



CITY OF  
**Vancouver**  
WASHINGTON



# Vancouver Innovation Center Revised Master Plan and DA

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Economic Prosperity and Housing

February 13, 2024

# Agenda



**Site History**



**Existing and  
Proposed  
Revised Plan**



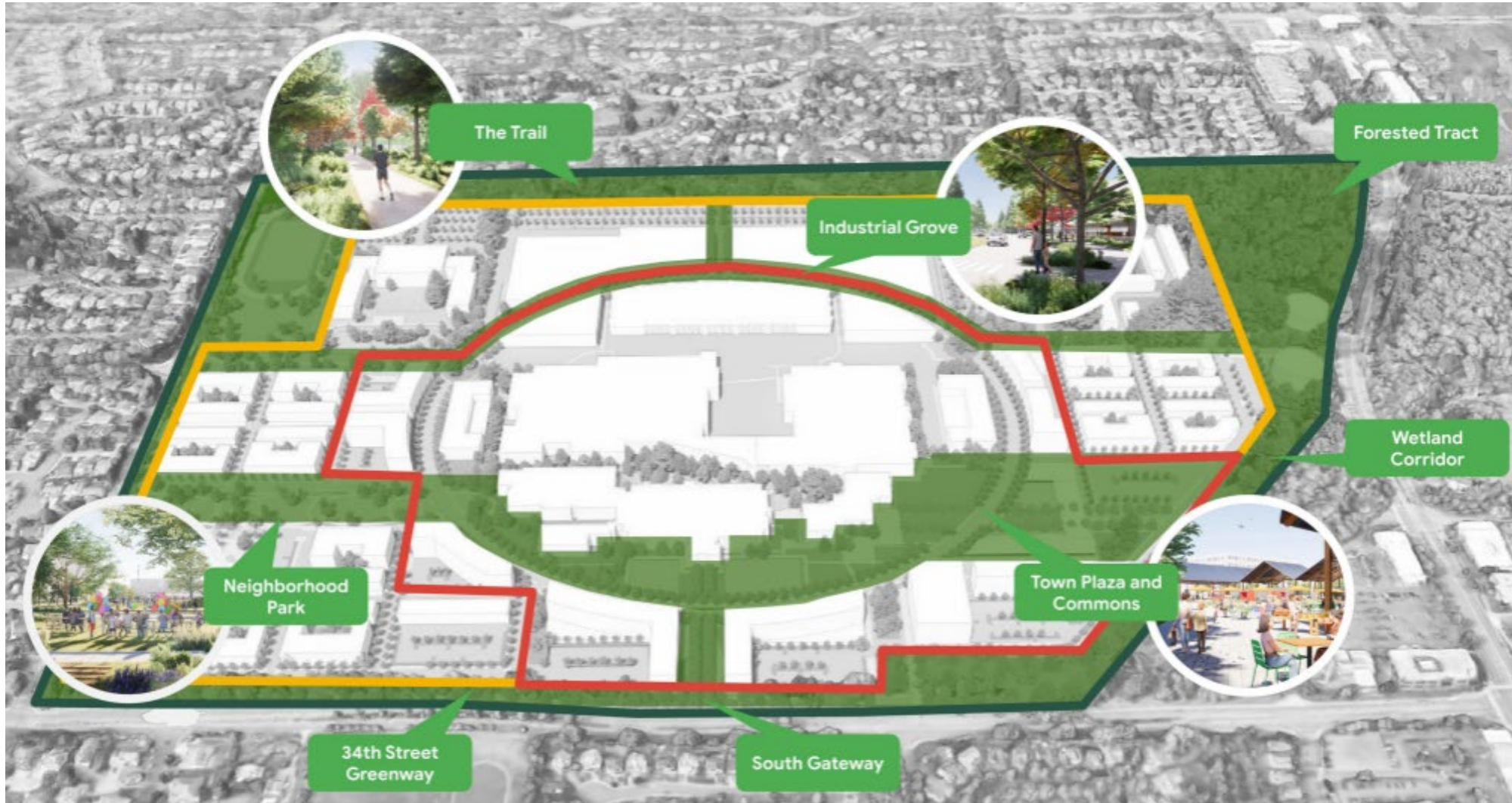
**Policy Context**



**Next Steps**



# Revised Master Plan



# Site History

- 179-acre site originally developed by Hewlett-Packard, approximately 715,000 square feet of existing buildings onsite
