# Complete Neighborhoods

Clark County Commission on Aging
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Rebecca Kennedy, City of Vancouver
Elizabeth Decker, JET Planning

# Definition of complete neighborhood

- ***Accessible for people of all ages, abilities and income levels***
- A variety of housing types
- Services: healthcare, social services, commercial services
- Amenities: destinations, cultural/civic
- Access to healthy food
- Schools & daycares
- Open space and recreation opportunities
- Transportation options: transit, walking, biking
- Build environment that works for many people: benches/seating, bathrooms, lighting

# Centers & Corridors

**Legend**

- 🟢 Center – future
- 🟠 Center – completed or in progress
- ━ Corridor – future
- ━ Corridor – completed or in progress
- City of Vancouver boundary

Fruit Valley

St. Johns/St. James

NE Fourth Plain

Vancouver Mall

Vancouver Plaza

Kevanna Park

Upper Main

Fourth Plain

Evergreen Airport

City Center

Central Park

Evergreen

The Heights District

Lower Grand Employment Area

SWWMC/ Mill Plain

112th

Section 30

Columbia Business Center

Columbia Tech Center

164th

192nd

Riverview Gateway

Columbia River

# Centers & Corridors

**City of Vancouver Comprehensive Plan Community Development Goals**

- Facilitate connected neighborhoods and communities
- Plan for an aging population
- Plan for growth in centers and corridors
- Promote health and foster sustainability

## Key Policies:
- Promoting compact urban development that includes a mix of uses
- Encouraging innovative, attractive, efficient private development
- Establish connectivity within each center/corridor and to other areas adjacent to them
- Integrate land use patterns and transportation networks to facilitate shorter vehicle trips and multimodal travel
- Provide a range of transportation options
- Invest in public facilities and amenities to enhance livability

# 20-minute neighborhoods

**City of Vancouver Strategic Plan — Goal 6:**
**Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services—"20-minute neighborhoods"**

- Objective 6.1: Support a strong, active neighborhood program that enhances livability and community connections

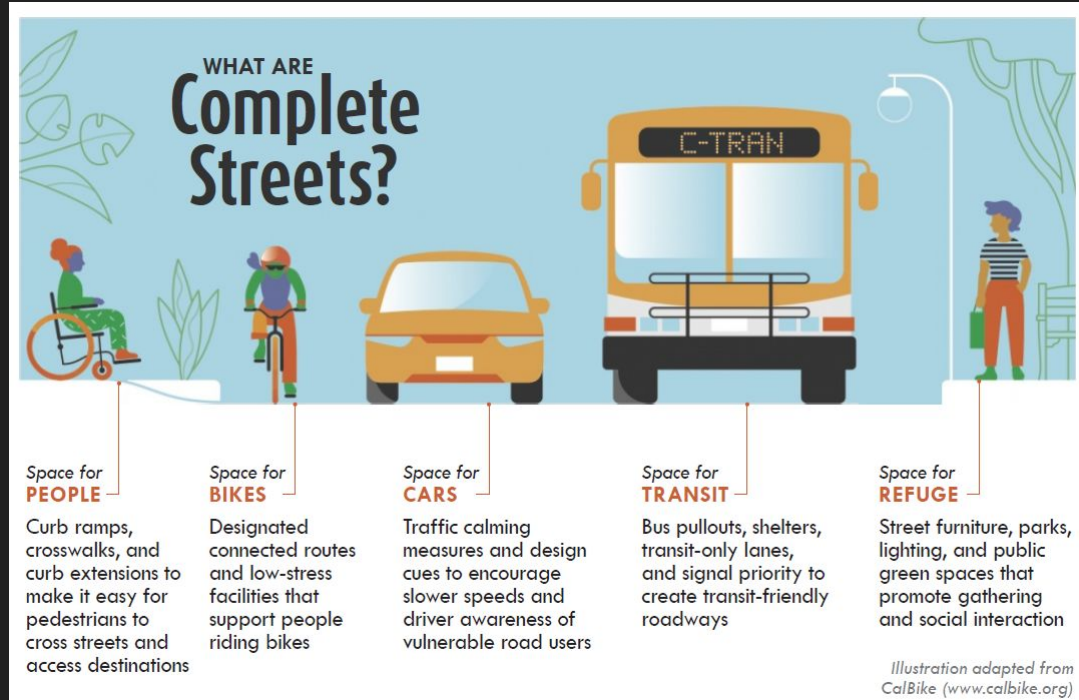- Objective 6.2: Improve amenities and services that allow residents to "age in place"

