



Parks & Recreation Advisory Commission

Jayne Haygood, President
Angilo Fletcher, Vice President

Jeremy Robbins - Jenny Thompson -
Stephen Willie - James Luce - Valerie
Striplin - AJ Panter, VPS - Cale Piland, EPS

Parks & Recreation Advisory Commission Meeting Agenda

November 20, 2024

4:30 PM

Aspen Room, City Hall

415 W. 6th Street, Vancouver, WA 98660

[Virtual Meeting Link](#)

Call to Order and Roll Call - 4:30pm

2. Approval of Minutes - 4:35pm

- a. October 16th Minutes for Approval

3. Community Communication - 4:37pm

**The public is invited to speak regarding any issue. Members of the public testifying are asked to limit testimony to three minutes. There are three ways to provide comments: • In Writing: Public comments can be submitted in writing (name, address, contact information and comments) via email to parcsrecculture@cityofvancouver.us by 5pm the day before the meeting. • Remotely: Pre-register by phone at 360-487-8311 or email parcsrecculture@cityofvancouver.us by 5pm the day before the meeting • In Person: Pre-register by phone at 360-487-8311 or email parcsrecculture@cityofvancouver.us by 5pm the day before the meeting or fill out a Public Comment form in person prior to the start of the Community Communications portion of the meeting.

4. Workshop - 4:40pm

- a. Our Vancouver Comprehensive Plan Update
- b. Vancouver Innovation Center: Purchase and Sale Agreement (PSA) Update and Approval

5. Commission and Staff Reports - 5:52pm

- a. Department Director
- b. Commission Chair
- c. Evergreen School District
- d. Vancouver Public School
- e. Parks Foundation

6. Open Discussion & New Business - 5:57pm

Adjournment - 6:00pm

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Parks and Recreation Advisory Commission

Meeting Minutes

Wednesday, October 16, 2024

4:30 p.m.

Vancouver City Hall

Aspen Room

415 W. 6th Street

Vancouver, WA

Commissioners Present:

Haygood, Robbins, Wille, Thompson, Striplin and Luce

Commissioners Absent:

Fletcher, Piland, and Panter

Staff Present:

Perlick, Johnson, Stokke, Snyder, Heath, Burton, Nilo, Meade, Brosius, Donovan, Hull, Cook, White, Guzman, and Tubberville.

Guests: Katherine Kelly, Lori Severino, Jamie Beyer, Kyle Roslund, Casey Liles, Shilpa Mallem, Brittney Jackson

Item 1: Call to Order

Chair Haygood called the Parks and Recreation Advisory Commission (PRAC) regular meeting to order at 4:34 p.m. in the Aspen Room at Vancouver City Hall and online via Microsoft Teams. Haygood introduced new commissioners Valerie Striplin and James Luce. Commissioners Fletcher, Piland, and Panter were absent.

Item 2: Approval of Minutes

PRAC approved the September 18, 2024, meeting minutes by consensus.

Members

Jayne Haygood
President

Angilo Fletcher
Vice President

Jeremy Robbins
Jenny Thompson
Stephen Wille
Valerie Striplin
James Luce
AJ Panter, VPS
Cale Piland, EPS
Vacant, Parks Foundation

**Parks, Recreation and
Cultural Services
Department**

P.O. Box 1995
Vancouver, WA 98668
360-487-8311
TTY: 711
cityofvancouver.us

To request accommodation or other formats, please contact:
Alicia Nilo | 360-487-8311 | TTY: 711 | parksrecculture@cityofvancouver.us

Item 3: Public Comment

Guest Brittney Jackson is a community member involved at the Marshall Community Center, sharing that her strong sense of community there has been vital to her friendships and weekly health. Jackson expressed concern that certain adult classes may be completely cut from recreational programming, and was curious about the decision-making process to make these difficult cuts. She suggested implementing fee increases and exploring other nonessential areas that might be considered for reduction to allow these programs to continue.

Haygood thanked Jackson for sharing her testimony, noting that the budget overview will be discussed at tonight's meeting.

Item 4: Interstate Bridge Replacement Program Update

Katherine Kelly (Policy Advisor) and Lori Severino (Senior Planner) from the Community Development Department introduced the Interstate Bridge Replacement (IBR) Program. According to the program schedule, the Draft Supplemental Environmental Impact Statement (SEIS) was released for a 60-day public comment period from September 20 – November 8, 2024.

Kelly and Severino shared an overview of the Draft SEIS, which impacts 13 resources listed within or near the program area.

The team highlighted key findings related to Parks and Recreation, Trails, the Community Connector, Fort Vancouver National Historic Site, Old Apple Tree Park, Marshall Park and Community Center, Luepke Senior Center, Kiggins Bowl Sports Fields and Stadium, as well as temporary effects near the sites.

Severino summarized the staff's analysis and preliminary comments on the Draft SEIS, including the concerns about the shared use path connection taking up too much space. Discussion prompts were presented before the commission:

- **What are your thoughts about the conclusions related to parks and recreation in the Draft SEIS?**
 - Commissioners felt that the conclusions were well-pointed and agreed with the concern regarding the safety of the size of the spiral connector. Haygood recommended addressing planting logistics with Urban Forestry. She also suggested considerations and solutions to suicide prevention on the bridge. Haygood and Luce asked for clarification on the Old Apple Tree path, outlined by the IBR team.
- **What do you think about staff's preliminary comments?**
- **How do the various design options align with City goals and policies related to parks and recreation?**
- **Are proposed mitigation measures sufficient to mitigate impacts to parks and recreation resources?**
 - Luce asked to define what sufficient measures would imply. Wille asked if mitigation is going to be included in the project process, or if it would be an add-on; Kelly shared that the team is creating formal frameworks of the mitigation during the design process.
- **Any additional feedback?**
 - Striplin asked about partnerships with local naturoscaping folks to see about the rehoming of trees that may not be able to be saved to promote more naturoscaping and best pollinator practices; Kelly shared that this would come at a later stage of design, and will be factored in as a consideration.
 - Striplin also recommended incorporating some cultural honoring as well as paying homage to ancestral lands.

Severino highlighted the official ways to submit a comment on the Draft SEIS before the deadline.

Item 5: Vancouver as a Bee City USA

Jamie Beyer (Urban Forestry Commission) and Kyle Roslund (Chair, Vancouver Bee Project) introduced the Bee City USA project to support plant reproduction and spread awareness about the decline in pollinators. They were joined by Meg Johnson and board members for support.

Pressures on pollinators include pesticide use, climate change, air pollution, among other factors. Bee City USA is about bringing communities together to sustain pollinators (over 3,600 species of native bees) by increasing the abundance of native plants, providing nest sites, and reducing the use of pesticides.

Impacts include the increase in availability of native flowering species, providing appropriate nesting substrates, finding alternatives to harmful pesticides, and educating others on the issue. Bee City USA is in over 200 cities, almost 200 campuses, and in 46 states, plus DC and Puerto Rico.

Benefits to the program include community building, improvement of food production, healthy neighborhoods, supporting local businesses, expanding a national network, expert support, and local support for bees and other pollinators. The team shared the application process, program goals, and commitments.

Haygood asked the cost to do the annual fee, and Roslund answered that it is \$500 in addition to small soft costs. Wille expressed his enthusiastic support for this project. Luce asked how private landowners were engaged in this program; Roslund answered that Bee City USA has education and engagement, as well as the provision of free wildflower seeds.

Motion: Luce moved for the commission's vote of support for the Bee City USA Initiative. The motion was seconded by Thompson and unanimously approved.

The City Council meeting is scheduled for October 28, where you can provide support during public comment.

Item 6: High-Level Budget Update

Perlick gave an overview of the 2025-2026 Recommended Budget for Parks, Recreation & Cultural Services (PRCS). The projected deficit of \$43M results from inflation across all costs and softening of many revenues. The PRCS department includes four divisions: Parks, Recreation, Cultural Services and Events, and Administrative.

Staffing impacts include a variety of changes, including the reduction of 4.5 FTE positions and the creation of 3.0 new positions.

