

Mixed Use



Why are we here?

- An advisory committee representing development, financing, neighborhood, and smart growth interests was appointed by the Clark County Board of Commissioners.
- The committee is charged to recommend refinements to the current mixed use ordinance.
- Your comments tonight will help the committee formulate recommendations to the commissioners.

What is Mixed Use?

- Mixed use is a land use approach which defines how development occurs.
- Creates a community point of pride.
- Blends different types of land uses together.

Residential

Commercial

Recreational

Educational

Office

Lodging

Local Examples



Columbia Shores

Local Examples



Anthem Park



Local Examples

Mill Plain One



Local Examples

Mill Plain One



Local Examples

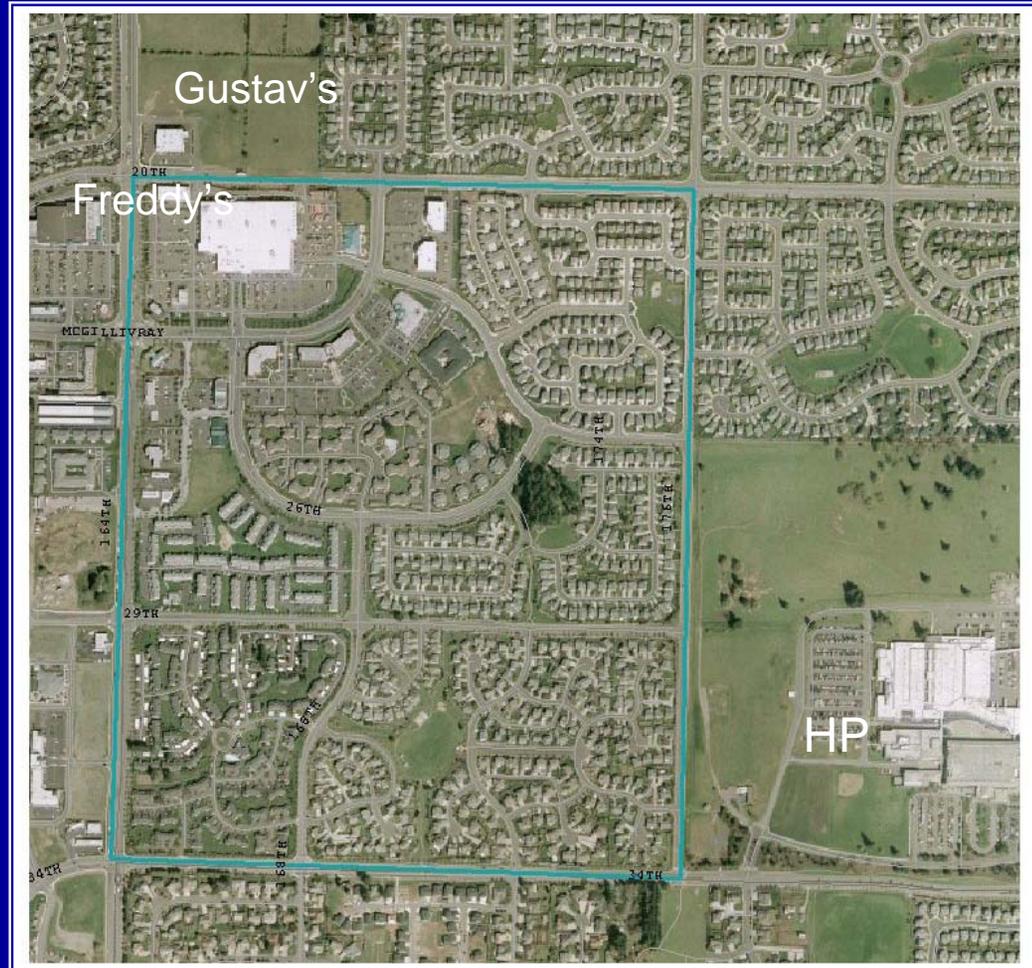
Plum Meadows



Fruit Valley School

Local Examples

Fisher's Landing



Local Examples

Fisher's Landing



Why update the Mixed Use Ordinance?

- Supports the goals and objectives of the Growth Management Plan and Community Vision.
- Very little mixed use has been built in Clark County.
- Existing standards are unclear.
- Noted a need to have a code that makes mixed use development possible under today's market realities.

Goals of Mixed Use

- Promotes cohesive site planning and design - creating a sense of place.
- Encourages compatibility with the surrounding area.
- Allow for flexibility rather than cookie cutter approach to development.
- Reduces auto traffic on the roadways.
- Focuses on pedestrian, transit and bicycle users.

Design Guidelines

- Building orientation.
- Building facades.
- Varying setbacks based on building height when non-residential uses abuts single family areas.
- Landscaping, open space, trails, and public spaces.
- Pedestrian links.
- Signs.
- Parking and loading areas.

Residential Housing Examples



Residential Housing Examples



Commercial



Mix of Uses

Orientation	Minimum	Maximum
Residential	30 Percent	80 Percent
Non-Residential (Commercial, Office, etc.)	20 Percent	70 Percent

Percentage is calculated in the square feet of gross floor area for each type of use. This is the total of all floors of a building including stairs, halls, and elevator shafts.

Development Standards

	Minimum	Maximum
Residential	Freestanding buildings at 12 units per gross acre	Freestanding buildings at 42 units per gross acre
Non-Residential (Commercial, Office, etc.)	Floor area ratio: .3 : 1	Floor area ratio: 3 : 1

*Floor Area Ratio – the gross floor area of all buildings on a lot divided by the lot area.
For example: 3:1 is 3 square feet of floor area for every 1 square foot of site area.*

Incentives

- Up to 10 percent reduction in Transportation Impact Fees -- if the development includes:
 - Connecting walkways
 - Sheltered bus stops or bus stop approved by C-TRAN
 - Bike lockers
 - Connect to a regional trails
 - Paid parking
 - Carpool/Vanpool parking

Master Planning

- Applies to a development greater than 5 acres with two or more buildings totaling 150,000 square feet.
- Coordinates phased development.
- Flexibility of uses.
- Approved master plans are given priority and received expedited site plan review.

Next Steps

Step 1

- On going committee meetings to refine the draft mixed use ordinance.
- Clark County Planning Commission will review the committee's findings and forward recommendations to the county commissioners on November 18th.
- Commissioners are expected to take action on the ordinance on December 14th.

Step 2

- Committee recommendations on enhancements to the new mixed use code.
- Timeline for Step 2 is under construction.



Staying in Touch

- Join our e-mail and mailing list – just sign in.
- Check out the Mixed Use web page at:
www.clark.wa.gov/longrangeplan/projects/mixed-use.html.
- Contact Bob Higbie, Project Manager
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