# Complete Streets

**City of Vancouver Strategic Plan: Goal 1**
Ensure our built environment is one of the safest, most environmentally responsible and well maintained in the Pacific Northwest

- Action 1.1.1: Adopt and implement a Complete Streets Program that enables safe mobility for all users
- Action 1.1.2: Upgrade key bike and pedestrian corridors
- Action 1.1.3: Plan for multiple public transit options, including bus, Bus Rapid Transit (BRT) and light rail



WHAT ARE
**Complete Streets?**

C-TRAN

Space for
**PEOPLE**
Curb ramps, crosswalks, and curb extensions to make it easy for pedestrians to cross streets and access destinations

Space for
**BIKES**
Designated connected routes and low-stress facilities that support people riding bikes

Space for
**CARS**
Traffic calming measures and design cues to encourage slower speeds and driver awareness of vulnerable road users

Space for
**TRANSIT**
Bus pullouts, shelters, transit-only lanes, and signal priority to create transit-friendly roadways

Space for
**REFUGE**
Street furniture, parks, lighting, and public green spaces that promote gathering and social interaction

*Illustration adapted from CalBike (www.calbike.org)*

# Housing Options

**City of Vancouver Affordable Housing Task Force:**

**Recommendations to Increase Housing Supply**

- **Amend zoning/development regulations to encourage affordable housing options**

- **Increase flexibility for Accessory Dwelling Units (ADUs)**

- **Inclusionary Housing: incentives to provide some affordable units in market rate developments**
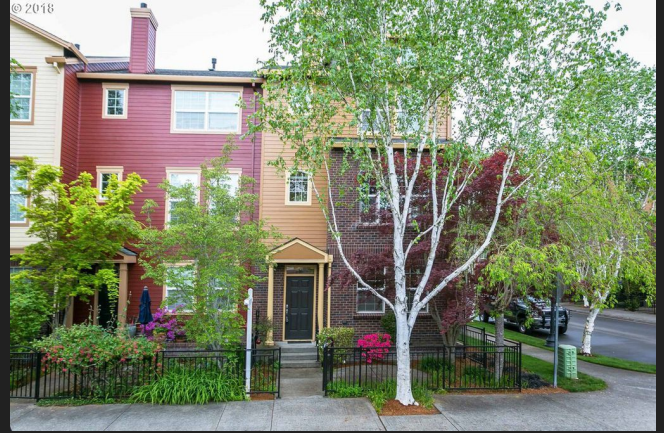
# Development context: retrofit vs. greenfield

