

The Heights District Plan Update

VANCOUVER
CITY HALL

CITY OF
Vancouver
WASHINGTON

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Vancouver City Council Workshop

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Presentation Overview

- Project goals, timeline & deliverables
- The Vision for the Heights
- Community planning process to date
- Market & existing conditions analysis
- Ongoing outreach & engagement
- Moratorium Extension
- Next Steps in the planning process

Prior Council Review

- June 5, 2017: Council authorized purchase of Tower Mall property and adopted development moratorium for 25-acre Tower Mall area
- July 17, 2017: Adoption of moratorium with additional findings of fact
- Nov. 20, 2017: Adoption of ordinance to extend moratorium for 6 months
- May 14, 2018: Public hearing to adopt moratorium extension ordinance, and update on planning process to date
- July 2, 2018: Update on planning process to date

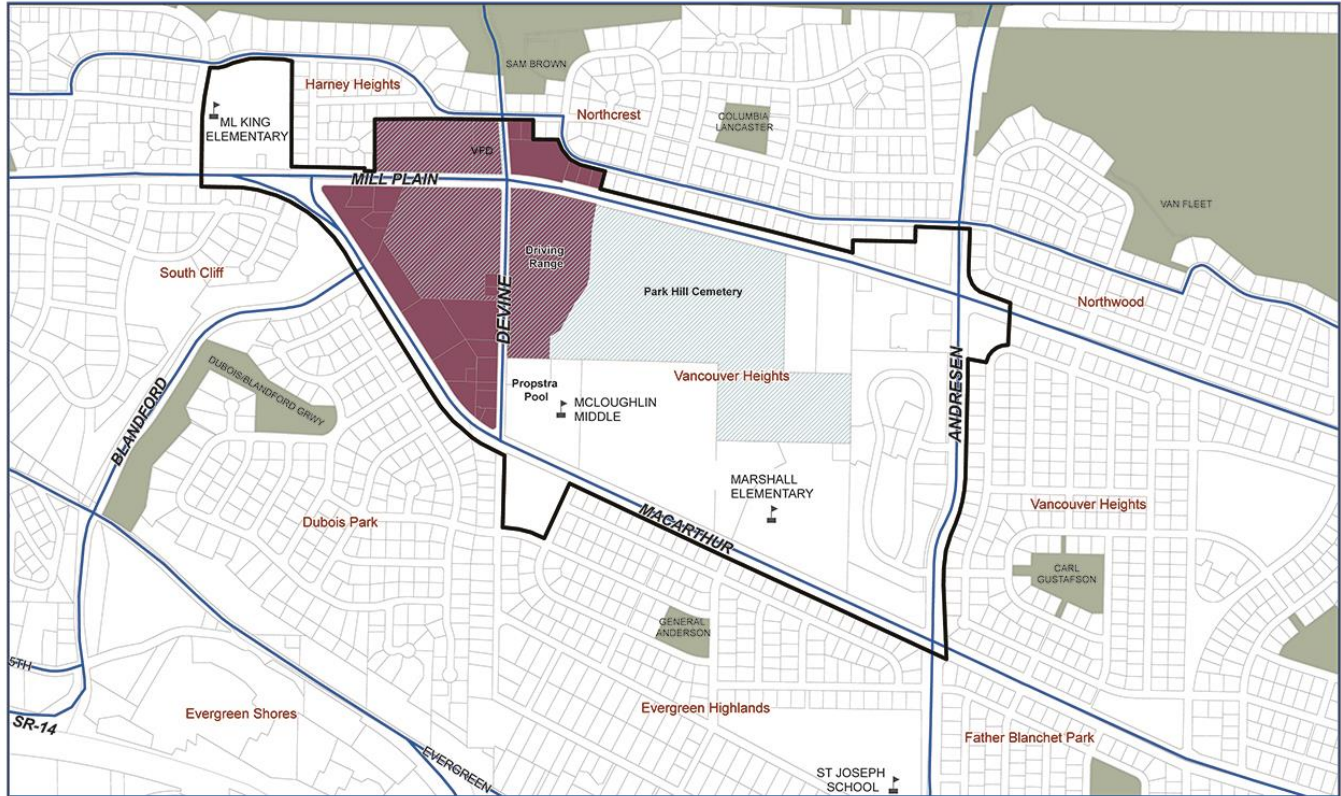
Esther Short Park



Waterfront Park & Pier



The Heights District

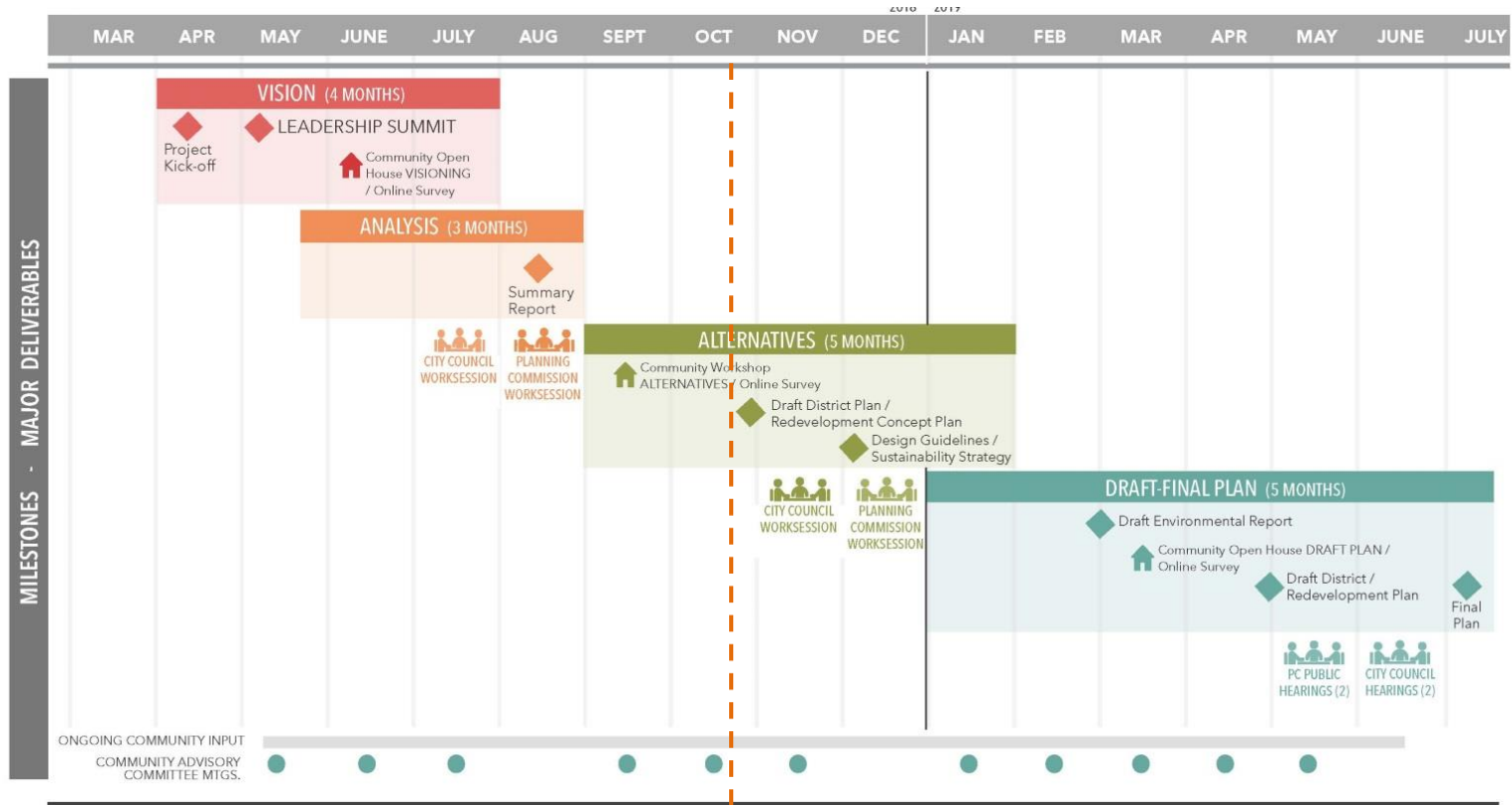


The Heights District Plan: Project Goals

- Establish a vision for a **vibrant urban center**