- Comprehensive Plan designation and zoning change (Light Industrial to Mixed Use) and Master Plan and associated development agreement approved in 2021
- 200,981 square foot industrial building approved north of the existing building under the existing master plan



# Revisions to the Master Plan/Development Agreement

Original Master Plan	Proposed Revisions
Main East-West Road	Central Loop/ Ring Road
Defined Open Space LUA	Open Space as an overlay throughout the campus
Detached Single-Family Residential LUA	Removal of detached Single-Family Residential
Density- up to 1,200 Residential Units	Increased density to 1,800 Residential Units
No Affordable Housing Commitment	Commitment to Affordable Housing through MFTE
Commercial node/Town Center (subject to future master plan amendment)	Commercial node/corridor extending from the Town Center through the Central Loop/ Ring Road



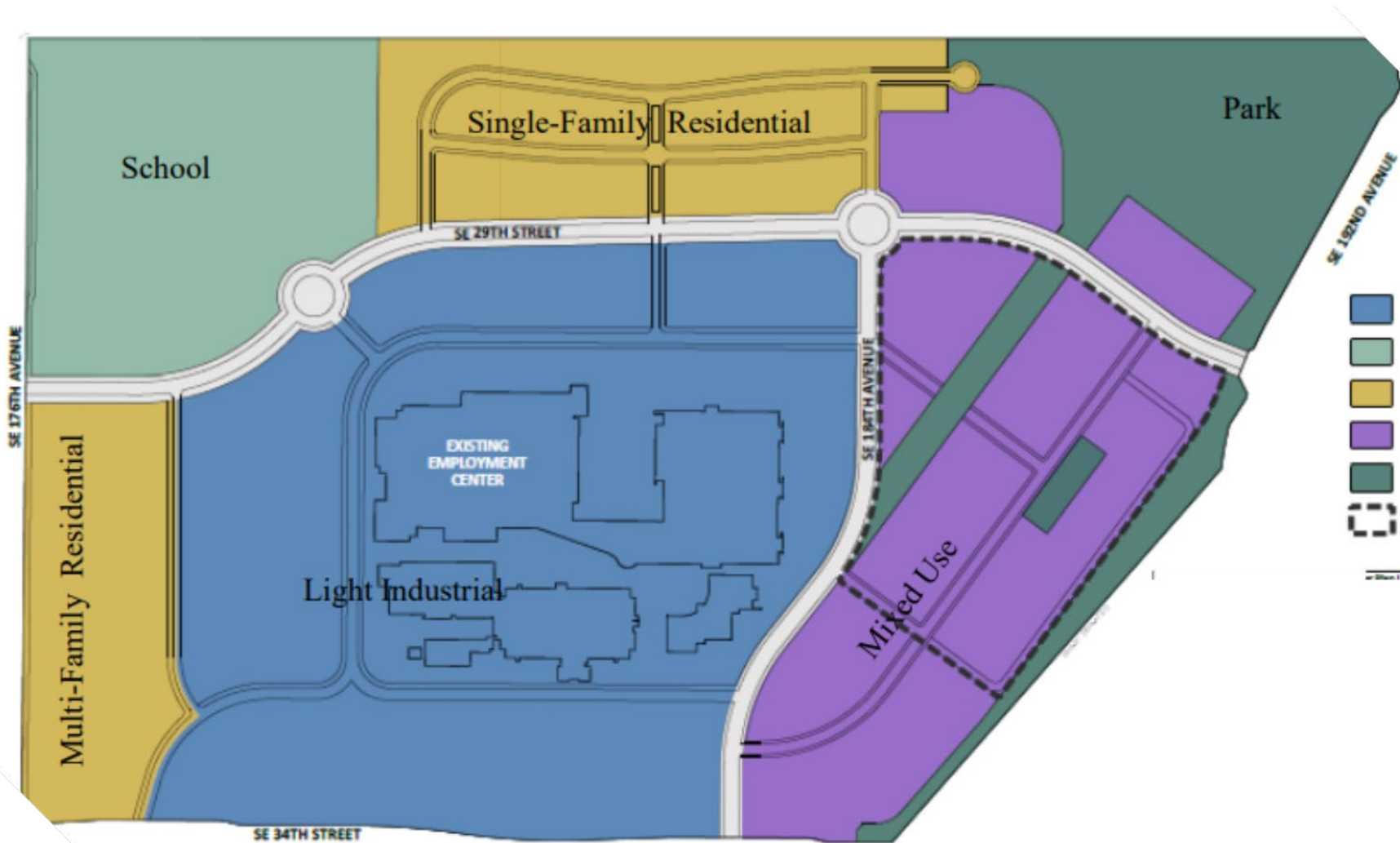
# Revisions to the Master Plan/Development Agreement