Fee and residency impacts include an updated cost recovery policy to prioritize services for Vancouver residents. All fees will be raised by appx. 10% to address increased operating costs and inflation. Fees increase from 15% higher to 25% higher for non-residents. PRCS will maintain the scholarship program, limited to Vancouver residents.

Parks and Trails impacts will focus on completing priority capital projects, exploring other acquisitions, implementing a Trails program, the addition of new Trails staff, and reductions in the Grounds Maintenance budget. This will impact park service levels for restrooms, garbage collection etc., in discussion with Public Works.

Cultural Services will maintain core services and special events with strategic reductions and leaning. This includes the continued support of the Vancouver Arts & Music Festival in 2025, completion of the Arts Hub design process, the adoption of a new sales tax committed to arts and culture and added staff capacity to

achieve this work. Thompson noted that the sales tax would enhance and add vibrancy to our community and hopes that the funds will be allocated for their intended purposes.

Recreation impacts include preserving community center hours for drop-in use, maintaining high-use amenities including pools and fitness centers, continuing high-priority programs, reducing/eliminating/contracting out other programs, eliminating fleet vehicles, reducing monitoring and customer service support, and reducing staff capacity based on program and service changes. Luce expressed concern regarding temporary staffing at the fitness centers; Perlick outlined staffing changes and the decision-making that impacted that process.

Administration impacts include the elimination of the vacant Recreation Services Manager position, elimination of vacant support staff positions, and a reduction in funding for supplies, services, and travel. It was reiterated that as we get through the adoption of the budget, PRCS has a very full workplan with the opportunity to improve our movement forward.

Perlick presented the timeline for budget review and implementation. The next steps include the October 28 City Council Capital Budget Workshop, followed by a first reading on November 4, and a Public Hearing & Adoption on November 18.

Haygood encouraged commissioners to email Perlick with any further questions.

Item 6: Director's Report

Given the shortage of meeting time, Nilo will send the Director's Report items to commissioners via email.

Item 7: Chair Report

Haygood shared that she testified at Monday's City Council meeting to speak on Parks and Watershed issues. Commissioners were encouraged to advocate for the Parks budget at the 11/4 meeting.

Item 8: Evergreen School District Report

None presented.

Item 9: Vancouver Public School Report

None presented.

Item 10: Open Discussion & New Business

Willie commended the Old Apple Festival. Luce asked for clarity regarding the addition of new FTEs in the budget, and Perlick shared more about the drivers of those necessary positions.

ADJOURNED

With no further business, the meeting was adjourned at 6:02 p.m.

OUR VANCOUVER

OUR FUTURE 2045

Possibilities for Vancouver's Growth and Development

Rebecca Kennedy, Deputy Director, Community Development

November 20, 2024

Agenda

- **About the Comprehensive Plan**
- **Place Types:** What can be developed
- **Land Use Possibilities:** Where it could be developed
 - No Action: includes state-required updates
 - Possibility A: Lower Range
 - Possibility B: Higher Range
- **Zoning Code Update:** How it will get developed
- **Next Steps and Q&A**



About the Comprehensive Plan

Managing Vancouver's future growth
and development



Our Vancouver Comprehensive Plan

- A guide for the city's growth and development over the next **20 years** (2025-2045).
- Provides the overall long-term vision and policy direction to manage the **built and natural environment** in Vancouver and to provide necessary public facilities to achieve our **shared vision**.
- Last updated in 2011
 - Since then, changes in demographics, market conditions, community priorities, and more

Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together.

Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and leading-edge efforts to address climate change.

Requirements

- Chapters

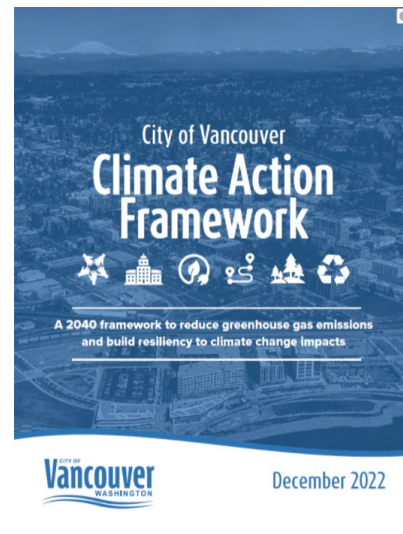
- ➔ Transportation
- ➔ City-owned buildings & public services
- ➔ Housing
- ➔ Economic development
- ➔ Parks and recreation
- ➔ Climate
- ➔ Equity

- New state requirements

- ➔ Middle Housing (HB 1110)
- ➔ Housing needs by total number and income bands, and Racially Disparate Impacts (HB 1220)
- ➔ Building Code Updates (SB 5491)
- ➔ Accessory Dwelling Units (HB 1337)

	2024	2030 Targets <i>from 2011 Comp Plan</i>	2045 Targets	Difference <i>2024 to 2045</i>
Population	~200,000	202,400	281,000	+ 81,000
Housing Units	~86,000	108,800	124,000	+ 38,000
Jobs	~100,000	139,300	144,600	+ 44,600

Guiding Policies



CITY OF Vancouver WASHINGTON

Housing Action Plan Status Report February 2024

Not Underway In Progress Complete/On Track

Land Use and Code Strategies	Status	Notes
Complete Comp Plan	In Progress	• All land use and code strategies will be implemented by CDD through the Comp Plan update.
Update Code	In Progress	• CDD performing extensive research and community outreach to implement
Update Zoning	In Progress	• Work is on track to be completed by June 2025
Expand Affordable Housing Bonuses	In Progress	• Offer density bonuses and flexibility on other requirements to encourage affordable housing development

Policies and Process Strategies	Status	Notes
Assess Development Review	Complete/On Track	• Internal process mapping and feedback • Developer feedback obtained • Improvements identified
Streamline Development Review	In Progress	• Implement simultaneous permit/joint review • 3-5 recommendations to be implemented in 2024
Increase Staff Capacity	In Progress	• Increasing capacity by forming housing-specific review team for consistency
Expand SEPA Categorical Exemptions	Complete/On Track	• Approved by Council December 2023

1

Goals Framework

- Connected and accessible neighborhoods
- Equitable access to opportunity
- Build up, not out
- More housing at all income levels
- Bold climate action and equitable adaptation
- Safe, multimodal transportation options
- Community health and quality of life



The Process

We are here.



