategic location**;
- provide **public benefits** including public connectivity and amenities;
- Be **accessible to all** abilities, ages and income levels; and
- create an environment that will **attract from the community** and around the region.

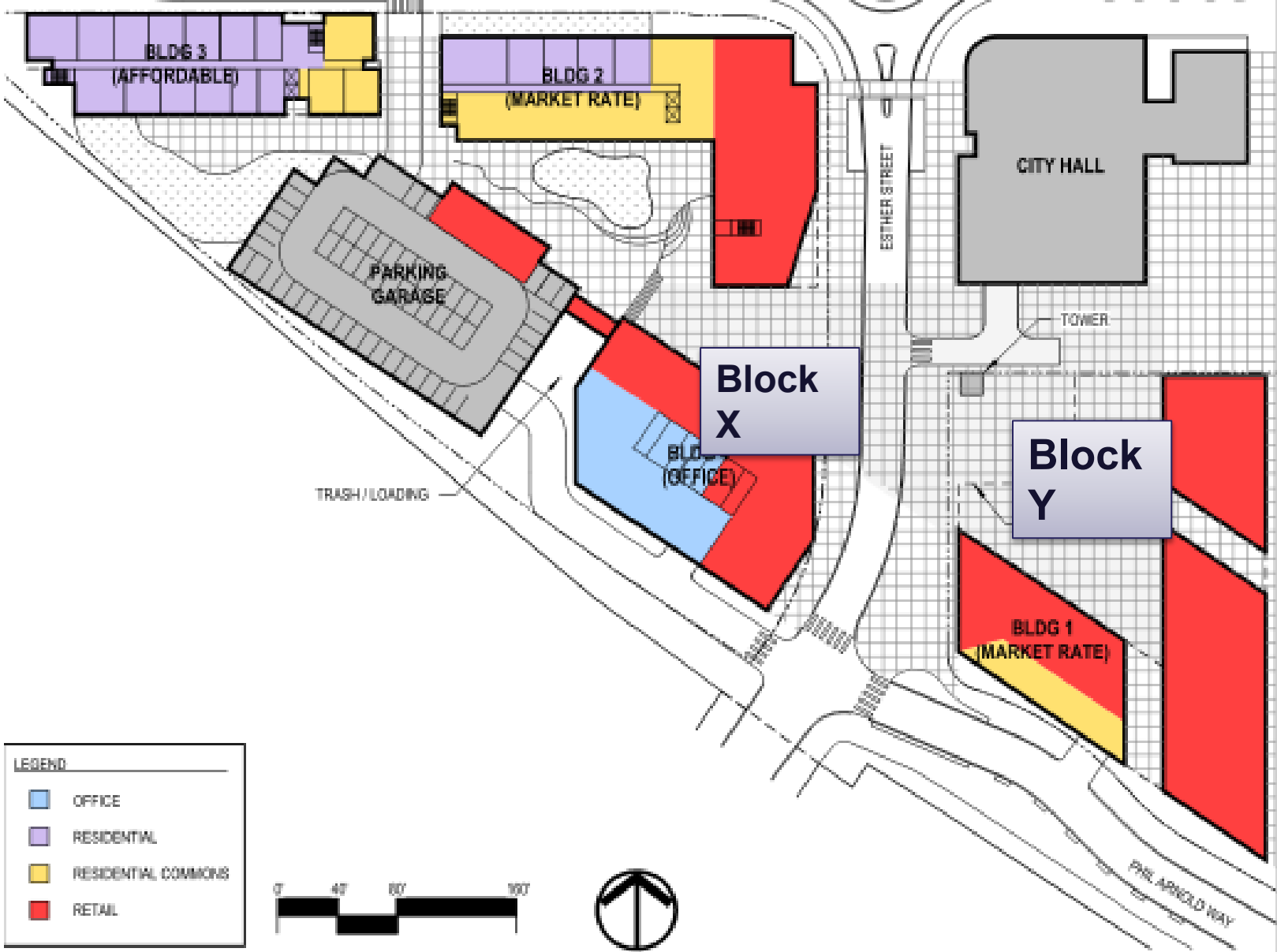


Site Plan & Programming

	Site Plan Program
Market Rate Units	~340 units*
Affordable Units	95 units, 100% @ 50-60% AMI
Retail Space	~35k sq ft
Office Space	~100k sq ft**
Parking Spaces	~510
Open Space	2 acres

*Dependent on height increase to allow for up to two additional floors

**Office Building to be constructed in Phase II



Public Benefits

Affordable Housing

- 95 units
- 100% of units @ or below 60% AMI

Workforce Development

- Employment Opportunities for BIPOC, Women & Apprentices
- Contracting Opportunities for BMWESB
- Community bidding

Public Open Space

- Two-acre public plaza for year-round events
- TREECAP Silver Leaf Certification