## The Heights District Plan



## Columbia Tech Center and Section 30
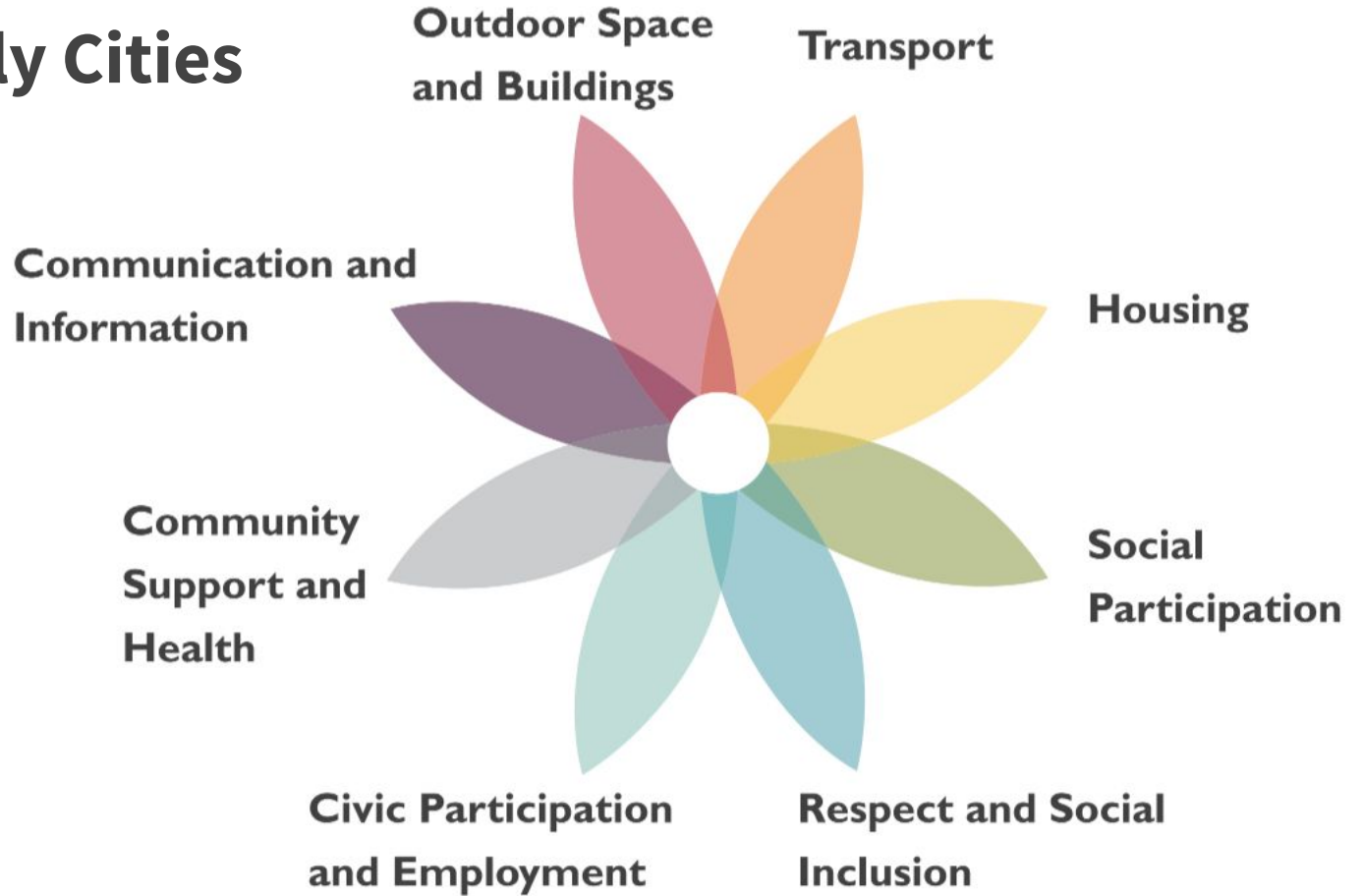
# Public implementation tools

- **Policy**
  - **Comprehensive Plan**
  - **Transportation System Plan**
  - **Strategic Plan**
  - **Affordable Housing Plan**
- **Regulations**
  - **Transit-oriented development**
  - **Design Guidelines**
- **Incentives**
  - **Multi-family Tax Exemption Program**
  - **Adaptive Reuse Program**
  - **Public investment in infrastructure**
- **Publicly-led projects**

# Public, private, and community roles

# Age Friendly Cities



Outdoor Space and Buildings

Transport

Housing

Communication and Information

Social Participation

Community Support and Health

Civic Participation and Employment

Respect and Social Inclusion

**Zoning Regulations**
- **Where**
- **What**
- **How**

Where?

