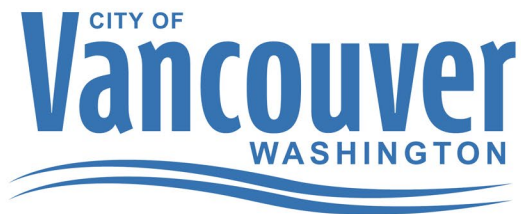




Vancouver Innovation Center Proposed Revised Master Plan and Development Agreement



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Agenda

- Master Plan Revisions
- Development Agreement
- Forested Area
- Sustainability
- Next Steps

Master Plan Revisions:

- Consolidation of industrial areas to optimize opportunity for employment-generating development
- Enhanced integration of uses to allow for greater density
- Additional open space
- Multi-modal ring road to create an accessible commercial corridor





The Trail



Industrial Grove

Forested Tract

Wetland Corridor



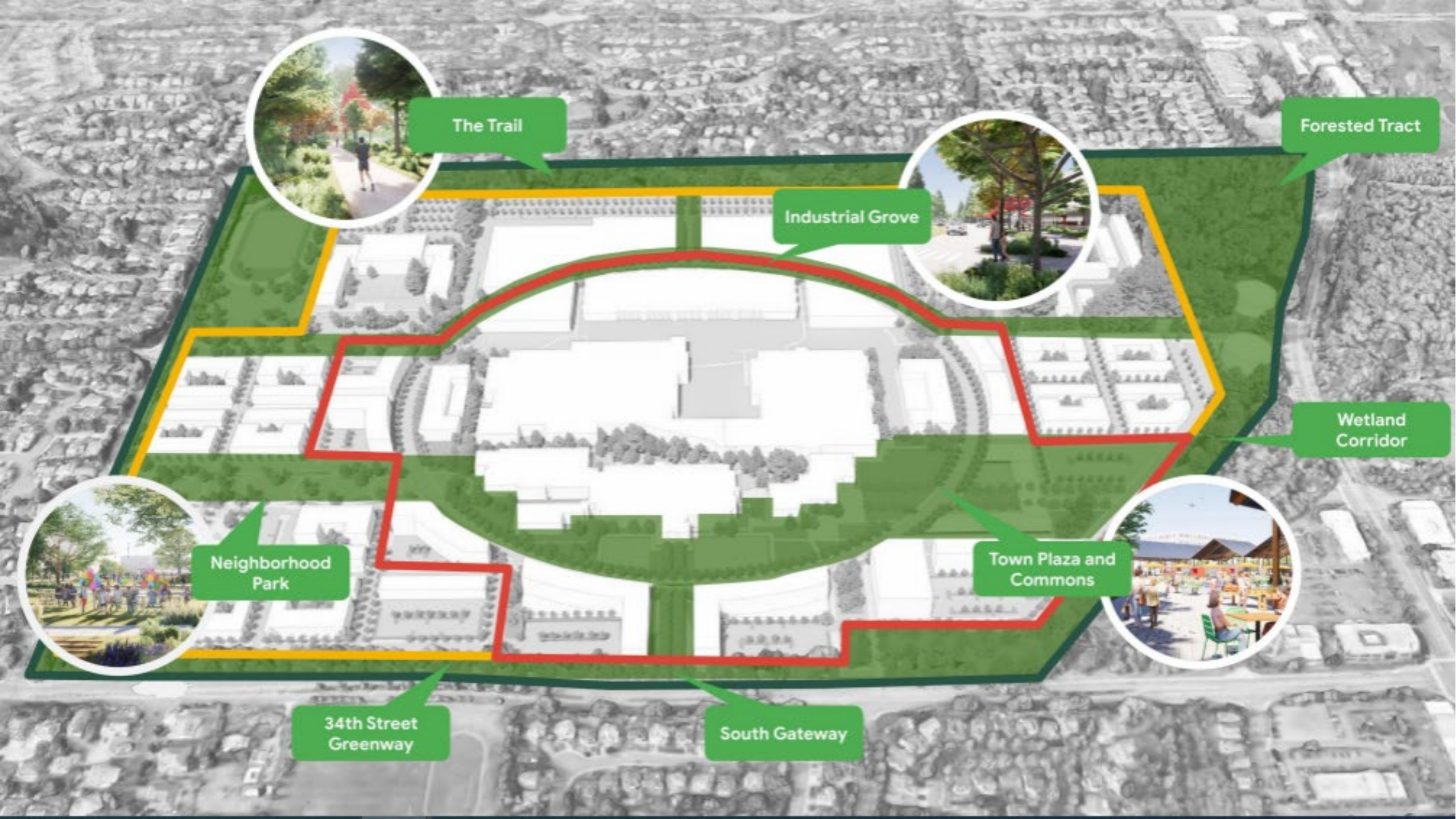
Neighborhood Park



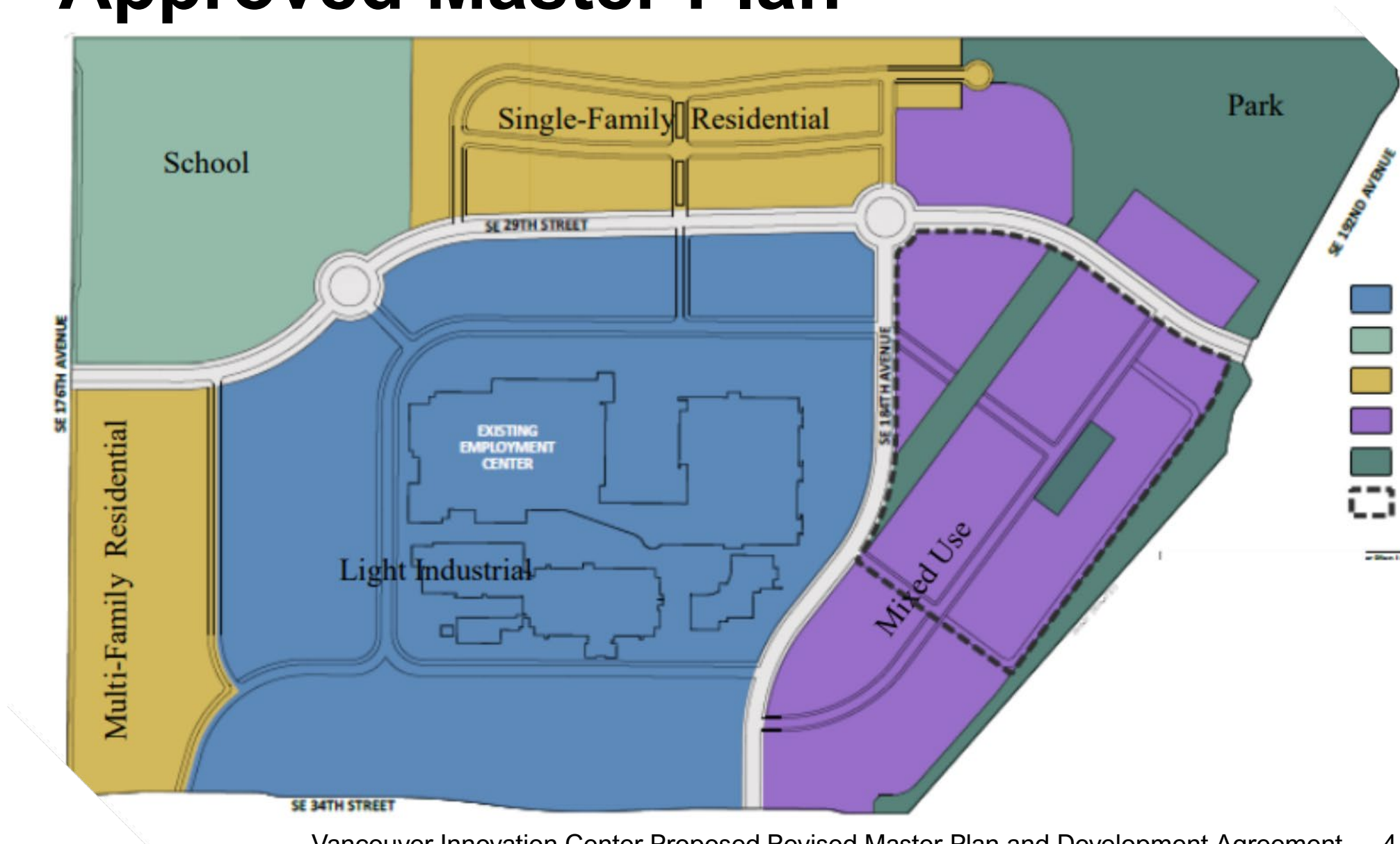
Town Plaza and Commons

34th Street Greenway

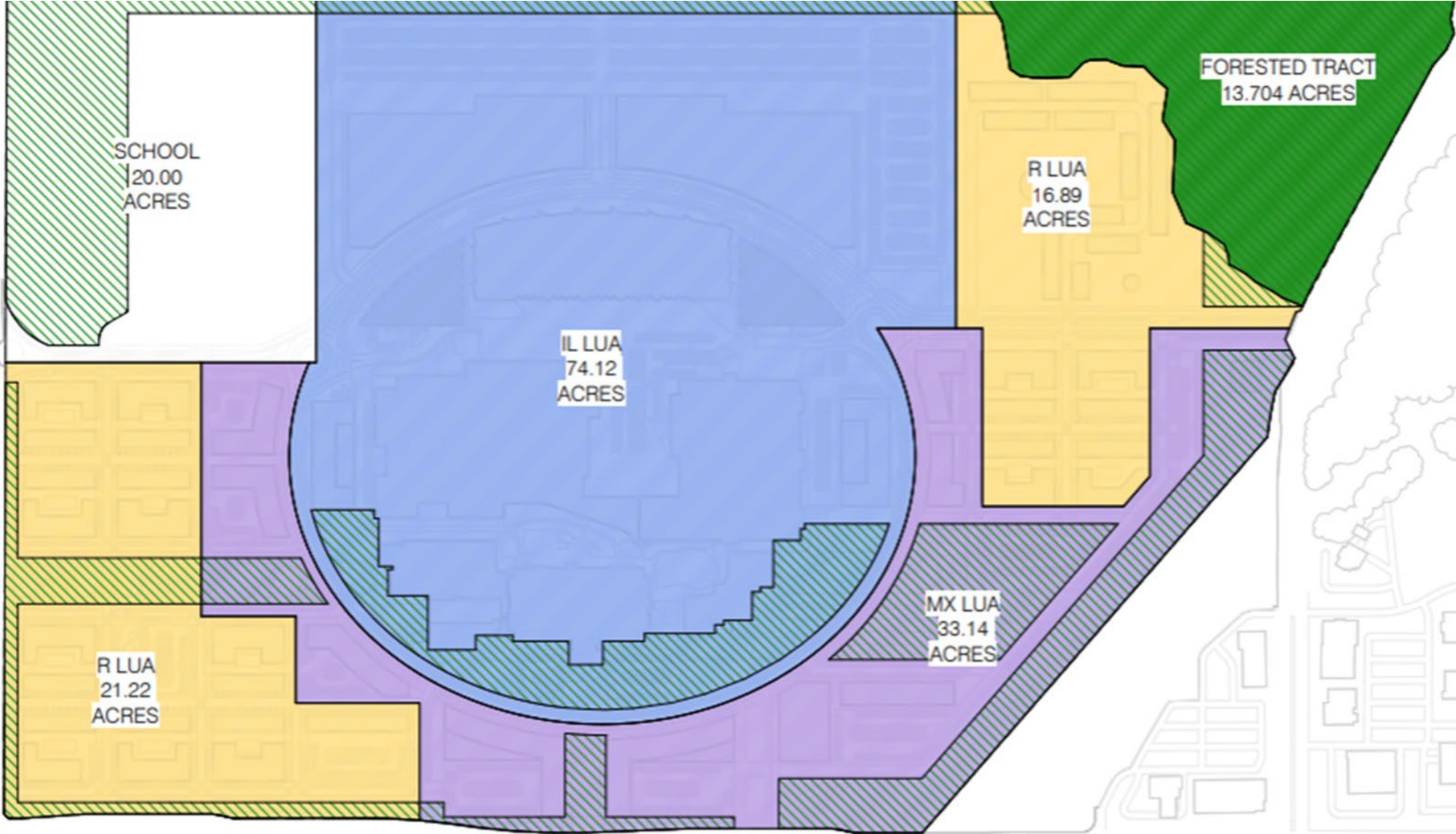
South Gateway



Approved Master Plan



Proposed Master Plan



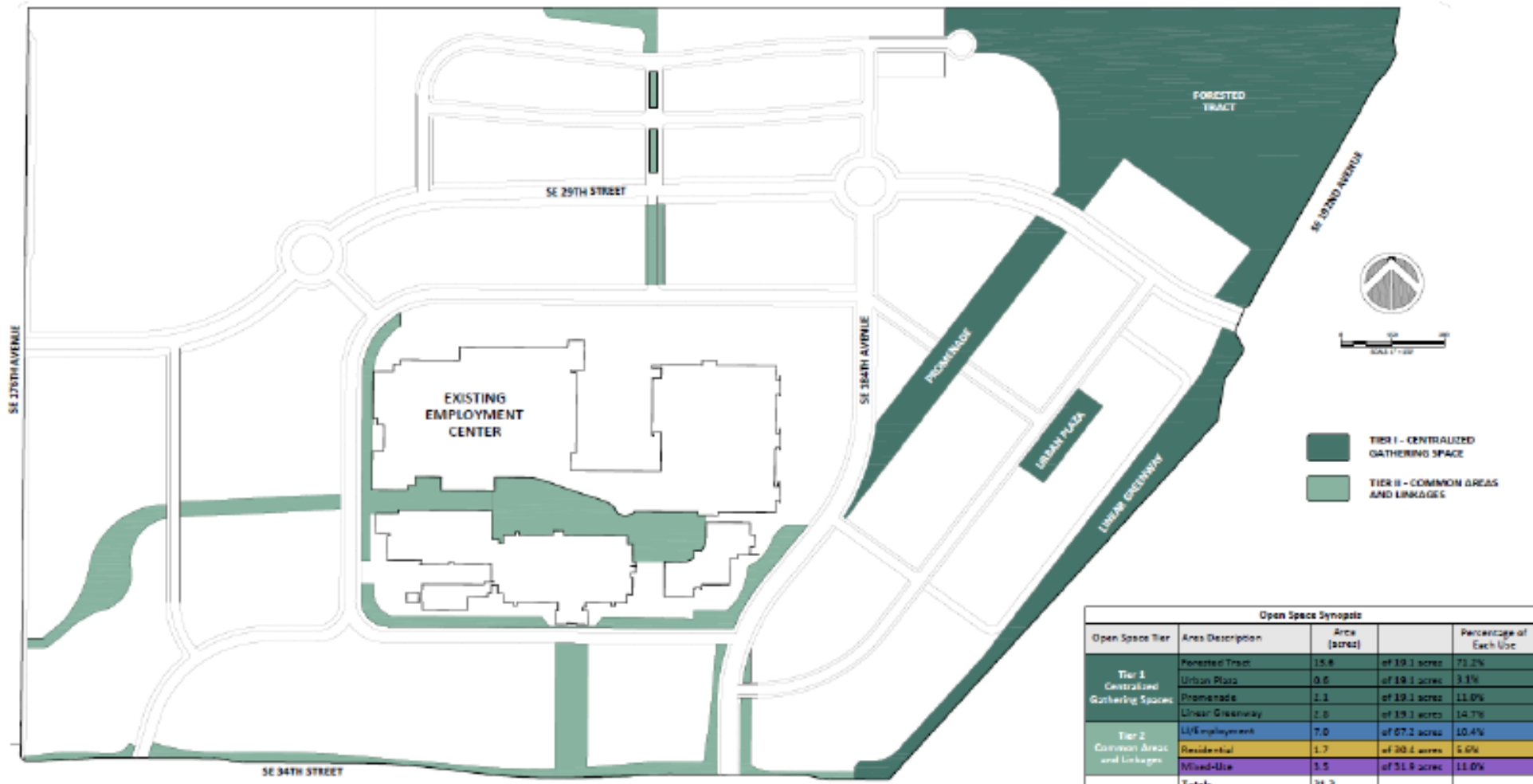
Approved vs. Proposed LUAs

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

Proposed	
LUA	Acres
School	20
Forested Tract	13.704
LI	74.12
Residential	38.11
Mixed Use	33.14
ROW	Within the LUA
Total	179.1

