



CITY OF
Vancouver
WASHINGTON

Waterfront Gateway Project Update

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Agenda

- Review affordable housing building design
- Provide plaza design update
- Next steps
- Questions & Discussion

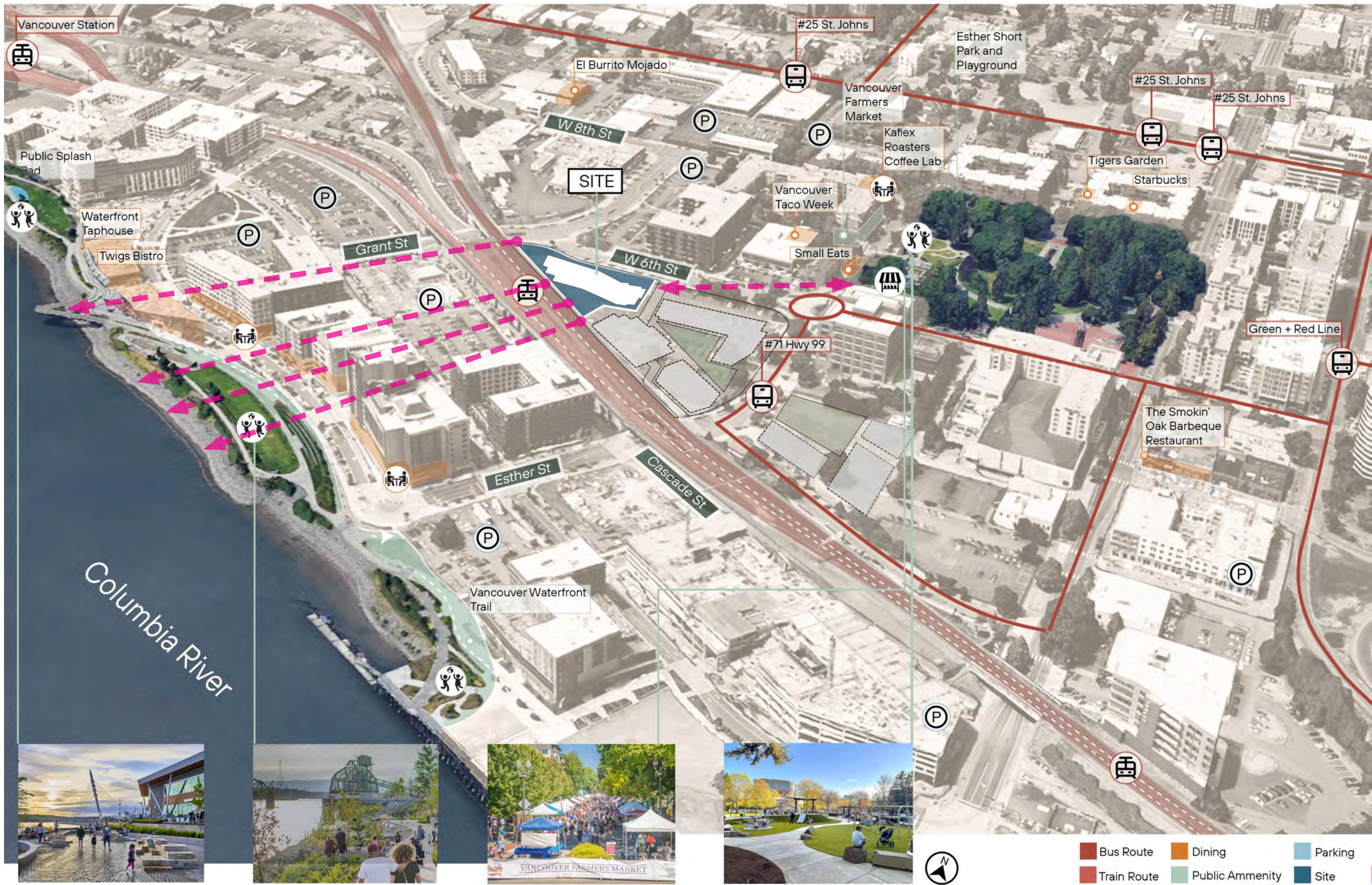


Affordable Housing Update



- Majority of funding secured
- Planning and permitting process due to complete December 2024
- Scott Edwards Architecture new project designer, made intentional changes to design.





Site Context

Vancouver Affordable Housing
 West 6th Street, Vancouver, WA 98660
 Project #24035 07.18.2024



6TH STREET



LEGEND

- PUBLIC
- PRIVATE
- CONIFER TREES
- BROADLEAF TREES
- SMALL ORNAMENTAL TREES
- DINING TABLES
- BENCHES
- BIKE RACKS
- WASTE + RECYCLING
- POLE LIGHT
- PATH LIGHT
- UNIT PAVERS
- UNIT PAVERS OR CIP CONCRETE
- PLAYGROUND SURFACING, TBD
- ORNAMENTAL PLANTING



Vancouver Affordable Housing
 West 6th Street, Vancouver, WA 98660
 Project #24035 07.18.2024



NEW DEVELOPMENT PROGRAM

Building Unit Mix:

(42) 1 BR

(24) 2 BR

(10) 3 BR

(19) Studio

Total Units: 95 Units

User Groups:

Culturally specific for Native Americans

50-60% AMI

Families

Design Focus:

Community Spaces - Indoor and Outdoor

Affordable Housing Services

Art Integration

Intergenerational Design

Safety and Security

Culturally responsive design

Noise Reduction Design

Connection to surrounding site context

PREVIOUS DEVELOPMENT PROGRAM

Building Unit Mix:

(51) 1 BR

(21) 2 BR

(0) 3 BR

(23) Studio

Total Units: 95 Units

User Groups:

