



PLANNING COMMISSION MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. Sixth Street
PO Box 1995 – Vancouver, Washington 98668-1995
www.cityofvancouver.us

Marjorie Ledell • Steve Schulte • Larry Blaufus • Zachary Pyle • Nena Cavel

September 13, 2022

REGULAR MEETING

Vancouver City Hall - 415 W. Sixth Street, Vancouver WA

CALL TO ORDER

The September 13, 2022, meeting of the Planning Commission was called to order at 4:03 p.m. by Chair Ledell.

ROLL CALL

Present: Marjorie Ledell, Zachary Pyle, Larry Blaufus, and Steve Schulte

Absent: Nena Cavel

Motion by Commissioner Schulte, seconded by Vice Chair Pyle, and carried unanimously to excuse the absence of Commissioner Cavel.

ADOPTION OF MINUTES

Motion by Commissioner Blaufus, second by Commissioner Schulte, and carried unanimously to adopt the July 12, 2022, minutes as amended by the Chair.

COMMUNICATIONS FROM STAFF

Rebecca Kennedy notified the Commission of the Washington Chapter of the American Planning Association conference in Vancouver on October 11 to 13, 2022, and encouraged those interested to register. As part of the conference, there is a free short course on local planning on October 11, 2022.

WORKSHOPS

4:05 P.M. SHORT TERM RENTAL REGULATIONS

Jason Nortz, Development Review Manager, CDD; Becky Coutinho, Associate Planner, CDD; William Cooley, Community Engagement Manager, CMO

Rebecca Kennedy introduced the workshop. City Council has directed the Planning Commission to propose a framework for regulating short-term rentals in Vancouver. Jason Nortz presented a timeline of the work to date, a definition of short-term rentals and how they are treated in Vancouver, the data collection and public outreach processes, active listings and market details, the solicitation of feedback from current owners/operators, next steps, and the broad regulatory focal points of the effort.

Commission Discussion

The Commission and staff discussed the following topics:

- The number of active listings at any given time compared to occupied listings, and the impacts of vacancy on housing stock. Staff responded they would get the occupied listing information for the next workshop.
- Concentration of housing stock in the downtown area that would be most impacted by short-term rental housing now and in the future. Staff responded that downtown and west side neighborhoods are slightly more impacted now due to their proximity to businesses and tourism sites, but that short-term rentals are occurring citywide.
- What will be the regulatory response? Staff responded they are looking at how other cities in Washington treat short term rentals. The Council workshop focused on owner occupancy, collecting lodging tax, meeting basic life safety inspections, and the impacts on overall citywide housing supply and availability.
- The history of short-term rental users and conflicts with owners. Staff responded they would try to find data on this and hopefully come back with some local data.
- When was the bed and breakfast use put in place? Staff responded the ordinance was passed in 2004 and last updated in 2009.
- Does Airbnb focus on short term rentals or do they provide other services? Staff responded Airbnb focuses on short term rentals with stays of less than 30 days, but they also have rentals for longer terms, such as three to six months that are targeted for traveling nurses and working professionals.
- Do Airbnb and VRBO collect and pay lodging taxes? Staff responded that the State of Washington has a short-term rental ordinance that requires either the platform to collect lodging tax and other taxes on behalf of the owner and remit those back to the cities, or the owner to pay those directly to the State which then remits city portions to the appropriate jurisdiction. Since the City doesn't currently allow short-term rentals, it's hard to track or request lodging tax from these uses, because they're not an allowed use. With help from the Finance Department, we found that the City has received lodging tax from about 40 short-term rentals.
- How will the City work with short-term rental platforms and owners to implement the new regulations and balancing the work between the platforms, which are accustomed to this work, and the owners, who may not be as familiar with implementing new regulations. Staff responded with the idea for a one year pilot program to start with a simple process with basic regulations and a permit process. Presumably, there would be a small processing fee, and the building official and fire marshal would perform basic life safety inspections that are required by the state. This would also provide a record of the condition of the short-term rental unit, and if there are issues with the unit the City could potentially revoke that permit. The platforms have also addressed some of the issues of party homes with rules and regulations, but this could be another reason for permit revocation.
- Has the outreach focused on homeowners or property managers? Staff responded that outreach has been focused on both the broader community and rental hosts, of which a small minority of those operate more than one property and/or are professional property managers.
- Do neighbors have any recourse for noise or parking complaints? Staff responded they do. Most calls come in after hours, and those are directed to the police department. For complaints during the day, we could look at it from a code enforcement perspective.

- Would there be a different permitting process for individual homeowners and property managers? Staff responded it would likely be the same process for both. For rentals where the owner is on site, there could potentially be less control needed through the permitting process.
- What is the outreach process now that things have re-opened and how are you facilitating two-way communication? Staff responded we want to be in dialog to be able to ask follow-up questions. A lot of community members have expressed an interest to return to in person engagement, but we also received feedback for those who appreciate the hybrid option. The next phase of engagement could include in-person listening sessions to facilitate communication between rental hosts and neighbors. When we have more information about potential regulations, we could solicit feedback about specific regulations through a survey.
- Has there been engagement with neighborhood associations? Staff responded they are joining the Vancouver Neighborhood Alliance meeting, and there's an opportunity to potentially co-convene a dialog between the City's Office of Neighborhoods, the Neighborhood Alliance, and the impacted neighbors.
- The Washington Post article about the number of houses owned by a corporation or LLC. Staff clarified the initial data reported by the Washington Post was incorrect and has since been redacted. The number of homes owned by a corporation or LLC is 5.6%, not 40% as initially reported. Staff have corroborated the data with data from Clark County. Of those homes that are owned by a corporation or LLC, a large majority of those were based in Vancouver or Washington.

4:49 P.M. 2022 ANNUAL REVIEW COMPREHENSIVE PLAN AND ZONING CODE MAP AND TEXT CHANGES

Bryan Snodgrass, Principal Planner, CDD

46:56 Rebecca Kennedy introduced the workshop. Bryan Snodgrass presented an overview of four Comprehensive Plan and zoning map designation change requests, one Comprehensive Plan text change, and fourteen zoning text changes.

The first Comprehensive Plan zoning map change is the Stutesman proposal to change from general commercial to R-22.

Commission Discussion

The Commission and staff discussed the following topics:

- When will the current mobile homeowners be notified of the proposed change? Staff responded they will receive a postcard notice within 10 days of the public hearing date. Staff could reach out to the owner to provide more notice to the current tenants.
- Does the CG zone allow for mixed use? Staff responded it is allowed and could be either horizontal or vertical. For this site, vertical would be more likely.
- Do we envision this as a key node for density and what is the long term commercial viability? Staff responded that specific discussion of the upcoming comprehensive plan update has not started yet. Transit is accessible here, and there is a fair amount of multi-family housing in the area. This area is currently identified in the Comprehensive Plan as a major center, and it's unlikely it would be changed to a less intense use through the upcoming comprehensive plan update.
- If this area densified, do you get more residences from R-22 than with commercial zoning? Staff responded theoretically you could.
- For the hearing, what is the timeline for the commercial viability of this site, and what are the criteria for maximum build out with CG zone.

Staff continued the presentation with the Schwartz proposal, with a change from residential to commercial.

Commission Discussion

The Commission and staff discussed the following topics:

- What are the differences for setback requirements with R-2 and CC? Staff responded they can include that information in the staff report for the hearing.
- Is more permitting required for the business to expand? Staff responded they would follow up with the applicant and other City staff. Depending on the type of expansion, if they were going to renovate, they would need building permits.

Staff continued the presentation with the SRHV proposal, with a change from industrial to mixed use. Charles Ray, Urban Forester for the City, provided an overview of the Oregon White Oaks that are currently on the property.

Commission Discussion

The Commission and staff discussed the following topics:

- The proposal has a lot of uncertainty regarding the trees, slope, and plans for this site. The Commission would need more information from the applicant to be able to make a decision at the public hearing.
- Are we considering the portion of the property that is proposed to remain heavy industrial? Staff responded the applicant is proposing to rezone only a portion of the property. You can consider the implications of that proposal, which is focused just on a portion of the property.
- Would like to understand from the applicant why MX is the best use for this site.
- Is the neighborhood aware of this proposal? Staff responded they were likely notified during the pre-application stage and would get another notice prior to the hearing.
- Is there a traffic report that compares the amount of traffic generated from mixed use and industrial? Staff responded there is information on the number of trips and will include that information in the staff report.

Staff continued the presentation with the Lieser School redevelopment, with a change from R-6 to R-30.

Commission Discussion

The Commission and staff discussed the following topics:

- Connecting SE Northgate Avenue to N. Lieser Road. Staff responded there was some opposition from the public as well as concerns for a proposed park on the northwest side of the property. There is a bike and pedestrian connection through the site that will be preserved.

Staff continued the presentation with the text changes to the Comprehensive Plan and zoning and the capital facilities plans.

Commission Discussion

The Commission and staff discussed the following topics:

- Regarding the solid waste disposal and recycling standards, are there any example sites where this issue exists and would be addressed by the change. Amanda Romero, Solid Waste Analyst with the City, responded the change is to update the code. The last update was in 2016, and since

then there are types of developments that are more popular, such as narrow lots and cottage clusters.

COMMUNITY FORUM

Arnie Teppo was present to support regulations for short term rentals and is an operator of a short term rental. Airbnb automatically collects occupancy taxes and sends to the local jurisdiction or the State. Airbnb has tools to screen and prevent party houses. Airbnb requires smoke, carbon monoxide detectors, first aid kits, fire extinguishers, and COVID cleaning protocols, and supplies liability insurance for guests and hosts. He supported STRs for the flexibility to have a second property available for family and friends and generate some income to help pay taxes and other expenses. He supported reasonable regulations for noise, parking, and the proposed pilot program.

Janie Wilson, GG's House, was present to provide comments on short term rentals. She urged the Commission and staff to focus on regulations for STRs, rather than using the term "legalize". She provided documentation regarding the cost to run a short term rental compared to a long term rental. She supported an anonymous method for the community to submit complaints about an STR to address concerns about potential retaliation.

Terry Ibert was present to provide comments on short term rentals. He operates three Airbnb units in a single home. He noted the difference between types of housing units, and the majority of STRs identified in Vancouver are single family homes. One difference between short and long term rentals. He urged the Commission to identify specific issues and create regulations to address those concerns.

Michele McDermid was present to provide comments on short term rentals. She acknowledged the STRs that are operating in the City where they are not currently allowed. She felt that the Airbnbs operating in her neighborhood are affecting the neighborhood negatively. Short term rentals have increased the price of housing in her neighborhood, which also affects the character of the neighborhood.

Christine Dickinsen, from the Carter Park neighborhood, was present to provide comments on short term rentals. She expressed disappointment about the discussion during the workshop focusing on regulations and taxes, but not on the effects of short term rentals on the character of a neighborhood. She mentioned the regulations in nearby cities such as Olympia and Portland and how those cities have limited the number of rentals an owner can operate.

PUBLIC HEARING

6:53 P.M. UPDATES TO FOSSIL FUEL STORAGE REGULATIONS

Chad Eiken, Director, CDD; Bryan Snodgrass, Principal Planner, CDD; Becky Coutinho, Associate Planner, CDD; Lisa Grueter and Jason Hennessy, BERK Consulting

Rebecca Kennedy introduced the workshop. Chad Eiken presented background on the fossil fuel facility moratorium and the timeline of workshops with the Planning Commission and City Council. Bryan Snodgrass presented the proposed changes to the fossil fuel code, VMC Title 20, and the details of changes for bulk fossil fuel facilities, cleaner fuel facilities, and small fossil and cleaner fuel facilities. The

presentation covered code clean up changes and new special use standards, an overview of existing bulk fossil fuel facilities, the Heavy Industrial (IH) district, and stakeholder outreach.

The presentation continued after a brief audio outage with two policy issues resulting from public input regarding small fuel facilities and new cleaner fuel facilities. Staff described the differences between limited and conditional use permits and analysis and staff recommendations of the policy issues for consideration by the Commission. Staff provided details of the proposed code clean up items based on public input.

Staff described the SEPA (State Environmental Policy Act) timeline for this project, including three comment letters received. Staff presented to City Council on September 12, 2022 and provided the details of Council's feedback during the workshop.

Commission Discussion

The Commission and staff discussed the following topics:

- Are the development standards for conditional use permit the same as applied to a limited use permit application? Staff responded they are the same in both cases.
- For revocation of a conditional use permits (slide 14, item 6), is it correct that this is not applicable for a limited use permit? Staff responded there is not a similar approach for a limited use permit. It is a permitted use and they must adhere to the conditions. There is a code enforcement process to deal with an applicant's failure to comply with the conditions of the permit.
- What is the definition of "cleaner fuel"? Staff responded it is specifically defined in the [draft ordinance](#). It includes carbon-free fuels, credit generating fuel, biomass renewable fuels, alcohol fuels, biodiesel fuel, E85 motor fuel, and alternative fuels that are not fossil fuels.
- Regarding the annual report to the City regarding capacity and shipment activity/type (slide 18), what information could become public? Staff responded the information in the report is also reported to Department of Ecology or other federal agencies. The report would include a description of the onsite storage capacity, number of tanks, volumes, and products, number of vessels, transfers of fuels, type and quantity of products transferred and destination, number of rail cars transporting fuels, number of trucks transporting fuels, a document that onsite activity is similar to the established baseline of storage and/or throughput, and conformity with applicable regional, state, and federal reporting or permit requirements.

Public Testimony

Audrey Leonard, staff attorney for Columbia Riverkeeper, supported the proposed ordinance to prohibit new or expanded large scale fossil fuel facilities. The proposed ordinance must safeguard safety and avoid loopholes for fossil fuel expansions. She urged the Planning Commission and City Council to require facilities converting to cleaner fuels or establishing new cleaner fuel facilities to get a conditional use permit. The small and cleaner fuel facilities carry many risks and have the potential to be dangerous. Requiring a conditional use permit puts a small burden on sophisticated companies whose incentive is the profit of the facility.

Janet Hedgepath supported requiring conditional use permits for cleaner fuel facilities. The moratorium was intended to preserve the health and safety of community and environment. If the Commission is going to consider cleaner fuels with other storage facilities, then she urged the Commission to require conditional use permits, rather than limited use permits, to provide the public a chance to weigh in.

Michael Bomar, Director of Economic Development at the Port of Vancouver, USA. The Port is committed to climate action and supports the transition of Port activities away from fossil fuels and to attract cleaner and clean fuel facilities. We're pleased to see the updates to the definition of cleaner fuels and to clarify that a facility that expands can serve both traditional or clean fuel provided fossil fuel volumes do not exceed the pre-expansion baseline. We appreciate the proposal to allow for new clean and cleaner fuel facilities under conditional use permits; however, the restriction of 1 million gallon/3 acre space limit will be a deterrence for some clean facilities. We encourage a limited use permit for cleaner or small facilities and conditional use permit for any large facilities without an upper volume or acreage limit.

Holli Johnson, Western States Petroleum Association, expressed concerns for the proposed regulations and urged the Planning Commission to amend the proposed code language before making a recommendation to City Council. The conditional use permit process is appropriate when the use does not match the zoning. The use of conditional permits for industrial use in a heavy industrial zone is not appropriate. This will create uncertainty and likely disincentivize upgrades and improvements to facilities. The proposed language for greenhouse gas mitigation requirements seems to be unlimited to what may or may not be applied to a proposal, and leaves it up to the City to determine what is required to mitigate. This should be reviewed with other state and federal mitigation requirements. Finally, the annual reporting requirement includes information that is confidential, proprietary, and strategic business information which could be used by a competitor to gain an unfair advantage in the marketplace, as well as potential safety risk. She urged the review of public records act exemption in RCW 42.56 as it relates to proprietary business information.

Cathryn Chudy shared her concerns for the impacts to the Fruit Valley neighborhood and supported Option A. Until more careful deliberation and outreach is done by the city regarding cleaner fuels and their potential to harm health and safety, Option A would provide the maximum protection for those most disadvantaged and overburdened and whose voices are not adequately heard in this current ordinance process. Most of the Council believes that the City can provide health and safety protections, as well as advanced climate action goals by opening the door to cleaner fuel facilities in the Heavy Industrial Zone. Some of those small, cleaner fuel facilities will be able to use an expedited permit process that leaves out public participation. The unknowns are left to be experienced by those most affected without their input.

Rebecca Ponzio, Washington Environmental Council, supported the Planning Commission in recommending a fossil fuel land use code that is rooted in the protection of the health and safety of Vancouver neighborhoods, and those hardest hit by industrial pollution such as Fruit Valley. The ordinance should clearly ban new and expanded fossil fuel terminal storage and handling facilities and should ensure that conditional use permitting processes, not limited use, are applied to all new facilities under the definition of clean fuels and/or changes to existing facilities. A conditional use permit is a common permit type in Vancouver and it is not an unusual or unnecessarily burdensome process. Applying a conditional use permit approach is a way to better understand impacts to ensure the public health and safety issues are evaluated, and that the public has a chance to substantively weigh in. This is particularly important as we learn more about these various potential projects and technologies. We have learned from other jurisdictions like Tacoma and Whatcom County that being clear, concise, and rooted in the intent of the original moratorium language around health and safety is the most effective way to establish code of this significance.

Mark Fitz, Star Oilco, did not support the proposed code amendments. He disagreed with the cleaner fuels definition, as all fuels will soon be cleaner fuels in Washington by law. The cleaner fuels inventory is a major investment which will bring back property tax revenue to the City and to the region.

Commission Discussion

- Are the requirements to expand and/or convert up to 15% tied to both converting to cleaner fuels and seismic upgrades, or just seismic upgrade upgrades and expansions of the existing bulk fuel? Staff responded it's both, it would need to convert to cleaner fuels and complete the seismic improvements and upgrades.
- Limited use permits and how it is determined that limited use is appropriate. Staff responded that limited use means that the use is allowed so long as they meet the list of conditions. The approval process would be a site plan review process. The conditions are intended to get at the known impacts. Staff is recommending a conditional use permit for new cleaner fuel facilities up to one million gallons. We don't know what those specific site impacts might be because we don't know where there'll be located. Whether it is a limited use or conditional use, any of these tanks would exceed the SEPA threshold and there would be a SEPA review where the public could comment.
- Is there a process difference between a limited use and a conditional use in terms of the amount of public notice for review? There is public notice for both. Limited use is under the site plan application. There's a public notice to properties within 500 feet and is sent to the neighborhood associations. They can comment staff within 14 days. The site plan approval is an administrative process. Staff reviews it, determines whether it meets all the criteria and then makes their decision. The conditional use process involves a slightly longer comment period of 30 days, notice is sent to the same people and neighborhood associations, and it's published in the newspaper. There is a public hearing before the Hearings Examiner, who would make the decision on the application. That decision is appealable to the City Council.

Motion by Commissioner Schulte, seconded by Commissioner Blaufus to recommend to City Council adoption of fossil fuel facility standards as recommended by staff in the proposal dated August 11, 2022, with modifications dated September 6, 2022, and based on the findings and conclusions in the staff report for the public hearing dated September 13, 2022.

Commission Discussion and Deliberation

- Commissioner Schulte acknowledged the long process for this recommendation and supported the conclusion that the team arrived at. Timing is imperative to get started with these changes.
- Commissioner Blaufus supported the recommendation as a good middle ground.
- Commissioner Pyle requested a review of the recommendations for the three types of facilities. Staff responded the recommendation prohibits new bulk fuel facilities (60,000 gallon or more capacity), with allowances for maintenance and upgrades to existing facilities. There are also allowances for expansion up to 15% with conversion to cleaner fuels. The recommendation allows for cleaner fuel facilities in the heavy industrial district only and is subject to a conditional use permit. The recommendation allows for small fossil and cleaner fuel facilities in the heavy industrial district, subject to the specific standards, and a limited use permit process. Small fossil fuel facilities would be conditional use.
- Vice Chair Pyle acknowledged the process and input from staff, consultants, and the public to assess the risks and create a comprehensive set of regulations. A conditional use permit for all three types of facilities is repetitive and there is little benefit or additional expertise gained from

a conditional use permit versus a limited use permit. The regulations as suggested in the staff report are robust and sufficient to move forward with limited use.