Original Master Plan	Proposed Revisions
Forested area access acquisition – no clarity on ownership, development and management	Clarity on Forested area acquisition, timeline for development and City management
Hotel and Community space allowed as Type III application	Hotel and Community Space allowed as a Type II application
School as part of the Master Plan	School removed – Sold to Evergreen School District
Specifically defined phasing of development	Phasing to follow infrastructure and market needs (complying with the vision of a walkable neighborhood)





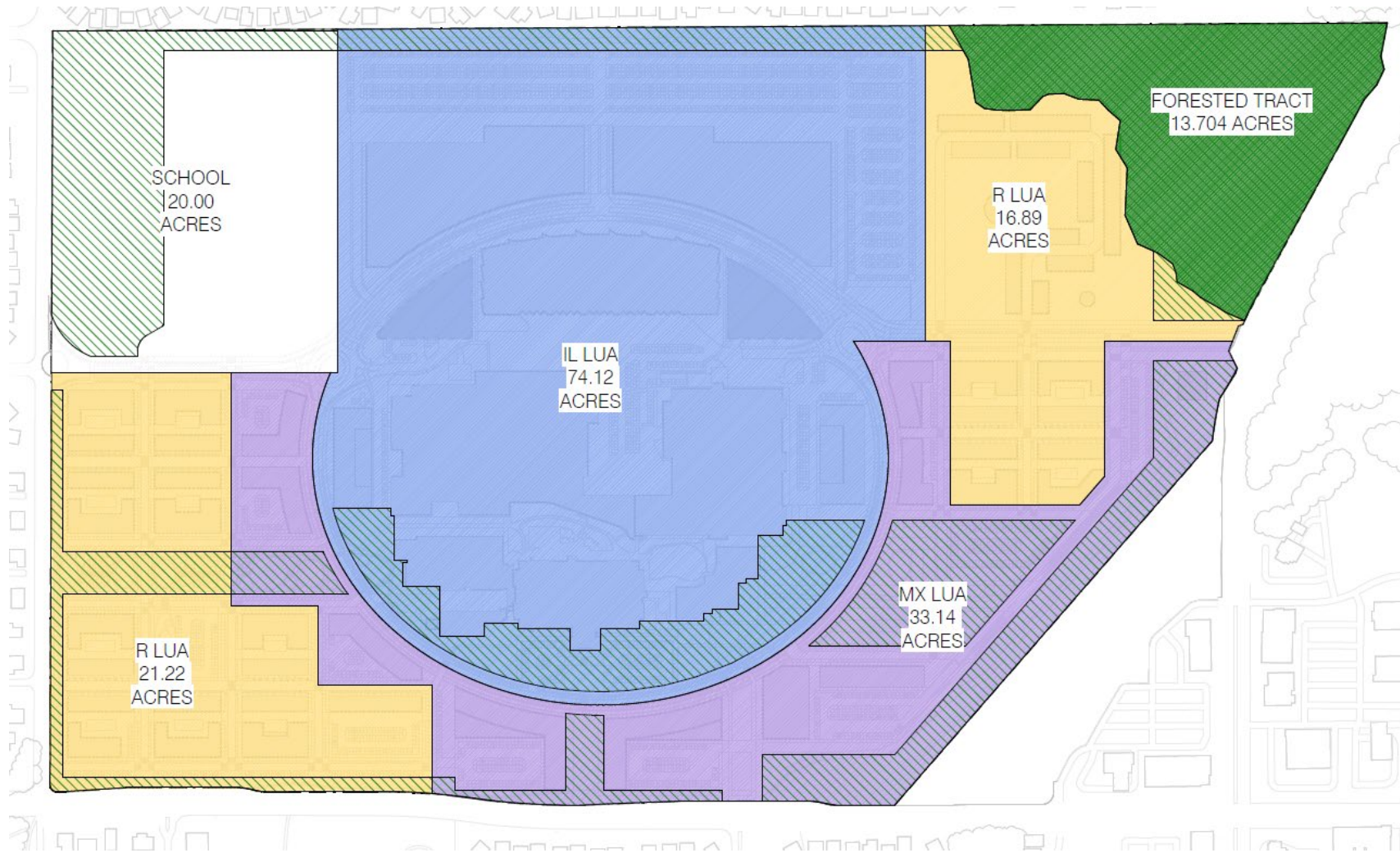
# Approved Master Plan



- Single-Family Residential LUA
- Non-integrated LUAs
- East- West Main Road
- Defined Open Area
- Light Industrial dividing the campus