Singles and Couples

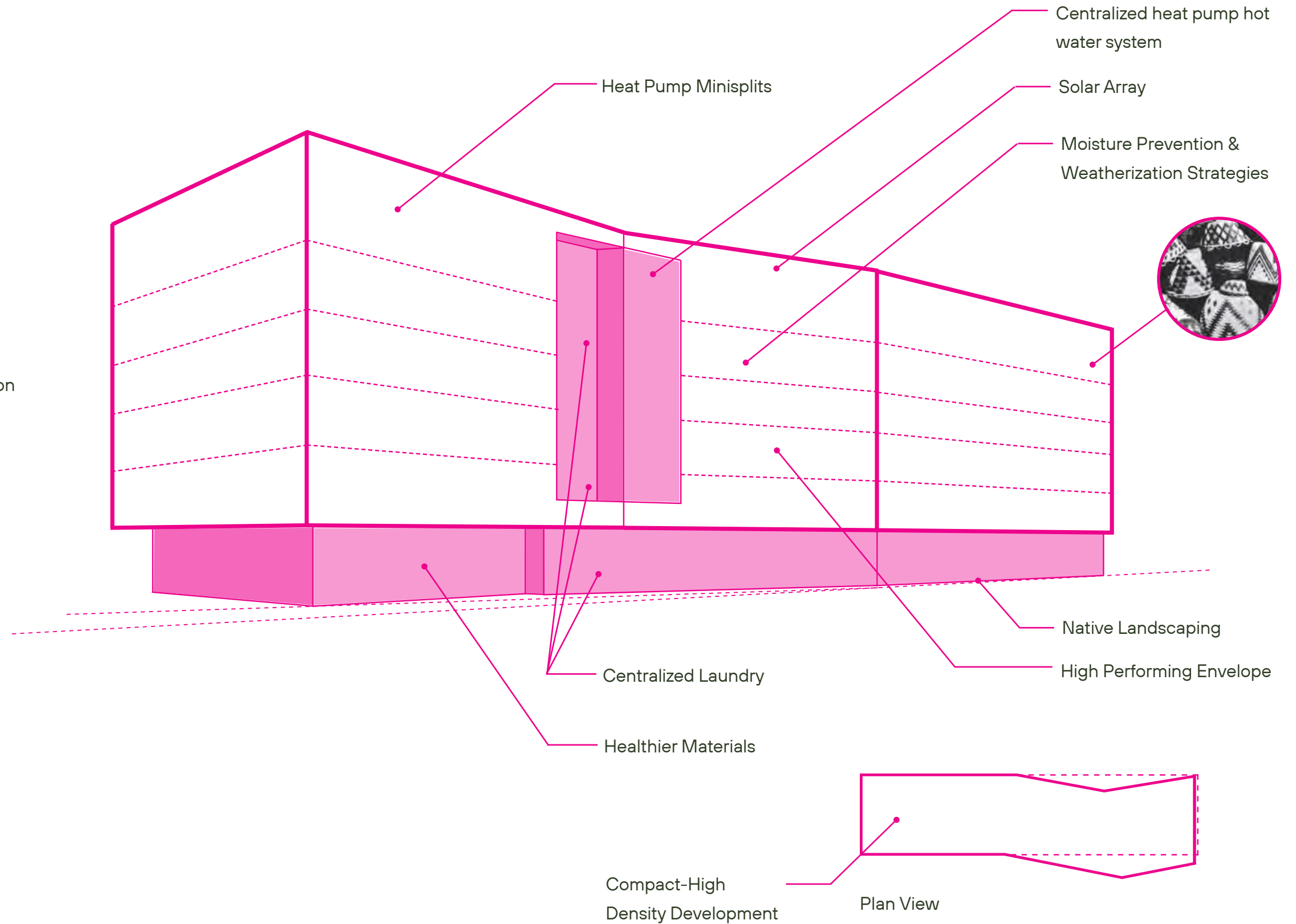
50-60% AMI



SUSTAINABLE MEASURES

Evergreen Sustainable Development Standard (ESDS)

- All Electric
- Renewable Energy (Solar Array)
- EV Charging Station(s)
- Energy Star Appliances
- Heat Pump Minisplits (to be verified)
- High-Efficiency Centralized Heat Pump Hot Water Heating
- Centralized Laundry
- Commissioning
- Appropriate Project Siting - i.e. site is not farmland, wetlands, habitat conservation area, geologically hazardous
- Connections to Existing Development & Infrastructure
- Compact-High Density Development
- Access to Services, Transit, & Open Space - i.e. many goods/ services, frequent transit service, and ample parks/ open space within 1/2 mile
- Native and/or Adaptive Landscaping
- Integrated Pest Management
- Efficient Irrigation
- Water Conserving Fixtures
- Moisture Prevention & Weatherization Strategies
- Promoting Physical Activity - i.e. dedicated outdoor activity space/ playground
- Healthier Materials - i.e. low VOC, phthalate free, and formaldehyde free
- Access to Fresh, Local Foods - i.e. proximity to farmer's market





Stained & Scored Concrete



Bark Chips



Artificial Turf



Playground Surfacing



Bike Racks



Site Lighting



Seating



Seating



Nature Play



Nature Play



Raised Garden Beds



Raised Garden Beds



Pacific Dogwood Hybrid



Serbian Spruce



Cedrus Deodara



Cork Oak



Silver Leafed Oak



North Elevation

Vancouver Affordable Housing
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Scott
Edwards
Architecture



South Elevation

Vancouver Affordable Housing
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Plaza Design Update

- Conducted in-person and online community engagement Q1 2024
- Community feedback incorporated in updated design
- Plan to be refined, presented to PRAC late Q3 2024
- Final design shared with community for additional feedback prior to PRAC



VANCOUVER WATERFRONT GATEWAY
PLAZA SD UPDATE

PLAZA SD UPDATE

- PLAZA NARRATIVE
- PLAZA GOALS
- PLAZA PROGRAM
- LOWER PLAZA UPDATES
- UPPER PLAZA UPDATES

DESIGN GOALS

Create a district that is **uniquely Vancouver**.

Make a place that is both a **destination** and a **link**.

Reinforce **Esther Street** as a key pedestrian connection.

Extend and emphasize the mid-block **pedestrian crossing** at 6th Street.

Incorporate **landscape elements** and **outdoor seating** along pedestrian paths and **active ground floors**.

Utilize **wayfinding signage** and **intuitive cues**.

Provide **outdoor comfort** including a **covered outdoor area**.

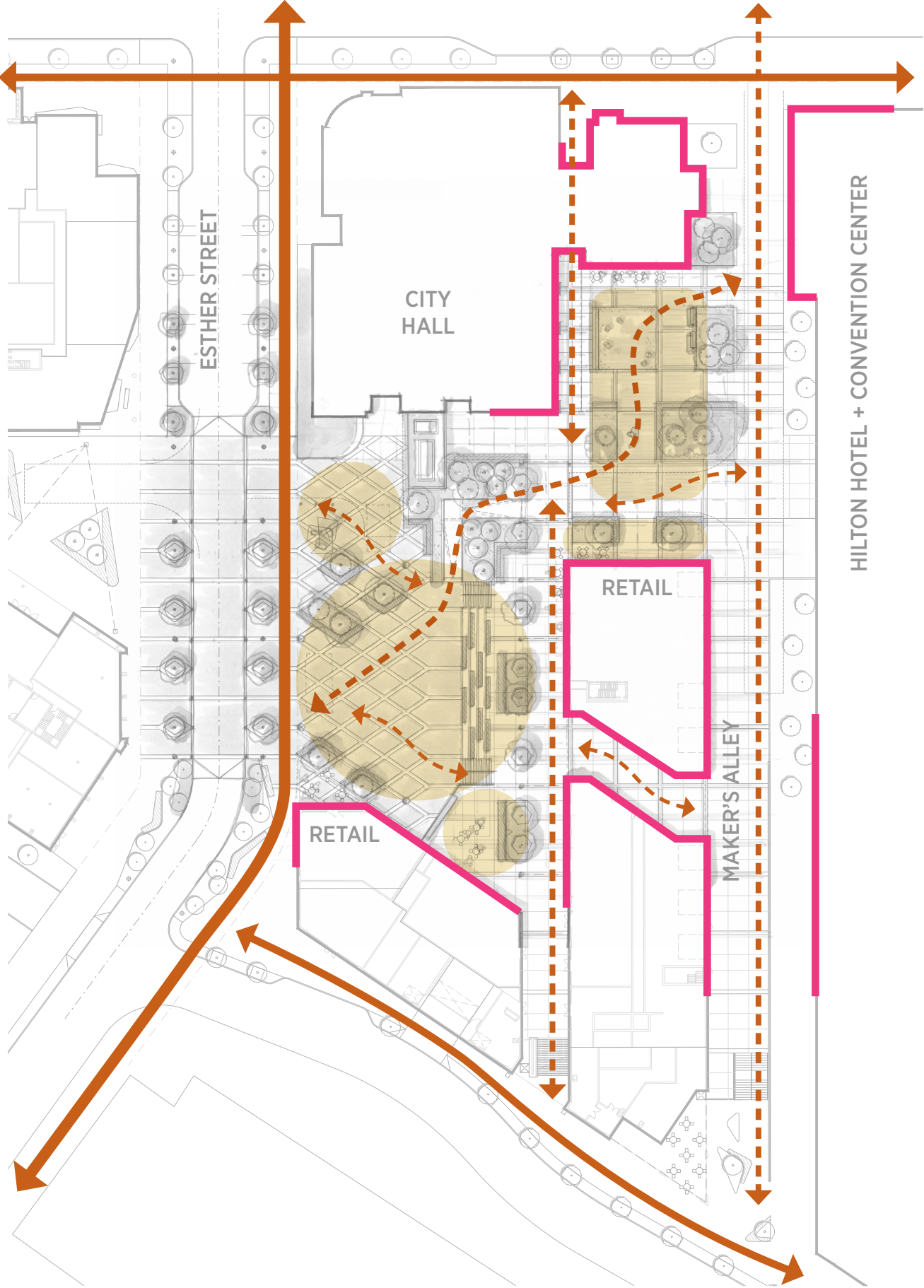
Design **flexible spaces** that can accommodate **events** at various scales.