- Catalyze additional **private development** in the District
- **Involve the public** in the planning / design process
- Include **affordable**, workforce and/or mixed-income housing
- Include accessible **public open space**
- Utilize innovative urban design and **sustainable development practices**
- Plan for the creative and functional **integration of transit**
- Increase **multi-modal connectivity** in the District uses



Heights District Plan: Timeline & Phasing



A Vision for the Heights

PRIMARY DRIVERS



1. Connectivity

- Creation of a walkable and bikeable street network with connections to nearby trails
- Maintain local and regional connections to services and amenities in Downtown Vancouver, Portland, etc.
- Improved traffic safety at intersections, through improved lighting, signals, and visibility



2. Community Health, Wellness & Equity

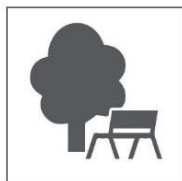
- Walkable, healthy food options, such as grocery stores and farmers markets
- Uses that promote “healthy” living, including playgrounds and exercise/athletic facilities
- Maintain social and support services for underserved families in the area



3. Sustainability

- Increase urban greenspace and trees while preserving existing significant trees
- Break up existing pattern of pavement and gravel
- Address drainage and flooding issues along major corridors

SECONDARY DRIVERS



4. Public Realm

- Creation of flexible gathering spaces that can accommodate community activities and events
- Provide a variety of active open spaces, including dog parks, playfields, and community gardens
- Well-maintained public spaces and sidewalks



5. Economic Development

- Restaurants and other food options that are affordable and easy to walk to
- Specialty, health-focused grocery store
- Maintain “small business” culture by saving existing locally owned businesses and attracting new local businesses



6. Mixed Income Housing

- Increased housing variety that includes mixed types (i.e. senior housing) and mixed incomes
- Mindful placement and integration of low-income housing
- Keeping housing options affordable for a diverse demographic, from seniors to young families



7. Urban Character/Form

- Creation of a distinct identity through urban form
- Attractive, appealing architecture that complements existing neighborhood character
- Appropriate scale (number of stories) of buildings