Learn about our community

- History
- Existing conditions
- Visioning



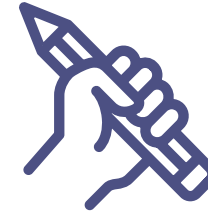
Develop land use possibilities

- Analyze data
- Place Types
- Community mapping activities



Study impacts of possibilities

- Draft EIS
- **60-day comment period (Feb-Mar)**



Refine map, policies, & code

- Update based on study and feedback
- Support with zoning code and policies



Adopt plan and code

- Final EIS
- City Council adopts in Dec 2025

Place Types

What can be developed



Place Types

Low-Scale Neighborhood



Mixed-Use Neighborhood



Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



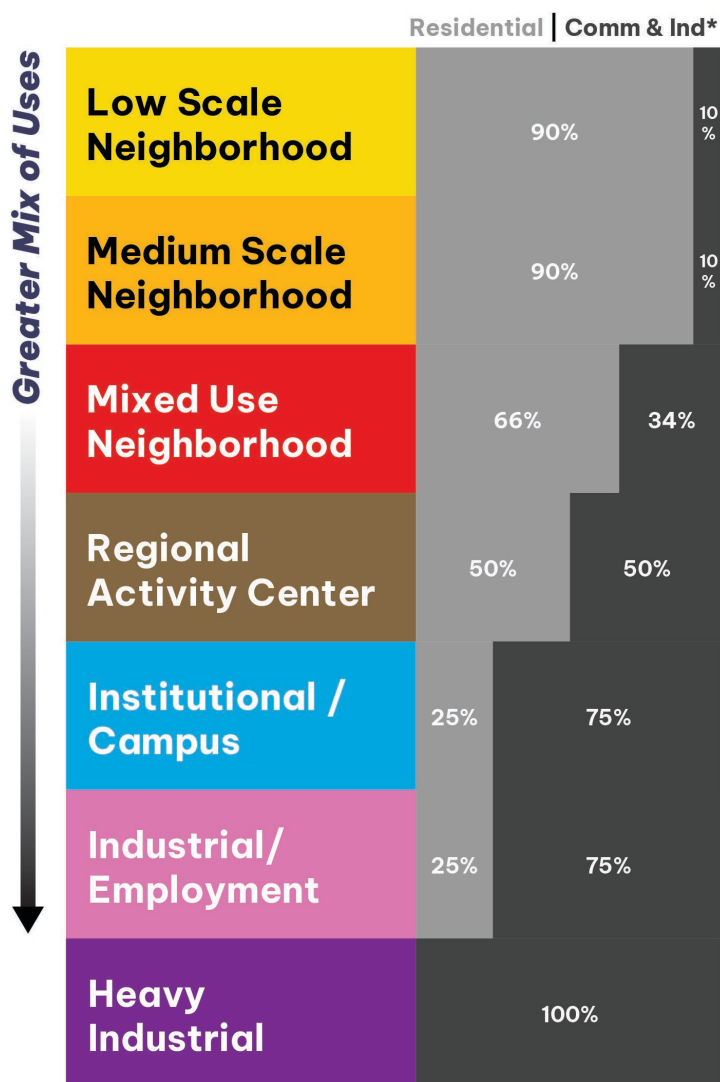
Parks and Open Space



Heavy Industrial



Place Type Details



Park Districts (TBD)	Lands dedicated to public parks, open spaces, trails and greenways.
Low Scale Neighborhood	1-3 stories, single-family, duplexes, townhouses, quadplexes, and six-plexes, small-scale neighborhood serving commercial.
Medium Scale Neighborhood	2-4 stories, townhouses, courtyard and multifamily buildings, smaller scale, neighborhood serving commercial.
Mixed Use Neighborhood	3-7 stories, multifamily buildings, expanded commercial or retail uses like professional offices and small grocery stores, retail goods, and medical providers.
Regional Activity Center	3-12 stories. Compact mixed-use development that maximizes residential, commercial, and open space.
Institutional / Campus	2-12 stories, educational and athletic facilities, event spaces, and accessory uses for institutions. Full range of housing.
Industrial / Employment	2-12 stories. Large-scale, industrial, warehouse, flex space and smaller, multi-tenant buildings. Full range of housing types but limited to ensure adequate employment land.
Heavy Industrial	Lands dedicated to heavy industrial uses, including manufacturing and production. Housing not allowed.

Land Use Possibilities

Where it could be developed

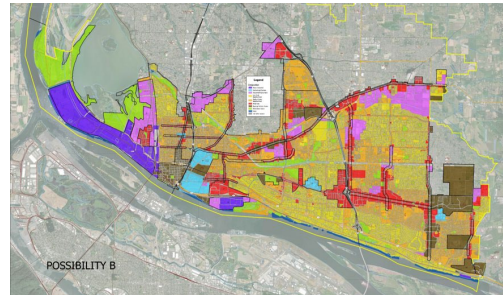


About the Maps

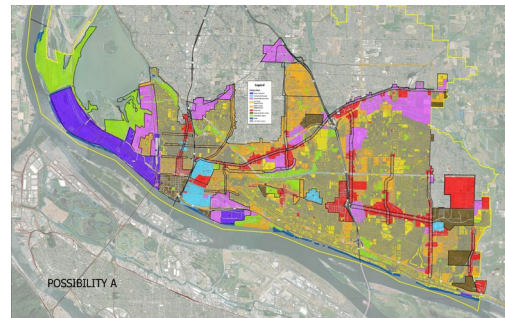
Represent the **range** of ways that Vancouver can grow and develop to help achieve our community's vision

- City priorities
- State requirements
- Community engagement
- Existing and anticipated future conditions

Possibility B: High Range



Possibility A: Low Range



Draft
Environmental
Impact Statement
(DEIS)



Preferred
Possibility
combines features from
both possibility maps



Goals, Policies, and
Zoning Code

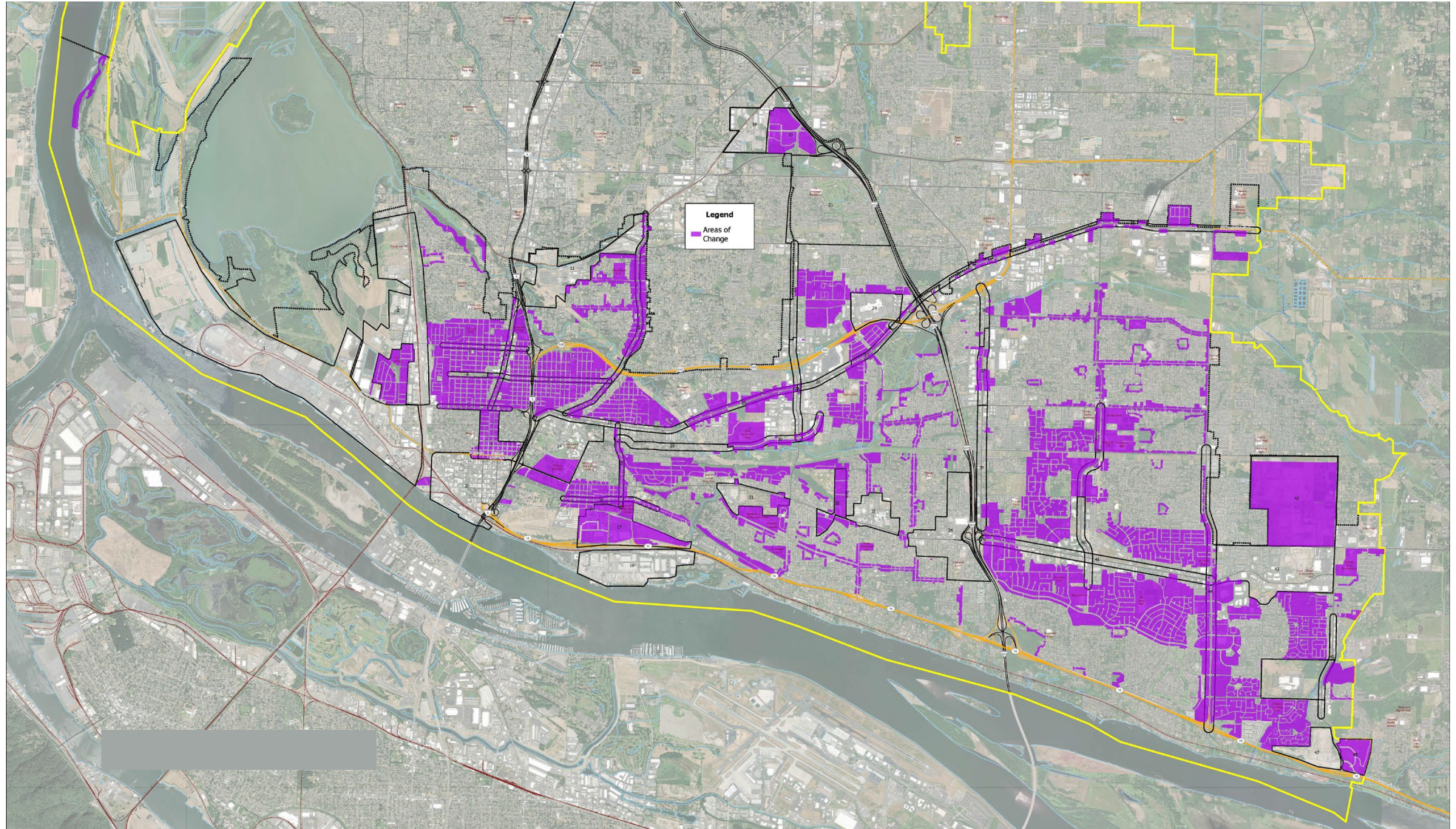


Final EIS



Adopted Plan, Map, and Zoning Code

Differences Between A and B



Percent of Land by Designation (11/7/24)

Place type	Existing: Growth Nodes & Adjacent Areas	Existing: Citywide	A: Growth Nodes & Adjacent Areas	A: Citywide	B: Growth Nodes & Adjacent Areas	B: Citywide
Low Scale Residential	11%	41%	3%	36%	1%	22%
Medium Scale Residential	10%	11%	14%	16%	11%	26%
Employment/Industrial	21%	12%	20%	12%	15%	10%
Mixed Use	15%	8%	23%	11%	22%	12%
Institutional/Campus	5%	2%	6%	3%	5%	2%
Regional Activity Center	14%	6%	11%	5%	22%	9%
Heavy Industrial	18%	7%	18%	7%	18%	7%
Parks/ Open Space	6%	12%	4%	11%	4%	11%

Notes:

1. Totals of all place types do not equal 100% since Water is not included in this table and percentages were rounded for simplification.
2. Difference in Parks and Open Space between the no Build and Possibilities A and B reflect the removal of P/OP designations on non-publicly accessible green spaces, like private golf courses. In the new growth options, the underlying place type is applied to non-public green spaces. No publicly-accessible P/OP has been removed in future growth options.