Integrate local **public art** and find opportunities for **cultural storytelling**.

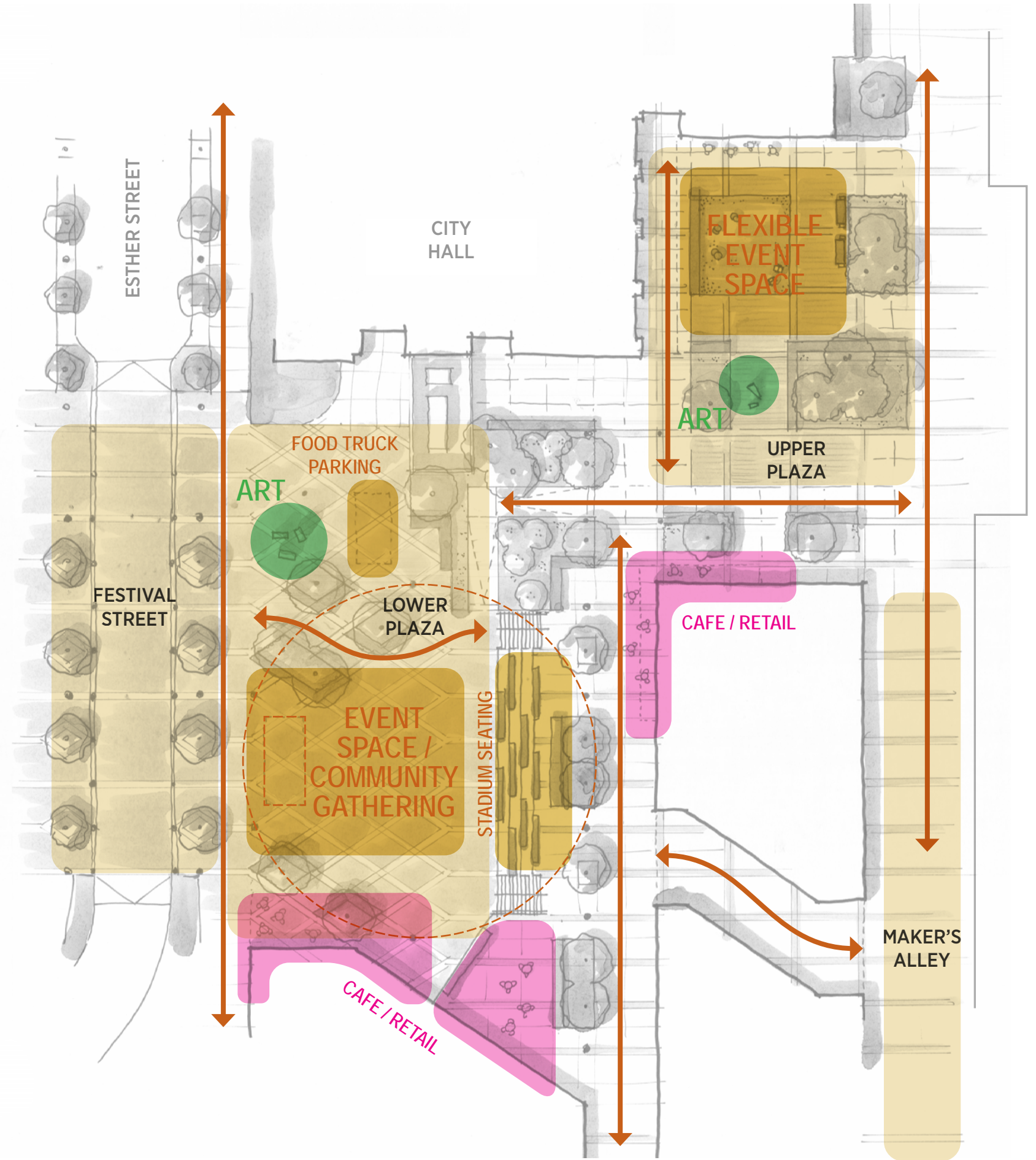
PLAZA CONTEXT



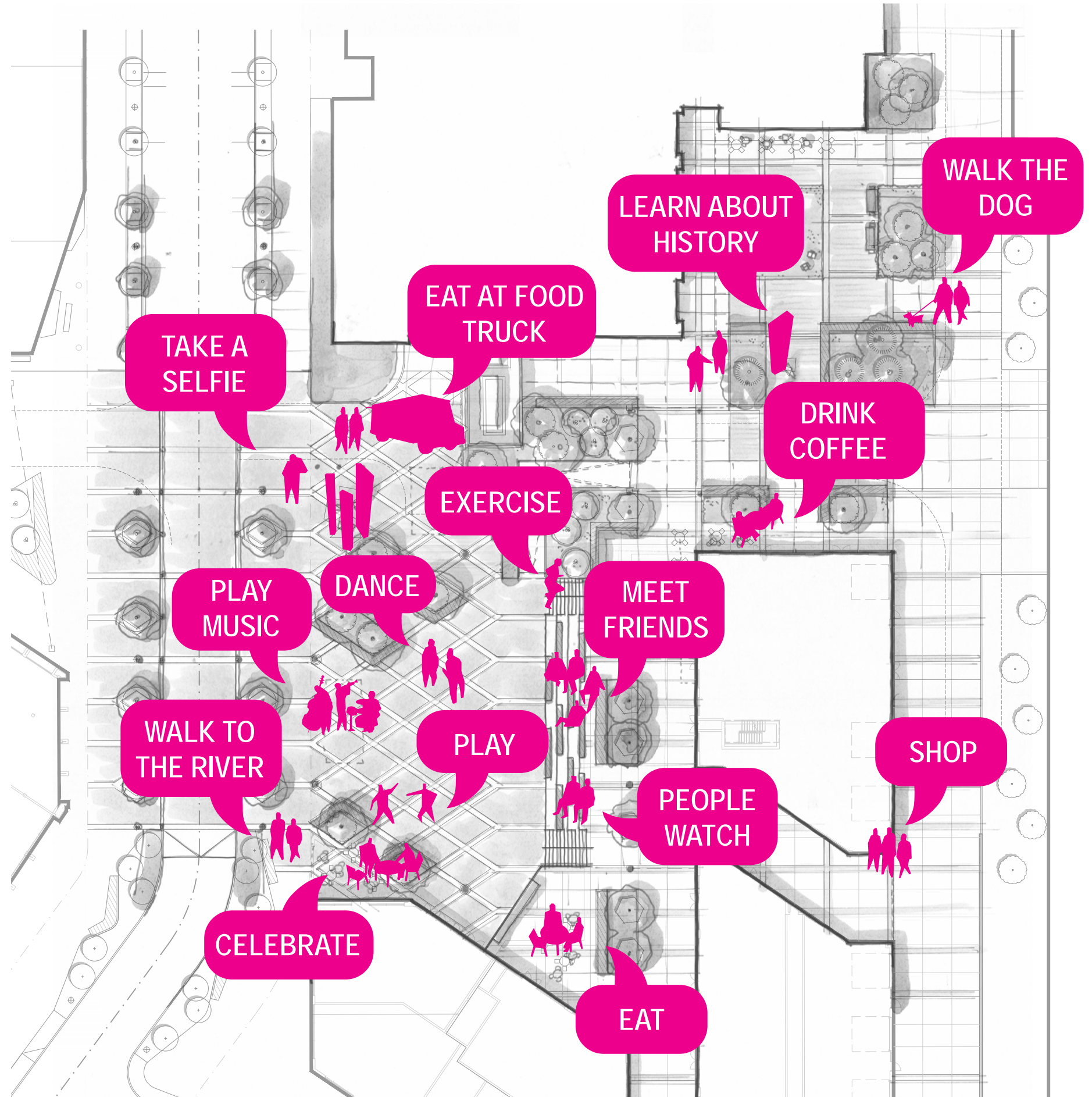
PLAZA EBB + FLOW



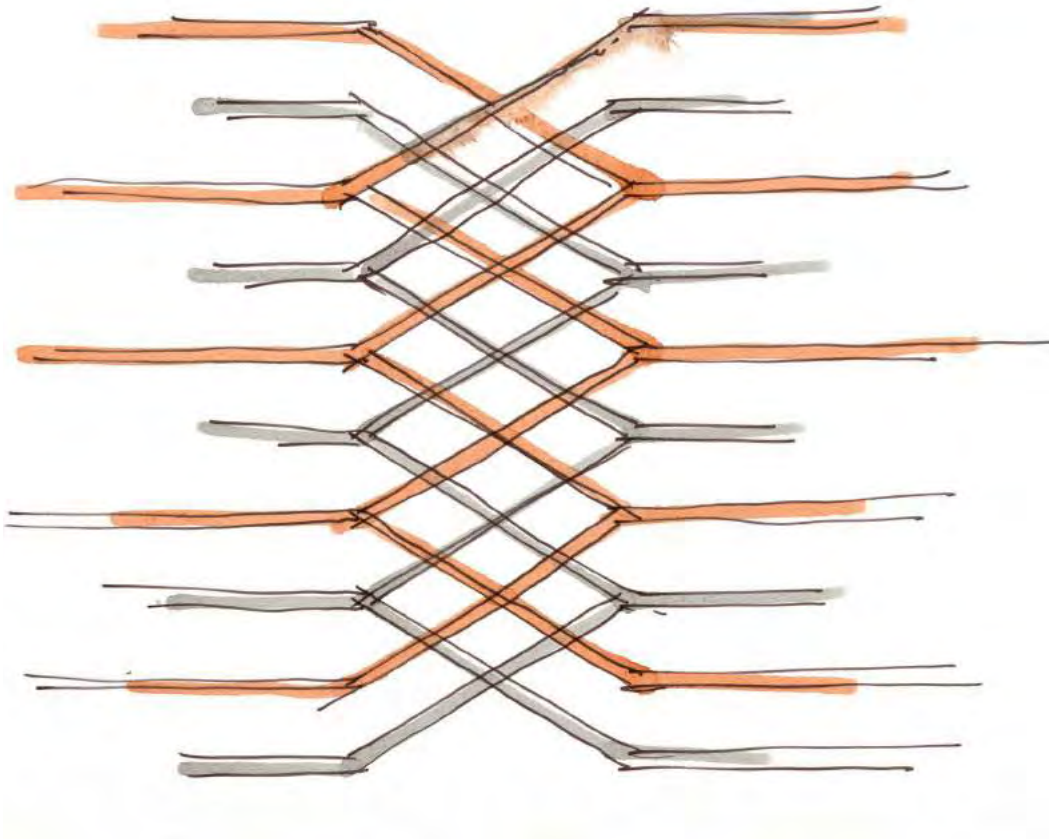
PLAZA PROGRAM



PLAZA ACTIVITIES