Open Space, outside of the Forested Area, is within each LUA. 24 Acres total proposed Open Space

Approved Open Space

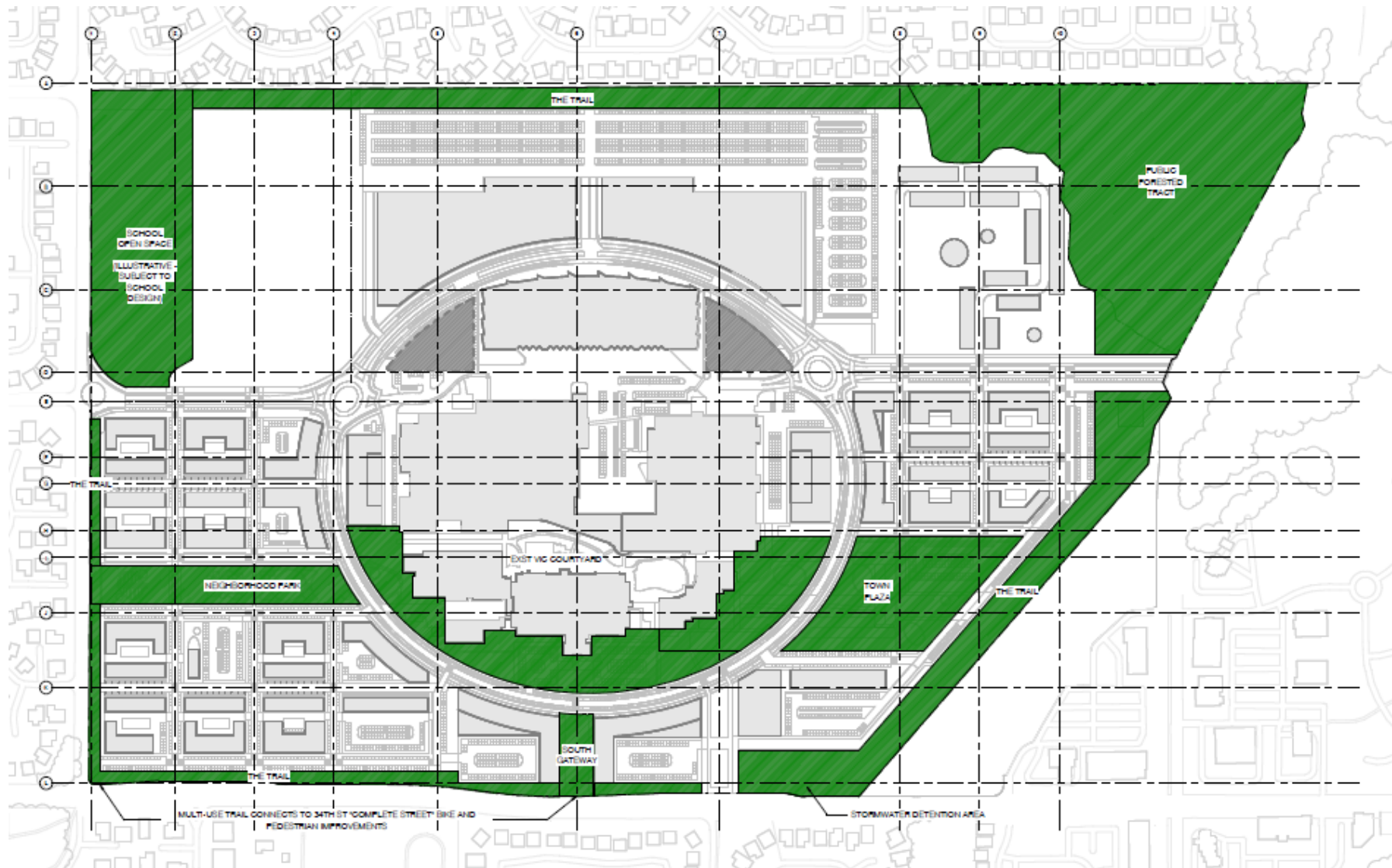


- 13.6 acres forested tract
- 2.7 acre urban plaza and promenade
- 2.8 acre linear greenway

19.7 total acres of publicly accessible open space

Open Space Synopsis				
Open Space Tier	Area Description	Area (acres)		Percentage of Each Use
Tier I Centralized Gathering Spaces	Forested Tract	13.6	of 19.1 acres	71.2%
	Urban Plaza	0.6	of 19.1 acres	3.1%
	Promenade	2.1	of 19.1 acres	11.0%
	Linear Greenway	2.8	of 19.1 acres	14.7%
Tier II Common Areas and Linkages	LI/Employment	7.0	of 67.2 acres	10.4%
	Residential	1.7	of 30.1 acres	5.0%
	Mixed-Use	1.5	of 31.9 acres	11.0%
	Total	34.3		

