

VANCOUVER

Comprehensive Plan 2011-2030



Community Development

The Community Development chapter is the central part of the Vancouver Comprehensive Plan. The buildings and structures that make up the built environment are where people live, work, shop, and interact. Ensuring that different land uses work together to form compatible and cohesive neighborhoods, business districts and subareas is essential to community livability, and to Vancouver's ability to provide efficient public services. This chapter describes current land uses, development patterns, and neighborhoods in Vancouver, and directs how future development should occur over the next 20 years.

Specifics

- ▶ Vancouver in 2011
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Vancouver's land use in 2011

As of 2011, the City of Vancouver had a population of 162,300 persons, living in an area of approximately 50 square miles.

Original Native American settlement in the area dates back to prehistoric times. Current development patterns reflect the past 150 years and have been greatly influenced by the access provided by the Columbia River, and Interstates 5 and 205.

Downtown Vancouver and the adjacent Vancouver barracks and reserve are the historical heart of the city, and have enjoyed a renaissance in recent years led by the adoption of the Esther Short Redevelopment Plan. Additional public improvements and continued commercial, residential, and institutional revitalization are planned with a goal of establishing a vibrant, diversified downtown. West and north-west of downtown along the Columbia River are a mix of larger industrial properties, including Port of Vancouver facilities and environmentally sensitive lowlands areas near Vancouver Lake. East of downtown along the Columbia River are new waterfront residences, mixed commercial and residential uses, and governmental facilities. Larger homes front the river farther to the east.

A mix of uses are found along Main Street, St. Johns Road, and Fourth and Mill Plain Boulevards.

Fourth Plain Boulevard is home to a growing number of businesses serving residents of different ethnicities. Near State Route 500 and Interstate 205 is a major commercial and residential activity center, including the Westfield Mall complex, other large retail and commercial users, and apartments. Burnt Bridge Creek, running east-west through the center of the city, contains the Lettuce Fields and extensive open spaces and recreational trails. Farther to the south and east are established single-family residential neighborhoods.

The newest and fastest growing areas in Vancouver are east of I-205, much of which was annexed to the City in 1997. Mill Plain Boulevard and 164th and 192nd Avenues, the primary transportation corridors in the eastern area, are lined with commercial and multi-family housing developments. A range of new public and private investment is anticipated in these areas. East of 162nd Avenue are a number of recently planned residential and mixed-use neighborhoods near the former Hewlett-Packard and Columbia Tech Center light industrial campuses, and in the Riverview Gateway subarea.

Vancouver is a city of neighborhoods (See **Figure 1-1**). The City of Vancouver formally recognizes 64 neighborhood associations that include almost 90 percent of the city's population. Most neighborhoods have developed Neighborhood Action Plans (NAPs), identifying issues of local concern such as public safety, traffic, housing, and land use and recommending solutions. NAPs are not formally adopted as part of the comprehensive plan, but they are consistent with the plan's direction and are submitted for review and acceptance by the Vancouver City Council.