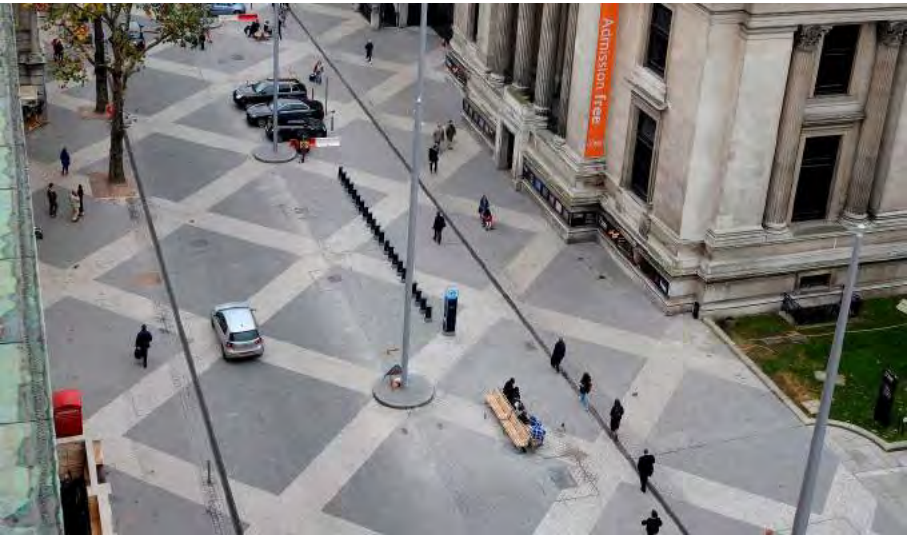
PLAZA INSPIRATION



GATHERING

WEAVING

MEETING



PLAZA DESIGN



1. SERVICE DRIVE + GENERATOR
2. ART LOCATION
3. BRICK PAVING + CONCRETE BANDS
4. CONCRETE PAVING + BRICK BANDS
5. BRICK PAVING + BRICK BANDS
6. STADIUM STEPS + WOOD SEATS