Proposed New Open Space

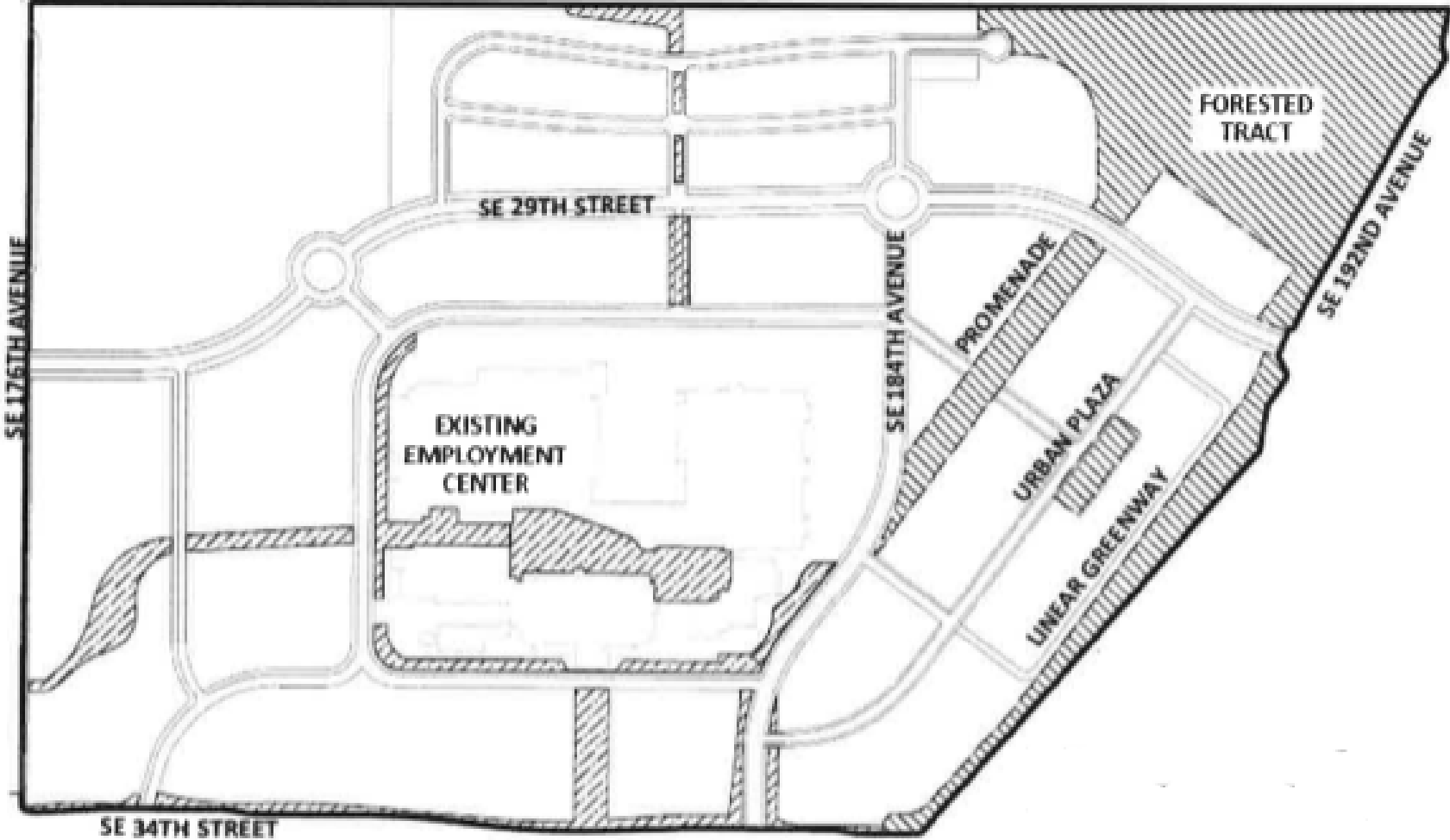


Forested Area – **13.7 Acres**

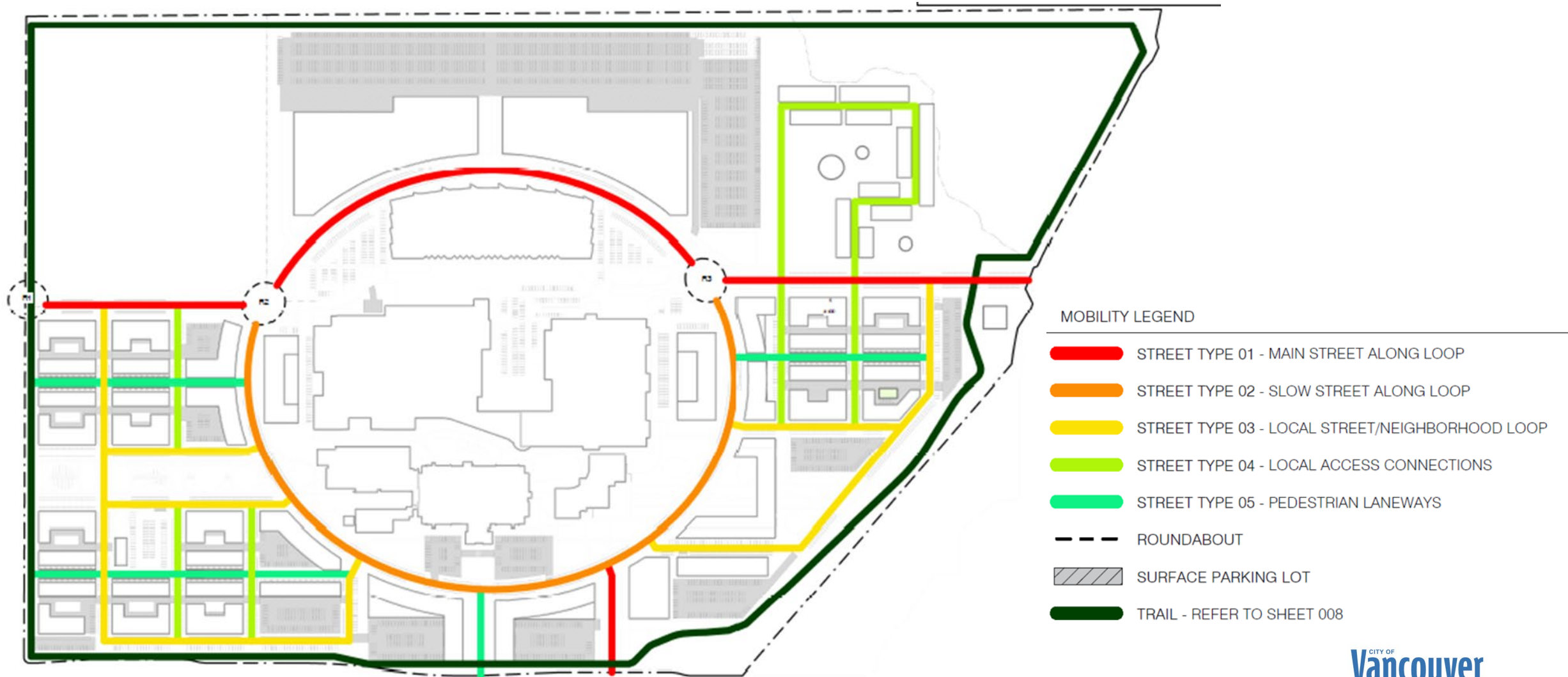
Open Space throughout the Campus – **8.3 Acres.**

Total **24 Acres** of Open Space

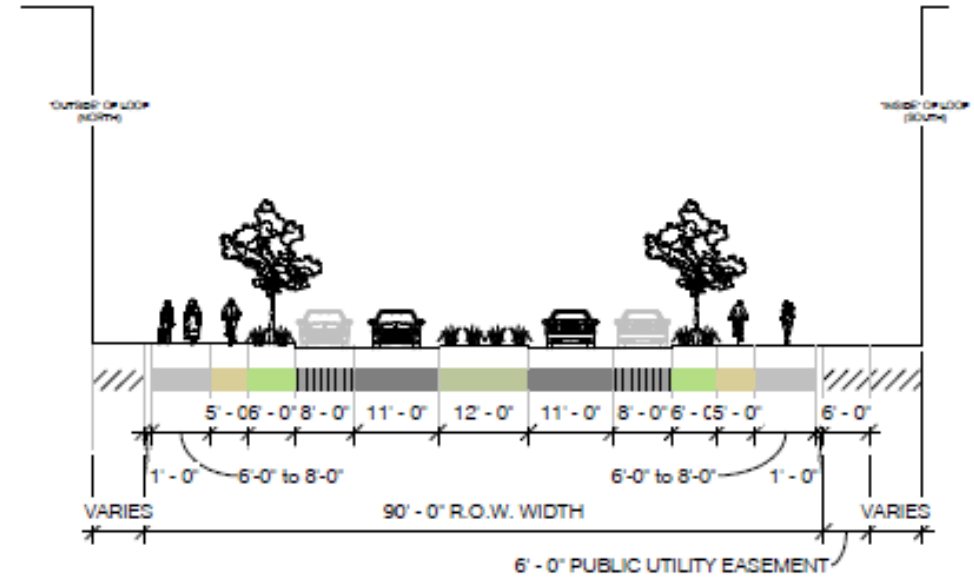
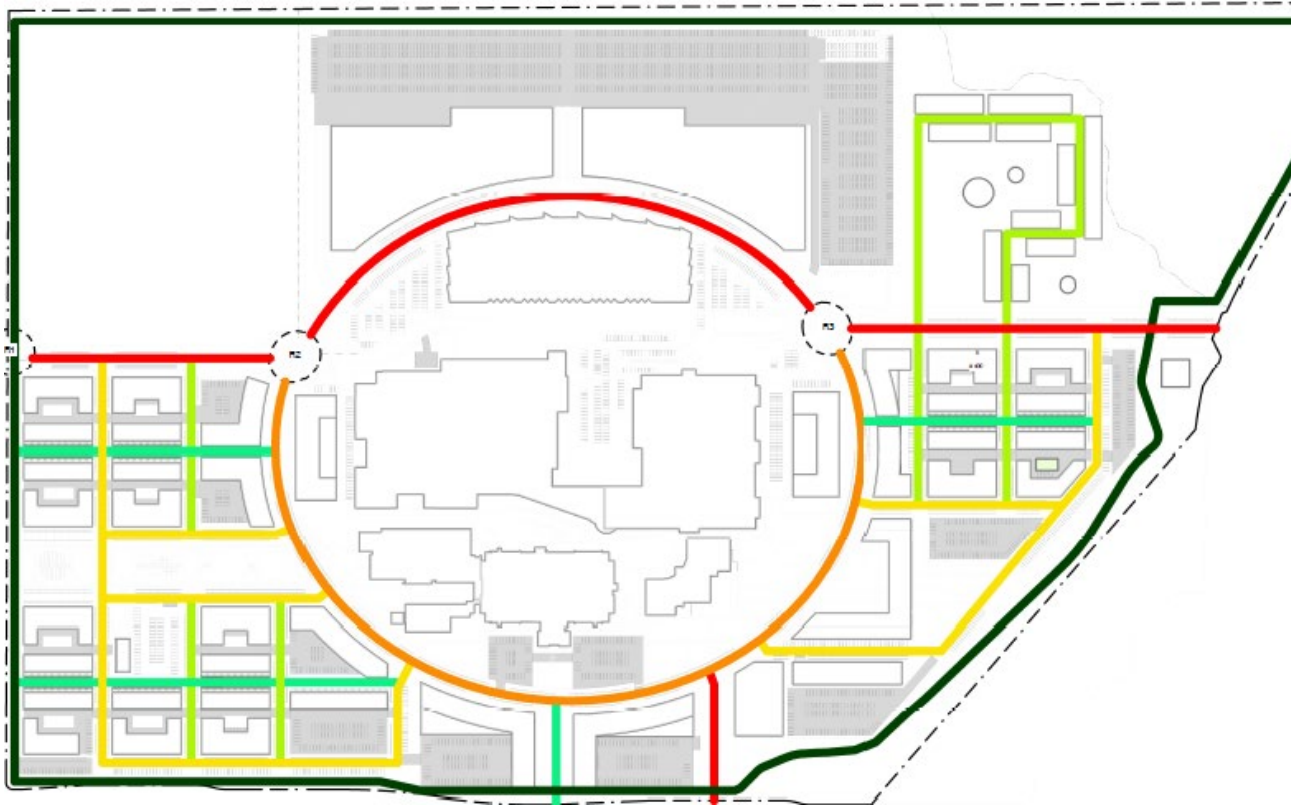
Approved Streets Plan