	Both Possibilities	Possibility A	Possibility B
Growth and Development	Allow for more growth within the City than currently exists	Allows for less growth within the City than B allows	Allows for more growth within the City than A allows
Centers and Corridors	Focus growth in centers and along corridors	Mostly focuses growth only in centers and along corridors	Focuses growth in and around centers and along corridors
Connected and Accessible Neighborhoods	Focus retail and services along corridors	Mostly focuses retail and services only along corridors	Focuses retail and services along corridors and within neighborhoods
Housing Affordability	Meet the state's requirements for at least 38,000 new housing units based on projected growth across Vancouver	Allows for less housing than B allows	Allows for more housing than A allows
Economic Opportunity	Allow for more job growth, maintain existing heavy industrial areas	More jobs in lower-intensity and light industrial development	More jobs with in higher-intensity and commercial development

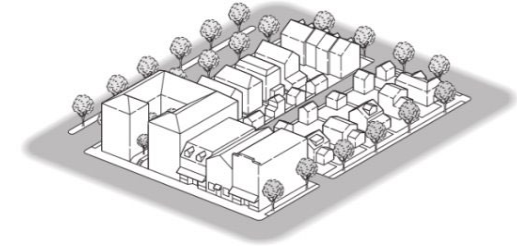
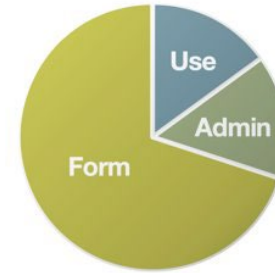
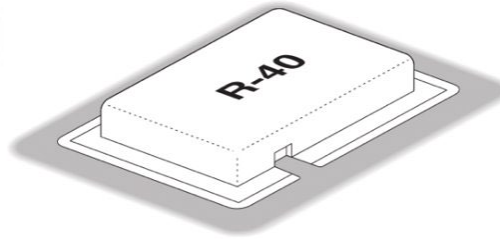
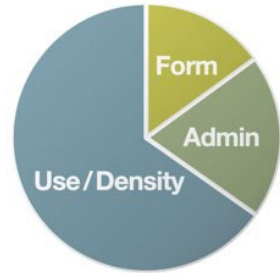
Zoning Code Update

How it will get developed



Zoning Code

The City's zoning code uses zoning districts to regulate what can be built where.



	Existing Code	New Code
Uses	Allowed or prohibited	Mixing uses allowed/required
Density	Focuses on density maximums	Focuses on density minimums
Building Height	Maximums	Maximums
Parking	Emphasis on minimums	Emphasis on maximums
Building placement	Lot coverage, setbacks	Relationship to the street, build-to lines, building types

Zoning Code Components

All areas will have a **Zoning District**

- Allowed **building types**
 - ➔ Building and parking placement
 - ➔ Pedestrian access
 - ➔ Lot coverage
 - ➔ Frontages
 - ➔ Landscaping and public space
- Allowed **uses**
 - ➔ What can go in the various allowed building types

Some areas will also have an **Overlay**

- Street frontage requirements
- Ground floor activation
- Mixing requirements
- Transit station areas
- Enhanced transit corridors

Place Types Become New Zoning

Low-Scale Neighborhood



Mixed-Use Neighborhood



Institutional/Campus



Medium-Scale Neighborhood



Regional Activity Center



Industrial/Employment



Parks and Open Space



Heavy Industrial



Building Types



**Single Dwelling
Detached**



Duplex



Cottage Cluster



**Light Industrial /
Distribution**



**Multi-Dwelling
Attached**



Live / Work



Big Box Retail



Flex Use Building



Mixed Use Building



High Rise Residential



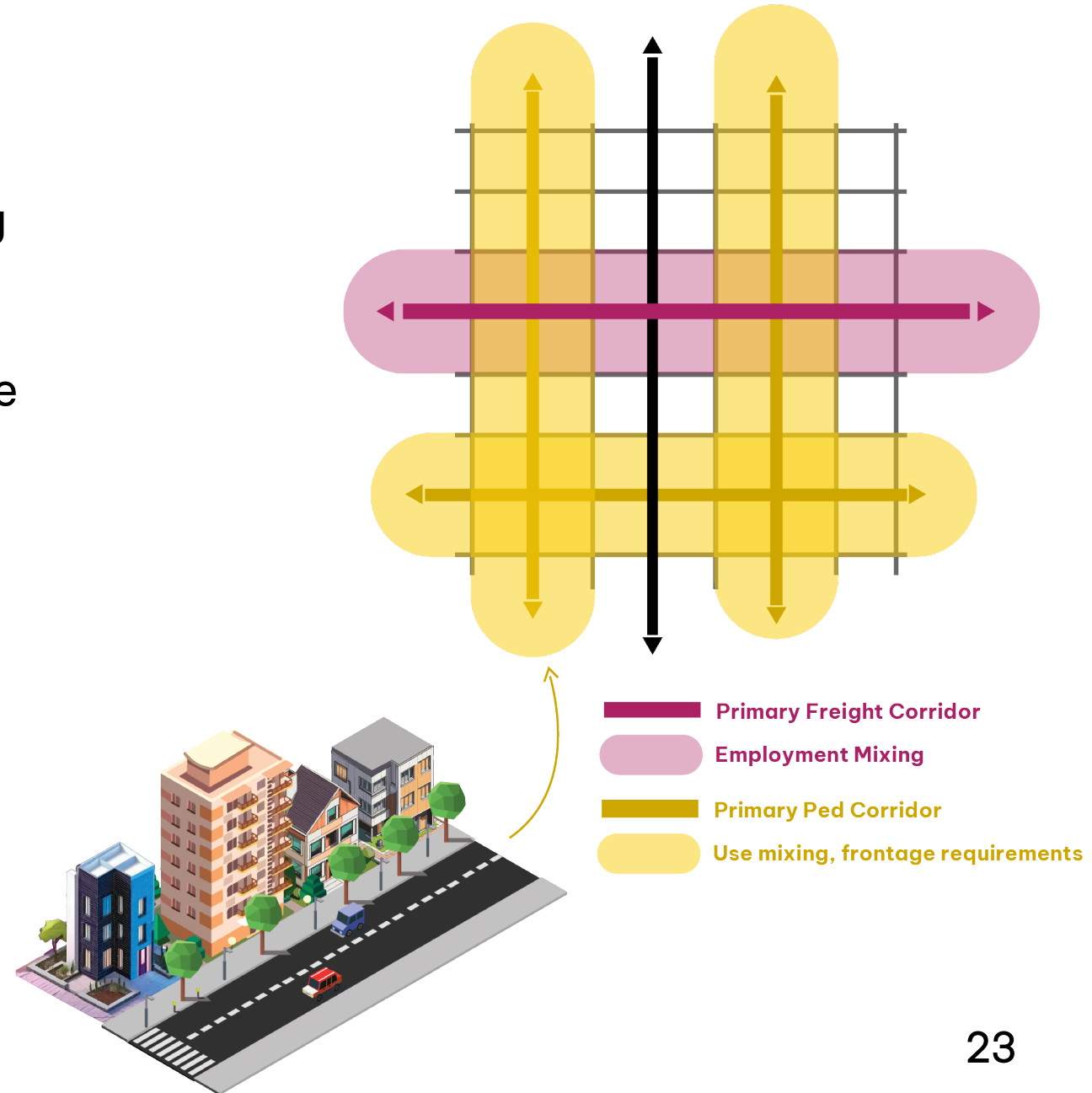
Parking Garage



Office Block Building

Overlays

- Address items that differ within zoning districts
 - **Additional *design* requirements** not already defined within the base zoning districts. More focused on style.
 - Addresses **Place Specific** issues and adds additional placed based design requirements
 - Accounts for Transportation System Plan **modal networks**, defining building's relationship to street



Parks, Recreation, Open Space and Community Well Being Chapter Vision Statement

We strive for a future where all people enjoy **increased access to cultural events, public art, natural areas, parks, community and green spaces**, and an expansive network of trails and greenways.