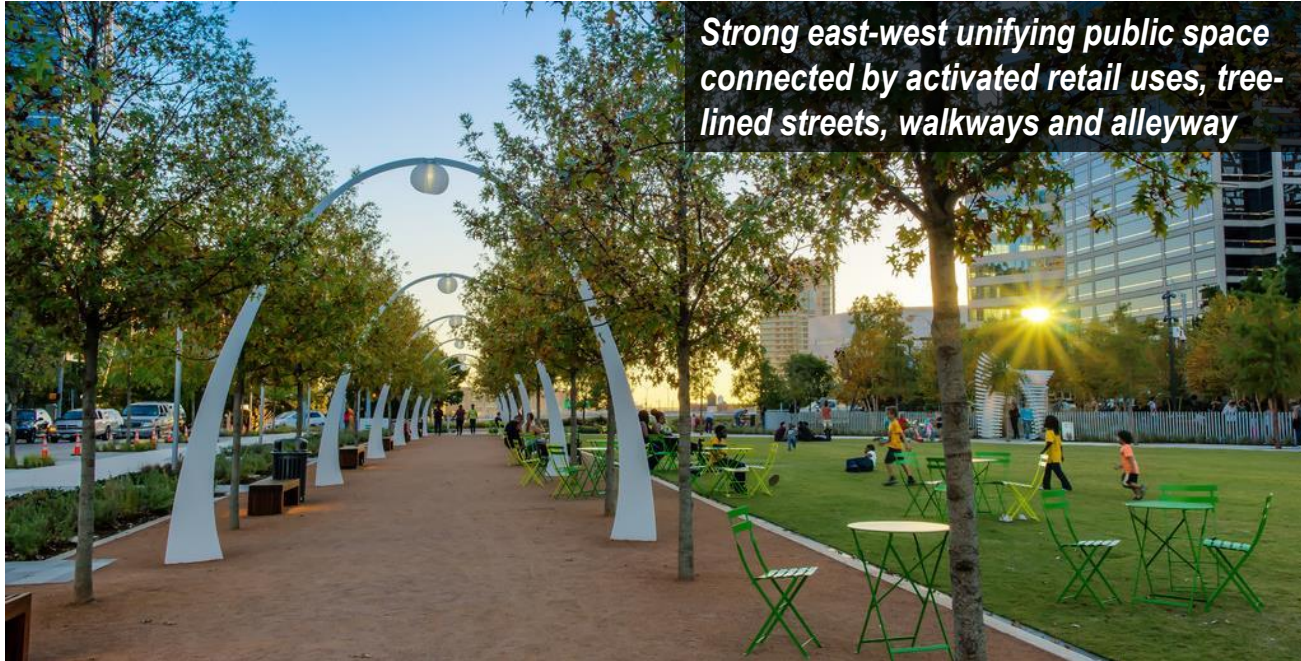
8. Arts/Culture

- Installation of art pieces, such as murals, that can be participatory and reflect local history
- Dedicated, flexible venues for arts and cultural events
- Neighborhood library as a cultural amenity

A Vision for the Heights



Concept: Promenade



Concept: Promenade



Concept: Promenade






Concept: Promenade



Circulation Network & Open Space



Land Use

-  Residential
-  Commercial
-  Office
-  Hotel
-  Civic / Institutional



Built Form

Concept: Grand Park



Concept: Grand Park



Concept: Grand Park



Concept: Grand Park



Circulation Network & Open Space



Land Use

- Residential
- Commercial
- Office
- Hotel
- Civic / Institutional



Built Form

Concept: The Loop



A pedestrian walkway 'loop' serves as the principal organizing element to unify the urban neighborhood and uses

Concept: The Loop



Concept: The Loop



Concept: The Loop



Circulation Network & Open Space



Land Use

-  Residential
-  Commercial
-  Office
-  Hotel
-  Civic / Institutional



Built Form

Concepts: Comparison

Promenade



Loop



The Grand Park



Heights District Plan: Community Engagement

Community
Open Houses

Online
Surveys

Stakeholder
Interviews

Community
Advisory
Committee

Technical
Advisory
Committee

Property
Owner
Meetings

Neighborhood
Assoc. Meetings
& Interviews

Planning
Commission
& City Council

Community Engagement



CITY OF Vancouver WASHINGTON Vancouver Heights District Plan

Welcome Defining success Bridging gaps What comes next?

Welcome

The Heights District is a dynamic place and has been identified as a future urban center. It's home to some of Vancouver's oldest neighborhoods, best views, and busiest corridors.

The City of Vancouver would like your input as we establish a vision for a vibrant urban district that's economically feasible and in tune with its surroundings and our shared goals.

The City has started a collaborative process to craft a vision that unlocks the District's unique potential. As part of this process we're talking with people through a volunteer Community Advisory Committee, interview with key stakeholders, public open houses and online open houses like the one you're visiting now.

This online open house is the first of a series that will ask you how you use The Heights District today, and how you envision this area in the future.

To help us understand your perspective, first tell us how you currently use the Heights District (outlined in red on the map). Please check all that apply.