Proposed Street Plan

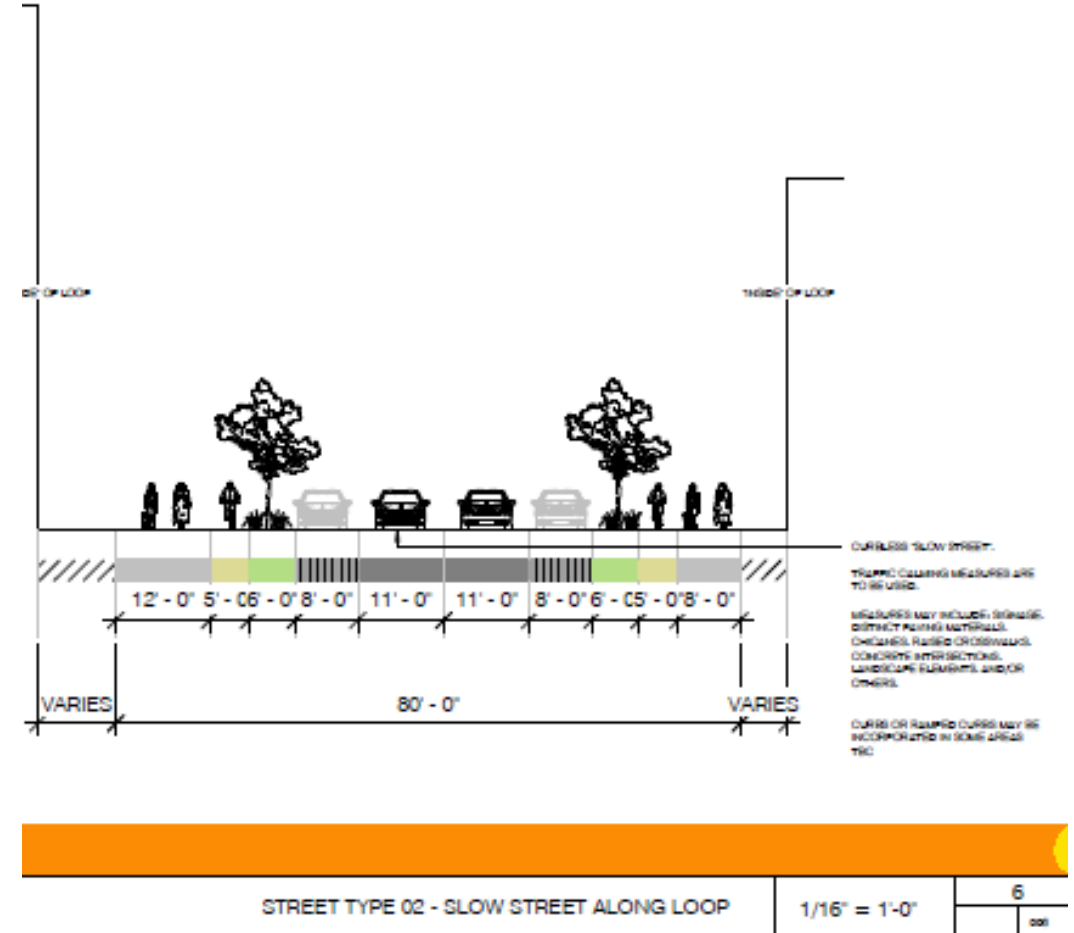
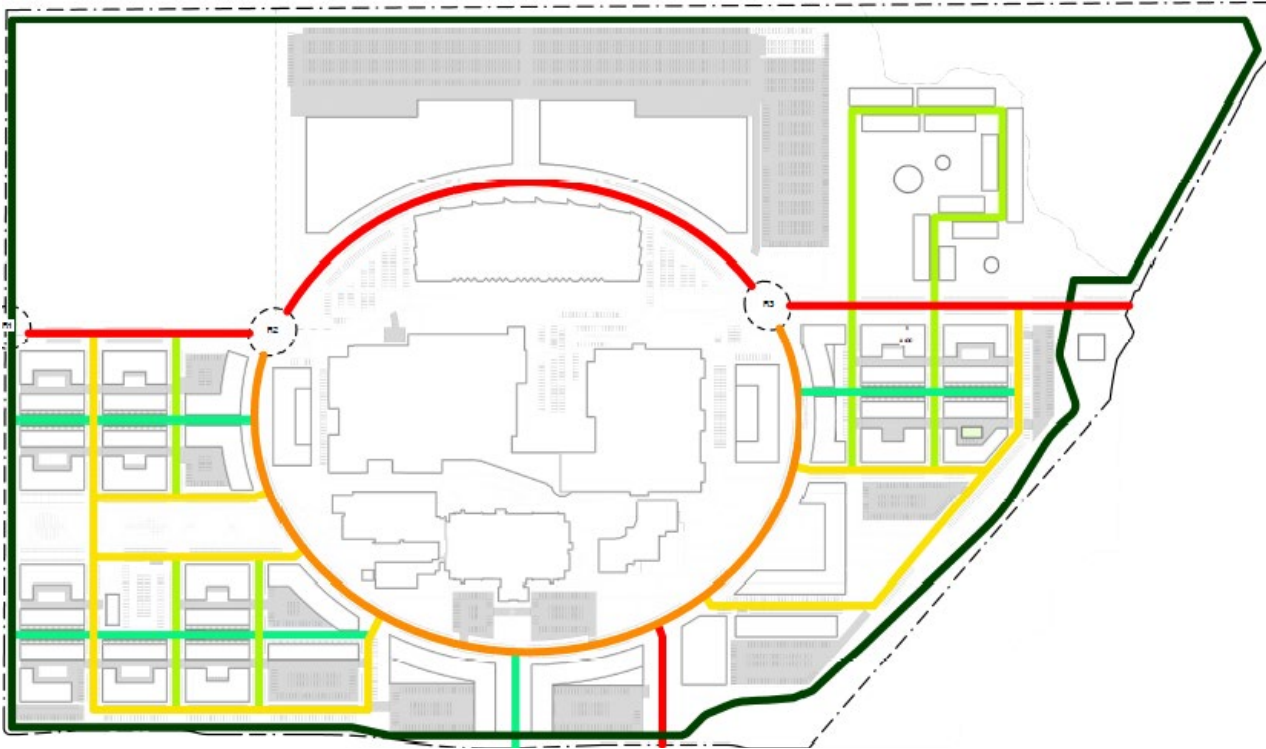