We recognize that art, culture and open spaces are critical elements of community health, wellness and quality of life.

We commit to building inclusive and safe public spaces that reflect the diversity of our community without cost barriers, while conserving and preserving natural areas and **adapting to climate change**.

Embracing native plants and species, we aim to create biodiverse havens that enhance ecological resilience.

With a focus on health and well-being, our parks will offer **diverse recreational opportunities** and engaging programming, ensuring a thriving and **interconnected community** for generations to come.



Parks-specific Considerations

- Community feedback
 - Access to parks a top priority
 - More housing near parks and schools
 - Desire for safe, low-cost, and inclusive recreation options, especially for youth
 - Important places for community building
- Policy Recommendations
 - Maintain and improve existing spaces
 - Variety of uses and prioritize culturally-specific needs in community spaces
 - Improve access for non-white and low-income residents

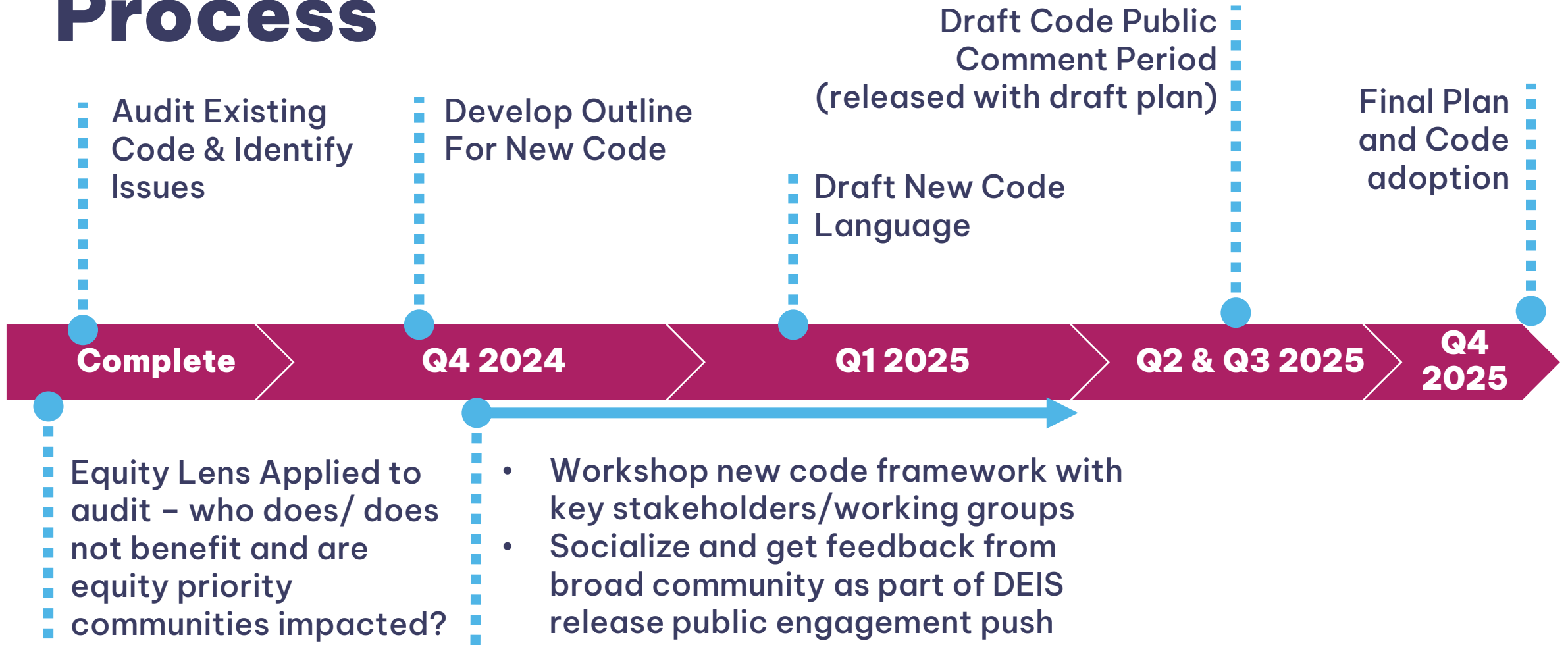
Zoning Code

- Working with Parks to update relevant sections
- Requirements to integrate development with nearby parks/open spaces

Vision Statement Themes

- Increase access
- More Trails and Green Spaces
- Inclusive and Safe Public Spaces
- Climate Adaptation
- Native Plants and Species
- Increase Health Opportunities Through Recreation
- Diversity in Amenities
- Youth Programming

Process



Short Term Next Steps

- Explore the [Land Use Possibilities maps](#) and look up the different kinds of development that could be possible for places that are important to you.
- [Sign up for email updates](#) to be notified of draft EIS.
 - February 2025 – Draft Environmental Impact Statement for review, 60-day comment period
- Contact us to have the project team present about the land use possibilities at your meeting or event.
 - We can work with you to create a presentation based on your community's needs.
 - OurVancouver2045@cityofvancouver.us
- Learn more by visiting [the project webpage](#).



Get involved!

Questions & Discussion

Get involved in shaping Our Vancouver



Thank you!

www.beheardvancouver.org/plan2045

OurVancouver2045@cityofvancouver.us



Vancouver Innovation Center (VIC) Park Purchase & Sale Agreement

Monica Tubberville
Senior Planner
Parks, Recreation & Cultural Services
November 20, 2024