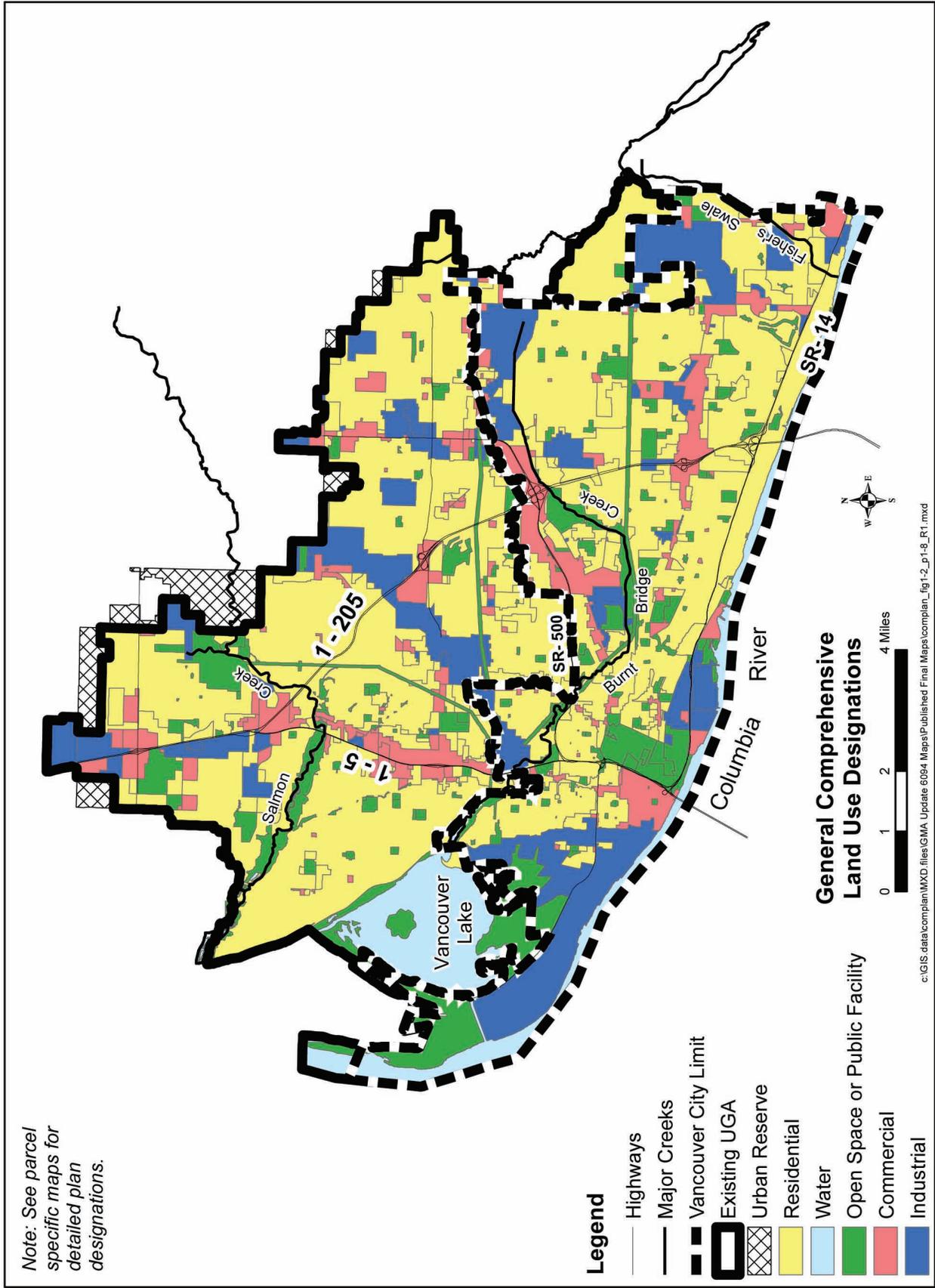


Figure 1-6. Comprehensive land use map showing designated types and intensities of land use allowed throughout the City of Vancouver.
Source: City of Vancouver GIS

