

**Vancouver Innovation Center**  
**Master Plan and Development Agreement (DA) Revisions**  
**Summary of Changes**  
**Original vs. Revised Master Plan/DA**

<b>Original Master Plan/ DA</b>	<b>Proposed Master Plan/ DA</b>	<b>Notes on Revised Plan</b>
<b>Main East-West Road – 29<sup>th</sup> Street</b>	<b>Central Loop/ Ring Road</b>	<b>Provides better connectivity, traffic flow, and multi-modal accessibility</b>
<b>Defined Open Space</b>	<b>Open Space as overlay throughout the campus</b>	<b>Provides an additional 5 acres of open space, compared to the approved plan – from 19 to 24 acres, not including the school space; also spreads open space throughout the campus.</b>
<b>Detached Single-Family Residential (SFR) LUA</b>	<b>Removal of Single-Family Detached uses</b>	<b>Single- family attached (townhouses) are still permitted. That helps increase the campus density while maintaining open space area.</b>
<b>Maximum residential density 1,200 units</b>	<b>Increase maximum residential units to 1,800 units</b>	<b>Additional 600 residential units on campus, a 50% increase.</b>
<b>No affordable housing commitment</b>	<b>Commitment to Affordable housing through MFTE</b>	<b>Commitment to apply for MFTE and designate 20% of units across all residential buildings to be affordable for households at 80% AMI.</b>
<b>Commercial node located by the Town Center</b>	<b>Commercial expands throughout the Central Loop/ Ring Road</b>	<b>A focal point Town Center remains but the Central Loop/ Ring Road provides a commercial corridor that connects the different areas within the campus.</b>

<b>Specifically defined Residential LUAs – MFR and SFR</b>	<b>Consolidated Residential LUAs into R-LUA</b>	<b>Single-family attached and multi-family can be developed within the same LUA</b>
<b>Forested Area Access acquisition – no clarity on ownership, development and management.</b>	<b>Negotiated terms on Forested Area acquisition, development timeline and management.</b>	<b>Clarifies that City will acquire the Forested Area along with additional acreage for parking; establishes the development timeline for the first phase of a community park within 3 years and that the City will manage the park and forested area to its standards.</b>
<b>Hotel and community center allowed as a Type III application</b>	<b>Hotel and community center allowed as a Type II application</b>	<b>Provides an easier path for the development of a hotel and/or community space, by performing a Traffic Impact Analysis.</b>
<b>School as part of the Master Plan and DA</b>	<b>School removed from DA</b>	<b>The school area has been sold to the Evergreen School District and it is still designated to be a school.</b>
<b>Specifically defined phasing of development</b>	<b>Phasing to follow infrastructure and market needs</b>	<b>Revised DA allows development to follow infrastructure development as well as market needs while still complying with the walkable neighborhood concept. Applicant will develop office space once market demand returns.</b>