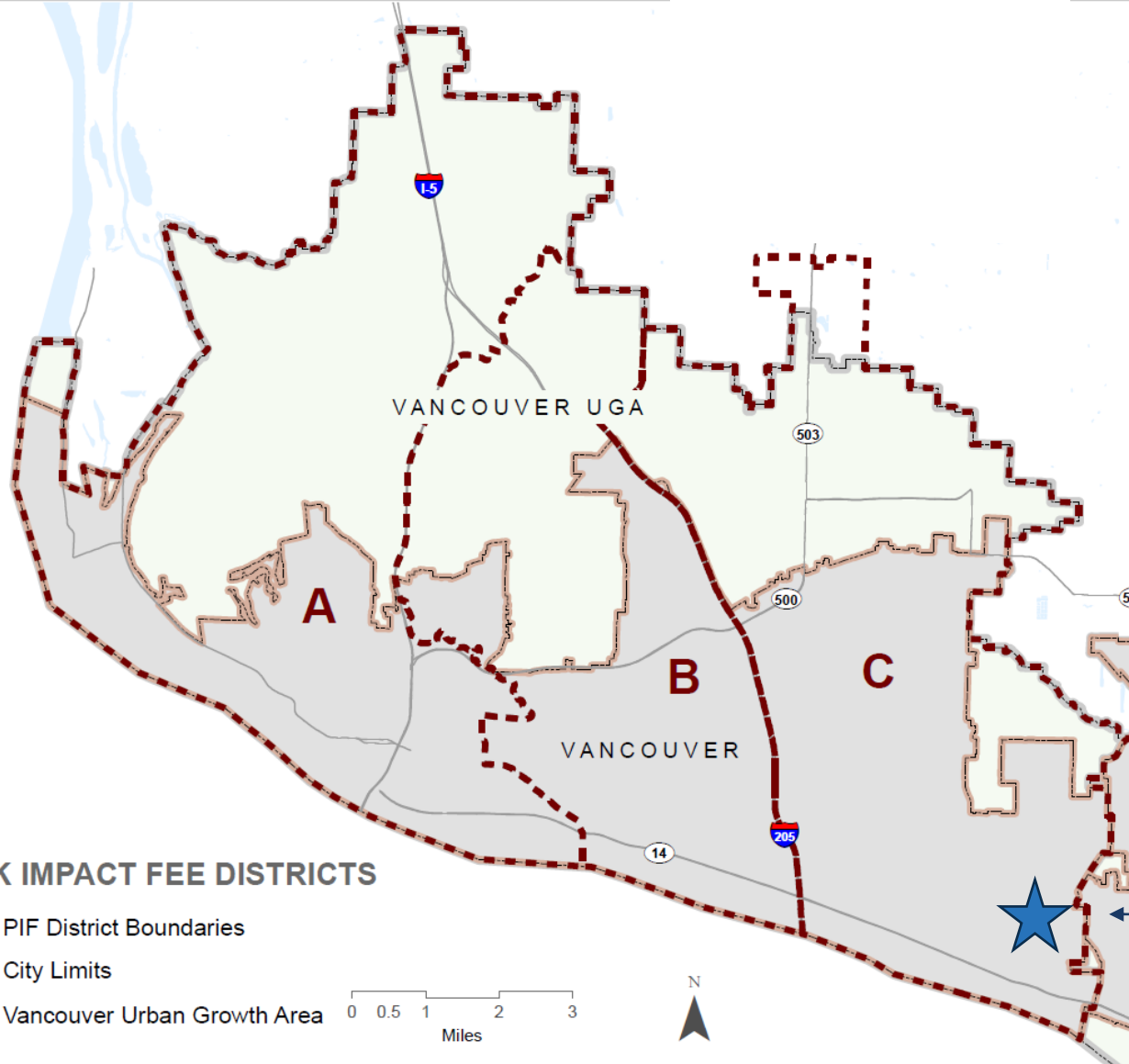


Agenda

- Site Orientation
- VIC Project History & Master Plan
- Policy Context
- Park Purchase & Sale Agreement Terms
- Next Steps
- Questions
- PRAC Recommendation