- Chair Ledell was in favor of the motion and the use of conditional permits as it allows for greater public input.

Roll Call Vote

Larry Blaufus	Yes
Steve Schulte	Yes
Zachary Pyle	No
Marjorie Ledell	Yes

The motion passes 3-1.

ADJOURNMENT 8:38 P.M.

Marjorie Ledell, Chair

To request other formats, contact Julie Nischik, Community Development Department | 360-487-7813. WA Relay: 711 | julie.nischik@cityofvancouver.us

Fourth Plain Forward Update

Vancouver Planning Commission
Workshop
October 11, 2022



Shannon Williams
Senior Planner
City of Vancouver

Angelica Martinez
Associate Planner
City of Vancouver

Paul Burgess
Executive Director
Fourth Plain Forward

Agenda

1. Background & Context
2. Fourth Plain Forward Action Plan Implementation
3. Fourth Plain Commons
4. Fourth Plain Forward Nonprofit Organization
5. Next Steps & Questions

Presentation Objectives

- **Fourth Plain Forward Initiative:** Confirmation that long-term efforts to address systemic barriers and disparate outcomes for the Fourth Plain community continue to be a City policy priority
- **Fourth Plain Forward:** update on transition to CDC model
- **Fourth Plain Coalition:** update on Coalition development and partnering efforts
- **Fourth Plain Commons:** update on project timeline

Background & Context

Place-based Community Development



- Evidence-based
- Implements holistic revitalization effort
- Purpose built services tailored to community's needs and local community dynamics
- Collective impact



Fourth Plain Communities



**50% POC
(30% in Vancouver)**



**21% residents born
outside US
(14% in Vancouver)**



**34% residents speak
a language other than
English at home
(20% in Vancouver)**

Fourth Plain Communities



**17% families live
below poverty line
(8% in Vancouver)**



**69% renters
(48% in Vancouver)**



**17% residents with
bachelor's degree or
higher
(30% in Vancouver)**

Fourth Plain Communities



**46% residents with a disability
(38% in Vancouver)**



**17% residents with no health insurance coverage
(8% in Vancouver)**



**21% transit dependent population
(3% in Vancouver)**

Background & Context

COVID 19 Economic Impact

- Nearly 6,500 residents filed for unemployment insurance benefits between April 2020 and March 2021
- 16% unemployment rate in April 2020; county level rate 15%, national rate 14%
- 33 childcare locations closed in 2020; more than 200 staff members were laid off
- 462 McKinney-Vento Status students attending schools along the corridor during the 2021-2022 school year
- Transit dependency increased, particularly in Meadow Homes and Bagley Downs

Fourth Plain Forward Implementation

Action Plan Goals

GOAL 1

Cultivate a vibrant business district

GOAL 2

Stabilize and grow small businesses

GOAL 3

Create a growth pipeline for food entrepreneurs

GOAL 4

Prioritize pedestrian safety

GOAL 5

Foster inclusive transit-oriented development

Fourth Plain Forward Implementation

Small Business Support



Business Technical Assistance



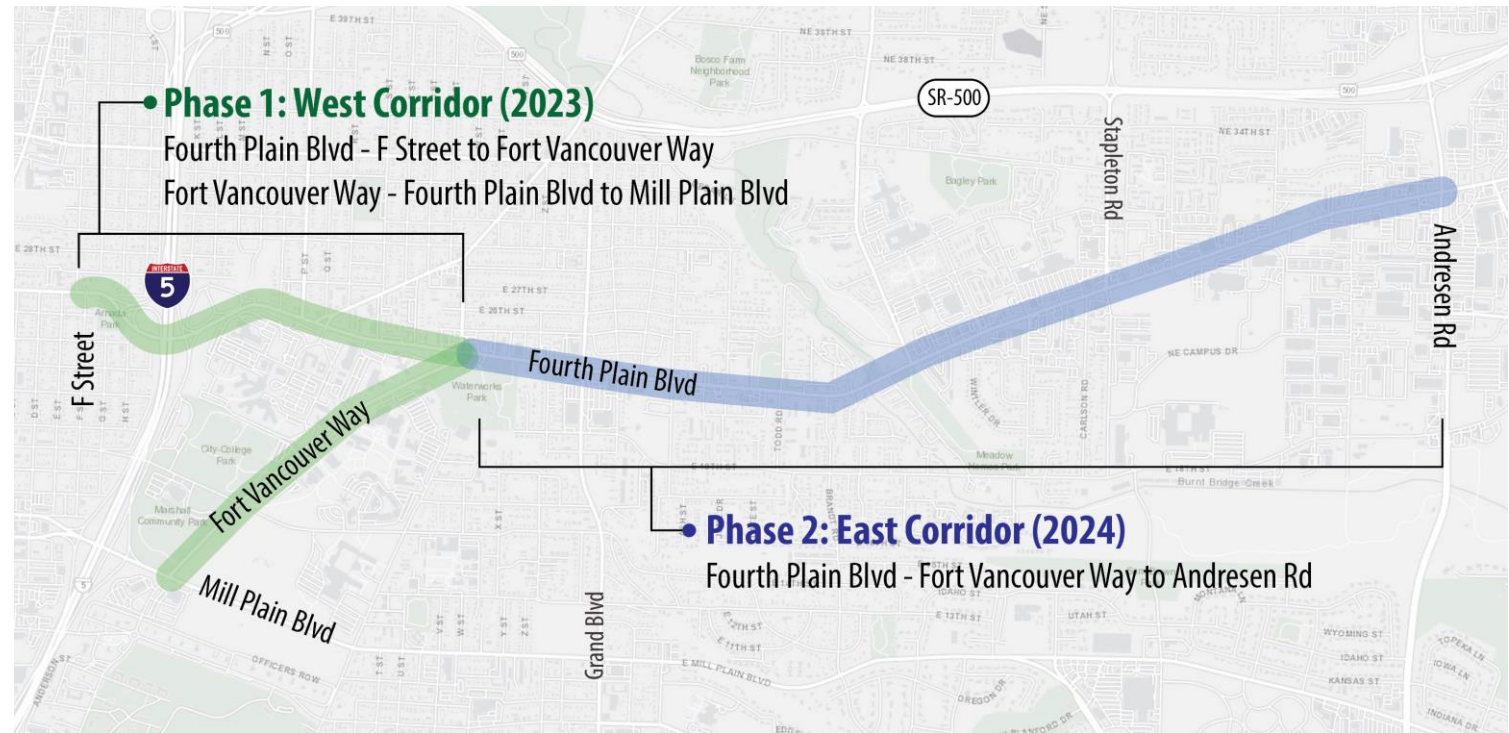
Support Fourth Plain Forward's Business Support Programs



Fourth Plain Forward Implementation

Prioritize Pedestrian
Safety

Fourth Plain Blvd and Fort Vancouver Way Safety and Mobility Project



Fourth Plain Forward Implementation

Prioritize Pedestrian
Safety



Fourth Plain Blvd and Fort Vancouver Way Safety and Mobility Project



Outreach events in May and June

Fourth Plain Forward Implementation

Prioritize Pedestrian Safety

Safe Streets 4 All Grant Application



Fourth Plain Forward Implementation

Foster Transit-Oriented Development



Affordable Housing partners, with City and State support, have created or preserved 569 units of affordable housing along the corridor over the last 6 years (2016-2021)



Fourth Plain Commons

Partnership between
City of Vancouver and
Vancouver Housing
Authority



Unit Size	# of Units
Studio (0 BR)	29
1 BR	44
2 BR	20
3 BR	13

Affordability	# of Units
Rent: 30% of Income	56
60% AMI	50

Site Overview – Birds Eye View



Image Credit: Salazar Architects Inc.



Image Credit: Salazar Architects Inc.

Commons Ground Floor Components

- Shared Office Space



Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen



Image Credit: Salazar Architects Inc.

Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen
- Community Event Space



Image Credit: PLACE

Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen
- Community Event Space
- Outdoor Plaza



Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen
- Community Event Space
- Outdoor Plaza
- Play Area

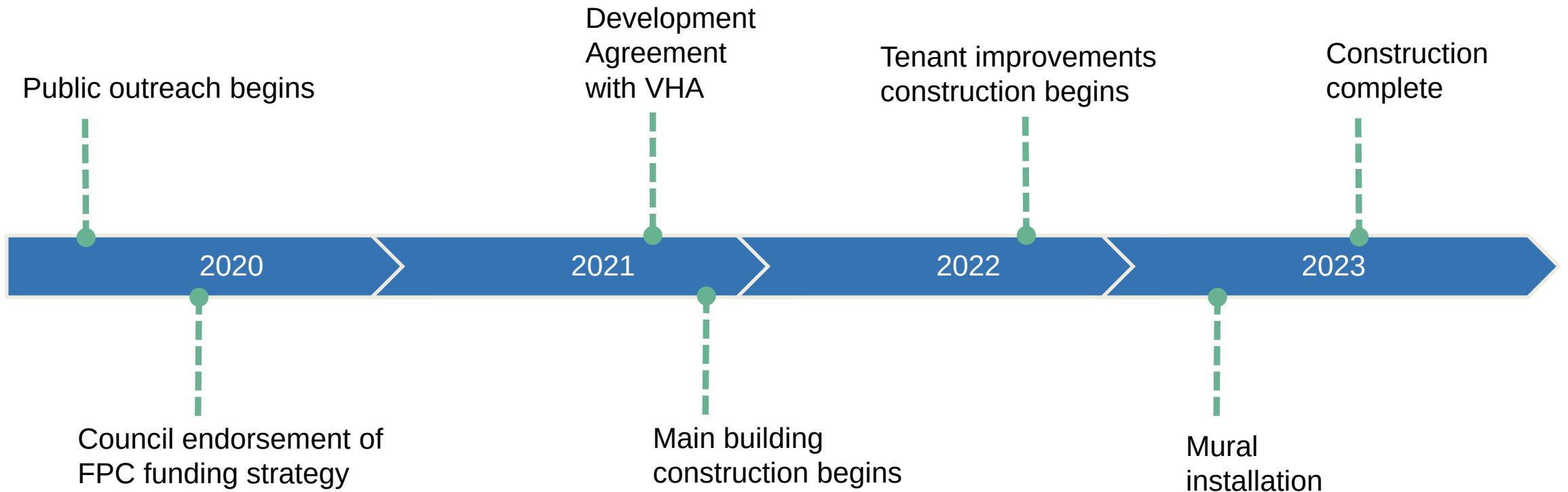
Fourth Plain Commons

Site Plan Overview



Image Credit: Salazar Architects Inc.

Project Timeline



Fourth Plain Commons

Outreach Summary

- Project kick-off open house
- Focus groups with CBOs for shared office space
- In-depth interviews with operators and potential kitchen users
- Online open house and survey
- Upcoming:
 - Mural outreach
 - Outreach to CBOs and residents on future programming

Community Development, Placemaking & Partnerships

Summer of Murals
Multicultural Resource Fair
Litter Clean Up Events
Street Mural



Fourth Plain Forward Non-Profit Organization

Programs and Events

- Art in the Park
- Summer of Murals
- Multicultural Resource Fair
- Website Program
- CBO Incubation
- Library Program
- Small Business Emergency Grants
- COVID-19 Testing and Vaccination Clinics

FPF – Upcoming Programming

Fourth Plain Commons

- Business incubator
- Community market
- Community programming

Fourth Plain Businesses

- GVCC
- WSW
- Clark college

Fourth Plain Community

- Community Space
- Fiscal sponsorships
- Reimagining Neighborhood Associations

Fourth Plain Forward

- New staff members
- New accounting & CRM
- Rebranding & website

Fourth Plain Forward Non-Profit Organization



Transitioning to a Community Development Corporation (CDC)

Why Now?

ARPA Investments/Operations Center

How?

Capacity building of Fourth Plain Forward

When?

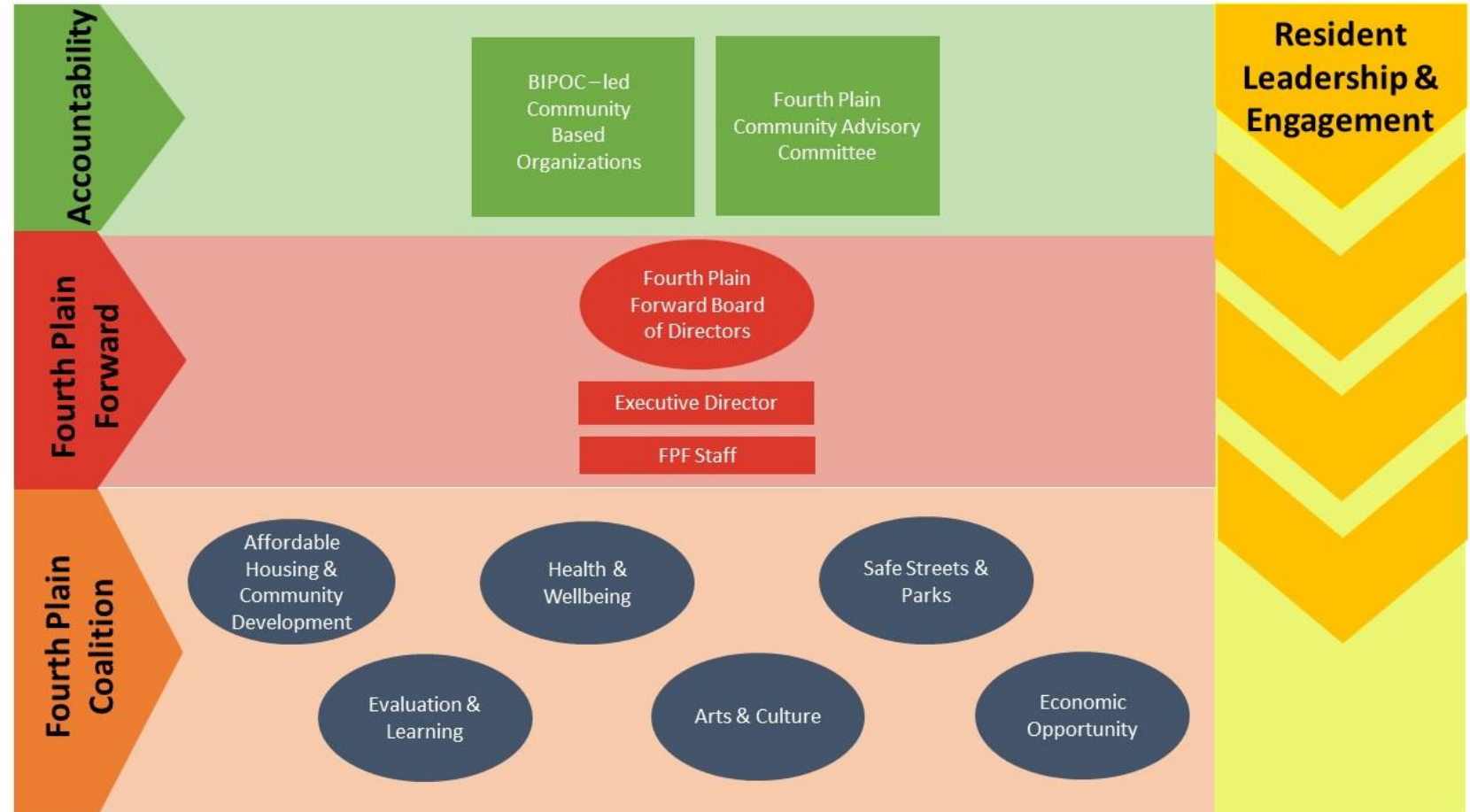
Two-year timeline

Five Strategic Pillars and Programmatic areas



Fourth Plain Coalition

Over 1.5 million dollars have been awarded to the Coalition and FPF to advance these community-identified priorities



Fourth Plain Coalition

Fourth Plain Community Advisory Committee



- Oversight and leadership group for Fourth Plain Forward
- Provide guidance from a resident perspective
- Engage in various leadership, advocacy and engagement opportunities
- RESIDE Vancouver implementation

Addressing Systemic Disparities

- Disparities are the result of systems of discrimination and disinvestment that have occurred and built up over decades
- Fourth Plain Coalition partners have built relationships and structures to try to reverse the impacts of systemic discrimination
- Getting to a more equitable future is a long-term effort that will require sustained City leadership and commitment for years to come
- Covid exacerbated existing disparities

City Council Feedback

- Continued support for Fourth Plain Initiative as a policy priority
- Include climate actions in a meaningful way to the community
- Continue to build leadership that could lead to participation on boards and commissions
- Think about what do we want 30 years from now
- Community driven = true representation
- Commons:
 - Unit size breakdown
 - Address systemic barriers to childcare

Next Steps and Questions

- Fall 2022: ARPA Fourth Plain Investment Strategy outreach begins
- Q3 2023: Commons Grand Opening
- 2023 Forward: Implement Reside Vancouver Anti-Displacement Strategy
- 2023 Forward: Fourth Plain Coalition's new structure in place to be more community led
- Fourth Plain Forward continues to build capacity in preparation for their transition to a CDC

Thank You

To learn more visit

www.fourthplainforward.org

www.cityofvancouver.us/cdd/page/fourth-plain-forward





Fall 2022 Comprehensive Plan and Zoning Amendments

October 11, 2022
Vancouver Planning Commission
Public Hearing



Bryan Snodgrass
Principal Planner
Community Development Department

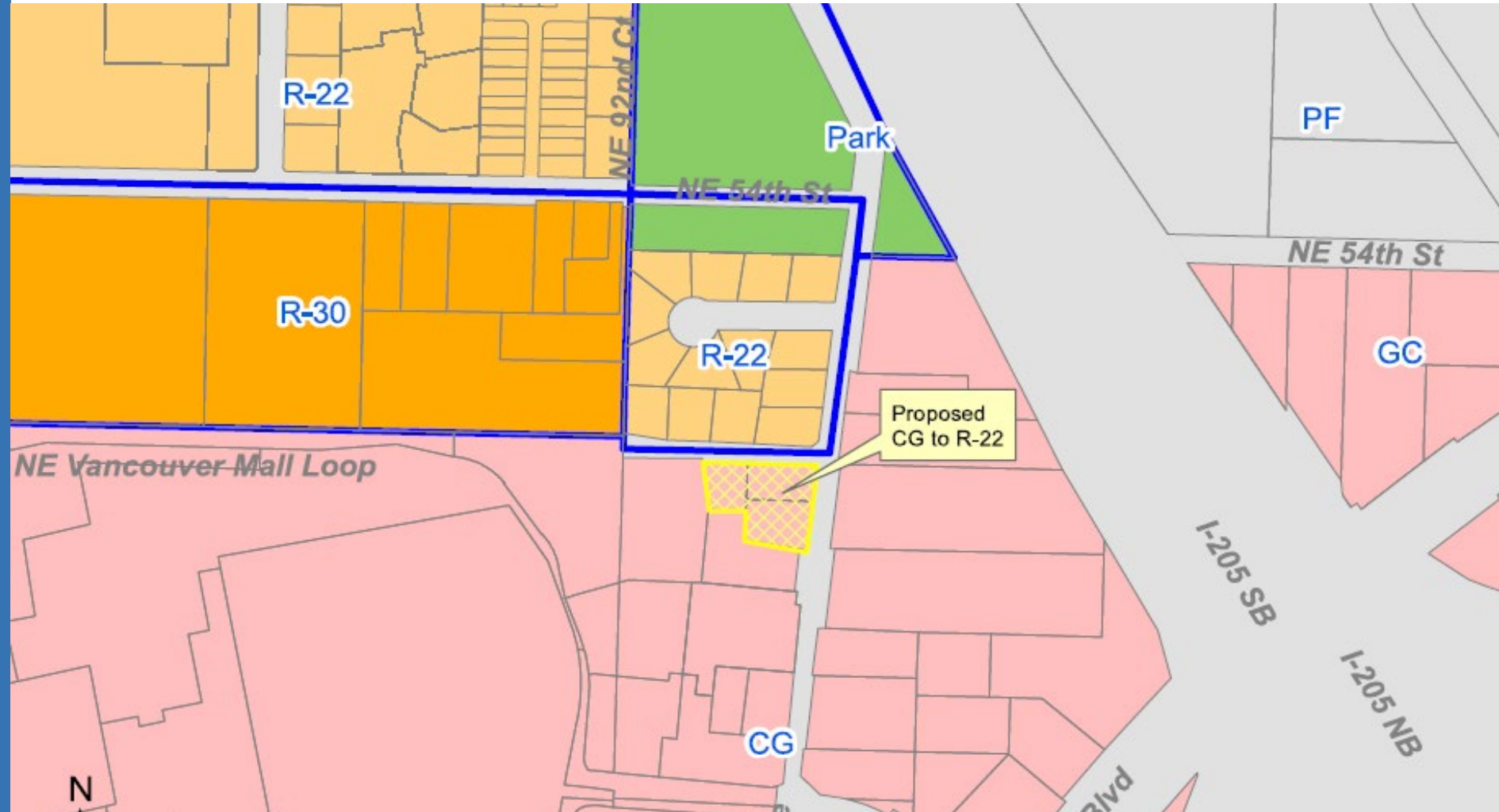
Presentation Overview

- Public hearing review of three Comprehensive Plan and zoning map designation change requests, one Comprehensive Plan and associated zoning code text change, and 15 zoning code text changes.
- Five separate opportunities for commission questions, applicant presentation, public testimony, and Commission deliberation - after each of the three map change requests, after the single Comprehensive Plan and associated zoning text change proposal, and after the set of zoning code text change proposals
- Previous Commission workshop review on July 12 and September 13, 2022. City Council workshop review scheduled for November 14, and public hearing review December 19.