Proposed Streetscape

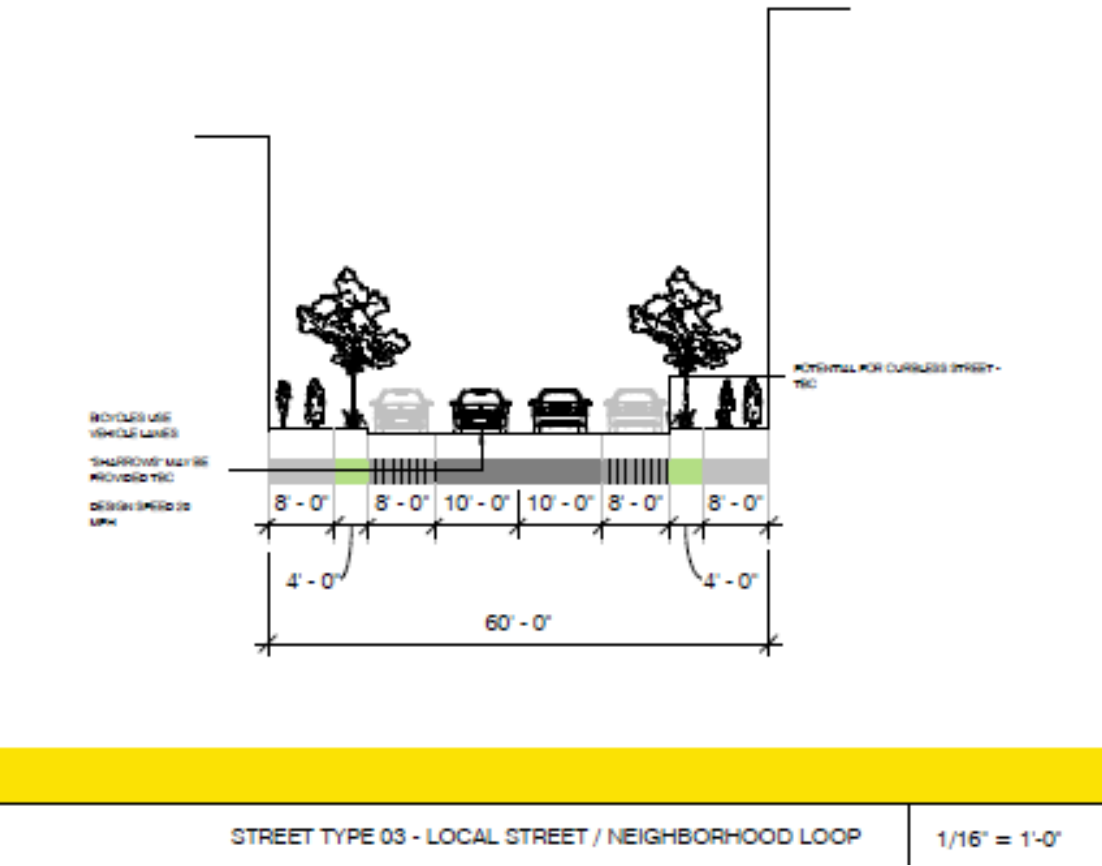
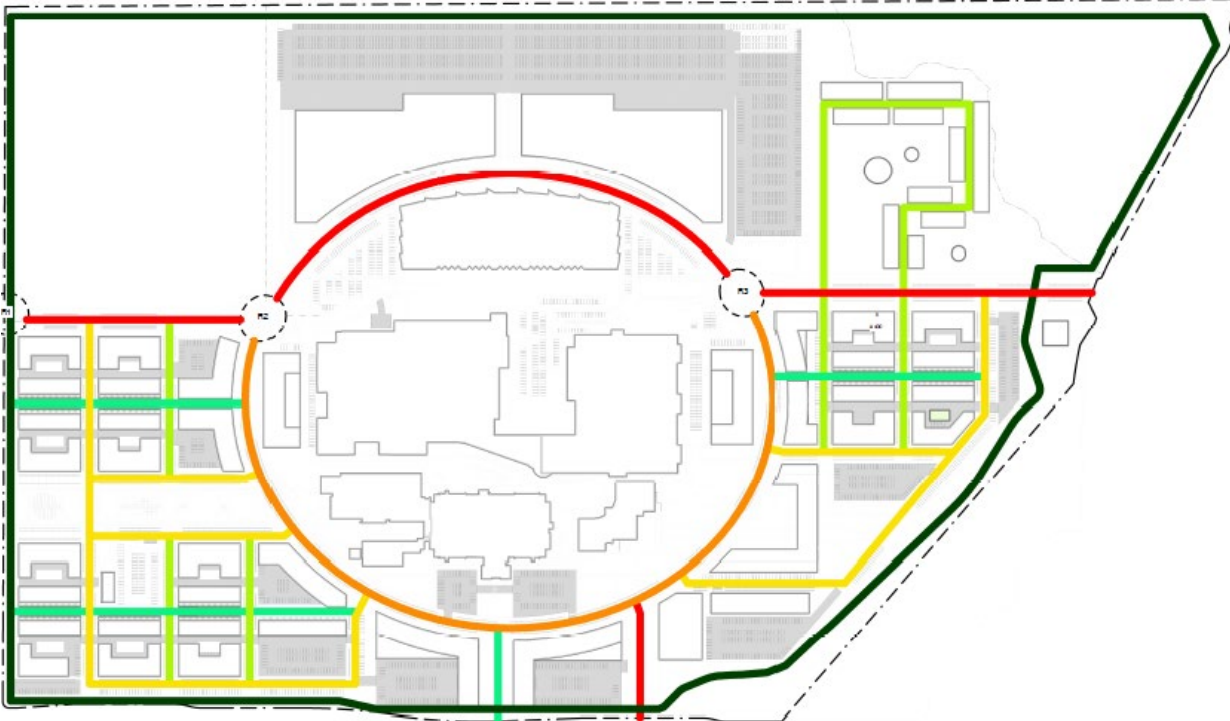


STREET TYPE 01 - 29TH ST. COLLECTOR - LOOP ROAD | 1/16" = 1'-0" | 1/000

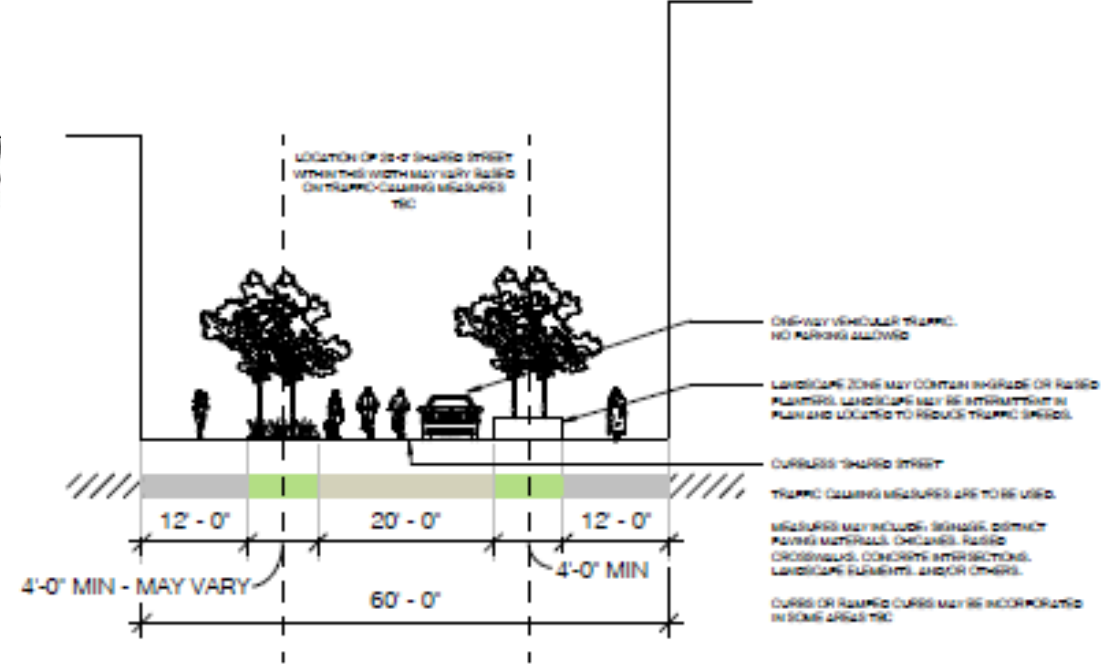
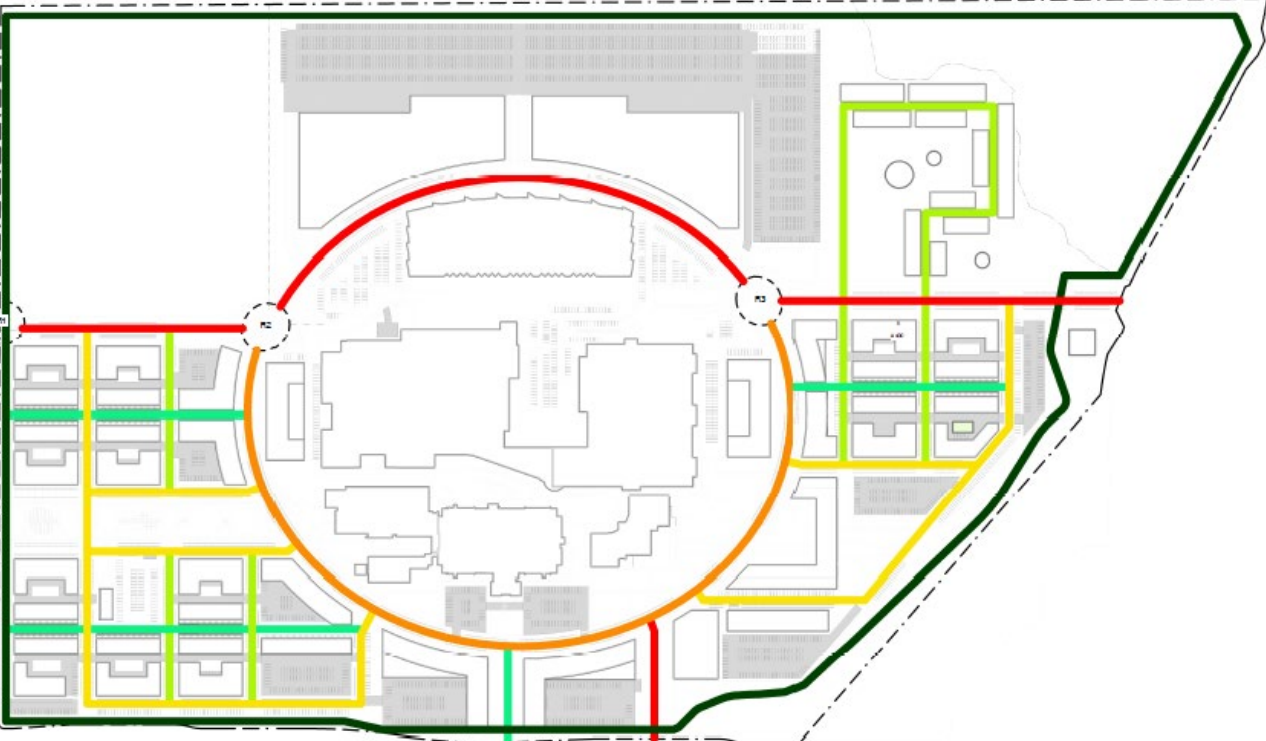
Proposed Streetscape