Site Orientation Park Impact Fee District C

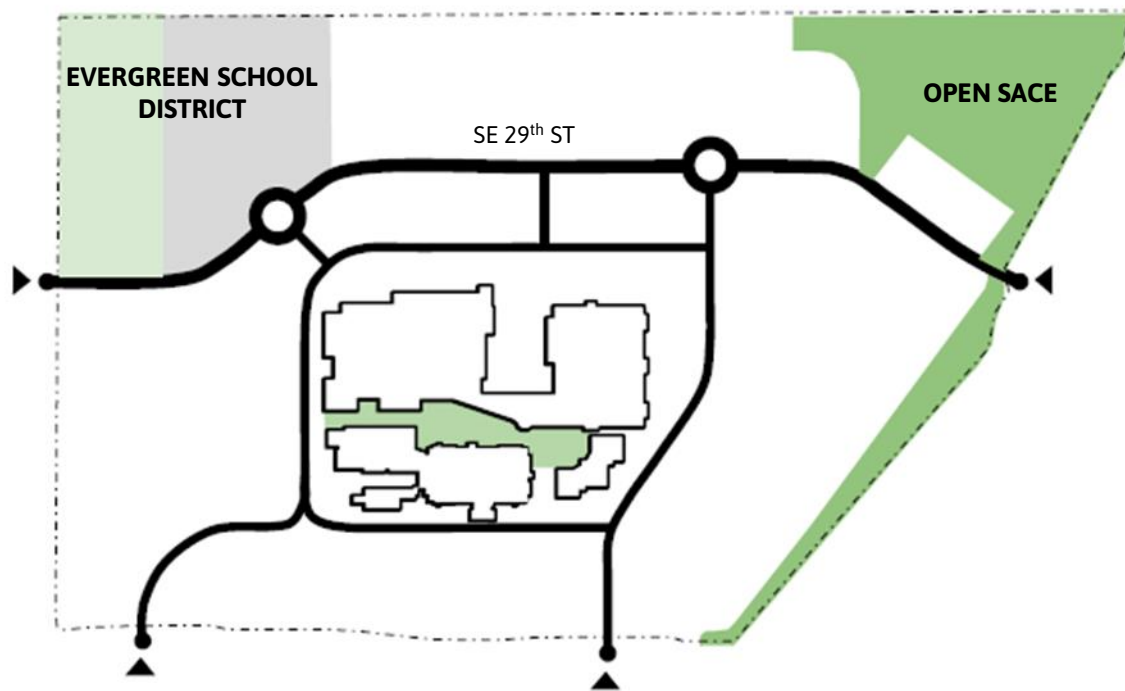


Project Area

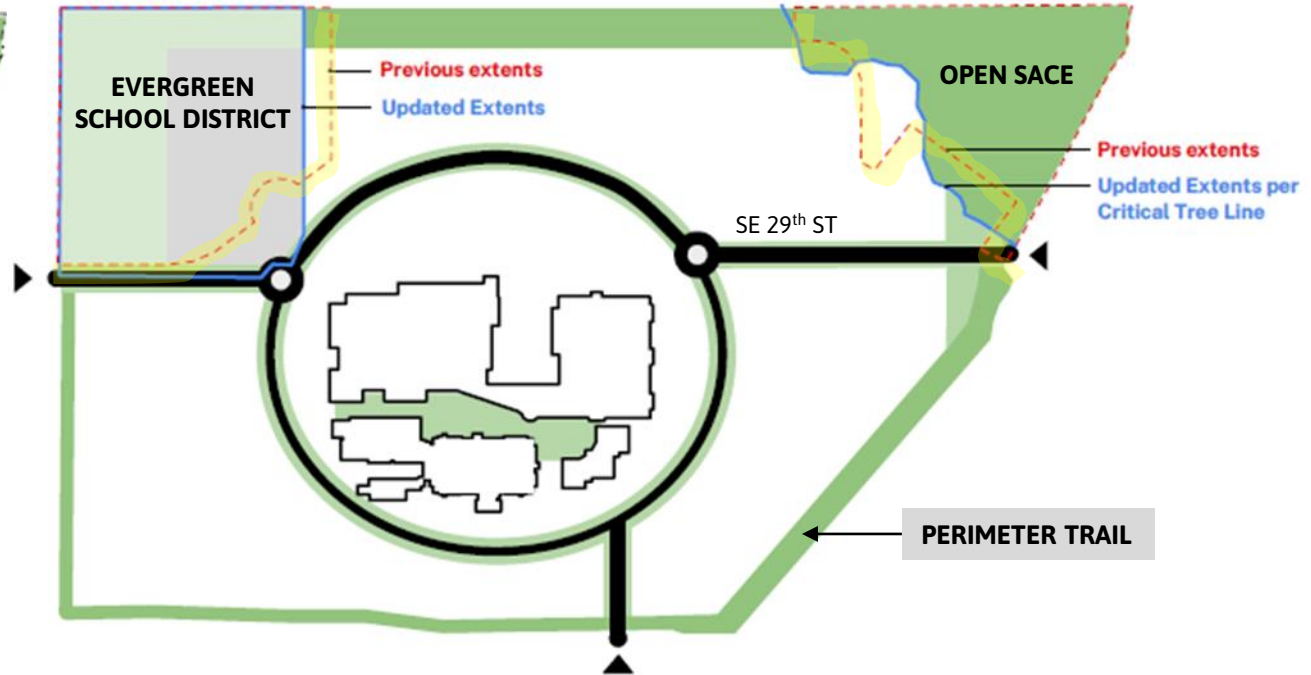


VIC Master Plan

Comparison of Original to Amended & Approved Design



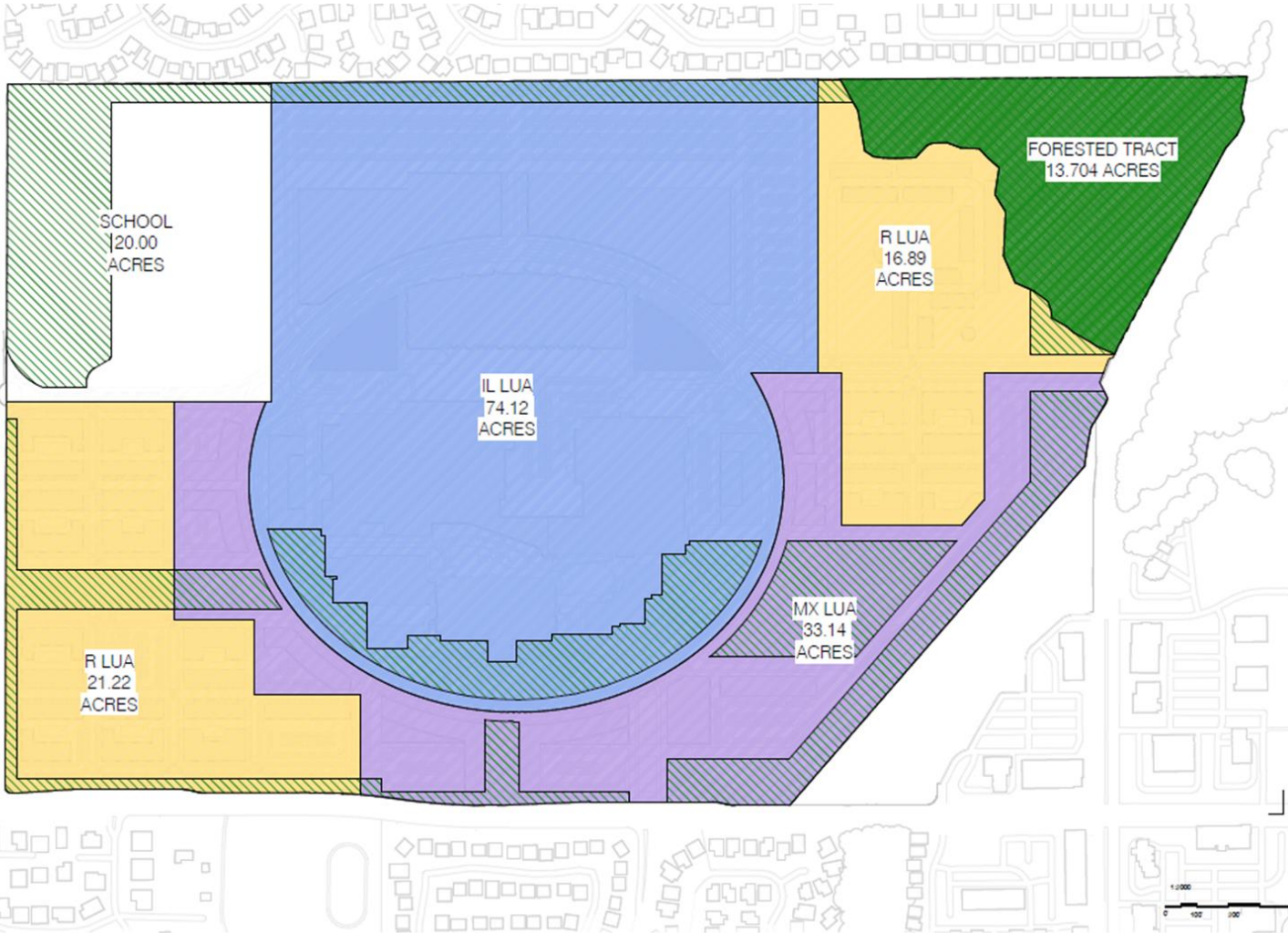
Master Plan 1.0 (2021)









Master Plan 2.0 (2024)



Approved Master Plan Land Use Areas



	LIGHT INDUSTRIAL (IL) - 74.13 ACRES (41.4%)
	RESIDENTIAL (R) - 38.12 ACRES (21.3%)
	MIXED-USE (MX) - 33.15 ACRES (18.5%)
	FORESTED TRACT - 13.704 ACRES (7.6%)
	SCHOOL - 20.00 ACRES (11.2%)
TOTAL - 179.10 ACRES	
	POTENTIAL OPEN SPACE

AREA WITHIN DASHED LINE IS POTENTIAL OPEN SPACE WITHIN EVERGREEN SCHOOL DISTRICT PARCEL, SHOWN FOR REFERENCE ONLY. ACTUAL OPEN SPACE LOCATION AND SIZE TO BE DETERMINED BY SCHOOL DISTRICT.



LEGEND

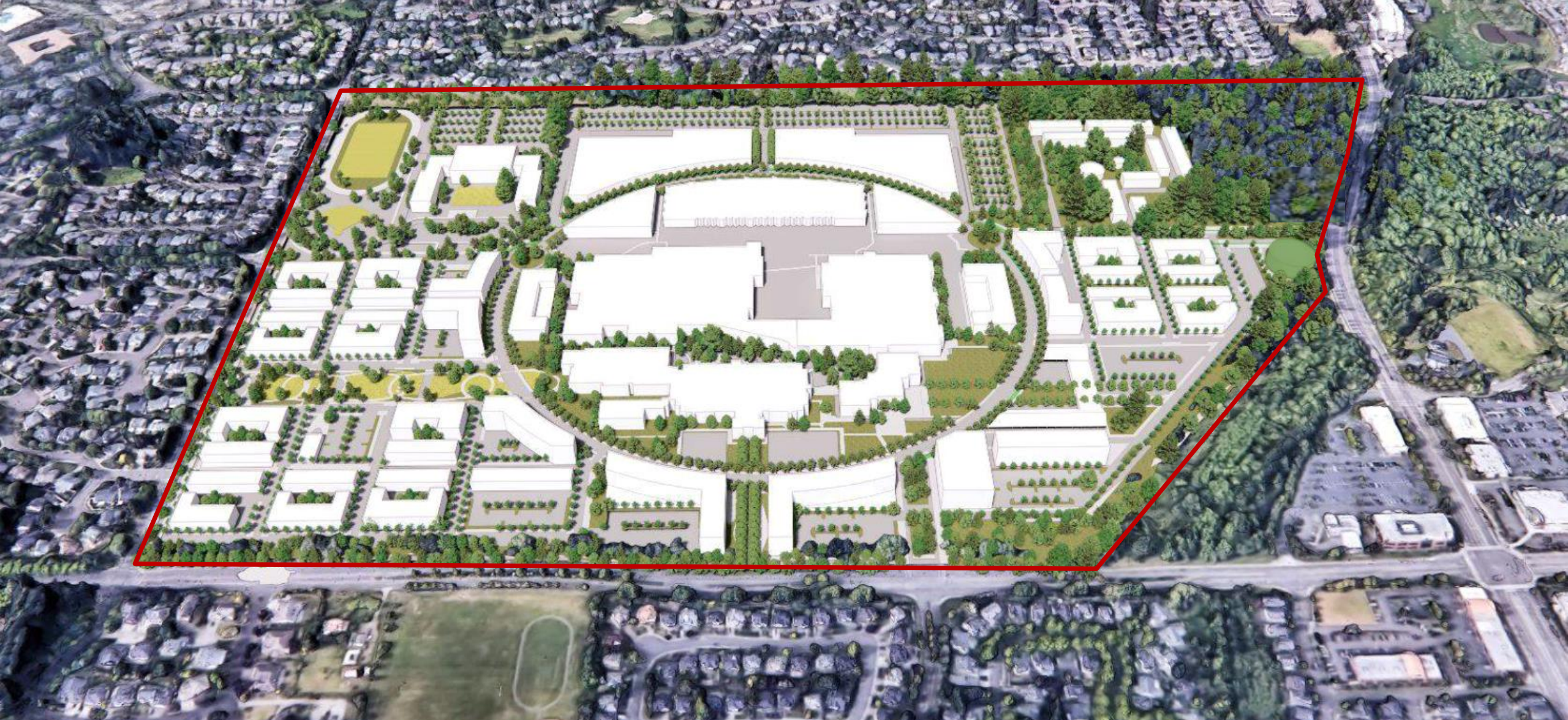
- OPEN SPACE
- POTENTIAL OPEN SPACE LINKAGE AREAS (NOT INCLUDED IN OPEN SPACE CALCULATIONS)
- POTENTIAL SCHOOL OPEN SPACE (NOT INCLUDED IN OPEN SPACE CALCULATIONS)

GENERAL NOTES:

1. BUILDING FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.
2. OPEN SPACE AREAS AND LINKAGE AREAS ARE CONCEPTUAL AND SHOWN TO ILLUSTRATE GENERAL PLANNING INTENT. THE LOCATIONS AND SIZE OF EACH OPEN SPACE AREA WILL BE REFINED AT THE SITE DEVELOPMENT STAGE.