Table 1-5. Vancouver comprehensive plan land use designations

Comprehensive Plan designation	Corresponding Zoning	General Intent
Residential		
Urban Lower Density	R-2, R-4, R-6, R-9	Predominantly single-family detached residential development, with some allowances for duplexes, townhouses, and single-family homes on small lots using infill standards
Urban Higher Density	R-18, R-22, R-30, R-35, MX	Predominantly apartments and condominiums, with some allowance for attached housing (such as duplexes, townhouses, and small-lot single-family homes) and mixed use
Commercial		
Commercial and Mixed Use	CN Neighborhood Commercial	Small scale commercial uses and services primarily for nearby residences. Designated areas are typically less than 2 acres in size. These areas provide services within walking distance for the frequent needs of the surrounding residents and are generally small areas designed to be compatible with the surrounding residentially zoned neighborhoods.
	CC Community Commercial	Medium scale commercial uses and services, typically serving more than one neighborhood. Designated areas are typically between 2 and 10 acres in size, located near collector or arterial street intersections
	CG General Commercial	Medium to larger commercial use and services serving large sections of urban areas and beyond. Designated areas are typically in urban activity centers or along major travel routes connecting activity centers. General Commercial areas provide a full range of goods and services necessary to serve large areas and the traveling public. These areas are generally located at interchanges, along state highways and interstates, and adjacent to major and minor arterial roadways.
	CX City Center intensity	Specific to downtown Vancouver. A mix of generally higher commercial, residential, institutional uses envisioned
	WX Waterfront Mixed Use	A mix of residential, commercial, office and recreation uses along the Columbia River
	CPX Central Park Mixed Use	Specific to Vancouver Central Park. A mix of open space, recreation, educational, governmental, and public service uses developed according to policies and guidelines contained in the master plan document "A Park for Vancouver: A Concept Plan" (as amended).
	MX Mixed Use	A mix of residential, commercial, office and recreation uses
	RGX Riverview Gateway (1)	Specific to the Riverview Gateway subarea at the intersection of 192nd Avenue and SR-14. A mix of residential, mixed use, office, and light industrial uses
Industrial		
Industrial	OCI Office-Campus-Industrial	Combination of light industry, office, & limited supporting commercial uses
	IL Light Industrial	Light manufacturing, research, warehousing, and industrial services, with provisions for office uses. Generally clean uses not involving outdoor storage, noise or odors or use of rail or marine transport.
	IH Heavy Industrial	Intensive industrial manufacturing, service, production or storage often involving heavy truck, rail or marine traffic, or outdoor storage and generating vibration, noise and odors.
	A Airport	General Aviation airports and accessory uses
Other		
Open Space	P Park, GW Greenway, NA Natural Area	Areas intended for parks, greenways and natural areas
Public Facilities	All zones	Areas developed with schools, fire stations, colleges, hospitals and other large facilities serving the public

(1) RGX Riverview Gateway is also consistent with Low Density and High Density Residential, and Industrial Comprehensive Plan designations

Community Development policies

The City of Vancouver adopts the following policies to guide land use and development in the city over the next 20 years. These policies are consistent with and implement Policy Sections 1.0, 2.0, and 12.0 of the Community Framework Plan, adopted by Clark County and local jurisdictions, and planning policies 36.70.A.020(1), (2) and (13) of the Washington Growth Management Act (see Appendix A).

CD-1 Citywide land supplies

Establish land supplies and density allowances that are sufficient to accommodate adopted long-term City of Vancouver population and employment forecast allocations.

CD-2 Efficient development patterns

Encourage efficient development throughout Vancouver to ensure achievement of average density of 8 units per acre set by countywide planning policies. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly transportation and transit services.

CD-3 Infill and redevelopment

Where compatible with surrounding uses, efficiently use urban land by facilitating infill of undeveloped properties, and redevelopment of underutilized and developed properties. Allow for conversion of single to multi-family housing where designed to be compatible with surrounding uses.

CD-4 Urban centers and corridors

Achieve the full potential of existing and emerging urban activity centers and the corridors that connect them, by:

- (a) Promoting or reinforcing a unique identity or function for individual centers and corridors
- (b) Planning for a compact urban form with an appropriate mix of uses
- (c) Working with stakeholders to develop flexible standards to implement the vision for that center or corridor

- (d) Encouraging innovative, attractive private development that efficiently uses available land and resources
- (e) Establishing connectivity within each center and to other areas to provide accessibility
- (f) Providing a range of transportation options
- (g) Investing in public facilities and amenities to enhance livability

CD-5 Mixed-use development

Facilitate development that combines multiple uses in single buildings or integrated sites.

CD-6 Neighborhood livability

Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in a well-planned, safe pedestrian environment.

CD-7 Human scale, accessible development, and interaction

Facilitate development that is human scale and encourages pedestrian use and human interaction.

CD-8 Design

Facilitate development and create standards to achieve the following:

- (a) Increased streetfront use, visual interest, and integration with adjacent buildings
- (b) Improved pedestrian connections and proximity of uses within developments
- (c) Enhanced sense of identity in neighborhoods and subareas
- (d) Publicly and/or privately owned gathering spaces facilitating interaction

CD-9 Compatible uses

Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

CD-10 Complementary uses

Locate complementary land uses near one another to maximize opportunities for people

to work or shop nearer to where they live.