Proposed Streetscape cont.

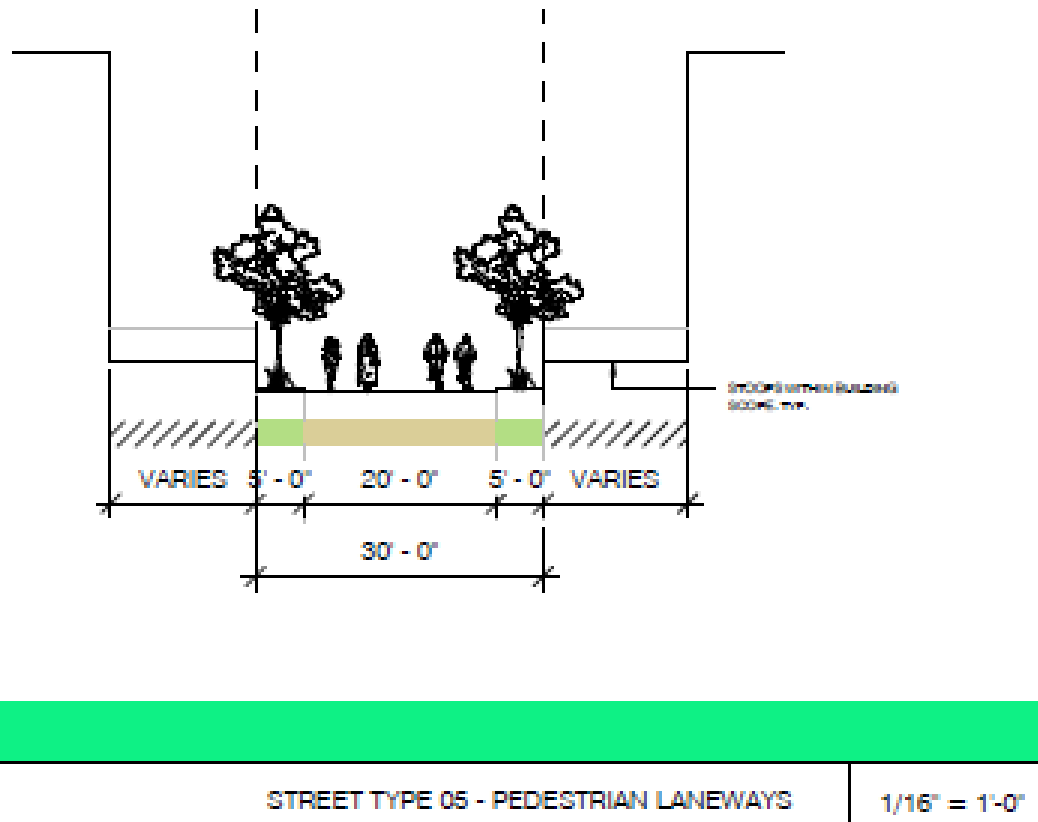
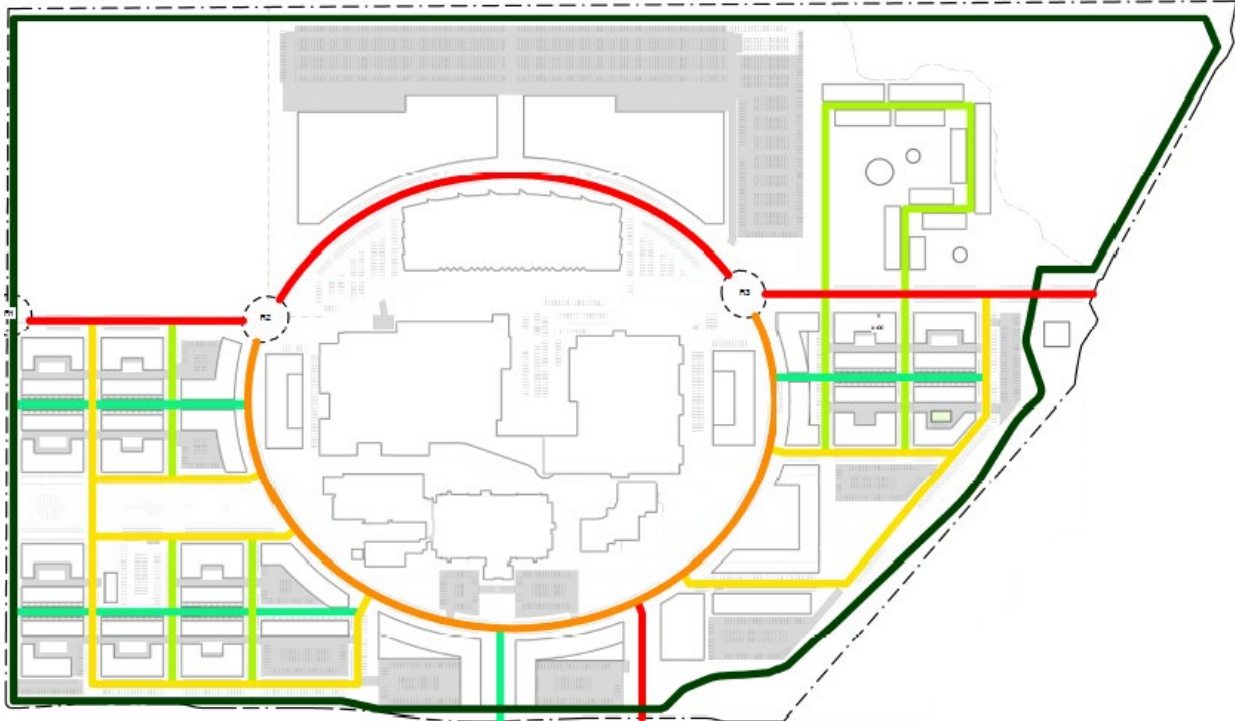


Proposed Streetscape cont.