Small Business Opportunities

- ROFR to lease space in Maker's Alley
- Smaller than standard commercial spaces with shared facilities

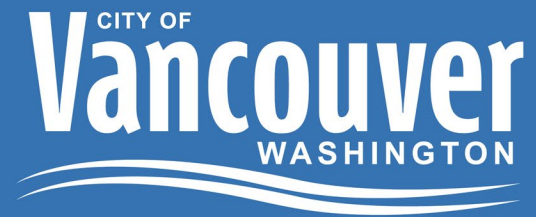
Climate Friendly - Green Building Elements

Waterfront Gateway - Next Steps

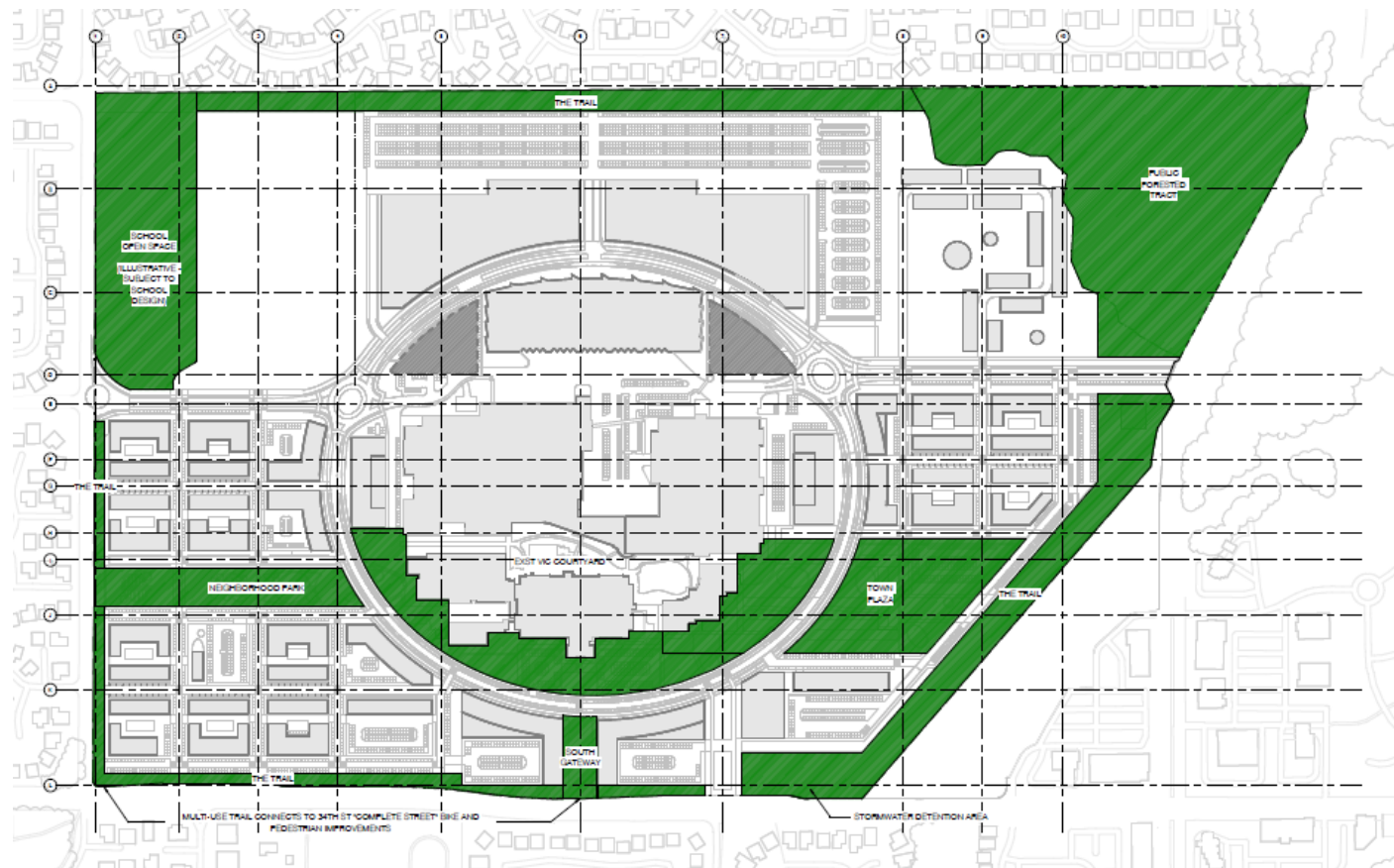
- Community engagement ongoing
- Plaza space design is a collaboration between Lincoln Properties and The City
- Master plan to PRAC – est. March '24

Thank You

Questions



Revised Master Plan/Open Space



- 13.6-acre forested tract
- 10.3 acres within LUAs
- 24 total acres proposed