Legend
The Heights District Boundary
The City of Vancouver Boundary

Market Conditions

Market Observations

- Strong demand for housing at multiple income levels
- Multifamily housing is a natural fit for The Heights
- Retail difficult on its own, but can play a supportive role and be successful as part of a mixed-use development.
- Office uses could also play a supportive role, but will not lead development.



Projected Market Drivers: Initial Findings

Residential:

- Market-Rate – Affordable
- Work Force Housing
- Rental / Ownership
- Efficiency Apartments
- Townhomes
- Live/Work
- Single Family Attached
- Senior Living / Assisted Living

Commercial: Retail

- Storefront / Stand Alone
- Restaurant
- Grocery / Food Store



Projected Market Drivers: Initial Findings

Office

- Healthcare
- Multi-tenant
 - Social services
 - Neighborhood commercial services
- Flexible/coworking space

Community / civic

- Places of Worship
- Branch Library
- Higher Education
- Innovation / Technology Hub



Projected Market Drivers: Initial Findings

Public space

- Civic Park
- Neighborhood Park
- All-Age Play Areas
- Program Open Space
- Streets / Transit Hub



Parking

- Shared Surface Parking
- Parking Structure
- Secured Private Parking

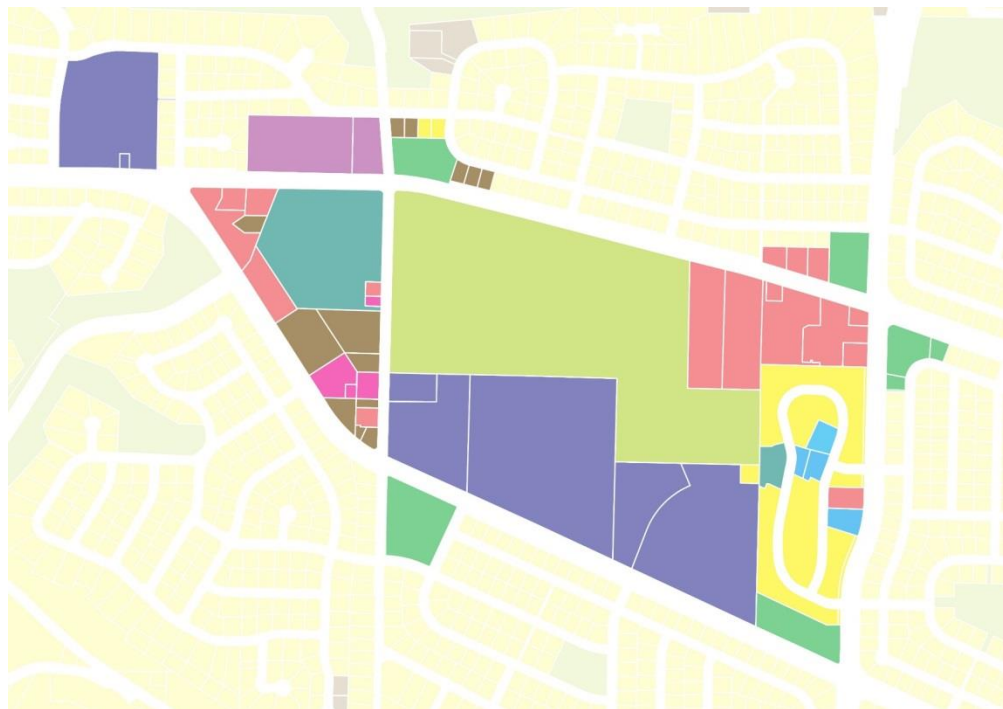


Opportunity for Multi-family Residential Development



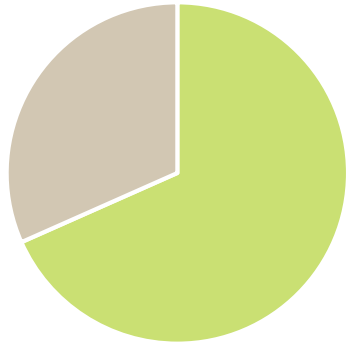
Land Use- Use Mix

- Commercial
- School
- Church
- Parks / Greenways / Cemeteries
- Vacant
- Social Services
- Residential
- Community Centers
- Medical Services
- Utilities