STREET TYPE 04 - LOCAL ACCESS CONNECTIONS | 1/16" = 1'-0"

Proposed Streetscape cont.



Development Agreement (DA)

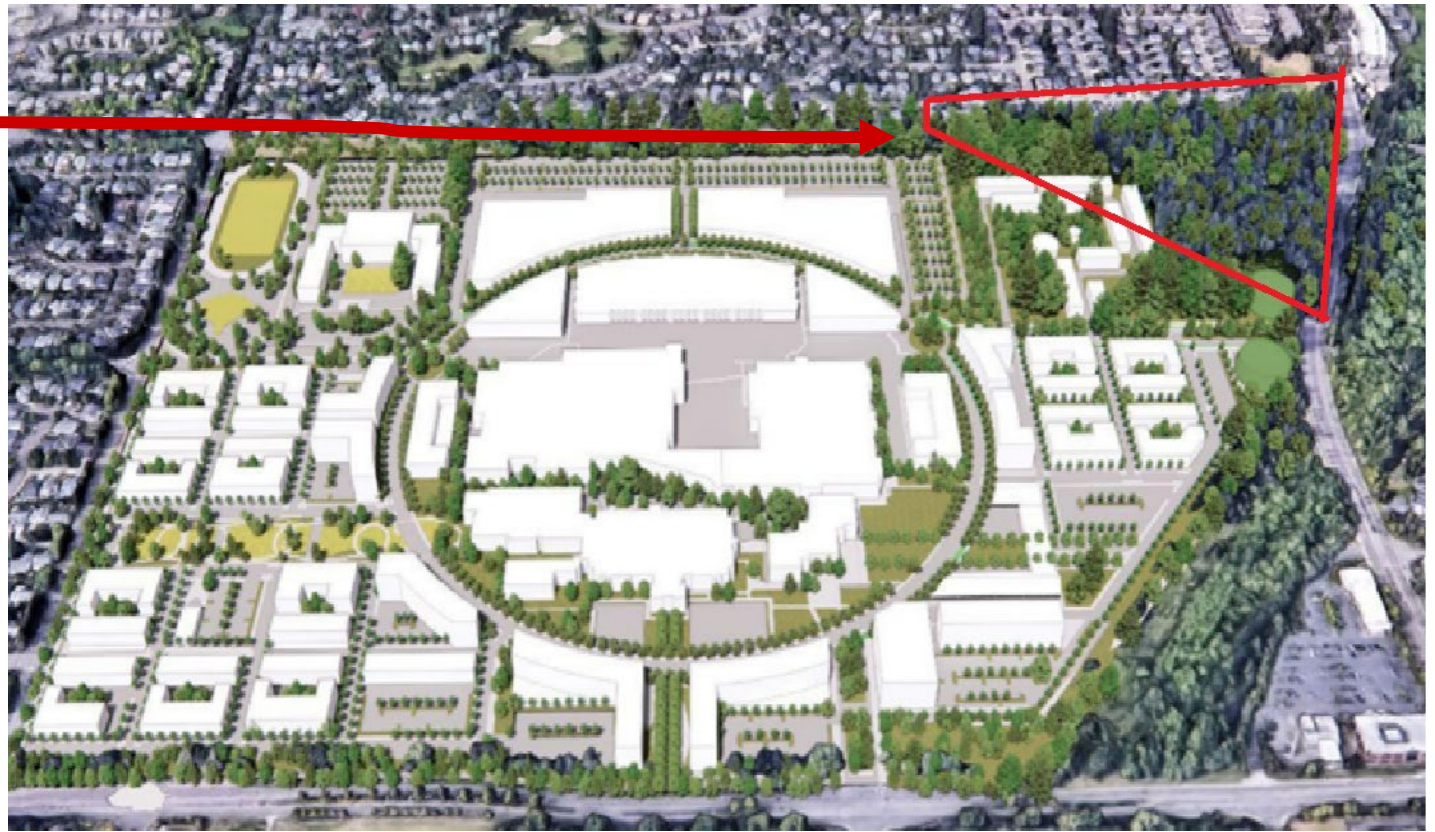
“If a development agreement is proposed in conjunction with a Type II, III or IV land use application under Chapter [20.210](#) VMC, Decision-Making Procedures, the development agreement shall be presented to City Council at a public hearing for approval by ordinance or resolution, after approval of the Type II or III application or after Planning Commission action on a Type IV application. The review body for the Type II, III or IV application shall not make a final decision on that portion of the application related to the development agreement but shall make a recommendation of approval or denial of the development agreement to City Council. If no appeal is filed on the underlying land use application, the Planning Official shall send written notice of the public hearing at least 10 days prior to City Council consideration of the development agreement to all parties entitled to a Notice of Decision for the applicable application under Section [20.210.050\(I\)](#) VMC or [20.210.120\(B\)\(11\)](#) VMC.”

Development Agreement Changes

- Forested area acquisition and development
- Central loop ring road reconfiguration
- Revised land use areas
- Consolidation of residential areas
- Increased density
- Elimination of detached Single-family homes
- Removing phasing
- Updated Design Guidelines
- Affordable Housing commitment
- Sustainability Plan
- Shared parking
- Vesting trips from previous DA
- Hotel and Community space allowance

Forested Area

- 13.7 Acre Forested Area to be acquired by the City and developed into a Community Park
- First phase of Park development to be delivered within 3 years from PSA signed.



- The City will also acquire land adjacent to the Forested Area to be used as parking.
- Trees required to be replaced due to the parking development will be replaced

Tree Canopy

Commitment to achieving Silver Leaf Tree Cap: property reaches the canopy cover goal for its zoning level.

Coverage Goals:

Neighborhood Level= 30%



Commercial Uses

- Replacing the Town Center with Commercial Corridor.
- Removing the 860,000 maximum allowance for employment space.
- Allowing office uses to be developed as market demands.
- Buildings in the MX LUA, adjacent to the ring road must be at least 3-stories
- Removing transfer requirements
- Allowing for employment uses to be developed sooner than other uses, if needed.



Residential

- Increasing from 1,200 to 1,800 residential units.
- Eliminating Detached Single-Family homes.
- Replacing Single-Family Residential (SFR) and Multi-Family Residential (MFR) areas with Residential Land Use Area (R LUA).
- Developer's commitment to applying to MFTE for all residential buildings (20% of units at 80% AMI)



Sustainability

- Adaptive Reuse (existing building)
 - Improved the building's energy efficiency- estimated savings of 6,300,000 KWh and 345,000 terms
 - Replaced water systems to reduce water usage
 - Installed sub-meters
 - Implemented sustainable requirements to tenants
 - Installed showers and bike storages



Sustainability cont.

- Increase in Open Space area
- Shared Parking
- EV Charging
- Optimizing building performance
 - Solar Ready
 - Electric Systems
 - Heat Pumps



Sustainability cont.

- Mixed-use neighborhood– Park, School, Retail, Restaurants, commercial, and more.
- On site rainwater runoff infiltration
- Multi-Modal accessibility
- Heat Island reduction: Tree Cap Silver achievement
- Integrative Design
- Landscape design to reduce water usage



Other Traffic Related Changes:

- 25th Street to be removed from the City's Capital Plan
- 29th Street to be added to the Capital Plan to allow developer to get TIF credits
- Change to be made at the Spring Supplemental Budget Adjustment

Traffic Impact Analysis

Vesting the Net New Trips from the Approved Master Plan.

Approved MP Vested Trips

- Net new trips – 26,982 (ADTs)
- 2,088 AM peak Hours
- 1,991 PM peak hours

Trips based on proposed MP

- Net new trips – 26,668
- 2,229 AM peak hours
- 1,991 PM peak hours

Other Changes to the DA

- Hotel and community space allowed within the MX area as a Type II application instead of a Type III
- Design Guidelines updated to match other changes.
- Development phasing approach removed allowing development to follow infrastructure development and market demand.
- Designated Open Space areas replaced with Open Space Overlay.

Next Steps

- Forth Coming Planning Commission and City Council review - TBD
- February 2024- Tentative Planning Commission Public Hearing pending December 12th discussion
- March 2024- Tentative City Council Workshop

Thank You