**What?**

# Site Design Features:

- Pedestrian circulation
- Building orientation to street
- Outdoor seating
- Bike racks, transit stops
- Landscaping

The Heights District

The Heights District

The Heights District

**CIRCULATION PLAN**

**Devine Rd.**
Complete Street & North/South Connector

**Mill Plain Blvd.**
Grand Street & BRT Corridor

**Blandford Dr.**
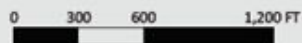Improved Bicycle and Pedestrian Connections

**MacArthur Blvd.**
Demonstration Green Street
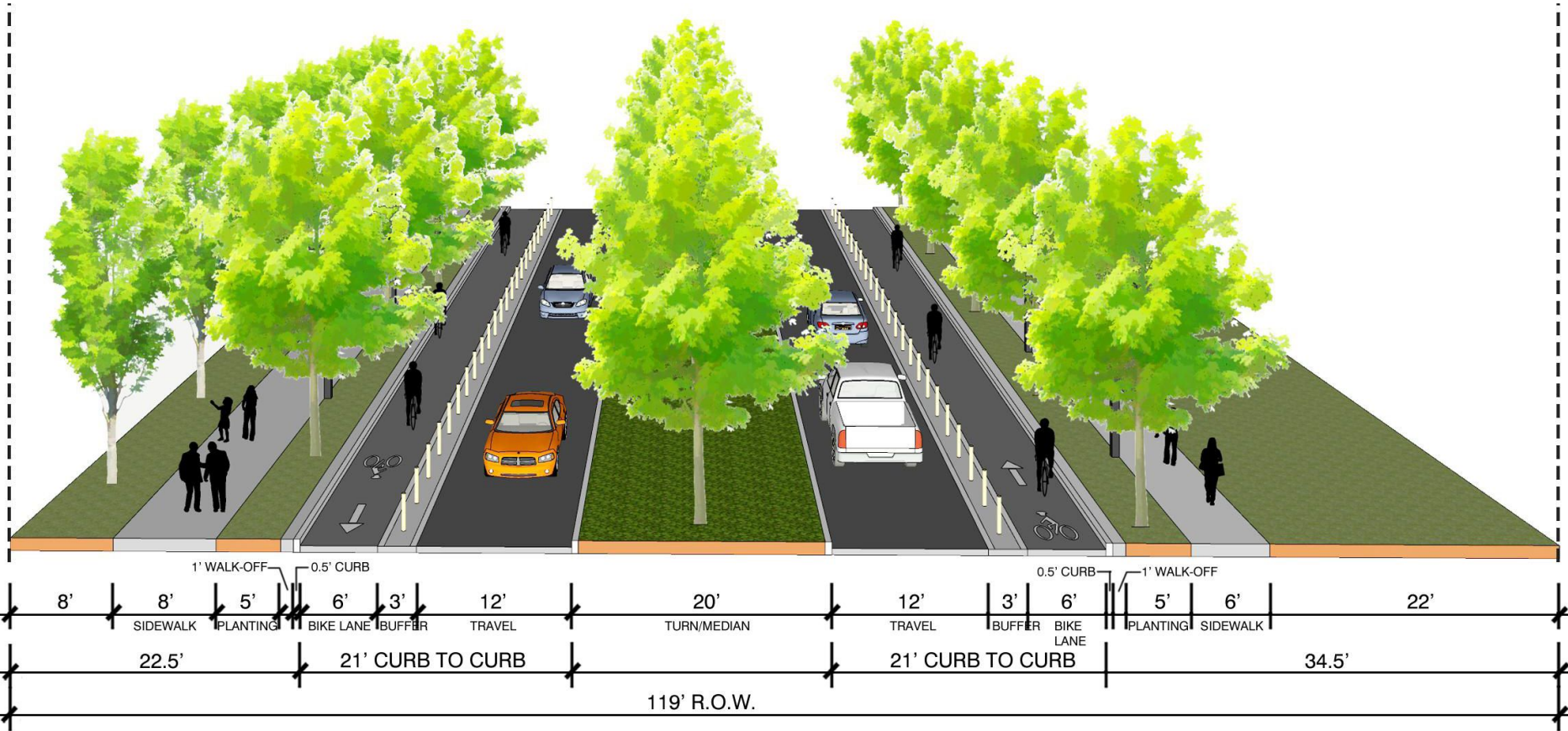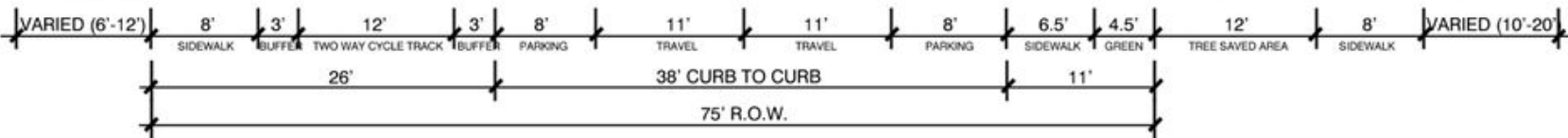
**Andresen Rd.**
New Bike Lanes