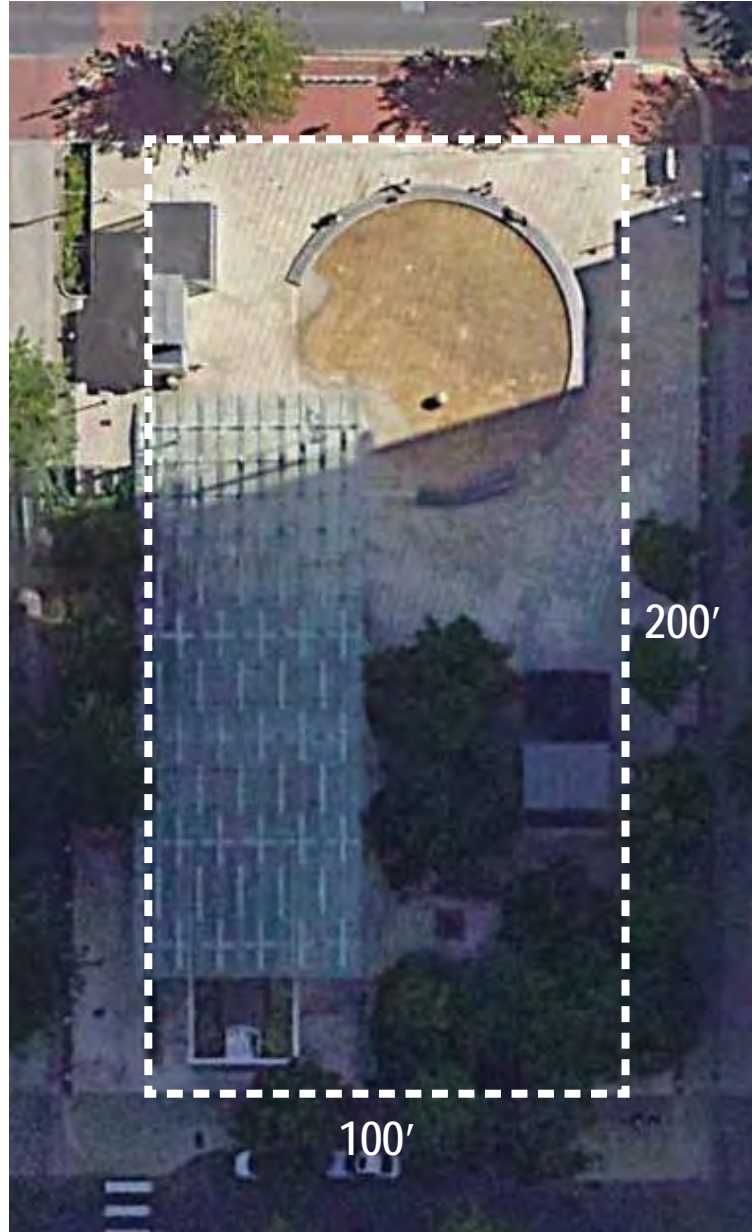
PLAZA SCALE



PIONEER COURTHOUSE SQUARE



PLAZA SCALE



DIRECTOR PARK



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



PLAZA DESIGN



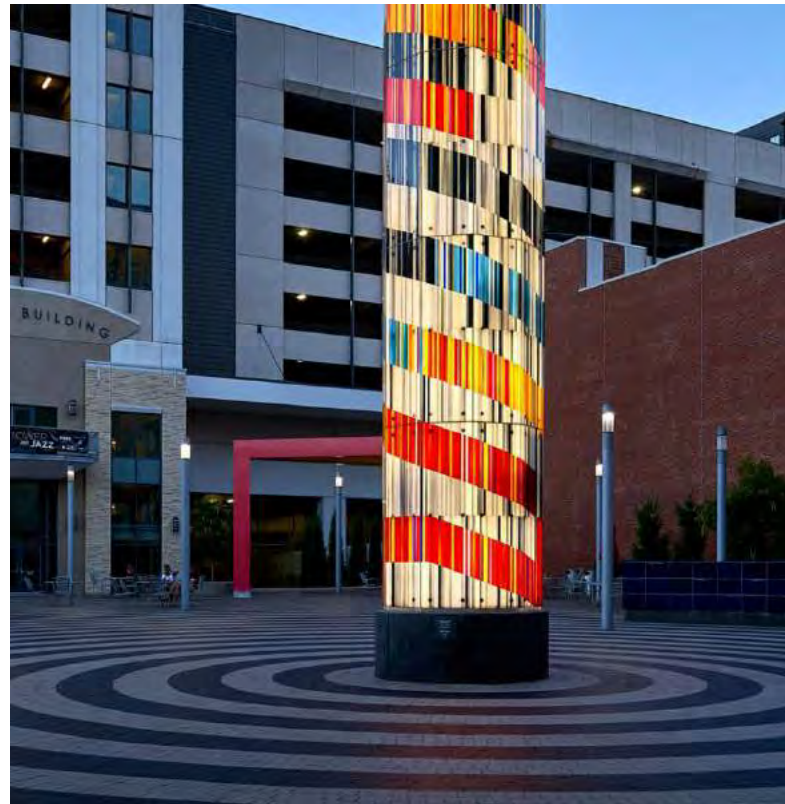
PLAZA DESIGN



PLAZA DESIGN