Stutesman Plan/zone map change – CG to R-22 on 0.8 acres in the Van Mall Neighborhood



Stutesman Plan/zone map change - Vicinity Zoning



Stutesman Plan/zone map change - Background

- Located at transition point between residential and commercial zoning districts
- Applicant envisions future development of 11 market rate townhomes
- Proposal site contains three existing mobile homes, and a single-family residence
- Applicant's traffic study indicates more traffic anticipated by development under existing commercial zoning than proposed multi-family zoning

Stutesman Plan/zone map change – Analysis

- Proposal can contribute to local and citywide long term housing needs, at a location near shopping, employment, and public services
- Commercial development has not occurred on site to date, and generally not on most of the nearby commercially zoned properties except those abutting Vancouver Mall Loop or the roads south of the rezone site
- Delayed effective date in adopting ordinance can provide additional relocation notice for the site occupants

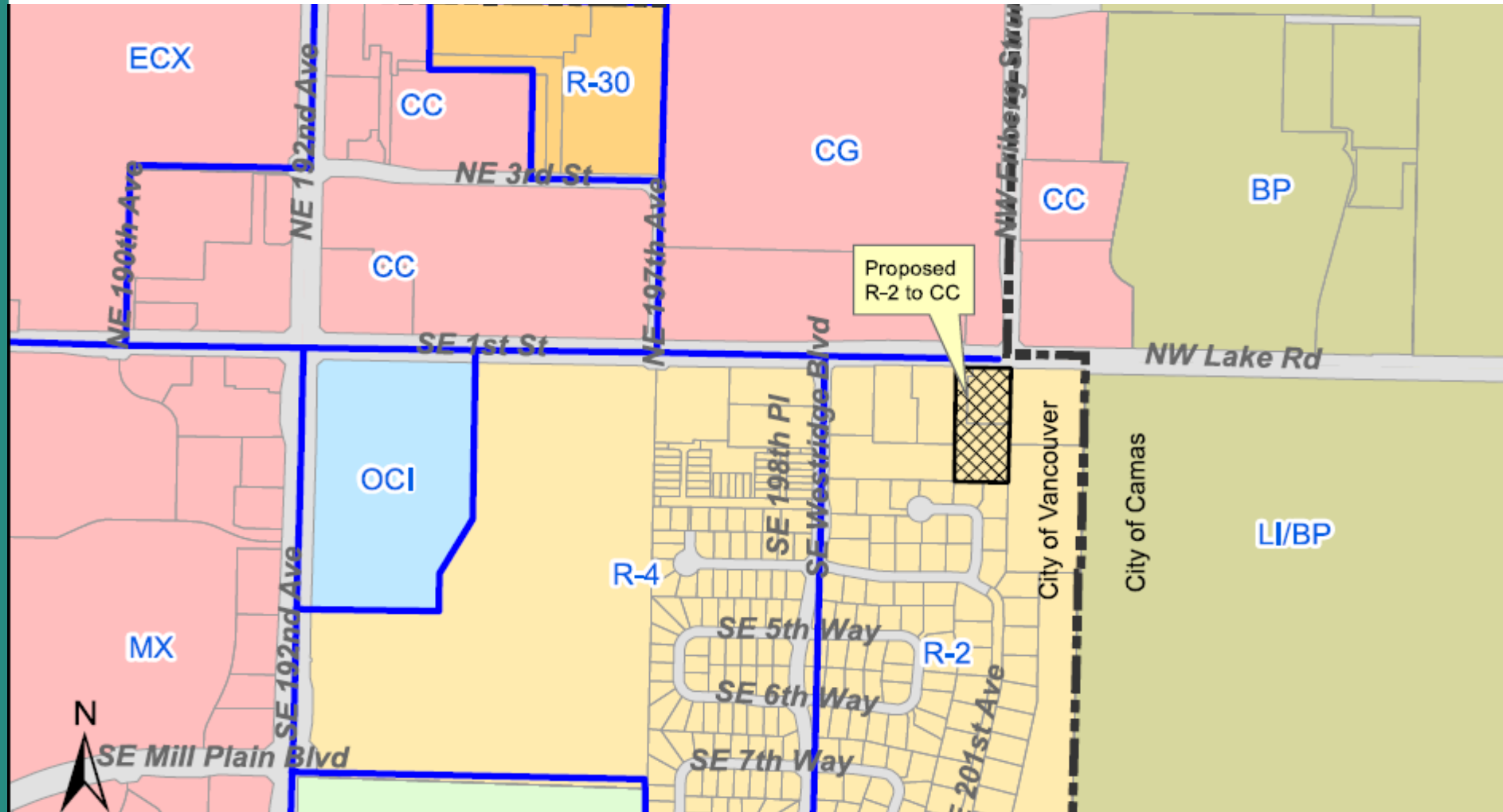
Stutesman Plan/zone map change

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Stutesman rezone as described from CG to R-22

Schwartz Plan/zone map change - R-2 to CC on 2.1 acres in East Vancouver



Schwartz Plan/zone map change - Vicinity Zoning



Schwartz Plan/zone map change - Background

- Rezone site contains two single family homes and outbuildings
- Application indicates existing marketing home business in northern home would be expanded by 5-10 employees to include entire structure if rezone approved
- Future access likely via existing signalized intersection at northeast corner of proposal site. Applicant traffic study indicates more intensive future use under CC zoning would produce more traffic than R-2 zoning district

Schwartz Plan/zone map change - Analysis

- Proposal would establish commercial designation in an area of Vancouver that has ample commercial zoning, but less residential zoning, particularly multi-family or higher density single-family
- Inclusion of southern property in proposal would extend commercial zoning southward into the residential area beyond what is needed to expand home business
- Proposal would create isolated commercial zoning within a residentially zoned area, potentially complicating redevelopment scenarios for adjacent properties, particularly to the east
- Proposal may be premature given upcoming Comprehensive Plan update

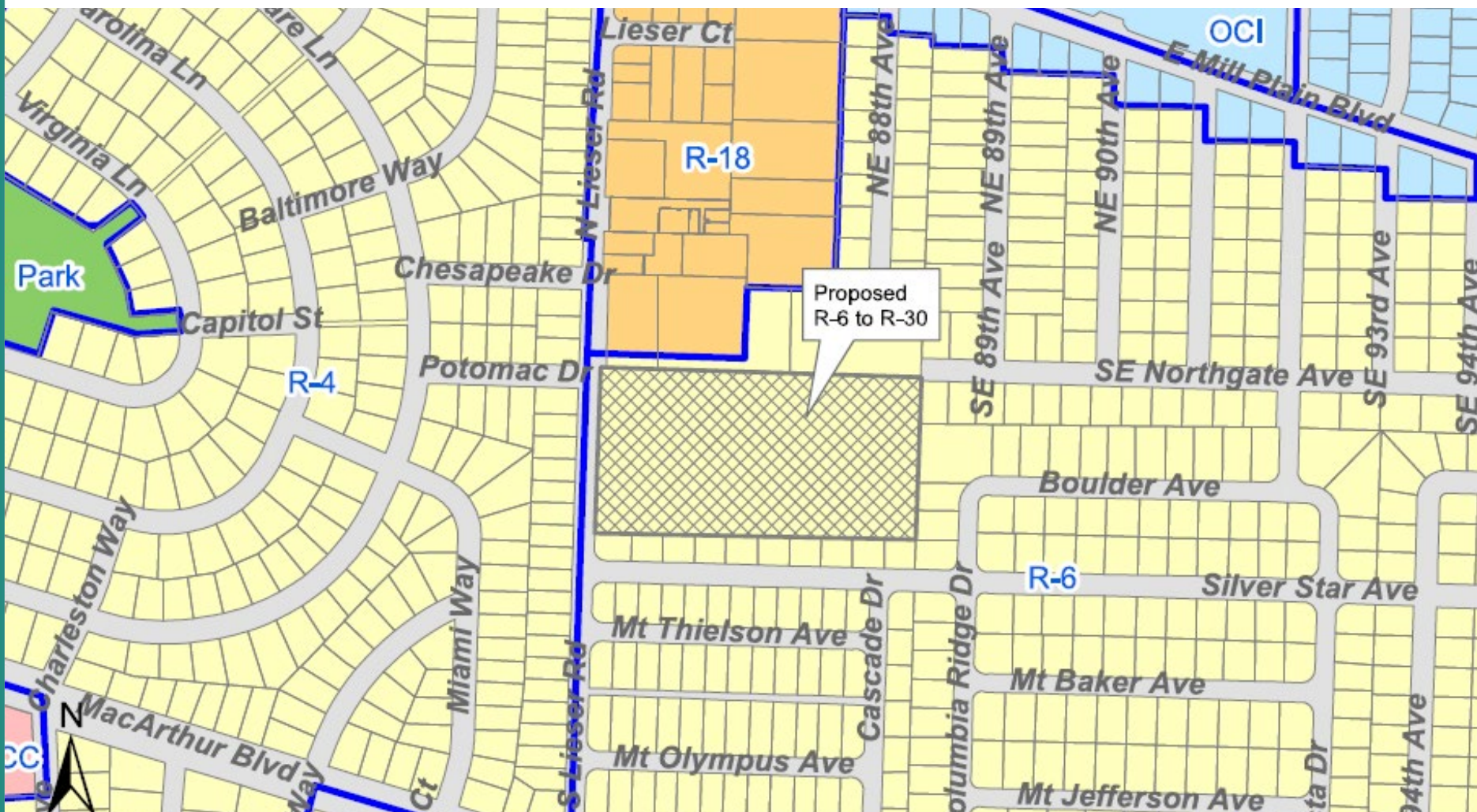
Schwartz Plan/zone map change

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 hearing discussion and staff report findings, the Planning Commission recommends that the City Council deny the Schwartz rezone as described from CG to R-22

Lieser School - R-6 to R-30 on 8 acres in Vancouver Heights Neighborhood



Lieser School - Vicinity Zoning



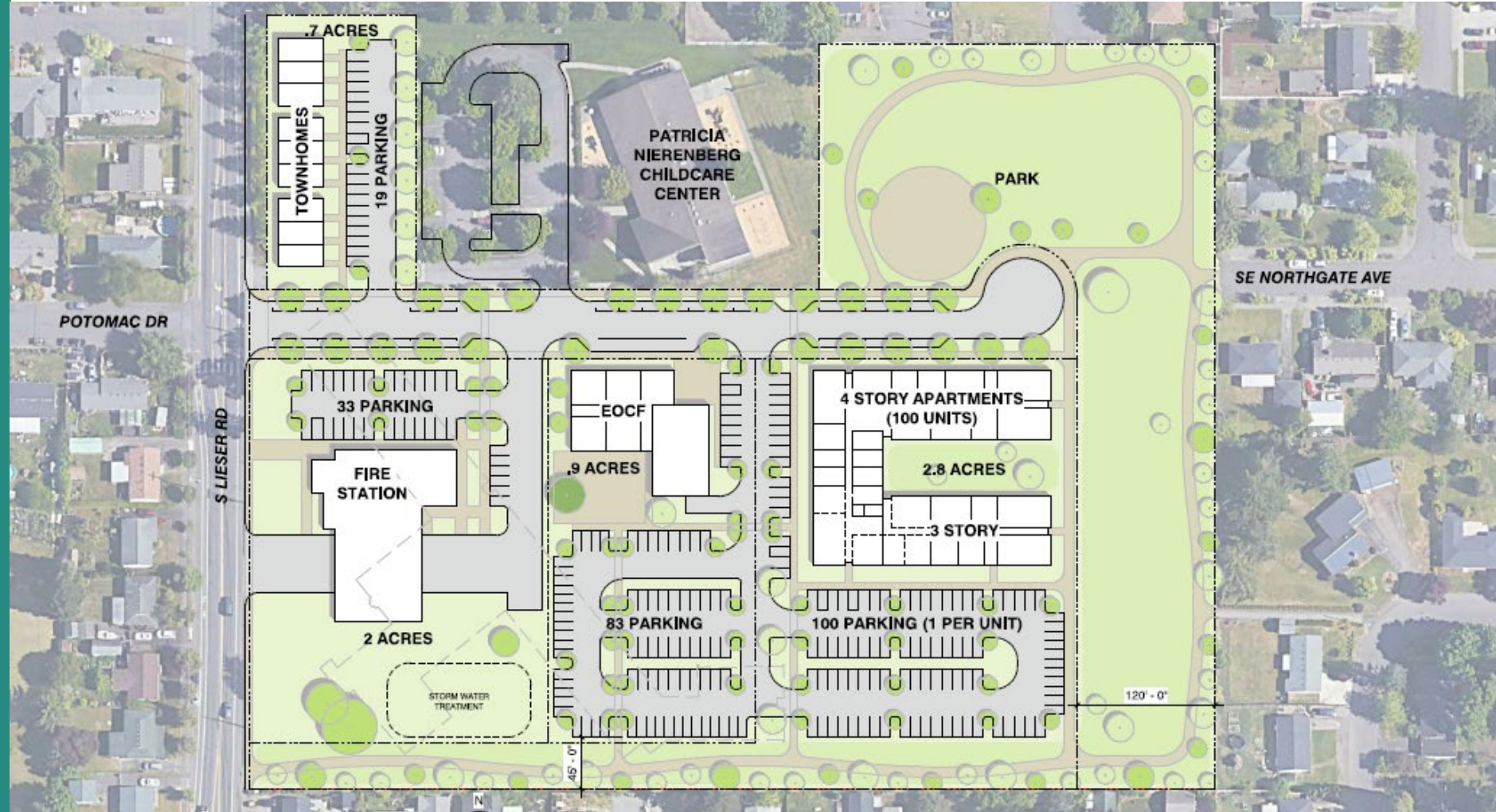
Lieser School - Background

- Rezone proposal part of a larger redevelopment including properties to the north also owned by applicant Vancouver Housing Authority but not proposed for rezone.
- Total redevelopment includes replacement fire station, enhanced park, approximately 10 townhomes and 90-100 affordable rental apartment units, new Educational Opportunities for Children and Families (EOCF) facility including childcare, offices, and a commercial kitchen.
- City of Vancouver is co-sponsor of rezone proposal
- VHA and project team has already engaged in extensive community outreach

Lieser School - Background

- Applicant traffic study projects hypothetical intensive development of the rezone site under the proposed R-30 zoning would produce more traffic than under existing R-6 zoning.
- Actual development on rezone site (apartments, fire station, EOCF facility, park, parking) likely more comparable to potential traffic yield under the current zoning.

Lieser School - Potential Future Site Plan



Lieser School – Analysis

- Proposal facilitates long term affordable housing, an educational facility and on- site public facilities to serve the larger surrounding area, at a location near existing commercial and transportation facilities on Mill Plain Boulevard.
- Proposal has been developed following community engagement by the applicant

Lieser School

- Pause for Commission questions, applicant presentation, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the Lieser School redevelopment rezone as described from R-6 to R-30

School District capital plans and impact fees

- City of Vancouver on behalf of three school districts is proposing adopting new 6-year Battleground, Camas and Vancouver School Districts capital facilities plans by reference in Appendix E of the Comprehensive Plan
- Updated School Impact Fees in VMC Table 20.915.060-1 also proposed:

School District	Single-Family	Multi-Family
Battle Ground	\$6,397 <u>\$10,760</u>	\$2,285 <u>\$3,845</u>
Camas	\$5,371 <u>\$6,650</u>	\$5,371 <u>\$6,650</u>
Vancouver	\$2,880 <u>\$2,786</u>	\$2,381 <u>\$2,486</u>

School District capital plans and impact fees - Analysis

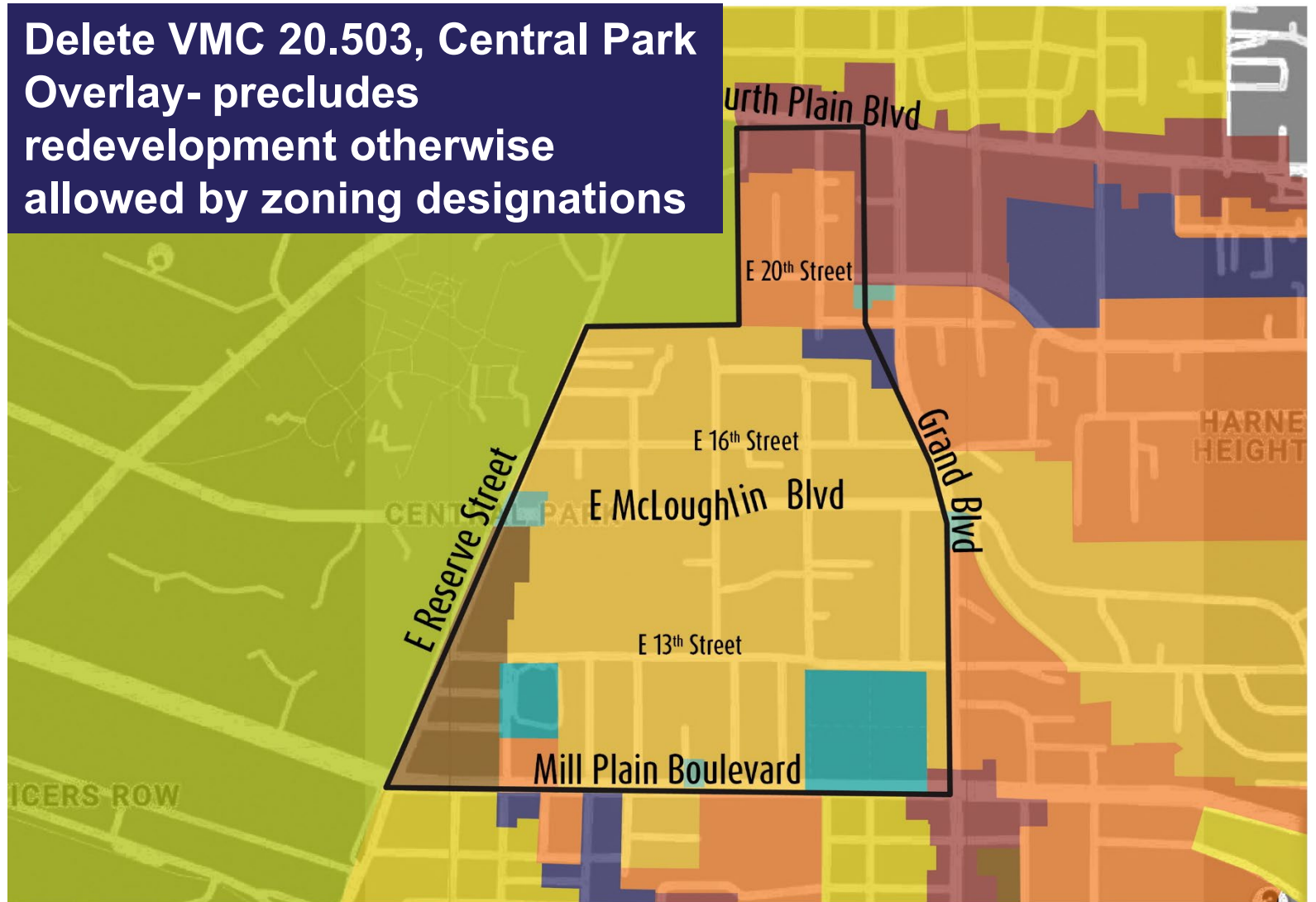
- The proposed Capital Facilities Plans and associated School Impact Fees allow for funding of public educational facilities, and have already been publicly adopted by the Districts, and recommended for approval by the Clark County Planning Commission.
- The proposal meets VMC 20.915.060 requirements to include necessary components, use reasonable forecasting, and appropriately apply formulas.