**LEGEND**

— Mill Plain Boulevard
— Andresen Road
— MacArthur Boulevard
— Devine Road
— Neighborhood Cross Streets
→ Pedestrian Connectivity
— Bike Connectivity
○ Planned BRT Stations
◉ Planned Roundabouts
•••• Planned 2-Way Bike Facilities (East McLoughlin Area Safety Improvement Project)
▦ Proposed Crosswalk
▦ Existing Crosswalk

Map labels: MLK ES, Boise Ave, Ogden Ave, Missoula Av, Helena Ave, Idaho St, Kansas St, Flint Ave, Cemetery, N Devine Rd, N Blandford Dr, Blandford Canyon Trail, Phoenix Way, McLoughlin MS, Texas Dr, MacArthur Blvd, Marshall ES, N Andresen Rd, Wichita Dr, Missouri Dr, S Burdick Ave, E Evergreen Blvd, Louisiana Dr, E Mill Plain Blvd

Scale: 0 — 300 — 600 — 1,200 FT

# Andresen Road proposed street section



| 8' | 8' | 5' | | 6' | 3' | 12' | 20' | 12' | 3' | 6' | | 5' | 6' | 22' |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SIDEWALK | PLANTING | | BIKE LANE | BUFFER | TRAVEL | TURN/MEDIAN | TRAVEL | BUFFER | BIKE LANE | | PLANTING | SIDEWALK | |

1' WALK-OFF — 0.5' CURB

0.5' CURB — 1' WALK-OFF

| 22.5' | 21' CURB TO CURB | 21' CURB TO CURB | 34.5' |
|---|---|---|---|

119' R.O.W.

# Devine Road proposed street section



| VARIED (6'-12') | 8' SIDEWALK | 3' BUFFER | 12' TWO WAY CYCLE TRACK | 3' BUFFER | 8' PARKING | 11' TRAVEL | 11' TRAVEL | 8' PARKING | 6.5' SIDEWALK | 4.5' GREEN | 12' TREE SAVED AREA | 8' SIDEWALK | VARIED (10'-20') |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

26' | 38' CURB TO CURB | 11'

75' R.O.W.

# Mill Plain Blvd proposed street section



| 8' | 6.5' | 6' | 12' | 11' | 12' | 11' | 11' | 8' | 3' | 6' | 6.5' | 10' |
| SIDEWALK | PLANTING | BIKE LANE | TRAVEL | TRAVEL | TURN/MEDIAN | TRAVEL | TRAVEL | PARKING | BUFFER | BIKE LANE | PLANTING | SIDEWALK |