# Revised Master Plan

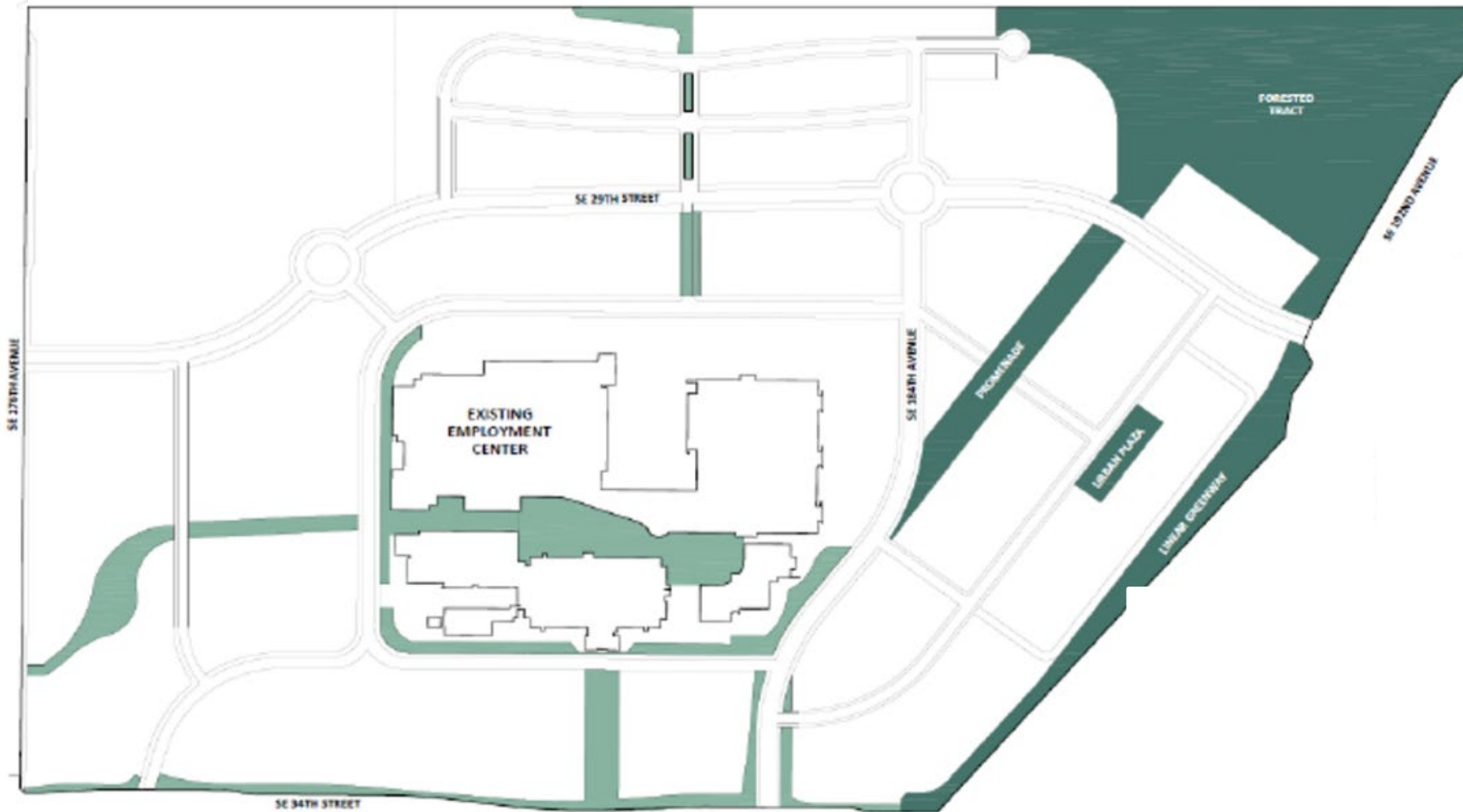


- Consolidated Residential (R) LUA
- Central Loop/ Ring Road
- Open Areas throughout the campus
- Mixed-use Area connecting the different areas





