

Local Aspirations for Growth Reporting Sample Format

City of Vancouver

What are your aspirations for growth in Centers and Corridors and/or City as a whole?

Your estimates will allow for comparison with regional estimates and can be given in ranges.

Where would you like to encourage growth?	Where is this area located?	What is your planned capacity for growth?	What is your estimate for growth by 2030	What is your aspiration for growth beyond planned capacity if available for 20 years?	What is your aspiration for growth beyond planned capacity if available for 50 years?
Existing Center	Downtown Vancouver (VCCV subarea)	7281 persons 9406 jobs	Same as planned capacity	Same as planned capacity	Not yet determined
New Center (redevelopment of defunct quarries)	Riverview Gateway – quarries at SR 14 & SE 192 nd Ave	2250 persons, 5923 jobs	Same as planned capacity	Same as planned capacity	Not yet determined
New Center (redevelopment of defunct quarries)	Section 30 – quarries at SE 192 nd Ave and SE 1 st St	9600 jobs, 1760 res units (approx 3350 persons)	Same as planned capacity	Same as planned capacity	Not yet determined
Corridor	Fourth Plain Corridor	17,888 persons, 10,671 jobs (13,921/6931 are existing)	Same as planned capacity	Same as planned capacity	Not yet determined
City as a whole	9/06 city boundaries	190,500 persons, 162,500 jobs through 2026	Same as planned capacity	Same as planned capacity	Not yet determined
Other locations for additional infill or key nodes?	The Vancouver Comprehensive Plan 2003-2023 identifies a dozen activity centers and corridors that the City intends to prepare more detailed community or subarea plans for. These plans identify zoning changes and capital improvements needed in order for them to become more vibrant mixed use centers. See attached map for general locations.				

What values will guide growth in your community?

If you do not have estimates of capacities or growth forecasts, plans for the type of community you are building will help Metro staff quantify what you envision

Locations	Using the Activity Spectrum, which type of community best reflects your aspirations	What is the desired urban form for your community (FAR, Height)	What is the theme, if any that your community wants to retain (historic main street, regional shopping, etc)	Other values
Existing Center Downtown Vancouver (VCCV subarea)	Regional Center – 18 hour	- Dense urban form - Urban city allowed building heights from 50 to 300 feet	- Historic Main Street - A Waterfront City (New urban mixed use waterfront development)	Create and support “messy vitality”, a dynamic and rich mix of residential, cultural, civic, retail and entertainment places that attract growth and 24/7 activity
New Center Riverview Gateway	Regional or Town Center – 14 hour	Minimum FAR to range from 0.5 -1.0. Baseline maximum height of 75’ can be exceeded if buildings separated.	Mixed use employment center	Capitalize on views of Columbia River and Mt Hood and access to PDX. Serve as southeastern gateway to Vancouver
New Center Section 30	Regional or Town Center – 14 hour	Urban rather than suburban – traditional grid street network – no height limit on Office, commercial, industrial – 75 ft limit on residential	Mixed use employment center	Extend successful redevelopment of quarries in Columbia Tech Center and achieve higher densities and more intense development.
Corridor Fourth Plain Corridor	Town Center/Corridor – 18 hour	Streetfront development required. FAR range of 0.3 -0.5 anticipated but not restricted and more intense development encouraged..	Redevelopment corridor	Develop ethnic businesses already in the area into an International Corridor Identity
City as a whole	Safe, friendly neighborhoods offering a mix of housing types near vibrant activity centers of various types.	Urban, not suburban; average density = 9 du/acre; average employment density = 25 jobs/acre office and commercial 12 jobs/acre industrial	Historic resources and character; safe friendly single-family neighborhoods (“a good place to raise a family”)	Diverse community welcoming all; friendly, small-town feel with lots of citizen participation and volunteerism.
Other locations for additional infill or key nodes?	Remaining centers and corridors that have not yet had a detailed look.	Vibrant, mixed use centers	Not yet determined	Not yet determined

What policies and investments actions will it take to achieve these aspirations?

Many communities have aspirations that can not be fulfilled because of a lack of financial incentives or policies. If you have identified major barriers to achieving your aspirations, please list them

Locations	What kind of transit services?	What kind of other infrastructure? (streetscape, road, bike, pedestrian, sewer or other?)	What kind of financial strategies? (urban renewal, new funding sources, other?)	What kind of regulatory or policy changes?	Other?
Existing Center Downtown Vancouver (VCCV subarea)	Improved transit service – specifically LRT, streetcar or trolley & more frequent bus service	Roads and new waterfront access under railroad berm are main challenges	Urban renewal, grant funding, tax increment financing (TIF), general fund	Update zoning standards as needed over time	Development agreement with master developer of waterfront to address a range of issues
New Center Riverview Gateway	Transit service (none available now)	Roads, trails and parks	Developer construction and impact fees; TIF, local improvement district (LID)	Update recently adopted zoning standards as needed over time	Future master planning required to implement, refine subarea plan vision
New Center Section 30	Improved transit service (probably bus, maybe BRT)	Roads, sewer, water, parks & trails	Developer construction and impact fees, TIF, latecomer agreements & LID	Update soon to be adopted zoning standards as needed over time	Future master planning required to implement, refine subarea plan vision
Corridor Fourth Plain Corridor	HCT – light rail preferred	Streetscape and bicycle & pedestrian improvements to roads accessing 4 th Plain; transit improvements	General fund, developer construction, TIF	Update recently adopted zoning standards as needed over time	Funding tools
City as a whole	Improved transit service of various types;	Improved street connectivity and ped & bike facilities. also parks and schools	General fund, developer construction, grants	Code revisions to encourage sustainable and low impact development.	Funding tools
Other locations for additional infill or key nodes?	Remaining centers & corridors identified on map	Streetscape improvements, connectivity improvements, transit, parks	same as above	Not yet determined	Funding tools