ART LOCATIONS ●



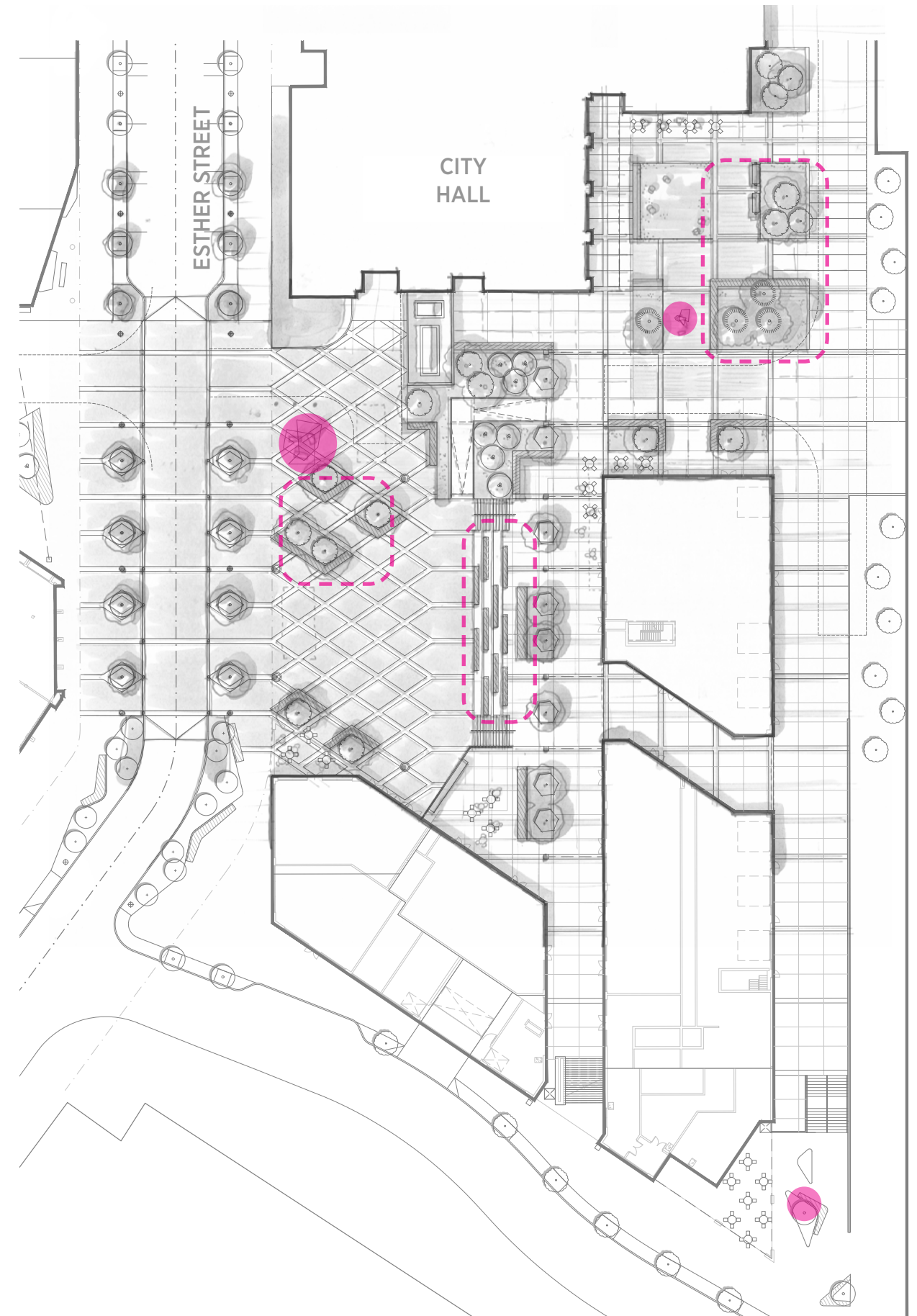
SCULPTURES BY LOCAL ARTISTS



MURALS



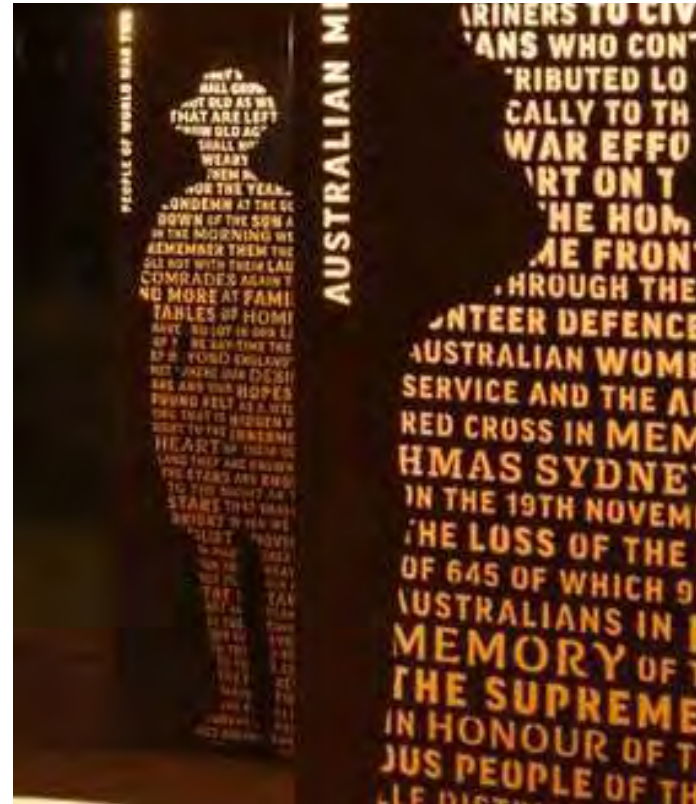
ART INTEGRATED IN LANDSCAPE



EMBEDDED NARRATIVE



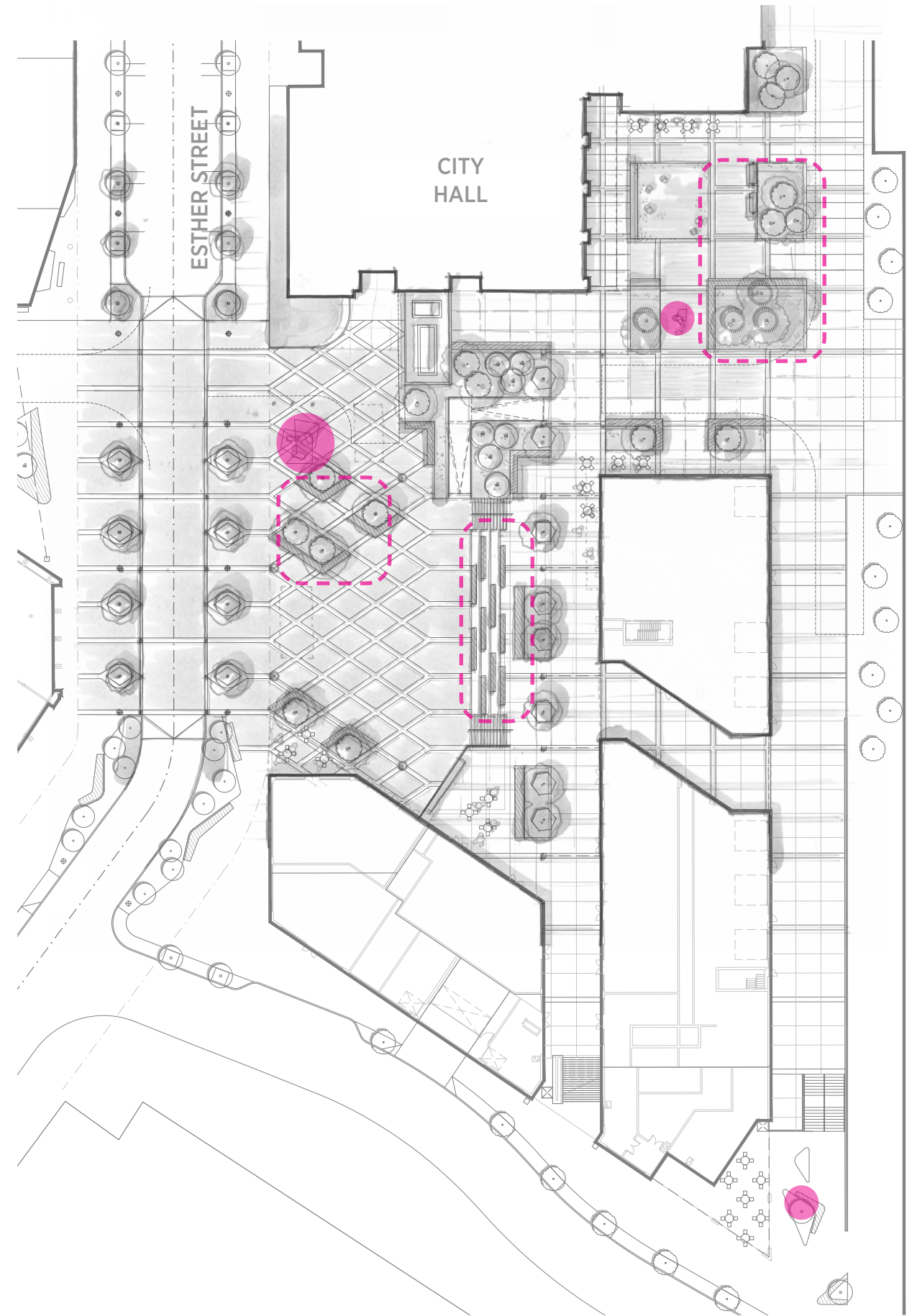
PERFORATED METAL PANEL



TEXT IN METAL