School District capital plans and impact fees

- Pause for Commission questions, public testimony, Commission deliberation and recommendation
- Sample Motion: Based on the October 11, 2022 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the proposed adoption by reference in the Vancouver Comprehensive Plan of the updated Battle Ground, Camas and Vancouver School District capital facilities plans as described, and include associated updated school impact fees in VMC 20.915.060 as indicated

Zoning Code Text Changes - Central Park Overlay

Delete VMC 20.503, Central Park
Overlay- precludes
redevelopment otherwise
allowed by zoning designations



Zoning Codes



Central Park Overlay background

- Overlay established in 2000 following request from Central Park N.A. 40% of neighborhood housing units estimated to be multi-family at the time.
- Overlay prohibits adding housing units through redevelopment, which has prevented homesites in multi-family zoned areas from developing as allowed by underlying zoning. Land divisions or ADUs in single family zone comprising most the residential area have been permitted.
- Overlay contains only two provisions. Restriction is unique citywide, and arguably inconsistent with City Comprehensive Plan goals addressing redevelopment and efficient use of land, and housing affordability crisis in recent years
- Limited public feedback to date

Zoning Code Text Changes (cont.)

- 20.970, Solid Waste Disposal and Recycling Standards, 20.927, Narrow Lot Standards, and 20.950 Cluster Lot Development – Add solid waste related provisions codifying existing practices
- 20.885, Temporary Uses – Clarify and shorten existing standards
- 20.960, Commercial District Standards – Address signs on top of multi-story buildings
- 20.150, Residential Care Homes, and 20.860, Adult Care Homes – update definition to allow up to 8 persons rather than current 6, consistent with state guidance

Zoning Code Text Changes (cont.)

- 20.150, Definitions – Add a senior housing definition
- 20.670, Heights District – Limit first floor 16-foot height minimum to commercial uses, not residential
- 20.320, Subdivisions – Delete sales history requirements, correct reference and typo
- 20.710, Archaeological Resources – Update Map
- 20.150, Definitions; 20.920, Infill Standards; 20.790, SEPA; 20.570, Airport Overlay; Various – Correct definitions and references

Zoning Code Text Changes (cont.)

- 20.450. Update map embedded in zoning text to reflect zoning overlay map changes approved in 2021 for Port property near Vancouver Lake
- 20.430. Amend footnote allowance for affordable housing located near transit with 35-minute or less service intervals to eliminate reference to outdated C-Tran document

Zoning Code Text Changes – Analysis

- Central Park Overlay elimination is arguably required for consistency with Comprehensive Plan policies and recent housing efforts and would not directly impact single family zoned areas comprising most of neighborhood
- Solid waste related changes codify existing enforcement and review practices
- Changes to other code sections are for corrections, clarifications, or consistency with state guidance

Zoning Code Text Changes

- Pause for Commission questions, public testimony, Commission deliberation, and recommendation.

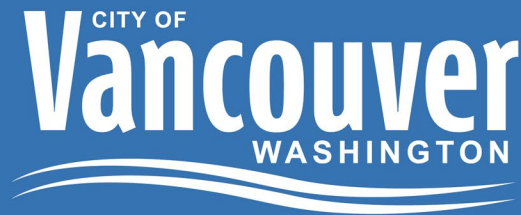
1. Central Park Overlay - Remove
2. Solid Waste standards – Update and codify
3. Temporary Use standards – Simplify and streamline
4. Commercial District Signs - Clarify
5. Residential Care Home and Adult Care Home definitions - Update
6. Senior Housing definition - Add
7. Heights Plan District ceiling height- Clarify
8. Subdivision requirements and technical standards - Correct
9. Archaeological Resources - Update
10. Definition of Abutting - Clarify
11. Infill standards cross reference - Correct
12. SEPA cross reference - Correct
13. Airport Height Overlay reference - Correct
14. Various Title 20 Locations – Update department title
15. Vancouver Lake Greenway map - Correct
16. Affordable housing near transit – Remove C-Tran document reference

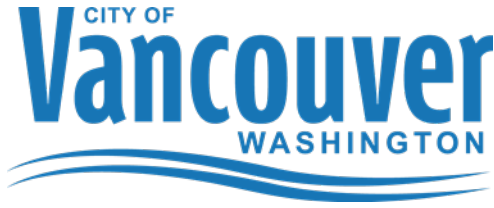
Zoning Code Text Changes

- **Sample Motion for Unanimous Items:** Based on the October 11, 2022 public hearing discussion and staff report and addendum findings, the Planning Commission recommends that the City Council approve the proposed adoption of zoning code text changes as described, with the exception of numbers _____ as indicated in the staff report and addendum.
- **Sample Motion for Individual Pulled Items:** Based on the October 11, 2022 public hearing discussion and staff report and addendum findings, the Planning Commission recommends that the City Council approve the proposed adoption of zoning code text change number _____ as indicated in the staff report and addendum.

Questions and Discussion

Bryan Snodgrass, Principal Planner, Community Development Department
bryan.snodgrass@cityofvancouver.us, 360-487-7946





Planning Commission

TO: Planning Commission

FROM: Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us,
360-487-7946

SUBJECT: Public hearing review of fall 2022 Comprehensive Plan and zoning code map and text changes

HEARING DATE: 10/11/2022

REPORT DATE: 9/29/2021

PROPONENTS:

- Schwartz Plan/Zone Map Change – Todd Johnson, on behalf of Schwartz First LLC
- Stutesman Plan/Zone Map Change - Ron Stutesman
- Lieser School Redevelopment Plan/Zone Map Change – Vancouver Housing Authority
- Comprehensive Plan and Zoning Code Text Changes - City of Vancouver Community Development Department

LOCATION: Comprehensive Plan and Zoning map changes apply to individual properties as indicated in this report. Text changes apply citywide.

RECOMMENDATION: Approve map and text changes as described in this report, with the exception of the proposed Schwartz map designation changes which is recommended for denial.

I. BACKGROUND AND REVIEW PROCESS:

The Growth Management Act requires Comprehensive Plan changes to be reviewed collectively and no more than once per year. Zoning changes not involving the Comprehensive Plan may be reviewed at any time and independent of one another if needed. This staff report addresses three Comprehensive Plan and zoning map designation changes proposed by property owners as part of the Annual Review process, one Comprehensive Plan text changes and 16 zoning code text changes proposed by City staff. With one exception noted, these items were reviewed at Planning Commission workshops on July 12 and September 13, 2022.

One of the privately submitted Annual Review Comprehensive Plan and zoning map change discussed at the July and September workshops, the SRHV proposal to change from Heavy Industrial to Mixed Use in the Hough neighborhood, is in the process of being revised by the applicant and will reviewed at a future date, likely in the 2023 Annual Review cycle.

Notice of the October 11, 2022 Planning Commission public hearing was provided through publication in the *Columbian* newspaper. A SEPA Determination of Non-significance (DNS) was issued and published in the *Columbian* on September 22. Individual mailed notice was sent to property owners and occupants of lots located within 500 feet of the three proposed map changes, and the rezone sites were posted with signs. Mailed notice was also sent to properties within the Central Park Overlay district, the subject of one of the zoning text change proposals.

II. COMPREHENSIVE PLAN AND ZONING MAP DESIGNATION CHANGES

A. Stutesman – Commercial/CG to Urban High Density/R-22 on three parcels encompassing 0.8 acres at 5204 and 5206 NE 94th Avenue, and 9309 NE 52nd Street in the Vancouver Mall Neighborhood



Summary

The property is surrounded by commercial buildings immediately abutting to the west and south zoned CG, storage buildings to the east across NE 94th Avenue also zoned CG, and single-family homes to the north across NE 52nd Street zoned R-22. The site is located at a larger transition point between zoning designations, with properties north and northwest zoned for multi-family development, and properties to the west, east, northeast and south zoned for commercial development.

The applicant indicates future development of 11 townhomes is envisioned if the rezone is approved, to be priced at market rates but below current area median levels. A conceptual future site plan was not included with the application. The site is currently occupied by three

mobile homes and one single family home. The rezone site is within the Van Mall/I-205 center identified current Vancouver Comprehensive Plan Figure 1-2 as generally anticipated for future subarea planning, but no schedule has been established, and this will be revisited as part of the updated Comprehensive Plan to be adopted in 2025.

The applicant has submitted a traffic study reviewed by City staff projecting that hypothetical future intensive development of the site would likely produce more traffic under the existing CG zone than the proposed R-22 zone. A retail plaza would produce 328 daily and 40 evening peak hour trips, in comparison to 88 daily and 7 evening peak trips from a 13-unit low rise apartment development.

The site is served by Illahee Elementary, Shahala Middle and Union High Schools in the Evergreen School District, all located within walking distance from the site.

As discussed at the July and September Planning Commission workshops, establishing residential zoning as proposed would likely lead to displacement of the site occupants. If the rezone is approved, the applicant indicates a follow-up application for the townhomes will not be submitted for several months. Displacement could also occur if commercial development is maintained on the site, although that appears less likely in the near term given the lack of commercial development to date. Site occupants were contacted by email and telephone by City staff in advance of the hearing.

Analysis, finding, and recommendation

Staff finds that the proposed rezone complies with applicable criteria for Comprehensive Plan and zoning map changes of [VMC 20.285.050](#). It facilitates long term multi-family housing at a site with nearby shopping and employment opportunities, and public services including regional transit and roadway access. Commercial development has not occurred on the site thus far and has generally not occurred recently on most of the commercially zoned properties nearby that are occupied by housing, except those abutting Vancouver Mall Loop or the roads leading to it located south of the rezone site. Although future townhome development on the site is envisioned to be market rate, it can contribute to meeting nearby and citywide housing needs. Establishing an effective date in the final rezone ordinance 90 days after the final City Council hearing can ensure additional relocation notice for the site occupants.

The proposal complies with [Strategic Plan](#) Goal 6 - *Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services – “20 minute neighborhoods.”* The proposal also complies with applicable [Comprehensive Plan](#) policies, particularly regarding compatible uses under CD-9, complimentary uses under CD-10, housing options under H-1, and housing placement near services and centers under H-5.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

B. Schwartz – Urban Low Density/R-2 to Commercial/CC at 20101 and 20117 SE 1st Street encompassing 2.1 acres in east Vancouver



Summary

The property is located just west of Vancouver City limits and is surrounded to the east and west by large lot single family homes zoned R-2, which requires new single-family lots to be at least 20,00 square feet in size. To the south are 10,000 square foot single family homesites also zoned R-2. North of the site across SE 1st Avenue is an undeveloped extension of the larger existing Union High School campus, zoned General Commercial (CG). Northwest of the site is a proposed mixed use development also zoned CG, to include over 100 apartment units, 40,000 square feet of commercial development, and extended stay hotel units. Northeast of the proposal site within the City of Camas is undeveloped property zoned CC that was recently approved for a food truck development.

The proposal site currently contains two single family homes, as well as detached garages and sheds. The applicant indicates the intent of the rezone is to allow an existing home-based marketing and consulting business in the northern residence to add 5-10 employees and occupy the full house.

The applicant has submitted a traffic study reviewed by City staff projecting that hypothetical future intensive development of the site would likely produce more traffic under the proposed CC zone than under the existing R-2 zone, although traffic under both scenarios would be within the carrying capacity of SE 1st Street serving the site. A future general medical office building could produce 1,253 daily and 138 evening peak hour trips per, in comparison to 38 daily and 4

evening peak trips from a 4-lot single family development. Future access to 1st Street under any development scenario would likely be via the existing improved intersection at Friberg and 1st Street, at the very northeast corner of the rezone site.

Analysis, findings, and recommendation

Staff finds that the proposal does not comply with applicable criteria for Comprehensive Plan and zoning map changes of [VMC 20.285.050](#). As discussed in the original pre-application conference with the applicant, the site's existing R-2 zoning mandating large lot residential homesites is not an efficient long term use of land in a rapidly growing area. Other zoning designations may be more appropriate, but proposed commercial zoning on the 2-acre proposal site needs to consider implications for foregone alternatives on the 2-acre proposal site, and implications for surrounding large lot residences also zoned R-2.

The proposal would establish additional commercial zoning in a wider area that has ample commercial zoning, and nearby pending commercial development immediately northwest and northeast of the site on the north side of 1st Street. Multi-family or small lot single family development is in much shorter supply in this particular area and generally throughout eastern Vancouver, and would be less likely under the proposal. Commercial zoning does permit mixed use development including a residential component, but there are no plans to do so and the relatively small size of the proposal site makes mixed use more challenging. The need for the southern of the two proposal properties to convert to commercial zoning is unclear, as it is not needed to facilitate the existing home business expansion, and including the southern property would bring commercial zoning deeper into the residential area.

The proposal would also establish a small commercial zoning area in the middle of a larger cluster of large lot homesites also zoned R-2, potentially complicating options for long term redevelopment of the corridor in a more coordinated manner. Implications in particular for the large homesite immediately east of the proposal site are unclear, as it would be located between the commercial land and the City of Camas. The eastern property has visible frontage along 1st Street and would also likely access via the existing four-way intersection, but efficient development options for the rear of the eastern property and property immediately south of that are unclear. Existing large lot homesites west of the proposal site would be less limited by the rezone, but would still benefit by opportunities to consider the strip of large homesites more holistically.

In staff's view the proposal is also premature in light of the pending Comprehensive Plan update to be completed in 2025. The update will not necessarily result in a specific subarea plan for this portion of the 1st Street corridor, but will yield a better understanding of local commercial and residential development markets, as well as of corridor planning overall, which can be applied to the site. Recent changes to the GMA also require that the update demonstrate that specific growth targets for housing in various income ranges be accommodated, heightening the importance of not foregoing residential opportunities where appropriate.

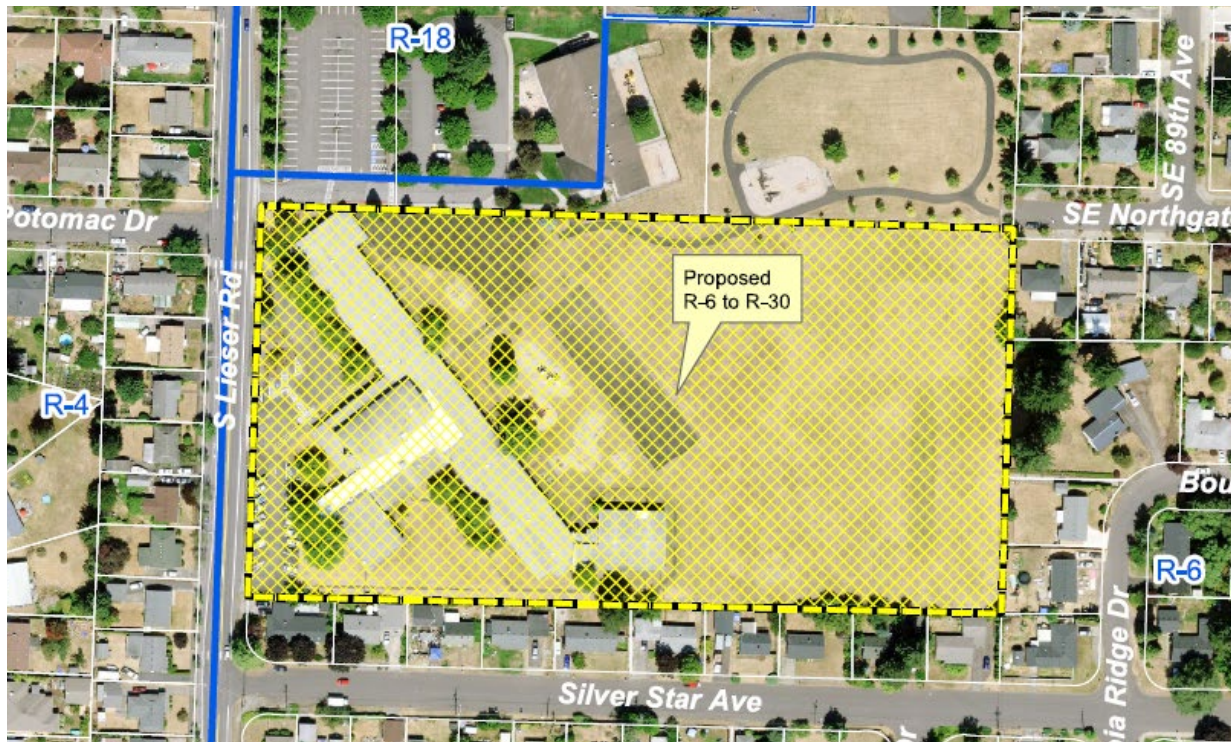
There are some considerations supporting the proposal. Commercial zoning on at least the northern of the two proposal properties would likely facilitate more intensive long term use of the site than the current R-2 designation. Some of the commercial zoning in the surrounding area such as the Union High School campus has been developed for other purposes. The large lot homesites

including the proposal site contain relatively newer homes with high property values, indicating redevelopment will likely occur slowly.

Nonetheless, staff finds that on balance the proposal does not comply with applicable [VMC 20.285.050](#) approval criteria, as it does not demonstrate the proposed commercial designation is more consistent with Strategic and Comprehensive Plan criteria than the existing designation, particularly in light of opportunities that the proposal would forego on the sight and complicate in the surrounding area. The proposal appears inconsistent with [Comprehensive Plan](#) policies to facilitate housing options under H-1, Housing placement near services and centers under H-5, and efficient development patterns under CD-2, and planning for centers and corridors under CD-4.