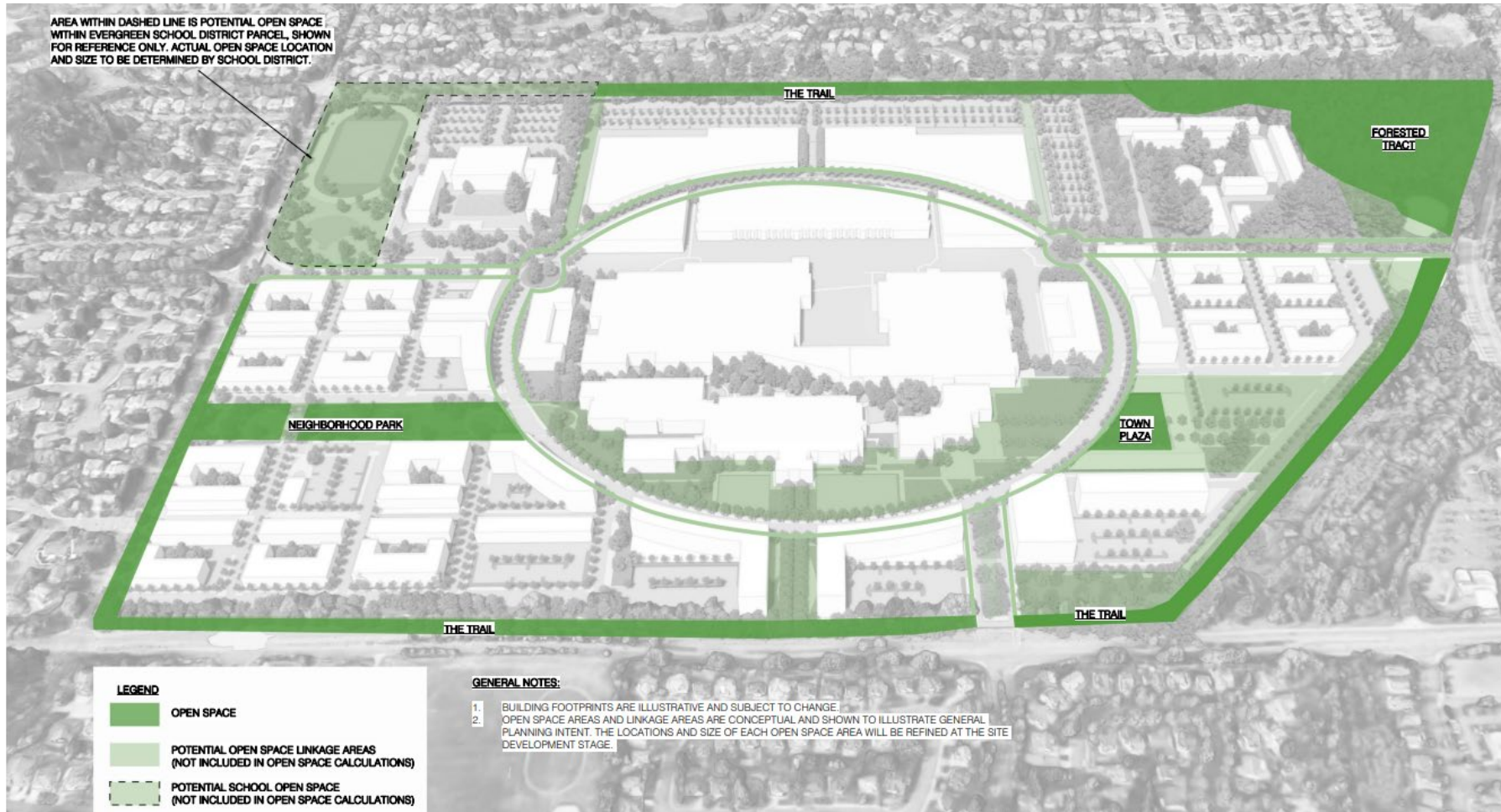
# Approved Open Space



- 19 Acres of Open Space
- Silver Leaf Tree Cap canopy goal– 30% coverage



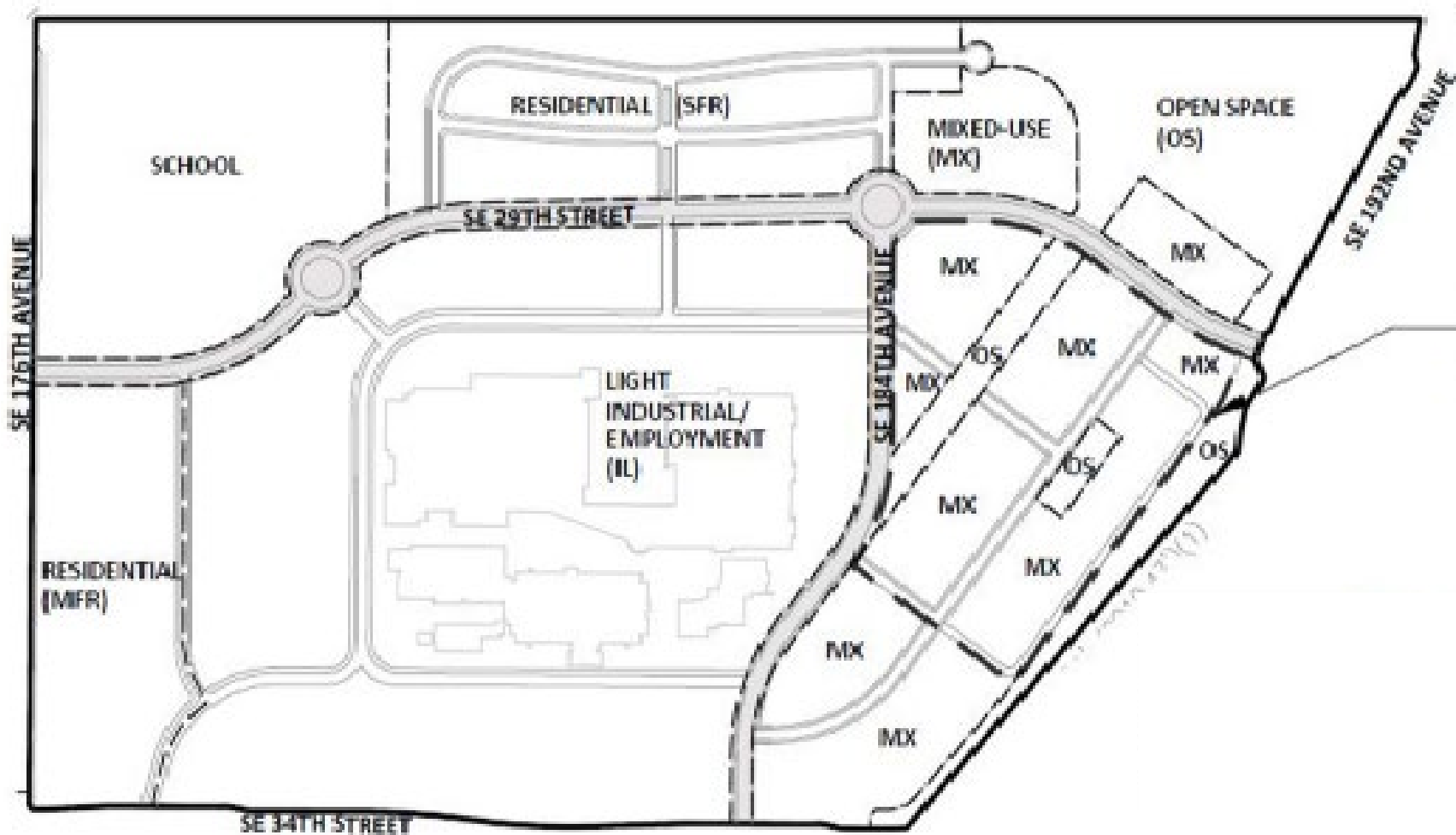
# Proposed Open Space



- 24 acres of Open Space (excluding school area)
- Silver Leaf Tree Cap canopy – 30% coverage
- Trail around campus