TEXT IN CONCRETE



PAVING MATERIALS



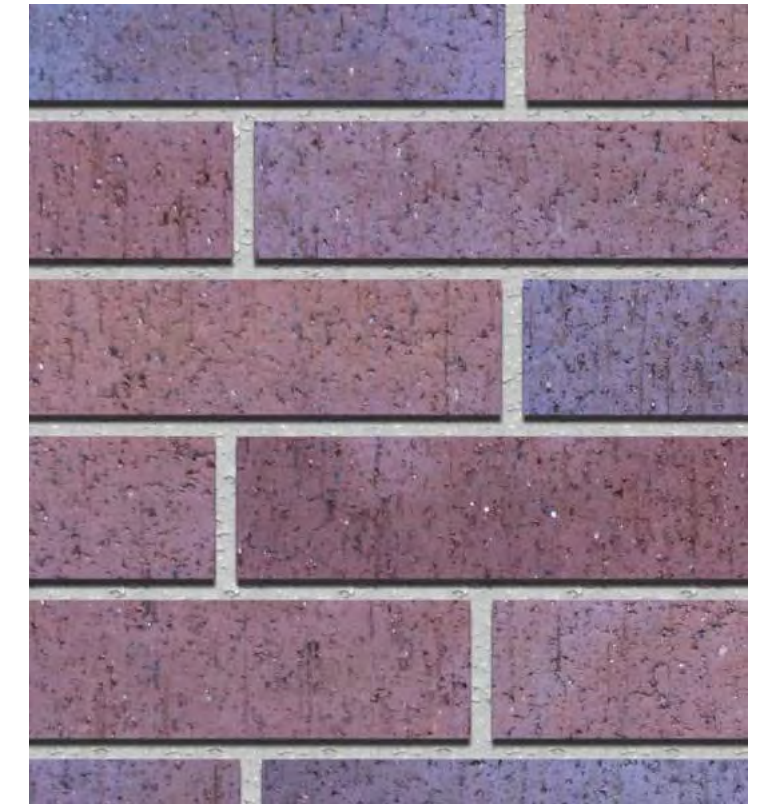
BRICK PAVING + CONCRETE BANDS (LOWER PLAZA)



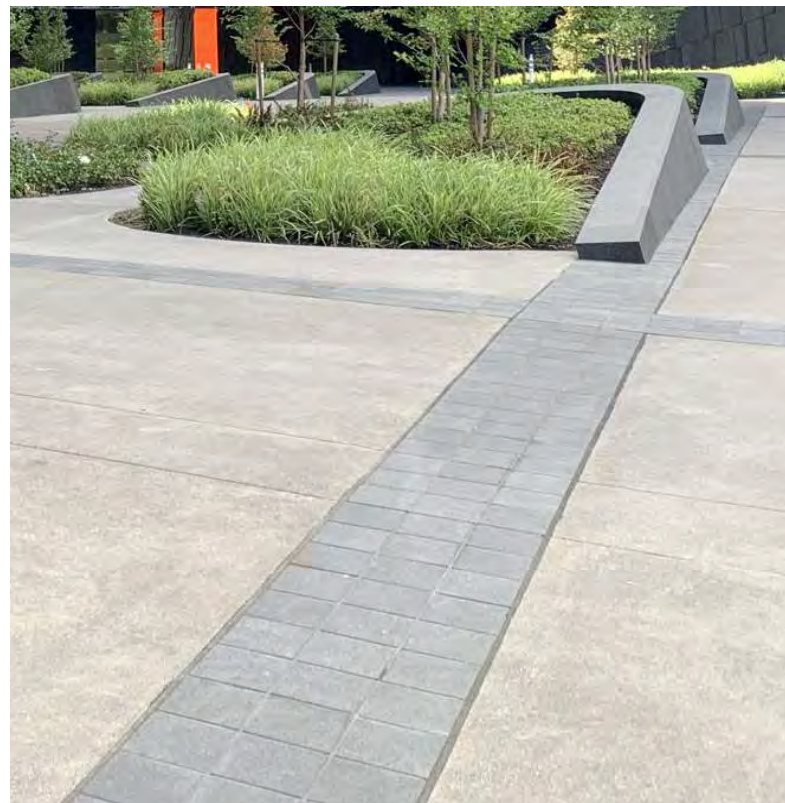
DARK IRON SPOT MORTAR SET BRICK



BRICK PAVING + BRICK BANDS (UPPER PLAZA NEAR CITY HALL)