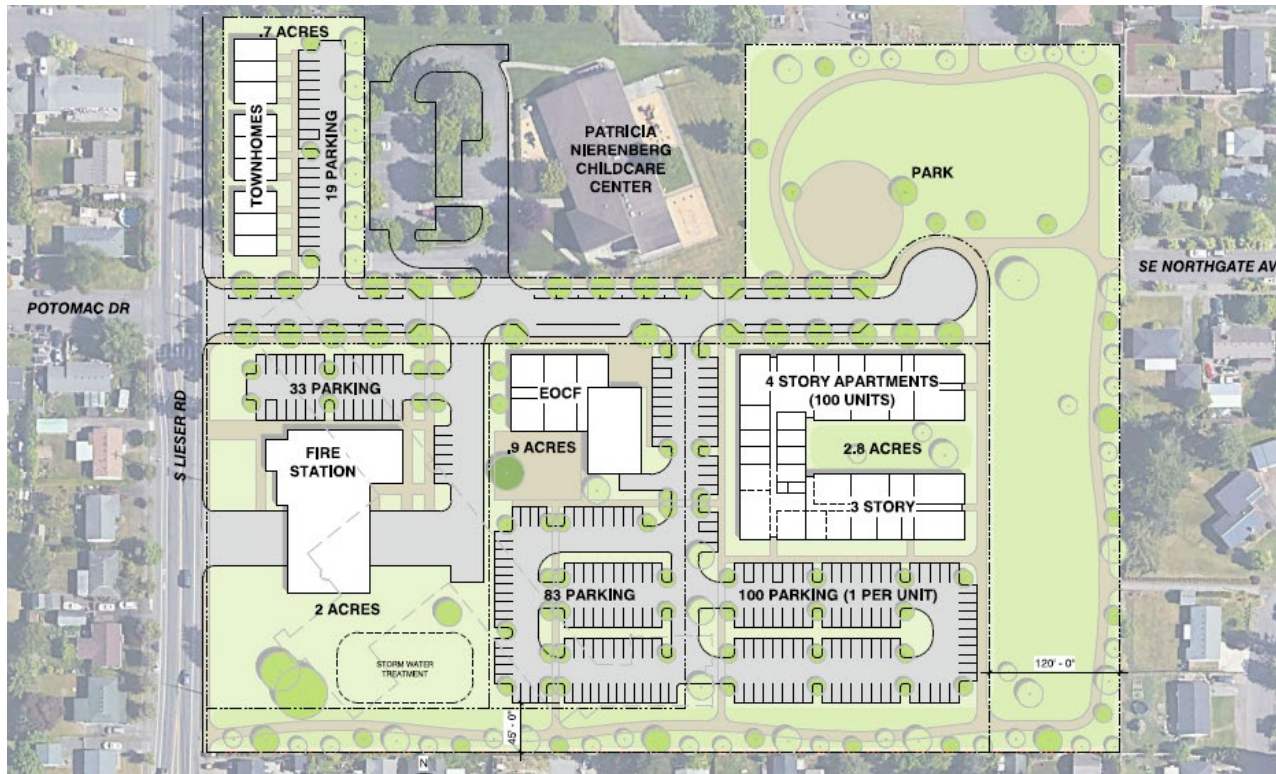
Staff recommends that the Planning Commission forward a recommendation of denial to the City Council.

C. Lieser School Site Redevelopment – Urban Low Density/R-6 to Urban High Density/R-30 on an 8.4-acre parcel at 301 Lieser Road in the Vancouver Heights neighborhood.



Summary

The proposal by the Vancouver Housing Authority, which owns the property, would change the 8.4-acre Lieser School site from Urban Low Density/R-6 to Urban High Density/R-30 as part of a larger site redevelopment that also encompassed properties immediately north of the rezone site, and envisions in total a new Fire Station to replace the City's existing fire station 3, a refurbished park, approximately 10 townhomes and 00 affordable rental housing units, and a new Educational Opportunities for Children and Families (EOCF) early childhood development facility that includes childcare, offices, and a commercial kitchen. A conceptual site plan for the redevelopment is shown on the next page. The Comprehensive Plan and zone map change is needed to allow the proposed multi-family housing.



The City of Vancouver is a co-sponsor of the rezone application since the site redevelopment involves fire and park facility improvements, and in keeping with Community Development Department policy of sponsoring rezones which provide for affordable housing and are consistent with rezone criteria. The Vancouver Housing Authority and Salazar Architects have conducted substantial outreach with the surrounding community and Vancouver Heights Neighborhood Association about the rezone proposal and larger site redevelopment plan. Information has also been provided through the City of Vancouver [Be Heard](#) site. No comments have been received thus far regarding the proposed rezone. Community feedback on the overall redevelopment to the applicants appears to be positive. Primary access to the site would be onto Lieser Road at the northeast portion of the rezone site, opposite existing Potomac Drive. Multimodal access to the park on the eastern edge of the site will also be available via Northgate Street. Northgate is not proposed to be extended through the site in order to avoid dividing the park, and in response to community concerns.

The applicant has submitted a traffic study reviewed by City staff projecting that hypothetical intensive development of the site under the proposed R-30 zoning would produce more traffic than intensive development under the existing R-6 zone. Hypothetical development of 253 multi-family units on the site would create 1,706 and 129 evening peak hour trips, in comparison to development of 500 daily and 50 evening peak hour trip from hypothetical development of 50 single family homes. The actual development envisioned on the rezone site proper is for approximately 100 multifamily units, along with a fire station, park and EOCF facility, which would likely produce significantly less traffic than the hypothetical 253-unit multi-family development.

The site is served by Marshall Elementary, McLoughlin Middle and Fort Vancouver High Schools in the Vancouver School District.

Analysis, findings, and recommendation

Staff finds that the proposed rezone complies with applicable criteria for Comprehensive Plan and zoning map changes of [VMC 20.285.050](#). It facilitates long term affordable multi-family housing as part of a larger redevelopment of the 8-acre rezone site and adjacent four acres to the north, that also includes a park, fire station, child care facility, educational facility, and parking, and has undergone significant outreach and community vetting. The proposed redevelopment is also located within 1,000 feet of Mill Plain Boulevard and additional transportation and commercial facilities and services.

The proposal complies with [Strategic Plan](#) Goal 6 - *Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services – “20 minute neighborhoods.”* The proposal also complies with applicable [Comprehensive Plan](#) policies, particularly regarding complimentary uses under CD-10, housing options under H-1, affordable housing under H-2, housing placement near services and centers under H-5, and public private partnerships for housing under H-8.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

III. COMPREHENSIVE PLAN AND ZONING TEXT CHANGE

Summary

The City of Vancouver, on behalf of the Battle Ground, Camas, and Vancouver School Districts, is proposing to adopt updated district 6-year capital facilities plans by reference into the Comprehensive Plan and to make associated impact fee updates to City code. The Capital Facilities Plan proposed to be adopted by reference into Appendix E of the Comprehensive Plan are listed as [links](#) to this report. The associated School Impact Fee (SIF) changes to [VMC 20.915.060](#) are City code are:

Table 20.915.060-1 School District Impact Fees

<i>District</i>	<i>Single-Family</i>	<i>Multi-Family</i>
<i>Battle Ground</i>	\$6,397 <u>\$10,760</u>	\$2,285 <u>\$3,845</u>
<i>Camas</i>	\$5,371 <u>\$6,650</u>	\$5,371 <u>\$6,650</u>
<i>Vancouver</i>	\$2,880 <u>\$2,786</u>	\$2,381 <u>\$2,486</u>

No changes are proposed to the Evergreen School District Capital Facilities Plan or School Impact Fees, which are currently \$6,432 per single family unit and \$3,753 per multi-family unit. The applicants indicated in discussion at the July 12, 2022 Planning Commission workshop that differing fee proposals between the districts reflect varying needs for specific new school facilities during the upcoming six-year planning period, and differing funding projections based in part on varied ability to pass bond measures. The three proposed Capital Facilities Plans and associated impact fees were also reviewed and recommended for approval by the Clark County Planning Commission at an [August 18, 2022 hearing](#), and will be considered by the County Council in early 2023.

Analysis, findings, and recommendation

The proposal to adopt the School District Capital Facilities Plans by reference as part of the Vancouver Comprehensive Plan in Appendix E and related proposal to amend VMC 20.915.060 to reflect the new impact fees included in the Capital Facilities Plans is consistent with [VMC 20.285.070](#) approval criteria for Comprehensive Plan and Zoning text amendments.

The changes further applicable Comprehensive Plan policies, particularly Policy PFS-28 by adopting the Battle Ground, Camas and Vancouver School District capital plans which have been adopted by the districts themselves. They further the overall public interest by providing for continued school facilities in the face of increasing demand. City staff have reviewed the Capital Facilities Plan and found its methodology to be consistent with the criteria of VMC 20.915.060.C

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

IV. **ZONING CODE TEXT CHANGES**

Summary

Code Section	Issue/Action
1. Central Park Overlay 20.503	Eliminate VMC 20.503, which includes two longstanding provisions which are unique to the Central Park area and inconsistent with the City Comprehensive Plan and State Growth Management Act. One places unique limits on the rebuilding of multi-family or non-residential uses, and the other prevents any residential remodels or redevelopments which add to the total number of neighborhood housing units in place when the chapter was adopted in 2000. All Overlay properties have been mailed notice of the proposed removal, and of the upcoming workshop and hearing. The proposal has also been included on the Beheard Vancouver page, which includes the original ordinance and staff report establishing the district in 2000.. Response to date has been limited. See Attachment C on page 24
2. Solid Waste Disposal and Recycling Standards changes 20.970 , and Related Changes to Narrow Lot Standards, 20.927 , and Cottage Cluster Standards, 20.950	To better facilitate solid waste disposal and codify current practices, update standards for alley access and maneuverability, and for streetfront solid waste container storage. Various development community stakeholders have been notified, with no response to date. See proposed amendments to VMC 20.970 , 20.927 and 20.950
3. Temporary Uses 20.885	Temporary Uses – Shorten and clarify existing standards. See Attachment A on page 15
4. 20.960.060 Commercial District Signs	Incorporate portions of the sign elevation definition into the sign code chapter to clearly address signs located at the top of multistory buildings. D. <i>Fascia signs</i> . 1. Allowable Area: Maximum 12 percent of the portion of the building exterior enclosing the applicant's place of business, measured horizontally by width of occupancy and vertically by height of occupancy, along the building's elevation on which the sign is erected with a guaranteed minimum of 32 square feet. Total of all sign face areas shall not exceed 250 square feet. 4. Fascia signs shall only be attached to the walls enclosing the applicant's place of business
5. Definitions of Residential Care Home, 20.150.040E and Adult Care Home 20.860.020.B.10.c	Update Residential Care Home and Adult Care Home definitions referencing 6 or fewer persons, to increase allowance up to 8 persons, to be consistent with state WAC guidance <i>Residential Care Home. Any state or federally approved dwelling used as a residence for the care or rehabilitation of dependent children, the elderly, and the physically and/or mentally handicapped. Residential care homes shall provide care for six eight or fewer residents.</i>

	Adult Care Homes licensed by the state for the care of 6 8 or fewer persons. No signs allowed
6. Definitions 20.150.040A	Add a senior housing definition. Code currently is silent, except for a reference in school impact fees to 62 years or older. Senior Housing. Housing limited to persons aged 62 years or older
7. Heights Plan District 20.670.040.B.2	Limit current requirement in the Heights District for 16-foot high ground floor building heights to apply to commercial uses, not residential. 2. Ground floor to floor height. The ground floor of commercial buildings shall have a minimum of 16 feet building floor to floor height.
8. Subdivision requirements, 20.320.030.B.4.g 20.320.070.C.1.-foc Technical Standards	Delete sales history submittal requirement, fix typo 4. Supplementary information. The following supplemental information shall also be submitted unless otherwise indicated in parentheses: g. Sales history. A deed history of all applicable properties dating back to 1969 or to the date when a legal lot determination was made; 1. Centerline monument-setting. After paving, except as provided in subsection (C)(4) of this section, monuments shall be driven flush with the finished road surface at the following intersections: c. Intersections of the plat boundary extensions and street centerlines.
9. Archaeological Resources 20.710.020	Correct outdated map to align Levels A and B categories with State levels and mapping B. General. The provisions of this chapter shall apply to all applications for ground-disturbing actions or activities for which a permit or approval is required: 1. Where any portion of the disturbance area is within properties with Predictive Model Probability Level high-A as shown in Figure 20.710-1. 2. Where the disturbance area is at least five acres in size and wholly within Predictive Model Probability Levels moderate-high and moderate B as shown in Figure 20.710-1.
10. Definitions 20.150.040A	Update definition of abutting to eliminate reference to adjacent Abutting. Contiguous or adjoining with a common boundary line, except that where two or more lots adjoin only at a corner or corners, they shall not be considered as "abutting" unless the common property line between the two parcels measures 8 feet or more in a single direction. It shall include the terms adjacent, adjoining and contiguous. .

11. Infill Development Standards 20.920.060	Correct inaccurate transportation code cross reference I. Infill Development Transportation Standards. Street standards may be reduced as part of an infill development. See Section 11.96 11.80.060 of the Vancouver Municipal Code. .
12. SEPA 20.790.830	Correct inaccurate cross reference A. <i>Exceptions.</i> If a proposal fits within any of the exemption provisions in this part, the proposal shall be categorically exempt from threshold determination requirements, except as follows: 1. The proposal is not exempt under 197-11-908 WAC and Section 20.790.850 20.790.740 VMC, critical areas.
13. 20.570 Airport Height Overlay	Correct inaccurate reference The provisions of the Airport Height Overlay District shall apply to lands identified and illustrated in Figure 20.570- 2 1
14. Various Title 20 Locations	Correct outdated references of Community and Economic Development Department to Community Development Department .
15. 20.450 map correction	Update Figure 20.450-2 Vancouver Lake Greenway District in zoning code to reflect zoning map change approved last year on Port property near Vancouver Lake, See Attachment B on page 23 herein.
16. {NEW} VMC 20.430 Commercial zoning district allowances for affordable housing near transit without first floor retail	Amend footnote 8 to delete reference to outdated C-Tran document <i>8 Eligible affordable housing projects must (a) demonstrate eligibility for Washington State Housing Finance Commission Low Income Housing Tax Credits by providing at least 40 percent of units affordable to households at 60 percent of Area Median Income or otherwise as demonstrated eligible for credits; (b) include a guarantee that the threshold is maintained for at least 30 years unless specified longer by the finance commission; and (c) be located on properties whose borders are within 1,000 feet of a bus rapid transit or other high capacity transit corridor, or transit corridors with existing or planned weekday peak service frequencies of 35 minutes or less, as indicated in the C-Tran 2018-2033 Transit Development Plan.</i>

Analysis, findings, and recommendation

The proposed zoning code text amendments are consistent with [VMC 20.285.070](#) approval criteria for Comprehensive Plan and Zoning text amendments.

The proposed elimination of the VMC 20.503, the Central Park Overlay District, is necessary to allow development to follow existing zoning map designations and avoid inconsistency with Comprehensive Policy CD-2 regarding efficient development patterns, and CD-3, regarding infill and redevelopment. Proposed changes related to solid waste recycling and disposal codify existing enforcement and review practices and are consistent with Comprehensive Plan policy PFS-26 regarding solid waste. Changes to temporary use standards clarify and shorten existing

regulations. Changes to other code sections are for corrections, clarifications, or consistency with state guidance. The last proposed change listed not discussed at the most recent workshop would eliminate reference to an outdated C-Tran document in determining which transit routes provide service at 35-minute or less intervals.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

Links

[Stutesman map change application materials](#)

[Schwartz map change application materials](#)

[Lieser School map change application materials](#)

[Updated Vancouver, Battle Ground, and School District Capital Facilities Plans](#)

[Corrected code references to Community Development Department or Director](#)

Attachments:

- A. Amended Temporary Use Standards (page 15)
- B. Amended Vancouver Lake Greenway District Map (page 23)
- C. Public Comments Received (page 24)

ATTACHMENT A – PROPOSED AMENDED VMC 20.885, TEMPORARY USES

Chapter 20.885 TEMPORARY USES

Sections:

[20.885.010 Purpose.](#)

[20.885.020 Types of Temporary Uses.](#)

[20.885.030 Approval Process.](#)

[20.885.040 Submission Requirements.](#)

[20.885.050 Approval Criteria.](#)

20.885.010 Purpose.

A. *General.* The purpose of this Chapter is to provide an administrative approval process whereby the city may permit uses to locate with the city on an interim basis on private property without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal or transient uses not otherwise permitted. establish standards for the approval of three types of temporary use:

1. Use that is seasonal or directed toward a special event;
2. Use which is occasioned by an unforeseen event; and
3. Sales offices and model homes in conjunction with the sale of homes.

B. *Respect for base zoning districts.* It is not the intent of this Chapter to provide a means to circumvent the strict application of the permitted uses in the base zoning districts. Time limits are to be strictly enforced.

C. *Location.* All temporary uses addressed in this section shall be located on private property, not in outside of the public right-of-way. (Ord. M-3643, 01/26/2004)

It is the purpose of this chapter is to provide an administrative approval process whereby the city may permit uses to locate with the city on an interim basis on private property outside of the public right-of-way without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal, emergent, or transient uses not otherwise permitted.

20.885.020 Types of Temporary Uses.

A. *Seasonal or special events.* This type of temporary use includes seasonal or special events which involve the placement of tents, canopies, membrane structures or storage containers. Examples of this type of temporary use include:

1. Use associated with the celebration of a specific holiday such as the sale of Christmas trees. Fireworks stands require a permit from the Fire Marshall, but do not require temporary use approval pursuant to this chapter.
2. Use associated with the sale of fresh fruits, produce and flowers;
3. Use associated with festivals, grand openings or celebrations;
4. Seasonal activities such as the sale of food at sports events or activities;
5. Use associated with construction such as the storage of equipment during the construction of roads or development, but not a temporary sales office or model home as provided in subsection C below; and
6. Temporary fund-raising and other civic activities in commercial zoning districts.

B. *Unforeseen/emergency situations.* This type of temporary use is one for which there is a need because of an unforeseen event such as fire, windstorm or flood or other event deemed by the Planning Official to be an emergency situation. The uses listed are allowed only with approval from the planning official. Examples of this type of temporary use include:

1. A mobile home, recreational vehicle or other temporary structure for a residential purpose in a residential zone;
2. A mobile office or other temporary structure for a business purpose in a commercial or industrial zone; and
3. Use of an existing legally established dwelling during the construction period of a new residence on the same lot.

C. *Temporary sales office/model home.* This type of use includes a temporary sales office or offices either in a housing unit or in another temporary building for the purpose of facilitating the sale of real property in any subdivision or planned development within this city. Related to this is the use of one unit in a subdivision or planned development as "model home" for purposes of showing prospective buyers.

D.C. *Temporary use in commercial and industrial zones.* This type of temporary use includes a temporary trailer or prefabricated building for use on any real within commercial or industrial zoned property within the city as a temporary commercial or industrial office or space associated with the primary use on the property.