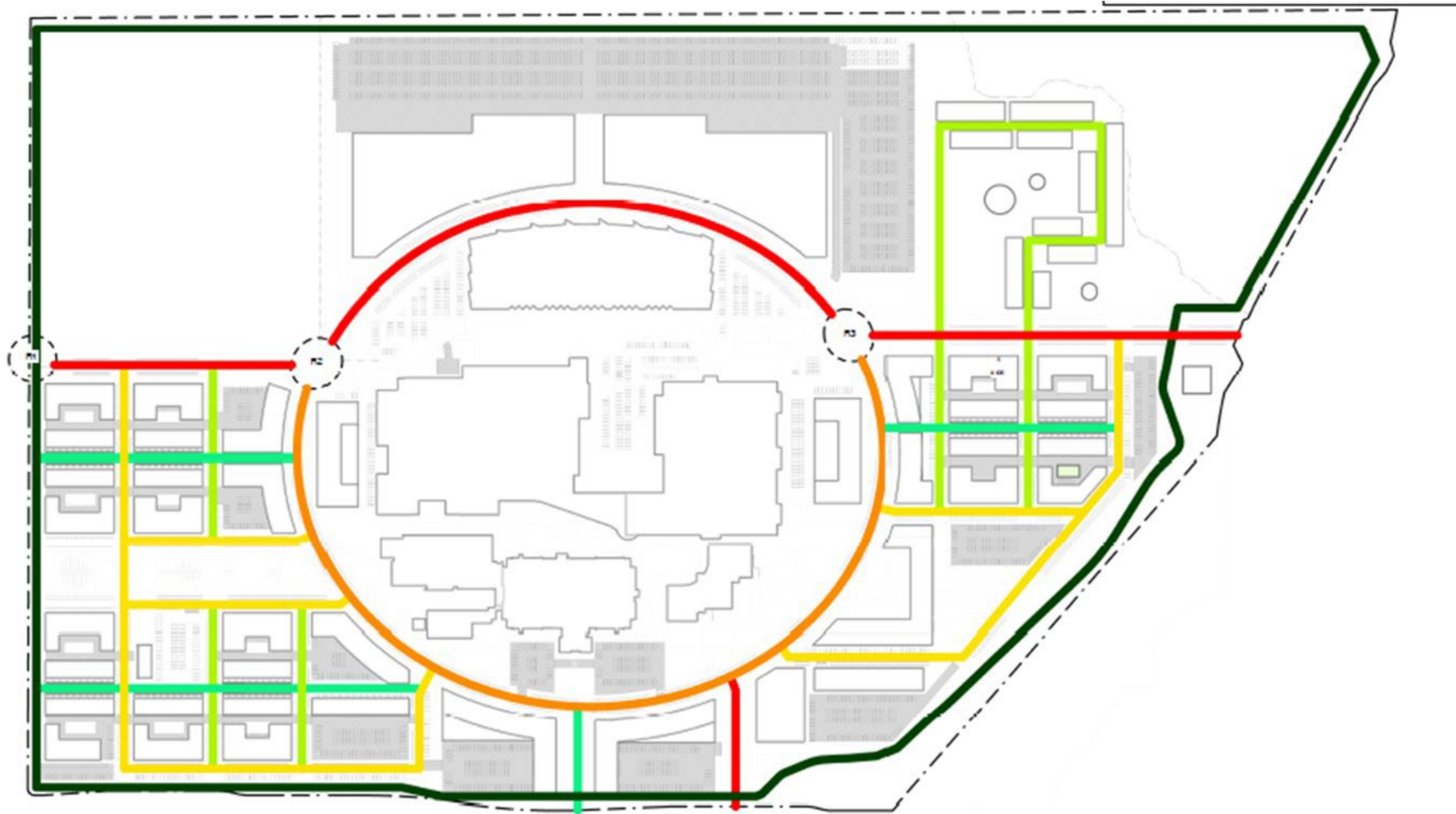
# Approved Transportation Network



- East- West/  
North- South  
main roads



# Proposed Transportation Network



- Central Loop/ Ring Road for better connectivity and traffic
- Additional local roads for better connectivity and multi-modal access





# Public Outreach

## **Applicant outreach:**

- Virtual open houses on January 30, 2023, January 29, 2024, and January 31, 2024
- Direct mailing to properties within 500 feet
- Project website

## **City outreach:**

- Pre-application conference notification
- Direct mailing to properties within 500 feet
- Contact to parties of record that testified during the original master plan and zone change



# Sustainability

- Optimizing Green performance of existing building
- Electrification of all residential building systems
- EV charging availability throughout the campus
- 30% Tree Canopy - Silver Cap
- Compliance with interim Green Building Policy



# Recommendation

- Staff Recommendation: Recommend approval of the revised master plan and associated development agreement.
- Based on the February 13, 2024 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Vancouver Innovation Center master plan and development agreement revisions.



# Next Steps

- Council Workshop
- Council Hearing





# Discussion





# Site/Aerial Photo



# 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
<b>Total</b>	<b>179.1</b>

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

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