| 14.5' | 80' CURB TO CURB | 16.5' |

| 6.5' | 99' R.O.W. | 5.5' |
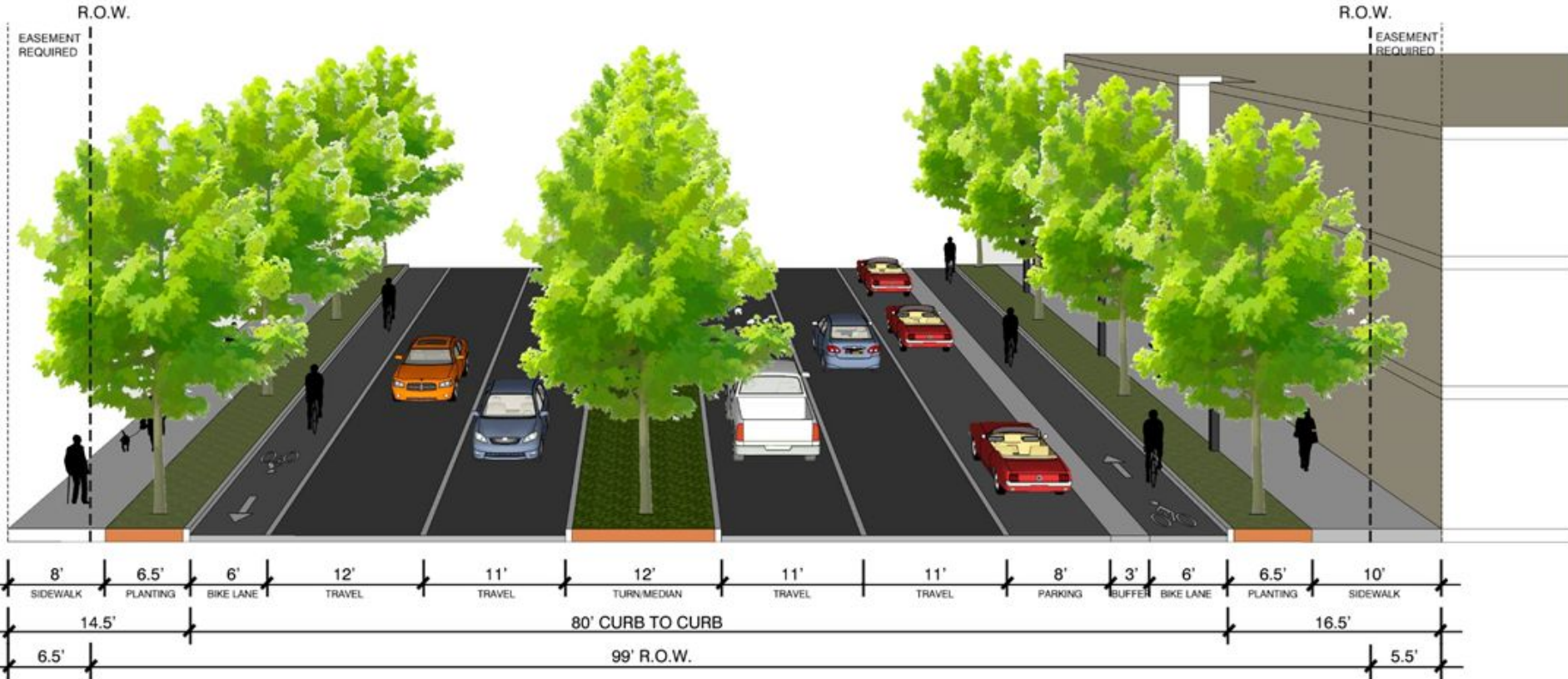
# Income-based housing targets



**HOUSING MIX DIAGRAM**
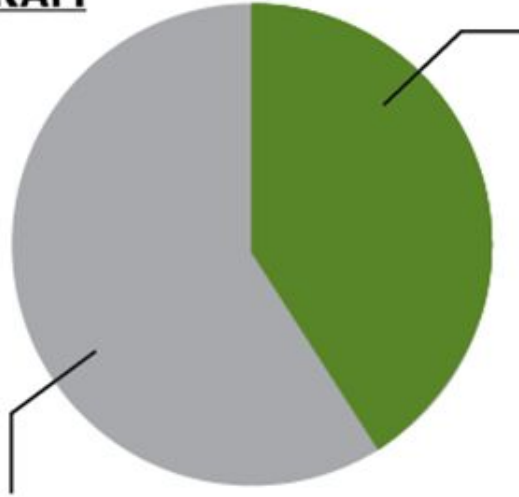
**TARGET: 25-40%**
**INCOME-BASED HOUSING (<100% AMI)**
INCLUDING:
- LOW-MODERATE INCOME FAMILY HOUSING
- SENIOR HOUSING
- LIVE/WORK UNITS