E. *Exemption.* The regulations in this chapter shall not apply to garage sales conducted in private homes subject to the following criteria:

1. Sales last no longer than 3 days; and
2. Sales are held no more than twice in a calendar year; and
3. Sales are conducted on the owner's property. Multiple-family sales are permitted if they are held on the property of one of the participants.
4. Signs shall be subject to VMC [20.960](#) Signs and must be removed within 24 hours upon completion of the sale. (Ord. M-3701 § 27, 05/02/2005; Ord. M-3643, 01/26/2004)

D. The Planning Official may authorize a temporary use permit for a use not specifically listed above.

E. *Exemptions.* The following activities are exempt from the requirements of this chapter, but shall comply with other substantive requirements of this chapter, unless specifically noted otherwise:

1. Garage sale and yard sale lasting no longer than 2 days;
2. Christmas tree lots;
3. Temporary sales office or model home either in a housing unit or in another temporary building for the purpose of facilitating the sale of homes to prospective buyers in any subdivision or planned development within this city under a permit issued by the building department;
4. Storage of equipment during the construction of roads or development or job trailer associated with an active land use and or building permit

20.885.030 Approval Process.

A. *Procedure type.* Approval of various temporary uses shall be processed as follows:

1. Seasonal or special event by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(A\)](#) VMC;
2. Unforeseen/emergency situations by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(B\)](#) VMC;
3. Temporary sales office/model home by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(C\)](#) VMC; and

~~4. Temporary building in commercial and industrial zones by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(D\)](#) VMC.~~

Decision-making process. Temporary Uses shall be reviewed by means of a Type I procedure unless waived by the Planning Official.

B. *Effective period.* An approval for a temporary use by the Planning Official shall be effective for a period of not more than one year unless otherwise stipulated by the approval or renewed pursuant to Section [20.885.030\(D\)](#) Renewal of approval.

C. *Lapsing of approval.* An approval for the temporary use by the Planning Official shall lapse if:

1. Substantial construction of the approved plan or onset of the approved activity has not begun within the approval period; or
2. Construction or activity on the site is a departure from the approved plan; or
3. The temporary use does not comply with approval criteria in [20.885.050](#).

D. *Renewal of approval.*

1. *General.* ~~With the exception of Subsection 2 below,~~ a temporary use approval may be renewed no more than twice by the Planning Official for a period not to exceed one year each. The request for an extension shall be processed by means of a Type I procedure, as governed by VMC [20.210.040](#).

~~2. *Renewal of temporary residential sales office/model homes.* A permit for temporary sales offices and model homes may be renewed on an annual basis by means of a Type I procedure.~~ (Ord. M-3959 § 39, 07/19/2010; Ord. M-3922, § 39, 07/06/2009; Ord. M-3643, 01/26/2004)

20.885.040 Submission Requirements.

A. *General submission requirements.* The applicant for a temporary use shall submit the following information:

1. Application form (including property manager or owner's signature) provided by the Planning Official for a Type I procedure.
2. Site plan drawn to scale that illustrates the proposed temporary use in relationship to other improvements on the site and showing how such use is in compliance with applicable development standards (setbacks, lot coverage, etc.).
3. Narrative that provides the information necessary to determine compliance with the relevant approval criteria contained in VMC [20.885.050](#) below.

B. *Emergency situations.* The Planning Official may waive any of the requirements in this Chapter for cases that involve destruction of an existing structure due to fire, natural causes or other circumstances that are beyond the control of the applicant. An emergency as allowed by this subsection shall not include failure by the applicant to submit a temporary use request as provided in this Chapter. (Ord. M-3643, 01/26/2004)

20.885.050 Approval Criteria.

A. *Seasonal and special events.* The planning official shall approve, or approve with conditions or deny a request for temporary use permit approval of a seasonal or special events use subject to compliance if the proposed temporary use is consistent with this chapter and the application demonstrates that the following criteria will be satisfied the application satisfies with all of the following criteria:

1. The event occurs for no longer than 30 days in a calendar year on the approved event site;
2. The event is permitted in the underlying zoning district or within the approved event site;
3. The applicant has proof of the property owner's permission to place the event on his/her property;
4. There will be no parking utilized by the customers and employees of the temporary event which is needed by the property owner to meet his/her minimum parking requirements, as governed by VMC 20.945.070, Parking and Loading;
5. The event will not interfere with adequate vision clearance, as governed by Chapter 20.985 VMC, Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;
6. Conditions as may be required by building official and/or fire marshal to determine compliance with minimum building, fire and life safety codes; and
7. Adequate provisions for trash disposal and sanitary facilities shall be provided.

B. *Unforeseen/emergency situations.* The planning official shall approve, approve with conditions or deny a request for approval of an unforeseen/emergency situation(s) subject to compliance with of all of the following criteria:

1. The need for the use is the direct result of a casualty loss such as fire, windstorm, flood or other severe damage by the elements of a pre-existing structure or facility previously occupied by the applicant on the premises for which the permit is sought;
2. There exists adequate and safe vehicular ingress and egress when combined with the other uses of the property, as required by Chapter 20.985 VMC, Vision Clearance;

3. There exists adequate parking for the temporary use as required by VMC [20.945.070](#), Off-Street Parking;

4. The use will pose no hazard to pedestrians in the area of the use;

5. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect adjoining use, as governed by Chapter [20.935](#) VMC, Off-Site Impacts;

6. The use can be adequately served by sewer or septic system and water, if applicable; and

7. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the planning official for a period not to exceed one year as per VMC [20.885.030\(D\)](#), Renewal of approval.

C. *Temporary sales office or model home.* The planning official may approve, approve with conditions or deny the use of any real property within the city as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or planned development within this city, but for no other purpose provided that the applicant demonstrates compliance with the following criteria:

1. Temporary sales office.

a. The temporary sales office shall be located within the boundaries of the subdivision or planned development in which the real property is to be sold; and

b. The property to be used for a temporary sales office shall not be permanently improved for that purpose.

2. Model house.

a. The model house shall be located within the boundaries of the subdivision or planned development where the real property to be sold is situated;

b. The property to be used for a model house shall be a permanently designed dwelling structure; and

c. Applicant must sign a Memorandum Of Understanding to be prepared by the planning official stating the model home will have approved access and can be adequately served by public water and sewer on the parent parcel. Only one model home per parent parcel is allowed.

D. *Temporary building in a commercial or industrial zone.* The planning official may approve, approve with conditions or deny a temporary trailer or prefabricated building for use on any real commercial or industrial property within the city as a temporary commercial or industrial

office or space associated with the primary use on the property, but for no other purpose, providing that the applicant demonstrates compliance with the following criteria:

1. The temporary structure shall be located within the boundaries of the parcel of land on which it is located;
2. The property to be used for a temporary structure shall already be developed;
3. There exists adequate and safe ingress and egress when combined with the other uses of the property; as required by Chapter [20.985](#) VMC, Vision Clearance;
4. There exists adequate parking for the customers or users of the temporary use as required by Chapter [20.945](#) VMC, Off-Street Parking;
5. The use will pose no hazard to pedestrians in the area of the use;
6. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter [20.935](#) VMC, Off-Site Impacts;
7. The use can adequately be served by sewer or septic system and water, if applicable; and
8. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC [20.885.030\(D\)](#), Renewal of approval. (Ord. M-3922 § 40, 07/06/2009; Ord. M-3701 § 28, 05/02/2005; Ord. M-3643, 01/26/2004)

1. The temporary use will not be materially detrimental to the public health, safety or welfare, nor injurious to property or improvements in the immediate vicinity;
2. The use is permitted in the underlying zoning district or within the approved event site;
3. The applicant has proof of the property owner's permission to place the temporary use on the property;
4. There will be no parking utilized by the customers and employees of the temporary use which is needed by the property owner to meet the minimum parking requirements, as governed by VMC [20.945.070](#), Parking and Loading;
5. The temporary use will not interfere with adequate vision clearance, as governed by Chapter [20.985](#) VMC, Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;

6. The applicant agrees to comply with any conditions that may be required by building official and/or fire marshal to determine for compliance with minimum building, fire and life safety codes; and
7. Adequate provisions for trash disposal and sanitary facilities shall be provided.
8. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter 20.935 VMC, Off-Site Impacts;
9. The use can adequately be served by sewer or septic system and water, if applicable.
10. For seasonal and special events, the event occurs for no longer than 30 days in a calendar year on the approved event site;

ATTACHMENT B – PROPOSED AMENDED VANCOUVER LAKE GREENWAY DISTRICT ZONING TEXT
FIGURE

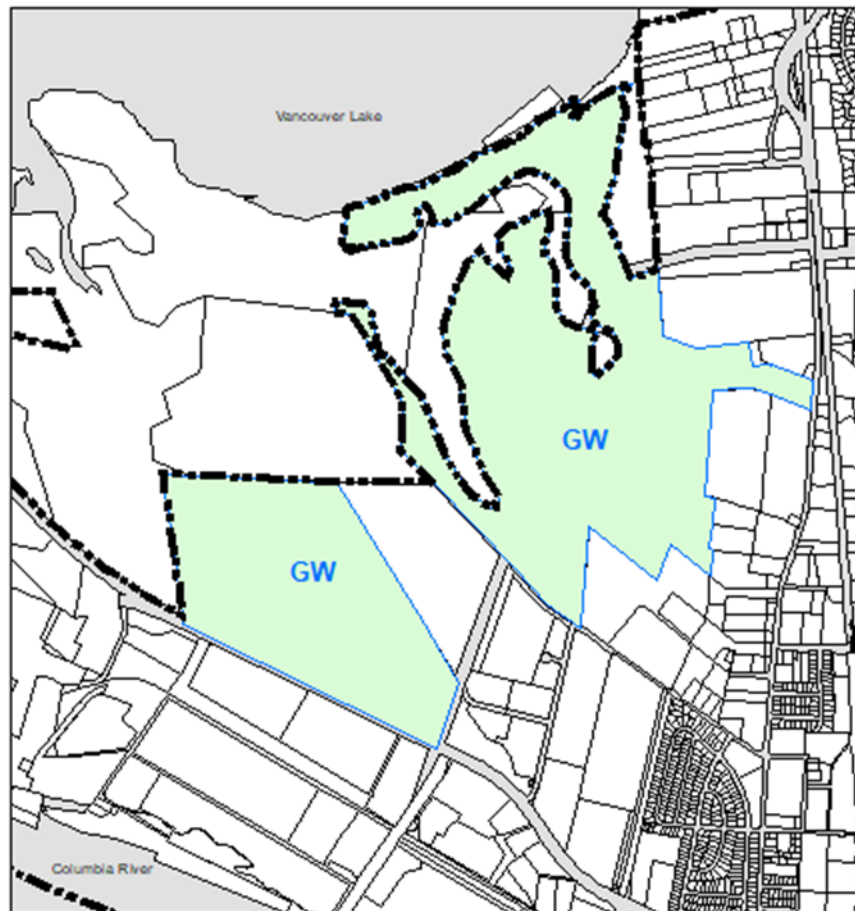


FIGURE
20.450-2

 Greenway District Boundary
 City Limits

Vancouver Lake Greenway District



ATTACHMENT C - PUBLIC COMMENTS RECEIVED

-----Original Message-----

From: lauretta howell <howlalala@yahoo.com>

Sent: Thursday, September 8, 2022 1:42 PM

To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>

Subject: Re: **Central Park overlay district**

Would I be right in assuming that a 40% ratio of multifamily homes is higher than the average in Vancouver Washington? That high ratio of multi family homes built at a time when parking requirements were low has had an impact on available parking in our community. The city is now allowing multi family to be developed with, in my opinion, inadequate on-site parking which would make our parking problem even worse . What concerns me is that in an attempt to make up for the lack of affordable housing the city allows owners on single family but larger than average lots to build tiny homes without adequate parking on site. Could you address that concern? Thank you.

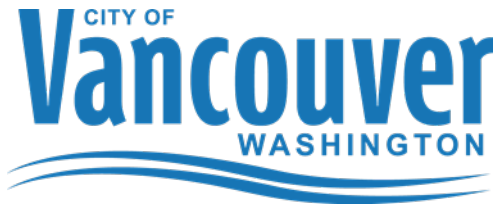
Sent from my iPad

> On Sep 7, 2022, at 4:25 PM, Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us> wrote:

>

> I have not been able to find any record of the original request and don't know what form it would have been conveyed in. I did find the attached staff report for the original overlay establishment which may have some background information

>



Planning Commission

STAFF REPORT ADDENDUM

TO: Planning Commission

FROM: Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us, 360-487-7946

SUBJECT: Update to recommended zoning code text change #9, reflecting state level archaeological term changes

HEARING DATE: 10/11/2022

ADDENDUM DATE: 10/10/2021

The original staff report dated September 29, 2022, for the October 1, 2022 Planning Commission public hearing included the below recommended zoning code text update intended to reflect state level changes

9. Archaeological Resources 20.710.020	Correct outdated map to align Levels A and B categories with State levels and mapping <i>B. General. The provisions of this chapter shall apply to all applications for ground-disturbing actions or activities for which a permit or approval is required:</i> <i>1. Where any portion of the disturbance area is within properties with Predictive Model Probability Level high-A as shown in Figure 20.710-1.</i> <i>2. Where the disturbance area is at least five acres in size and wholly within Predictive Model Probability Levels moderate-high and moderate B as shown in Figure 20.710-1.</i>
---	---

The above proposed change was described too narrowly, and should also include the following additional similar zoning code updates to reflect the same state level changes:

20.710.070 Predetermination Process.

A. Predetermination required. A predetermination is an archaeological study similar to, but of less intensity and lower cost than an archaeological resource survey. Its purpose is to determine

whether the existence of an archaeological site within a disturbance area is probable. A predetermination is required as follows:

1. For any nonexempt ground-disturbing action or activity for which a permit or approval is required where any portion of the disturbance area is at least partially within Predictive Model Probability Level **A high**.
2. For any nonexempt ground-disturbing action or activity for which a permit or approval is required and where the disturbance area is at least five acres in size and **wholly within Predictive Model Probability Levels B moderate-high and moderate**.

20.150.030 Common Acronyms.

DAHP Washington State Department of Archaeology and Historic Preservation

20.150.040D Meanings of Specific Words and Terms M through P.

OAHP. The Washington State Office of Archaeology and Historic Preservation.

Predictive Model. The classification of property according to the probability of its having archaeological resources. The probability levels are low, low-moderate, moderate, moderate-high, and high, which are based on a combination of information from inventories and predictive models provided by DAHP, other agencies, tribal governments and local permit review. The probability levels within the urban growth boundary of the city are generally shown on maps provided by Clark County Geographic Information Systems.

Predictive Model Probability Level A. Regarding archaeological preservation, those areas depicted as such on the Predictive Model map.

Predictive Model Probability Level B. Regarding archaeological preservation, those areas depicted as such on the Predictive Model map.

SECTION 1 INTRODUCTION AND SUMMARY

Introduction

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts are required by the City of Vancouver (“City”) and Clark County (“County”) to adopt capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period. Enrollment projections for the 6-year plan are largely based on the land use zoning plan and the vacant buildable lands survey adopted by the City and the County during the 2007 Growth Management Plan update.

The Vancouver School District (“District”) has prepared the 2022 Capital Facilities Plan (“CFP”) to provide the City and the County with a schedule and financing program for capital improvements over the next six years (Oct. 1, 2022 through Oct. 1, 2028). The 2022 CFP includes the following elements:

- A description of space requirements for educational programs (Section 2)
- An inventory of existing capital facilities owned by the District (Section 3)
- Future enrollment projections for each grade span (elementary, middle, and high schools) (Section 4)
- Identification of specific schools that will lack capacity to serve projected enrollment within the duration of this plan (Section 5)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities (Section 6)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section 7)
- A calculation of impact fees to be assessed and support data substantiating said fees (Section 8)

Summary

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations, more fully described in Section 2. The District's existing capital facilities are summarized in Section 3. The October 1, 2021 enrollment (head count) for the District was 21,375 students.

Although overall capacity appears adequate at the elementary level, future enrollments in two schools are projected to increase beyond the capacity of the existing building over the next 6 years (see Sections 4 and 5). The increase in growth minus the available capacity equals a projected new capacity need of approximately 175 elementary school students. Growth at the middle and high school level is not projected to exceed existing capacity during this same period (net available capacity of 81 middle school and 571 high school students).

The calculated maximum allowable impact fees for the District are \$2,786.09 per single family residence and \$2,486.64 per multi-family residence (**Appendix C**). The District Board of Directors approved this plan on July 12, 2022, and directs the City and the County to collect fees in the amounts of \$2,786.09 per single family residence and \$2,486.64 per multi-family residence (Section 8).

SECTION 2

SPACE REQUIREMENTS FOR DISTRICT EDUCATIONAL PROGRAMS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components, which drive facility space needs, include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school and childcare, the arts, and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity, are outlined below for elementary, middle, and high school grade levels.

- Elementary Schools: Average class size for elementary classrooms is based upon 21.5 students. The actual number of students in an individual classroom depends on the above factors.
- Middle Schools: Average class size for middle school classrooms is based upon 26 students. The actual number of students in an individual classroom depends on the above factors.
- High Schools: Average class size for high schools is based upon 27 students. The actual number of students in an individual classroom depends on the above factors. Working building capacity is determined by the design capacity for the school, based on teaching stations.
- Special Education students identified in enrollment projections receive most of their educational needs in a self-contained classroom. Classroom needs for these programs are based upon 10 students per classroom.
- It is not possible to achieve 100% utilization of all basic education teaching stations throughout the day. There are special programs that also have to be housed in the school. Therefore, working building capacity is adjusted depending on the extra needs of the student population of each school. Capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as family and community resource rooms, learning support centers, reading rooms, math labs and computer labs.
- Portables are a temporary solution to capacity needs, and therefore are not counted in calculating capacity.

SECTION 3 CAPITAL FACILITIES SUMMARY

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities. **Figure 1** displays the summary of the District's school facilities. **Appendix A** includes a map and inventory of existing facilities and their locations.

**FIGURE 1
VANCOUVER SCHOOL DISTRICT SCHOOL SITES**

	No. School Sites	Approximate No. Classrooms/ Teaching Stations	Working Building Capacity	Total Oct. 1, 2021 Enrollment	Projected Total Oct. 1, 2028 Enrollment
Elementary	21	537	11,181	9,433	9,930
Middle	6	237	5,903	5,152	5,069
High	7	265	6,677	6,790	6,377
Total	34	1,039	23,761	21,375	21,376

Data above includes both special education and non-special education enrollment and classrooms. However, in Section 4 below, special needs populations are separated for capacity and needs calculations, since the students per classroom drivers are different.

In addition to the above basic educational facilities for K-12 students, the District also owns and operates:

- ☐ The Fir Grove Children's Center and the GATE house, which house special education services;
- ☐ The Propstra Aquatic Center;
- ☐ The Jim Parsley Center;
- ☐ The Stapleton Operations Site, which houses transportation and warehousing; and
- ☐ The Fruit Valley Maintenance Site, which houses the maintenance crew.

In addition, the District owns three (3) parcels of undeveloped land.

SECTION 4

STUDENT ENROLLMENT PROJECTIONS

Projected Student Enrollment

The District has contracted with E.D. Hovee & Company to provide two alternative forecast scenarios for future student enrollment: a base case (mid-growth) consistent with BOCC-adopted population projections for Clark County; and a growth scenario provided by the Office of Fiscal Management (OFM). Because the COVID 19 pandemic forced a delay in updates to this CFP, the baseline for both E.D. Hovee & Company growth rates were updated to October 2021, since this new baseline enrollment data was significantly decreased due to continued health concerns and disruptions to instructional continuing in our traditional, school-based classrooms. Therefore, the “growth scenario” rates of change were applied to the still-depressed October 2021 baseline date to project the enrollments in the elementary school population, the only population triggering the need for new capital facilities to respond to growth in this plan (dated January 2020 **Appendix B**). The District has enrollment forecasts for all grades on file.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort methodology. Data required for the K-level forecast includes projections of population growth by school area, women of childbearing age, and age-specific fertility rates.
- Traditionally, actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2019 are promoted into the next grade level for 2020 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school). However, due to anomalies created by the COVID 19 pandemic, the following adaptations have been made to the more traditional enrollment forecast prepared in January 2020:
 - 1) The 2021/2022 school year enrollment was updated based on the actual October 1, 2021 enrollment data.
 - 2) Annual growth/attrition rates from 2022 and beyond were applied to the actual October 1, 2021 headcount to arrive at adjusted enrollment forecasts, by grade band, for future years.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments were taken into account with the original long-term forecasts.