Land Use- Open Space

Parking (32%)



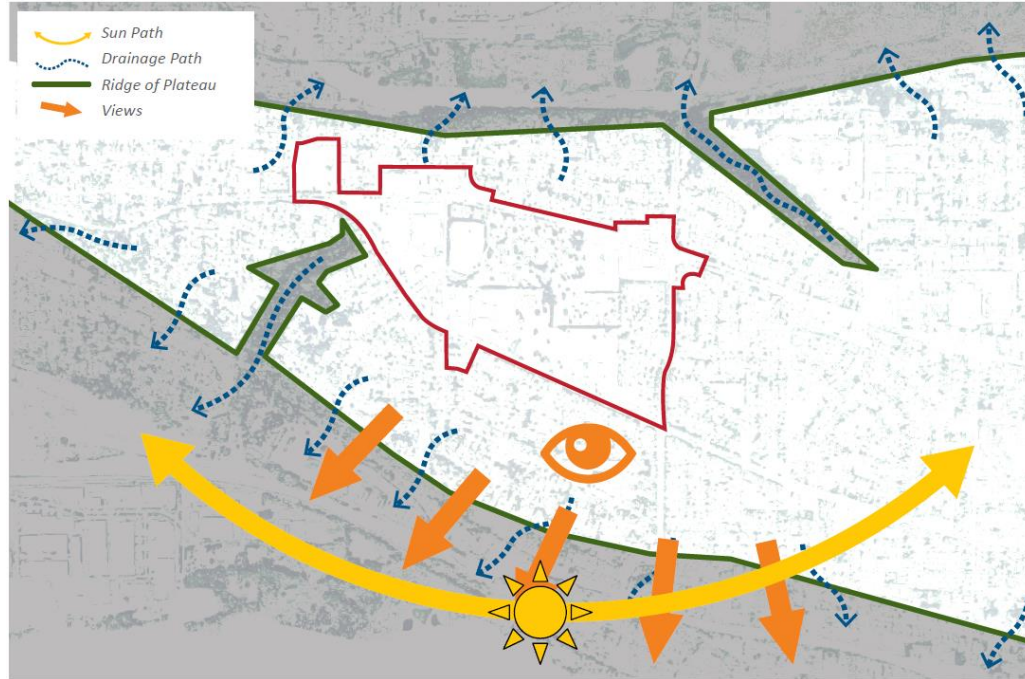
Green Space (68%)