**60-75% MARKET RATE HOUSING**
INCLUDING:
- ABOVE MARKET UNITS AND CONDOMINIUMS
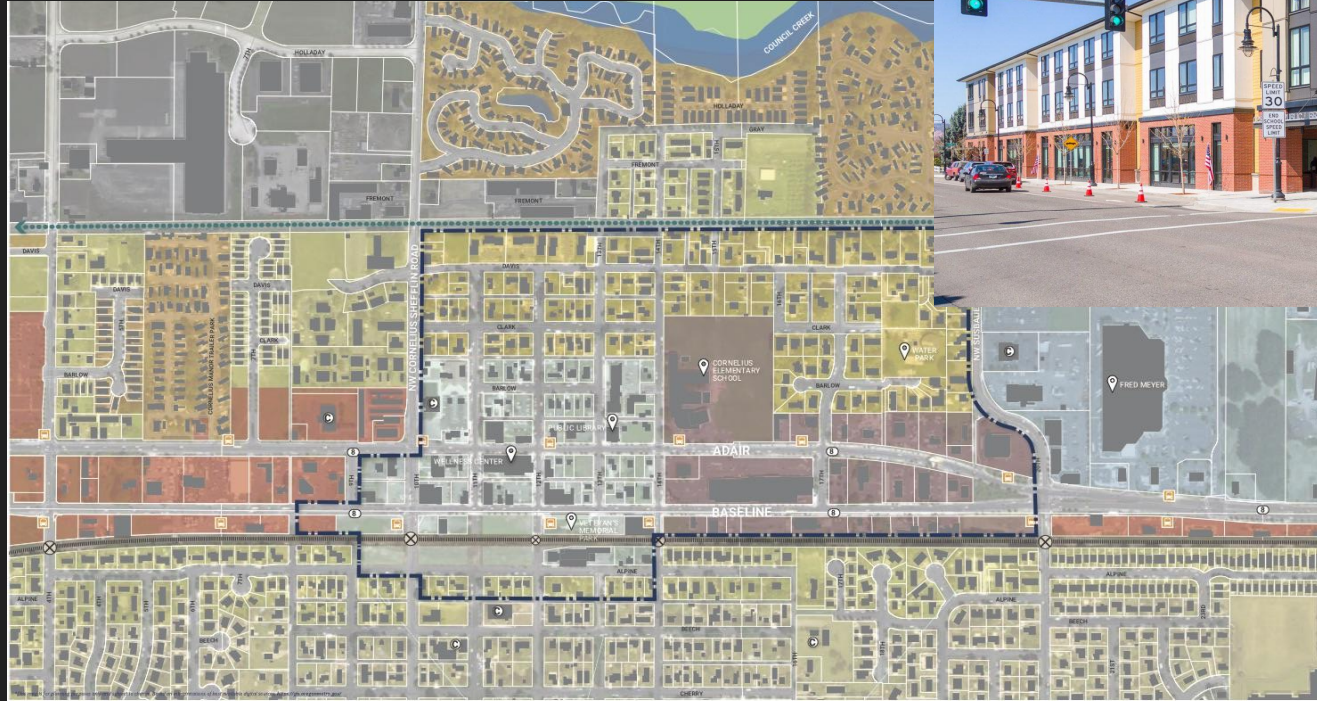- STUDIO TO 3-BEDROOM UNITS
- RENTAL AND OWNER UNITS
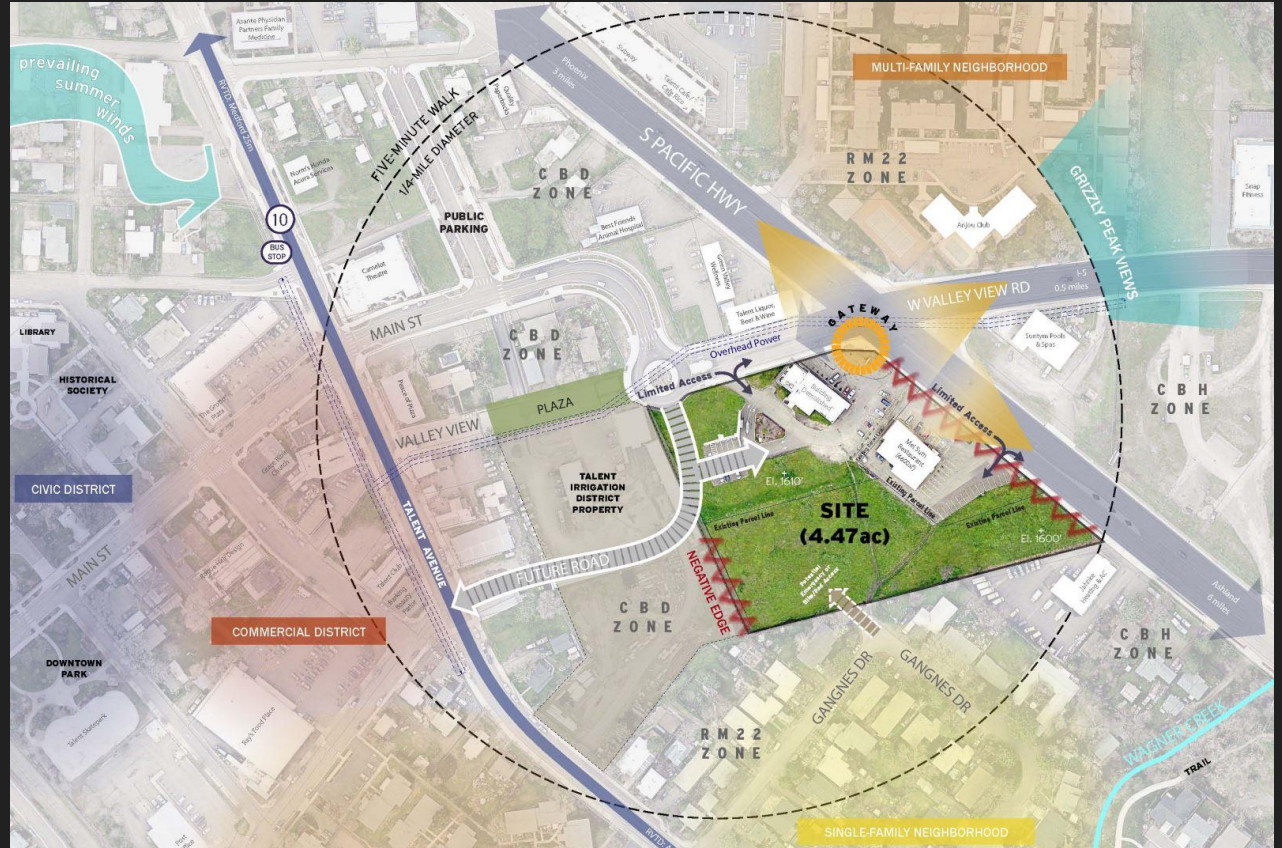
# Open space network



| Parks & Open Space | |
|---|---|
| Civic Park | 1.0 acres |
| Neighborhood Park | 1.5 acres |
| Pocket Parks | 0.5 acres |
| Linear Plaza (the Loop) | 0.5 acres |
| MacArthur Greenbelt | 2.6 acres |
| **Total** | **6.1 acres** |

# Cornelius Town Center

# Talent, Oregon

# Specific considerations for seniors

- Universal Design: parks, plazas and infrastructure
- Encouraging accessible, "visitable" housing development
- Benches/outdoor seating, lighting, public bathrooms
- Facilities for safe walking, biking and rolling
- Convenient transit service/access
- Close proximity to a variety of services and amenities, including healthcare
- Programs that provide financial assistance for accessibility retrofits or support maintenance, Senior Citizen Property Tax Reduction Program
- Inclusive programming that promote social interaction and community building

# Questions

Rebecca Kennedy, City of Vancouver
rebecca.kennedy@cityofvancouver.us

Elizabeth Decker, JET Planning
edecker@jetplanning.net