SECTION 5 SCHOOL-SPECIFIC CAPACITY DEFICITS

	Total Classrooms	Less: Classroom Dedicated to Spec. Ed.	Classrooms Available to Meet Projected Basic Ed Enrollment	Total Student Capacity of Classrooms for Basic Ed Students	Proj. Peak Basic Ed. Student Capacity Needed in 6 Years of CFP	Projected Student Capacity Deficit	Minimum Classrooms to Meet Just Teaching Space Needs
Ogden Elementary	25	-4*	21	451.5	590	-138.5	6
Sacajawea Elementary	18	-2	16	344	381	-37	2

** 2 of 4 Special Ed classrooms at Ogden serve pre-school age special education students. The enrollment projections in Appendix B are focused in K-12 populations and do not include pre-school programs.*

SECTION 6 CAPITAL FACILITIES NEEDS

In 1988, the District embarked on a long-range planning process for capital improvement projects. These improvements were grouped into phases. Phase I (1990 Bond), Phase II (1994 Bond) and Phase III (2001 Bond) capital facilities improvements creating capacity are complete. Accommodation of all existing elementary school students and projected enrollment beyond available capacity will require additional capital improvements. Accommodation of the high school students can be accommodated through scheduling, new programming and the use of modular units.

Current forecast numbers are based on current conditions and do not factor in other program enhancements as may be deemed necessary by a more Comprehensive Facilities Evaluation with the State. These figures will evaluate the school impact fee based on current conditions.

Capital Projects with Increased Capacity

Site	Description of Project	Fund Source
Ogden Elementary	Additional Classrooms, Co-op space and parking lot expansion	Up to \$3,000,000 of uncommitted property sale funds in the Capital Projects Fund is available for both projects
And		
Sacajawea Elementary	Additional Classroom, Co-op space	

ESTIMATED COST: \$ 7,425,000⁽¹⁾

FUNDING SECURED: \$ 3,000,000⁽³⁾

DEFICIT: \$ 4,425,000

TOTAL ADDITIONAL CAPACITY: 175⁽²⁾

CAPACITY FUNDED (Public funding): 70⁽³⁾

**FUNDING FOR UNSECURED CAPACITY
(Impact fees): 105**

1 Estimated cost for new elementary construction was based on a need for 8 total classrooms (850 sq.ft. each) and 700 sq.ft. of co-op space for every two classrooms. The total needed indoor square footage of 10,000 was multiplied by current construction market estimates of \$450 per sq.ft. plus an additional 25% for contingencies, taxes, fees and furnishings (excludes land). Ogden parking lot expansion has been estimated by engineers to cost \$1.8M.

2 Elementary school students that can be accommodated by the estimated cost.

3 $\$7,425,000 / 175 = \$42,428.57$. $\$3,000,000 / \$42,428.57 = 70$.

In addition, the District may purchase portables, as needed, at all school sites to respond to growth.

SECTION 7

CAPITAL FACILITIES FINANCING PLAN

Planned Improvements

Since the District recently passed a \$458M school construction bond in 2017 and earned nearly \$65M in state matching funds for school construction, it is unlikely that additional funding from either of those sources can be brought to bear during the term of this CPF. However, the District currently has uncommitted property sale funds in its Capital Projects Fund that is available for both projects needed to serve growth. Impact fees will also be available to meet the capacity needs identified in this plan.

Six-Year Financing Plan

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund (the “Fund”). School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District’s assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 63.42% match level.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the City/County, on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools due to new enrollment growth.

FINANCIAL SUMMARY – CAPITAL FACILITIES PLAN

Cost of providing Additional Capacity:

Total Costs	\$ 7,425,000
Secured Funding	\$ 3,000,000
Portables	Market price
Unsecured Total	\$ 4,425,000 plus portables cost

SECTION 8 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The costs of modular classrooms (portables) have not been included by the District in the impact fee calculation to avoid charging new housing for the cost of temporary facilities, when permanent facilities are planned, but impact fee revenue can be used to purchase portables needed to serve growth.

The County's and the City's impact fee programs require school districts to prepare and adopt a Capital Facilities Plan (CFP) meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which is based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

Maximum allowable impact fees have been calculated for the District utilizing the formula in the Clark County Impact Fee Ordinance (UDC 40.620.040 School Impact Fee Component) and the Vancouver Municipal Code (MMC 20.915.060 School Impact Fee Component). The calculated maximum allowable impact fees are \$2,786.09 per single family residence and \$2,486.64 per multi-family residence (**Appendix C**).

The District Board of Directors adopted this plan on July 12, 2022, and requests that the City and the County collect \$2,786.09 per single family residence and \$2,486.64 per multi-family residence.

APPENDIX A

Capital Facilities Inventory

Appendix A

This appendix provides an inventory of capital facilities owned and operated by the Vancouver School District (District) including schools, modulars, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program needs, including federal, state, and local requirements for class size and special programs. Figure 1 displays the District's capital facilities inventory. A map of the District's facilities is provided as Figure 2.

FIGURE 1
INVENTORY OF EXISTING FACILITIES

Elementary Schools	October 1, 2021 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽³⁾
Sarah J. Anderson 2215 N.E. 104 St.	638	731	0 of 2
Chinook 1900 NW Bliss Rd.	561	667	0 of 2
Dwight D. Eisenhower 9201 NW 9th Ave.	473	602	0
Felida 2700 NW 119th St.	608	753	0
Ben Franklin 5206 Franklin St.	645	387	0
Fruit Valley 3301 Fruit Valley Rd.	170	323	0
Harney 3212 E. Evergreen Blvd.	517	602	1 of 4
Hazel Dell 511 NE Anderson Rd.	352	430	0 of 2
Hough 1900 Daniels St.	267	323	0

Elementary Schools	October 1, 2021 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽⁴⁾
Martin L. King, Jr. 4801 Idaho St.	420	559	0
Lake Shore 9300 NW 21st Ave.	377	473	0
Lincoln 4200 Daniels St.	334	409	0
George C. Marshall 6400 MacArthur Blvd.	333	495	0
Minnehaha 2800 NE 54th St.	460	516	0
Peter S. Ogden 3200 NE 86th Ave.	563	538	0
Eleanor Roosevelt 2921 Falk Rd.	541	645	0 of 3
Ruth Bader Ginsburg 8614 NE 25th Ave.	Opening Fall 2023		
Sacajawea 700 NE 112th St.	372	387	0
Salmon Creek 1601 NE 129th St.	392	559	0
Harry S Truman 4505 NE 42nd Ave.	453	688	0
Vancouver Innovation Technology & Arts (VITA) 1111 Fort Vancouver Way	Opening Fall 2022		

Walnut Grove 6103 NE 72nd Ave.	609	774	0
Washington 2908 "S" St.	251	387	0
Heights Campus 6450 MacArthur Blvd.	383	129	0
Jim Tangeman Center (Special Ed.) 3200 E 18th St.	14	172	0
Special Ed. Adj.		<368> ⁽³⁾	

TOTAL Elementary	9,433	11,181	1 of 13
-------------------------	--------------	---------------	----------------

- 1 Total Oct. 1, 2021 head count including special ed
- 2 Working building capacity preliminarily calculated based on classroom count (21.5 students per classroom)
- 3 Special Ed. Adjustment reduces capacity based on proportionate special ed enrollment that must be served in smaller classroom counts (10 students per classroom)
- 4 Number of modular units used for basic education classrooms vs modular inventory (1 unit equates to 1 room)

Middle Schools	October 1, 2022		
	Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽⁴⁾
Alki 1800 NW Bliss Rd.	634	858	0
Discovery 800 E 40th St.	551	936	0
Gaiser 3000 NE 99th St.	783	858	0-4
Jason Lee 8500 NW 9th Ave.	590	884	0-3
Thomas Jefferson 3000 NW 119th St.	756	910	0
McLoughlin 5802 MacArthur Blvd.	942	962	0
Vancouver School for Arts/Academics ⁵ 3101 Main St.	348	280	0
iTech Preparatory (M.S.) ⁵ 16100 NE 50th Ave.	269	300	0
Heights Campus 6450 MacArthur Blvd.	260	168	0
Jim Tangeman Center (M.S.) 3200 E 18th St.	19	--	0
Special Ed. Adj.		<253> ⁽³⁾	
TOTAL Middle	5,152	5,903	0 of 7

¹ Total Oct. 1, 2021 head count including special ed

² Working building capacity preliminarily calculated based on classroom count (21.5 students per classroom)

- 3 Special Ed. Adjustment reduces capacity based on proportionate special ed enrollment that must be served in smaller classroom counts (10 students per classroom)
- 4 Number of modular units used for basic education classrooms vs modular inventory (1 unit equates to 1 room)
- 5 Arts and Academics and *i*Tech Preparatory enroll both middle and high school students

High Schools	October 1, 2021 Enrollment ⁽¹⁾	Building Capacity ⁽²⁾	No. Modular Units ⁽⁴⁾
Columbia River 800 NW 99 Street	1,142	1,215	0
Fort Vancouver 5700 E. 18 Street	1,529	1,728	2-2
Hudson's Bay 1206 Reserve	1,151	1,512	0
Skyview 1300 NW 139 Street	1,688	1,809	0
Lewis and Clark (Flex Academy) 2901 General Anderson Ave.	84	216	0
iTech Preparatory (H.S) ⁵ WSUV campus	301	400	0
Vancouver School for Arts/Academics ⁵ 3101 Main Street	339	270	0
Jim Tangeman Center (H.S.) 2920 Falk Road	14	--	0
GATE 3100 E. 18 th Street	44	--	0
Special Ed. Adj.		<473> ⁽³⁾	
TOTAL High	6,790	6,677	2 of 2

¹ Total Oct. 1, 2021 head count including special ed

² Working building capacity preliminarily calculated based on classroom count (21.5 students per classroom)

- 3 Special Ed. Adjustment reduces capacity based on proportionate special ed enrollment that must be served in smaller classroom counts (10 students per classroom)
- 4 Number of modular units used for basic education classrooms vs modular inventory (1 unit equates to 1 room)
- 5 Arts and Academics and *i*Tech Preparatory enroll both middle and high school students

Other Facilities	Total Building Square Feet	Acreage	Modulars
Fir Grove (Special Ed.) 5700 E. 18 Street Vancouver, WA	30,000	6	0
GATE House 3100 18 th Street Vancouver, WA	3,475	1	0
Warehouse 2419 Stapleton Road Vancouver, WA and	61,944	12	0
Transportation Garage & Mechanical Maintenance Shop 2501 Stapleton Road Vancouver, WA			
Jim Propstra Pool 605 N. Devine Road Vancouver, WA	14,700	3	0
Maintenance Facility 6014 NW Fruit Valley Road Vancouver, WA	28,023	9	0
Jim Parsley Center 2901 Falk Road Vancouver, WA	121,425	23	0

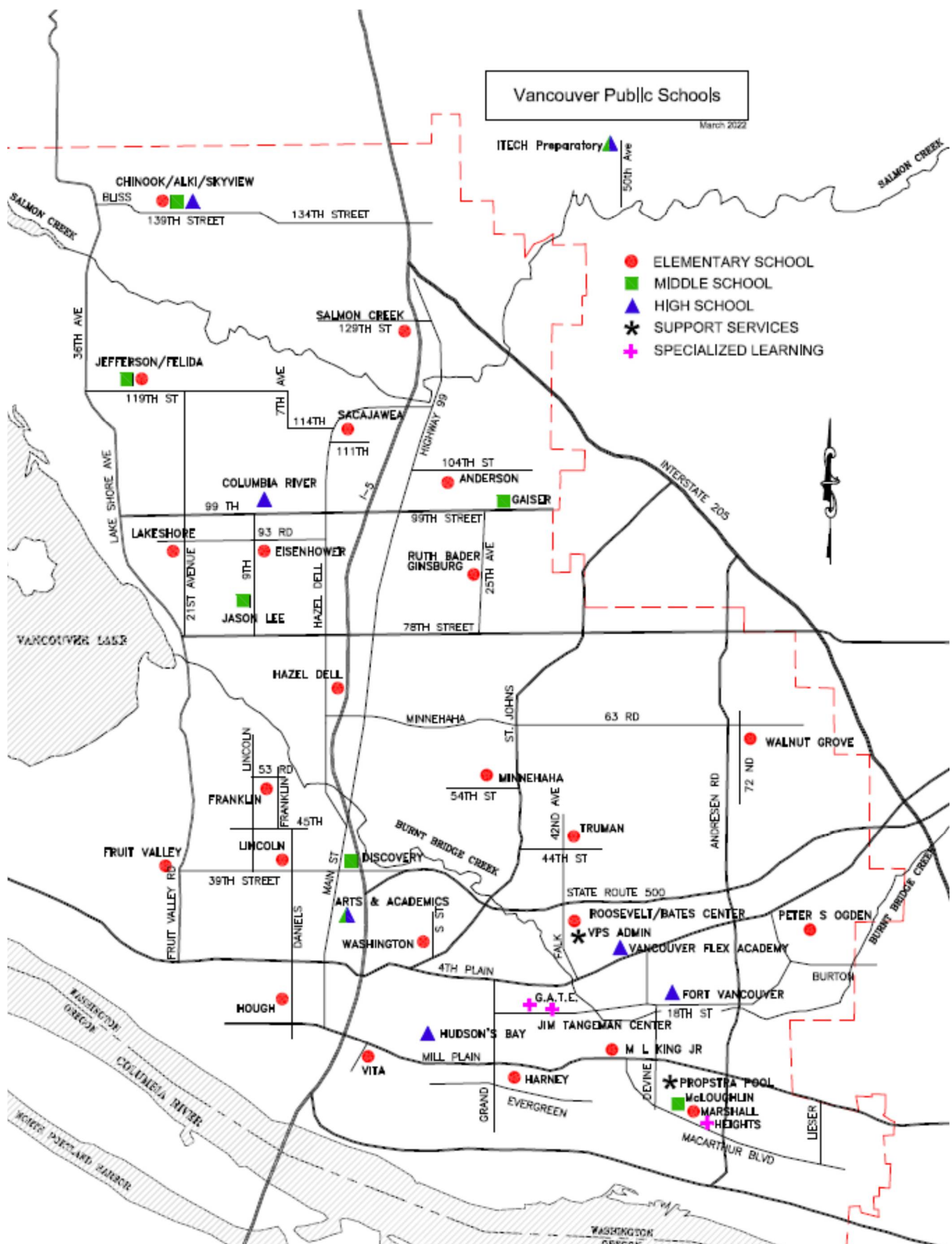
Undeveloped Land Inventory

Elementary School Sites

108 th Street and 23 rd Ave. NW	12 Acres
McCann Road and 46 th Ave. NW	11 Acres

FIGURE 2
MAP

See following page



APPENDIX B

Population and Enrollment Data

Enrollment Forecast for Peter S. Ogden Elementary by Development Scenario								
October 1 st Enrollments								
	2022	2023	2024	2025	2026	2027	2028	
BASELINE GROWTH FROM ORIGINAL HOVEE STUDY	1.8%	-1.0%	3.2%	2.6%	-1.2%	-1.5%	-1.4%	
HIGH GROWTH FROM ORIGINAL HOVEE STUDY	2.4%	-0.4%	3.6%	2.7%	-0.8%	-1.1%	-1.0%	
REVISED Enrollment Forecast Using Original Growth Rates Applied to Oct. 2021 Actuals								
Actual								
TotalHeadcount	2021	2022	2023	2024	2025	2026	2027	2028
Using Baseline Growth Factors from Above								
TotalOgden Non-Special Ed.	544	554	548	565	580	573	564	556
TotalOgden Special Ed	19	19	19	20	21	20	20	20
Using High Growth Factors from Above								
TotalOgden Non-Special Ed.	544	557	555	575	590	585	579	573
TotalOgden Special Ed	19	19	19	20	21	20	20	20

Enrollment Forecast for Sacajawea Elementary by Development Scenario									
October 1 st Enrollments									
	2022	2023	2024	2025	2026	2027	2028		
BASELINE GROWTH FROM ORIGINAL HOVEE STUDY	4.4%	2.0%	0.5%	-0.4%	-0.2%	-0.5%	-0.7%		
HIGH GROWTH FROM ORIGINAL HOVEE STUDY	4.8%	2.4%	0.9%	-0.3%	0.2%	-0.1%	-0.3%		

ORIGINAL Enrollment Forecast of Total Elementary Students by Development Scenario									
October 1 st Enrollments									
	2022	2023	2024	2025	2026	2027	2028		
Baseline Growth from Original Hoxee Study	1.3%	0.6%	1.2%	0.8%	-0.3%	-0.4%	-0.3%		
High Growth from Original Hoxee Study	1.6%	0.9%	1.3%	0.9%	0.1%	0.1%	0.2%		
REVISED Enrollment Forecast Using Original Growth Rates Applied to Oct. 2021 Actuals									
Total Headcount	Actual								
Using Baseline Growth Factors from Above	9,116	9,233	9,293	9,401	9,476	9,445	9,405	9,374	2028
Using High Growth Factors from Above	9,116	9,263	9,348	9,474	9,558	9,572	9,579	9,594	2028
Source: E. D. Hoxee & Company, LLC.									
Note: All figures in this table are based on estimates and assumption about future economic and demographic trends that may vary from actual conditions and are therefore subject to change.									
Date: 27-Jan-20									

Note: All figures in this table are based on estimates and assumption about future economic and demographic trends that may vary from actual

conditions and are therefore subject to change.