Vancouver Innovation Center

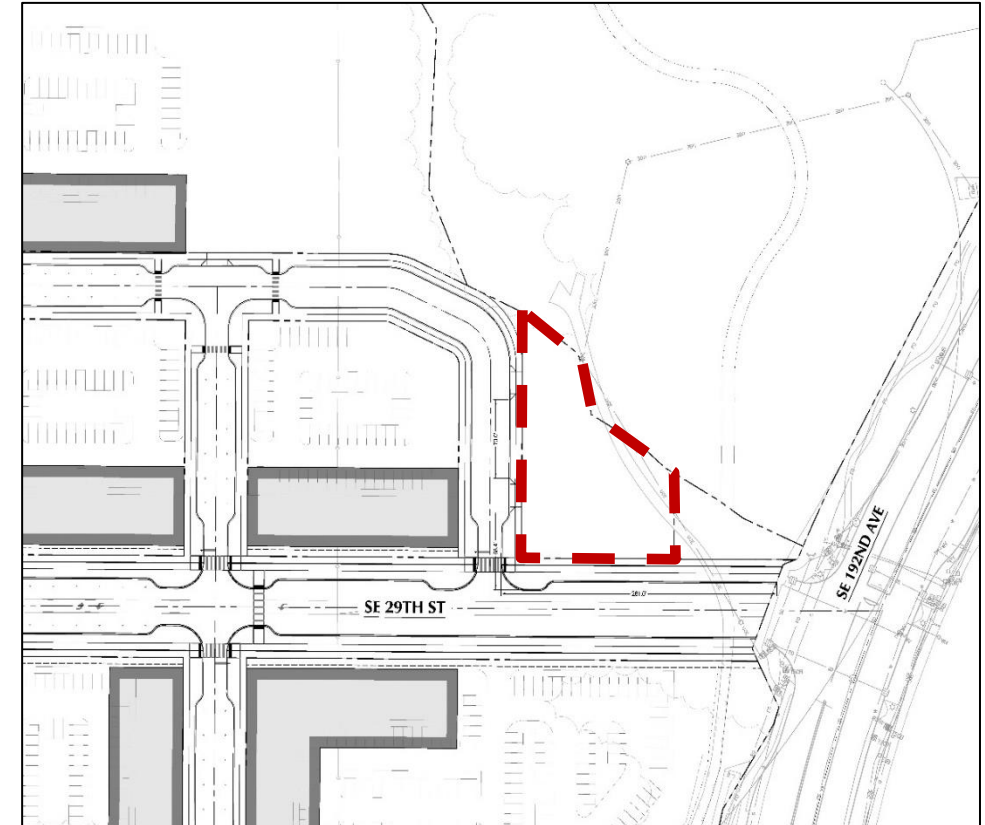
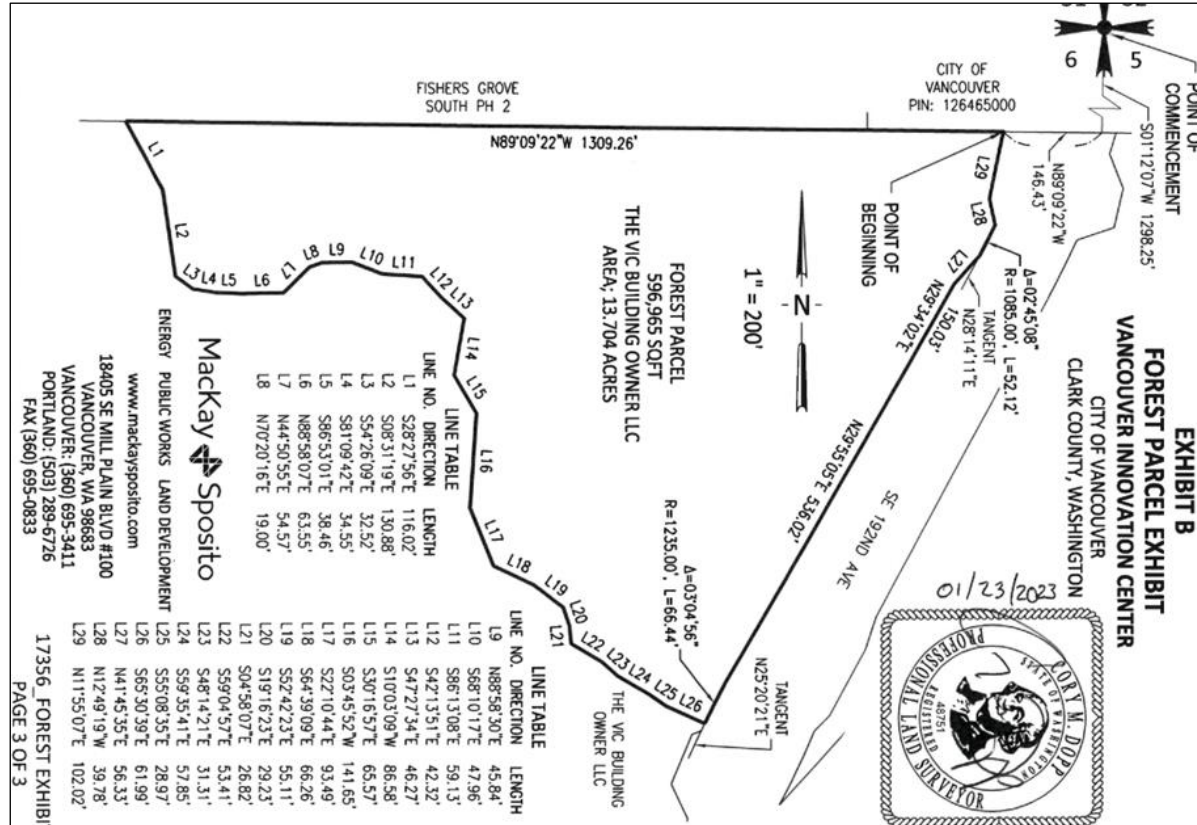
Approved Site Plan – Open Space



VIC Purchase & Sale Agreement (PSA)

Forested Tract – 13.704 ac.

Park Access Area – 0.91 ac.





Forested Tract

- **Restrictive Covenant**
Prohibits development for other than parks & open space
- **13.704 acres**
Area subject to boundary survey
- **\$3,940,000 – Purchase Price**
50% of Appraised Value per Approved Developer Agreement
- **Purpose – Future Community Park**
- **Phase I constructed within 3-years of acquisition**





Park Access Area

- **Not subject to covenant restrictions**
- **0.91 acres**
Subject to boundary survey
- **\$523,263 – Purchase Price**
Appraised Value per sq. ft.
- **Purpose - Future Park entry and parking**



Proposed Park Parcel Acquisition
Total 14.614 ac.

Policy Context

- **Consistent with Policies of:**
 - Vancouver Parks, Recreation & Cultural Services Comprehensive Plan
 - Park Capital Facilities Plan
 - Park Impact Fee Technical Document
 - Proposed Budget (PIF District C)
- **Support of Strategic Plan**
Climate & Natural Systems
- **Acquisitions subject to PRAC Recommendation**





Next Steps

- PRAC Recommendation to Council
- Council Review for Acceptance of the PSA
- Initiate Due Diligence
- Closing expected no later than early 2025
- Initiate Public Outreach & Master Plan processes





Questions & Discussion

- Site Location
- VIC Project History & Master Plan
- Consistency w/ Policy
- Purchase & Sale Agreement
- Next Steps





PRAC Recommendation to Council

Staff Recommendation: *Approval and implementation of the proposed Purchase and Sale Agreement to acquire property from Vancouver Innovation Center for a future community park.*



Thank You



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