LIGHT + DARK IRON SPOT MORTAR SET BRICK



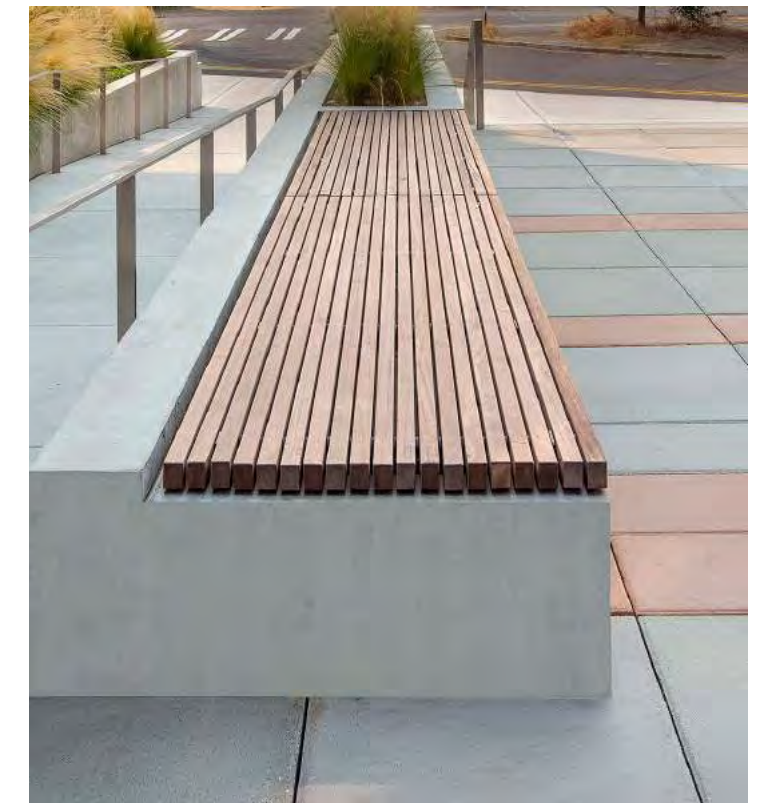
CONCRETE + BRICK BANDS (UPPER PLAZA RETAIL EDGE)



DARK IRON SPOT MORTAR SET BRICK



WOOD SEATS AT CONCRETE STADIUM STEPS



SITE LIGHTING



● VEHICULAR + PEDESTRIAN



● MAST POLES AT PLAZA



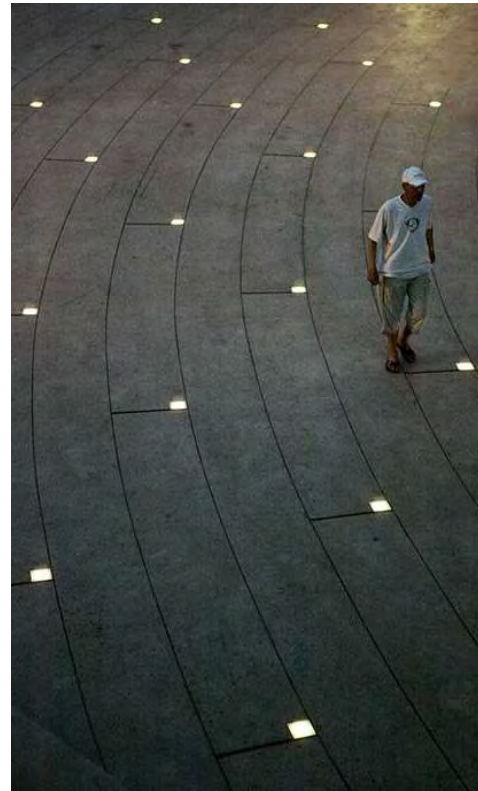
● PEDESTRIAN POLES



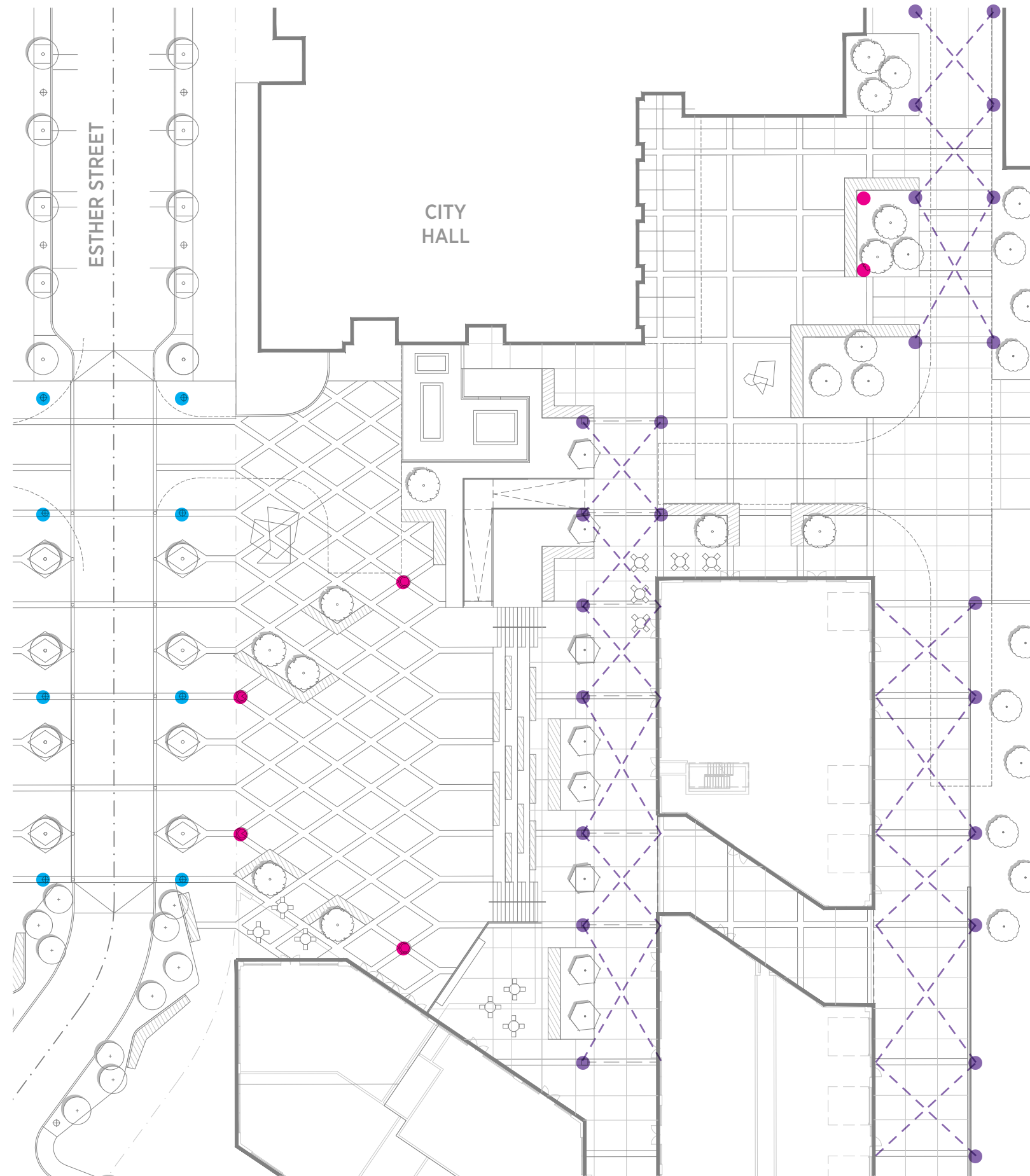
--- CATENARY LIGHTS



LINEAR LIGHTS AT BENCHES



SOLAR LIGHTS IN PAVING



Next Steps

- Plaza design PRAC approval late Q3 2024
- Affordable housing building design approval late Q3 2024
- Updated market rate building designs early Q4 2024
- PSA review and approval late Q4 2024
- Target construction start date Q3 2025



Questions & Discussion