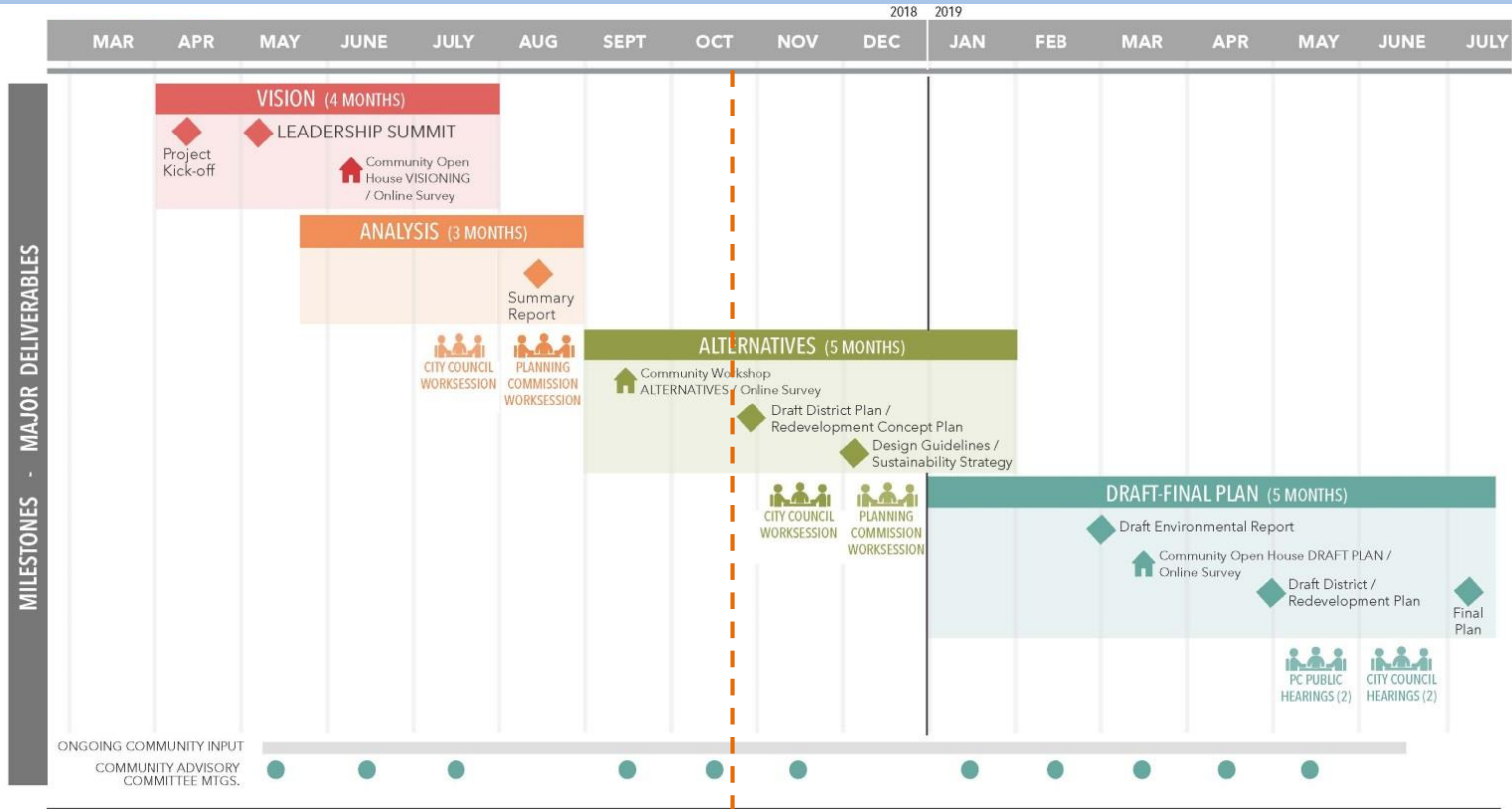
Transportation: Vehicle Network & Access



Natural Features Context



Project Timeline



Heights District Plan: Project Deliverables

- 1. *Subarea Plan for the 205-Acre*** Heights District that will include an overarching vision for the area, and make recommendations on design, land use, housing transportation, public space, and implementation priorities.
- 2. *Detailed Redevelopment Plan*** for the 53-acre Tower Mall redevelopment area that will include a market analysis, feasibility study, phased redevelopment plan, and partnerships and implementation recommendations
- 3. *Environmental Impact Statement:*** Planned Action SEPA Analysis that includes thresholds for a mix of uses and will enable expedited review of future development proposals.

Continuation of Development Moratorium

- Continuation of the existing development moratorium for another six months, per RCW 36.70A.390 and 35.63.200

Next Steps

- Online Open House currently open: October 5–26
- Community Advisory Committee meeting #5: November 1, 2018
- Nov. 2018- Jan. 2019: Refine concept alternatives
- Ongoing community engagement throughout the process
- Planning Commission presentation: December 2018
- Next Council update: winter/spring 2019
- Public Open House #3: winter/spring 2019
- Moratorium extension in May 2019
- Planning phase of The Heights project projected to be complete in fall 2019

Questions and Discussion

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<https://www.cityofvancouver.us/heights-district-plan>

<https://heightsplan.participate.online>

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