CD-11 Archaeological and historic resources

Protect and preserve cultural, historic and archaeological resources. Promote preservation, restoration, rehabilitation, and reuse of historically or architecturally significant older buildings. Continually increase knowledge and awareness of historic and archaeological resources, further developing the city's identity and allure. Work with Clark County to maintain state Certified Local Government Status.

CD-12 Integrated area planning

Promote cohesive, integrated planning of areas and sites through use of subarea planning, master planning, and planned developments, or other methods.

CD-13 Land use reassessment

Assure consistency of overall land use and capital facilities plans by reevaluating Vancouver's land use plan if funding is inadequate to provide necessary public facilities and services to implement the plan.

CD-14 Connected and integrated communities

Facilitate the development of complete neighborhoods and subareas containing stores, restaurants, parks and public facilities, and other amenities used by local residents.

CD-15 Public Health and the built environment

Promote improved public health through measures including but not limited to the following:

- (a) Develop integrated land use and street patterns, sidewalk and recreational facilities that encourage walking or biking
- (b) Recruit and retain supermarkets and other stores serving fresh food in areas otherwise lacking them. Discourage supermarkets and fresh food stores that do relocate from using non-compete clauses that prevent timely replacement of similar uses. Encourage stores that locate near sensitive populations or

underserved areas to offer healthy food choices

- (c) Assess and promote opportunities for growing food in home or community gardens. Consider guidelines for service provision levels.
- (d) Coordinate with Clark County Public Health to better integrate health impacts and land use and public facilities and service planning

CD-16 Sustainability

Facilitate sustainable land use development through measures including but not limited to the following:

- (a) Develop integrated land use patterns and transportation networks that foster reduced vehicle miles traveled and associated greenhouse gas emissions
- (b) Develop individual buildings that minimize energy and resource consumption. Encourage home based efficiencies such as insulation retrofits, efficient water and air heating systems, and use of solar panels or other forms of energy capture.
- (c) Implement recommendations of the Vancouver-Clark County Sustainable Affordable Residential Development Report

CD-17 Aging Populations

Update policies, standards, and practices as necessary to accommodate anticipated aging of the local population, through measures such as:

- (a) Develop integrated land use patterns and transportation networks that facilitate shorter vehicular trips, walking, or use of public transportation
- (b) Review standards for specialty housing to ensure they are consistent with anticipated age-related housing needs
- (c) Review standards and designations of conventional single and multi-family housing to ensure they are consistent with anticipated needs, including provisions for aging in place

- (d) Review standards for roads and sidewalk design, signage, and lighting to address senior safety issues

Tracking the Comprehensive Plan

- As of 2008, 14% of existing Vancouver housing units were located within ½ miles of a full service grocery store, 47% within ½ mile of a convenience store, 69% within ½ mile of a park, 35% within ½ mile of a school, and 72% within ½ mile of a bus stop
- From 2007 to 2011, new Vancouver single and multi-family housing averaged a total density of 8.8 units per acre in city limits, and 6.1 units per acre in unincorporated portions of the Vancouver UGA. Single family units accounted for 50% of new units in city limits, and 8% in the VUGA.
- As of 2010, 74.5 of Vancouver residents surveyed reported that overall livability in the City was high or very high

For more information:

The Clark County Comprehensive Plan contains policy guidance for the unincorporated VUGA. Clark County also maintains comprehensive plan and zoning maps regulating the unincorporated area. Contact Clark County Long Range Planning or visit Clark County's Web site http://www.clark.wa.gov/planning/comp_plan/index.html

- *The Community Framework Plan contains policy guidance for regional growth issues in Clark County. See Appendix A.*
- *The Vancouver Comprehensive Plan Implementation Monitoring Report (2010) contains information on recent local trends and existing conditions. Clark County also tracks development data at http://www.clark.wa.gov/planning/comp_plan/monitoring.html*
- *The 2009 Creating a Sustainable Vancouver Plan is available at (http://www.cityofvancouver.us/upload/images/PublicWorks/VancouverSustainabilityPlanFINALWeb_090109.pdf)*
- *Code and Regulatory Barriers to the Living Building Challenge for Sustainable, Affordable, Residential Development http://www.cityofvancouver.us/upload/images/Planning/Sustainability/CTED_Grant/Report_1_only.pdf*