Date: 27-Jan-20

APPENDIX C

School Impact Fee Calculation

Single-Family			
Elementary			Formula
\$ 7,425,000.00			Facility Cost
175			Additional Capacity
\$42,428.57			Cost per Student (CS)
0.183			Student Factor (SF)
\$7,764.43			CS x SF
\$246.83			Boeck Index
90			OSPI Sq Ft
60.99%			State Match Eligibility %
\$0.00			State Match Credit (SM)
\$7,764.43			CS x SF – SM
		\$7,764.43	Cost per Single Family Residence
		LESS	Tax Credit
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$388,144.00	Average Assessed Value (AAV)
		\$3,450,332.77	TCM x AAV
		0.00130036	Tax Levy Rate (TLR)
		\$4,486.67	TCM x AAV x TLR = (TC)
		\$3,277.75	Cost per Single Family Residence - Tax Credit
		LESS	15% reduction (A)
		\$2,786.09	Calculated Single Family Fee Amount
		\$2,786.09	Recommended Fee Amount

Multi-Family			
Elementary			Formula
\$7,425,000.00			Facility Cost
175			Additional Capacity
\$42,428.57			Cost per Student (CS)
0.103			Student Factor (SF)
\$4,370.14			CS x SF
\$246.83			Boeck Index
90			OSPI Sq Ft
60.99%			State Match Eligibility %
\$0.00			State Match Credit (SM)
\$4,370.14			CS x SF – SM
		\$4,370.14	Cost per Multi-Family Unit
		LESS	Tax Credit
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$124,980.00	Average Assessed Value (AAV)
		\$1,110,986.10	TCM x AAV
		0.00130036	Tax Levy Rate (TLR)
		\$1,444.68	TCM x AAV x TLR = (TC)
		\$2,925.46	Cost per Multi-Family Unit - Tax Credit
		LESS	15% reduction (A)
		\$2,486.64	Calculated Multi-Family Unit Fee Amount
		\$2,486.64	Recommended Fee Amount

Battle Ground Public Schools 2022-2028 Capital Facility Plan

Single-Family			
Elementary	Middle School	High School	Formula
\$43,868,385	\$36,441,468	0	Facility Cost
687	531	0	Additional Capacity
\$63,855.00	\$68,628.00	0	Cost per Student (CS)
0.139	0.128	0.134	Student Factor (SF)
\$8,875.85	\$8,784.38	\$0.00	CS x SF
\$246.83	\$246.83	\$246.83	Boeck Index
90	117	130	OSPI Sq Ft
60.27%	60.27%	60.27%	State Match Eligibility %
\$1,861.04	\$2,227.90	\$0.00	State Match Credit (SM)
\$7,014.80	\$6,556.49	\$0.00	CS x SF – SM
		\$13,571.29	Cost per Single Family Residence
		\$0.00	Cost per Single Family Residence - Tax Credit
		(\$2,035.69)	15% reduction (A)
		\$11,535.60	Calculated Single Family Fee Amount
		\$10,760.00	Requested Fee Amount
Multi-Family			
Elementary	Middle School	High School	Formula
\$43,868,385	\$36,441,468	0	Facility Cost
687	531	0	Additional Capacity
\$63,855.00	\$68,628.00	0	Cost per Student (CS)
0.068	0.047	0.053	Student Factor (SF)
\$4,342.14	\$3,225.52	\$0.00	CS x SF
\$246.83	\$246.83	\$246.83	Boeck Index
90	117	130	OSPI Sq Ft
60.27%	60.27%	60.27%	State Match Eligibility %
\$910.44	\$818.06	\$0.00	State Match Credit (SM)
\$3,431.70	\$2,407.46	\$0.00	CS x SF – SM
		\$5,839.16	Cost per Single Family Residence
		\$0.00	Cost per Single Family Residence - Tax Credit
		(\$875.87)	15% reduction (A)
		\$4,963.29	Calculated Single Family Fee Amount
		\$3,845.00	Requested Fee Amount

Battle Ground Public Schools 2022-2028 Capital Facility Plan

Single-Family			
Elementary	Middle School	High School	Formula
\$43,868,385	\$36,441,468	0	Facility Cost
687	531	0	Additional Capacity
\$63,855.00	\$68,628.00	0	Cost per Student (CS)
0.139	0.128	0.134	Student Factor (SF)
\$8,875.85	\$8,784.38	\$0.00	CS x SF
\$246.83	\$246.83	\$246.83	Boeck Index
90	117	130	OSPI Sq Ft
60.27%	60.27%	60.27%	State Match Eligibility %
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\$7,014.80	\$6,556.49	\$0.00	CS x SF – SM
		\$13,571.29	Cost per Single Family Residence
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		(\$2,035.69)	15% reduction (A)
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Multi-Family			
Elementary	Middle School	High School	Formula
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0.068	0.047	0.053	Student Factor (SF)
\$4,342.14	\$3,225.52	\$0.00	CS x SF
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90	117	130	OSPI Sq Ft
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		\$0.00	Cost per Single Family Residence - Tax Credit
		(\$875.87)	15% reduction (A)
		\$4,963.29	Calculated Single Family Fee Amount
		\$3,845.00	Requested Fee Amount

**BATTLE GROUND SCHOOL DISTRICT
CAPITAL FACILITIES PLAN**

2022-2028

BOARD OF DIRECTORS

Mark Watrin, President

Jackie Maddux, Vice-President

Mary Snitily

Rob Henrikson

Ted Champine

SUPERINTENDENT

Denny Waters

**Presented to the Battle Ground School Board
May 9, 2022**

**Adopted by the Battle Ground School Board
May 23, 2022**

SECTION 1 INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Battle Ground School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide Clark County (the “County”) and the City of Battle Ground (“Battle Ground”) and the Town of Yacolt (“Yacolt”) and the City of Vancouver (“Vancouver”) with a schedule and financing plan for capital improvements over the next six years (2022-2028).

In accordance with the Growth Management Act, Clark County Code Sections 40.620.030 – 40.620.040, City of Battle Ground Municipal Code Sections 3.60.064, City of Vancouver Code Section 20.915.060 and Town of Yacolt Code Section 3.15.010-110, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future enrollment forecasts for each grade span (primary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects which add respond to growth from those which do not, since the latter are generally not appropriate for impact fee funding.
- A calculation of impact fees to be assessed and supporting data substantiating such fees.

B. Overview of the Battle Ground School District

The Battle Ground School District is situated along the Interstate 5 corridor in northern Clark County. It encompasses the City of Battle Ground, a community that is experiencing accelerated growth, the town of Yacolt, a portion of City of Vancouver and is bordered by Evergreen, Vancouver, Ridgefield, La Center, Hockinson, Washougal, Woodland, and Green Mountain School Districts. Total land is approximately 271 square miles.

The District serves a population of 11,719 students (headcount October 2021), with seven primary schools (K-4), six middle schools (5-8), two comprehensive high schools (grades 9-12), one high school science magnet program, one alternative high school, one alternative K-12 school and one alternative school grades 3-12 program. For purposes of facility planning, the Capital Facility Plan considers grades K-4 as primary, grades 5-8 as middle school and grades 9-12 as high school.

In April 2021 the District was notified that they would no longer be able to lease the building housing the 3-12 alternative program after the 2021-22 school year. Plans have been made to transition the school building onto the campus adjacent to the former Lewisville campus. Students will temporarily be split between a ten-plex and the surplus A and B building on the campus. The District attempted to address overcrowding and failing building concerns, specifically for schools located in the southern end of the District through three attempts to pass a bond. (November 2016, Feb 2018 and April 2018) Each of those attempts failed to reach the 60% supermajority required by state law. Through a boundary adjustment and enrollment losses during the COVID-19 pandemic overcrowding has subsided but outdated and failing buildings remain a concern. Additionally, with the use of the Lewisville campus a need for District storage has increased due to spaces being used to pivot the alternative 3-12 into a different facility.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The continued expansion of the Urban Growth Boundaries in Clark County and the resulting increase in students;
- The District will be implementing Transitional Kindergarten programs at 4 sites in 2022-23. This will require the ability to add multiple classroom spaces.
- Increased student enrollment due to the implementation of Transitional Kindergarten puts a strain on building core facilities such as cafeterias, gyms, libraries, office space, playgrounds and parking lots. The District anticipates having to expand the capacity of such facilities in order to meet program expectations for students, families and staff.
- Many school sites in our District house students in excess of the capacity of the facility. Portable and modular classrooms are used at all sixteen (100%) school sites and will continue to be used until new brick and mortar sites can be financed and built.
- The COVID-19 pandemic and a switch to remote learning, as well as additional strategies to address learning loss, has created a need for increased emphasis on technology use. This has been seen in the number of student devices needed as well as the infrastructure to run those devices.
- Increased needs associated with student safety including modernizing either existing buildings to secure campuses and buildings from outside intruders or building new schools that feature modern safety features and limited access from the outside.
- Citizens approved Initiative 1351, which when implemented will require lower class sizes. Lower class sizes will require additional classrooms and facility improvements, and funding to pay for them.

SECTION 2

DISTRICT EDUCATIONAL PROGRAM STANDARDS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality education plays in growing a strong local economy is vital. In order to accomplish the community value of having a strong local economy, schools must have quality facilities. These facilities serve as the supporting space for developing the whole child within a community to prepare them for a competitive global economy. The educational program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to the student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, STEM, Special Education, Title I, Highly Capable, Bilingual Education, technological applications, computer labs, preschool and daycare programs, intervention programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core program includes the following:

- Core classroom space for all curriculum areas which includes space for group learning, direct instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, and safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables. High school and middle school science lab space is a high priority.
- With the added emphasis on STEM education there is a need to offer flexible classroom space where project based labs and classroom instruction can happen in adjacent classrooms.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas outdoors, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Space must be allocated for technology equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Art, music, and theater arts spaces are critical to the core program for students. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services (research, technology, collaboration) and space must be provided for students to achieve the rigors in the core program. Information driven educational environments require that students have access to information through appropriately sized library/media space.
- Classroom spaces for the implementation of calming rooms at all K-12 comprehensive sites to support dysregulated students and the social-emotional needs of all students.
- Extra-curricular activities need adequate space in order to safely support program activities.
- Office spaces for support staff that work within specific programs supporting District programs.

Special services are essential to meet the needs of special populations.

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the disability of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include modifications to the program year, class size, grade configurations, and specialized facilities.
- Special populations receive additional support through Federal, State, and Levy funding, including Title 1 Reading and Math, State Learning Assistance Program for reading and math, Highly Capable, and Bilingual. Funding for these programs does not include the expense of adding facilities to support them.

- Early Childhood programs, such as preschool programs, are essential to develop early childhood literacy skills, and are vital to the community. These programs require specialty space which is not funded by the state.
- Supplementary services (Career and Technical Education programs) provide multiple pathways to prepare students for a broader range of post-secondary learning opportunities. The services require additional spaces that have not been calculated in current state square footage allowance formulas.
- Adequate facilities for an 18-21 year old transition program as mandated by state and federal law.

Support services are often overlooked core services, and are essential to a quality educational program.

- Food service delivery, storage, preparation, and service require spaces that are specially designed and equipped. As student populations increase, adequately calculating space needs for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Transportation support centers are required to handle growing transportation needs.
- Warehouse, purchasing and maintenance support facilities must also be considered and are often overlooked as core support services needed to serve both current enrollment and growth.
- Administrative support facilities must also be considered and are often overlooked as core support services need to serve both current enrollment and growth.

B. Elementary Educational Program Standards (Grades K-4 and transitional kindergarten)

The District educational program standards, which directly affect elementary school capacity, include:

- Class sizes for transitional kindergarten and kindergarten are targeted not to exceed 22 students per class.
- Class sizes for grades 1-3 are targeted not to exceed 23 students per class.
- Class sizes for grade 4 is targeted not to exceed 25 students per class.
- Specialist allocations are to include art, music and health/fitness; total average class size in grades K-3 are targeted not to exceed 17 students per class.
- Separate classroom space must be provided for music and art instruction.
- Physical education instruction requires adequate space for movement and use of equipment.
- Special education services are provided in separate classrooms for some children, while others need highly specialized spaces that likely include self-help skills, cooking, and motor development.
- Instructional intervention programs need separate instructional areas.
- All schools must have a library/media resource center large enough to meet student needs.
- All schools must have a cafeteria large enough to meet student needs.
- All schools must have adequate office space to provide counseling, mental health and nursing services.
- All schools must have adequate parking available for staff and families.

C. Middle and High School Program Standards (Grades 5-12)

The District education program standards, which directly affect middle school and high school capacity include:

- Class size for middle school grades 5-8 is targeted not to exceed 28 students.
- Class size for high school grades 9-12 is targeted not to exceed 30 students; however, some classes exceed 30 students and some have less than 30. For the purposes of determining capacity, an average class size of 28 students was used.
- Special Education for some students is provided in separate classrooms.
- All schools must have a cafeteria large enough to meet student scheduling and student body need.

- Science labs and other specialized STEM spaces.
- Specialized programs require instructional space as follows:
 - ☐ Intervention programs need separate instructional areas.
 - ☐ Space for individual and group study, practice labs, production rooms.
 - ☐ Media Center/Library.
 - ☐ Program Specific Classrooms (science, music, theater arts, visual arts, career and technical education such as woodshops, welding, culinary, automotive, video production, and many more).
- All schools must have adequate office space to provide counseling, career development, mental health and nursing services.
- All schools must have adequate parking available for staff and families.

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards.

A. Schools

School capacity is determined based on the number of home room teaching stations within each building and the space requirements of the District's current educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. Grades K-4 are considered primary schools, grades 5-8 are middle schools and grades 9-12 are high schools. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1 – Primary School Inventory (Grades K-4)

Primary School	Location	Building Area (Square Feet)	October 2021 Student Headcount Enrollment	Teaching Stations - Note 1	Permanent Student Capacity - Note 2
Captain Strong	1002 NW 6th Ave Battle Ground, WA	71,511	557	26	589
Daybreak	1900 NW 20th Ave. Battle Ground, WA	62,389	474	23	517
Glenwood	9716 NE 134th St. Vancouver, WA	44,261	527	20	452
Maple Grove	610B SW Eaton Blvd Battle Ground, WA	82,043	456	28	616
Pleasant Valley	14320 NE 50th Ave. Vancouver, WA	49,726	491	18	411
Yacolt	406 W. Yacolt Rd. Yacolt, WA	71,857	695	25	579
Tukes Valley	20601 NE 167th Ave. Battle Ground, WA	62,389	463	21	469
HL River (K-4) ALE - Note 3	610A SW Eaton Blvd Battle Ground, WA	11,603	319	6	274
CAM (3-4) ALE	715 NW Onsdorf Blvd., Battle Ground, WA	Leased Facility	93	N/A	N/A
Total		455,779	4,075	167	3,907

Notes:

1. The music rooms, physical education spaces, computer labs, special education classrooms, intervention classrooms and library/media spaces are not counted as teaching stations in the primary schools because they are pull-out programs (not homeroom classrooms).
2. Capacity for grades K-4 facilities is calculated at an average of 24 students per general education teaching station and an average of 17 for special education teaching stations.
3. HomeLink River ALE capacity for grades K-4 facilities is calculated at an average of 48 students per general education teaching station and 34 an average 34 for special education teaching stations based on program offerings.

Table 2 – Middle School Inventory (Grades 5-8)					
Middle School	Location	Building Area	October 2021 Student Headcount Enrollment	Teaching Stations - Note 1	Permanent Student Capacity - Note 2
Amboy	22115 NE Chelatchie Rd, Amboy, WA	82,619	557	26	684
Daybreak	1900 NW 20th Ave. Battle Ground, WA	62,389	438	15	343
Laurin	13601 NE 97th Ave. Vancouver, WA	64,953	687	18	427
Chief Umtuch	700 NW 9th St. Battle Ground, WA	79,268	569	24	606
Pleasant Valley	14320 NE 50th Ave. Vancouver, WA	49,726	429	14	359
Tukes Valley	20601 NE 167th Ave. Battle Ground WA	62,389	499	18	449
CAM (5-8) (ALE)	715 NW Onsdorf Blvd. Battle Ground, WA	Leased Facility	229	N/A	NA
HL River (5-8) ALE - Note 3	610A SW Eaton Blvd. Battle Ground, WA	11,603	327	6	314
Total		412,947	3,735	121	3,182

Notes:

1. The music rooms, physical education spaces, computer labs, art rooms, CTE rooms, special education classes, intervention classes, and library/media spaces are not included as teaching stations in the middle schools because they are exploratory programs (not homeroom classrooms).
2. Capacity for grades 5-8 facilities is calculated at an average of 28 students per general education teaching station and an average of 17 for special education teaching stations.
3. HomeLink River ALE capacity for grades 5-8 facilities is calculated at an average of 56 students per general education teaching station and 34 an average 34 for special education teaching stations based on program offerings.

Table 3 – High School Inventory (Grades 9-12)					
High School	Location	Building Area (Square Feet)	October 2021 Student Headcount	Teaching Stations - Note 1	Permanent Student Capacity - Note
Battle Ground	300 W Main Street Battle Ground, WA	264,234	1,706	78	2,019
Prairie	11500 NE 117 Ave. Vancouver, WA	215,580	1,469	72	1,702
CASEE B – HS Magnet Program - Note 3	11104 NE 149 St. Brush Prairie, WA	Leased Facility*	Students are counted in BGHS and PHS count	N/A	N/A
Summit View (ALE) - Note 4	11104 NE 149 St. Brush Prairie, WA	Leased Facility*	221	N/A	NA
CAM (9-12) ALE	715 NW Onsdorf Blvd. Battle Ground, WA	Leased Facility*	124	N/A	N/A
HL River (9-12) ALE - Note 5	610A SW Eaton Blvd, Battle Ground, WA	11,603	389	5	280
Total		491,417	3,909	155	4,001

Notes:

1. The music rooms, physical education spaces, and computer labs are counted as teaching stations because they are not special pull-out programs at the high school. The instructional space that is used for shop class and for library/media was not counted as teaching stations because they are used for special programs and pull-out programs.
2. Capacity for grades 9-12 facilities is calculated at an average of 28 students per general education teaching station and an average of 17 for special education teaching stations.
3. Summit View High School is an alternative high school program located on an 80-acre site that is leased from the Department of Natural Resources
4. The CASEE B High School Magnet Program is located on an 80-acre site that is leased from the Department of Natural Resources.
5. HomeLink River ALE capacity for grades 5-8 facilities is calculated at an average of 56 students per general education teaching station and 34 an average 34 for special education teaching stations based on program offerings.

B. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. Capacity that is provided by portables is not considered permanent facility capacity. Table 4 outlines an inventory of these facilities. The District currently uses 174 portable classrooms plus cafeterias, office buildings and daycare centers. Portable classrooms are used for regular education, special education pull-out, and other special programs, until these programs can be provided in permanent brick and mortar facilities.

Table 4 – Inventory of Portable Classrooms

School	Portable Classrooms	School	Portable Classrooms
Captain Strong Primary	14	Chief Umtuch Middle	10
Daybreak Primary	8	Amboy Middle	4
Glenwood Heights Primary	24 + cafeteria and one daycare	Laurin Middle	12
HomeLink River	16 + cafeteria and daycare	Pleasant Valley Middle	12
Tukes Valley Primary	10	Tukes Valley Middle	10
Pleasant Valley Primary	14	Battle Ground High	9
Yacolt Primary	16 + 1 daycare portable	Summit View Middle School Program	NA
Maple Grove K-8	4	Prairie High	1
Daybreak Middle	10		

C. Support Facilities

In addition to schools, the District owns and operates additional facilities that house operational support programs and offices for the District. An inventory of these facilities is provided in Table 5.

Table 5- Support Facility Inventory

Facility	Building Area	Site Location
Administrative Offices – (CASEE A&C)	28,737	11104 NE 149 th St., Brush Prairie, WA 98606

District Print Shop, Community Education, Science Resource Center, Nutrition Services Offices/Storage and Professional Development Classrooms	57,130	406 NW 5th Avenue, Battle Ground, WA 98604 These office occupy portions of the Former Lewisville Middle School – The admin/media center building, cafeteria, building A and building C
District Warehouse	12,240	400 N. Parkway Ave., Battle Ground, WA 98604
450 Buildings – Maintenance and Grounds Department	22,771	300 W. Main St., Battle Ground, WA 98604
Dodge House	1,754	612 N.W. 9th St., Battle Ground, WA 98604
450 Modular Building – Facilities and Transportation Office	1,792	300 W. Main Street, Battle Ground, WA 98604

D. Land Inventory

The District owns the following undeveloped sites:

Future School Sites:

- A 50-acre site intended for future schools located on NE 199th Street in Vancouver.
- A 20-acre site intended for future schools located on NE 152nd Ave in Vancouver.
- A 4.24 acre site including a 2,232 sq. ft. house at 9916 NE 134th St., Vancouver. This property is adjacent to the Glenwood/Laurin school sites.
- A 2.88 acre site at 602 NW 5th Avenue, Battle Ground, WA 98604. This property abuts the Battle Ground High School site.
- A 51.32 acre site intended for future schools located on Highway 503 at NE Chelatchie Road in Amboy.

Other Property:

- A 2.51 acre building lot donated to the District in 2018. The lot will likely be surplussed and sold.

- A one acre site that is topographically unsuitable for school site development. This property is known as the Tum Tum Lodge.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2021-2028

The District's enrollment projections are based on an enrollment forecast update prepared by the District. Enrollment trends prior to the Covid19 pandemic were used to determine enrollment forecasts.

Grade	2021	2022	2023	2024	2025	2026	2027	2028
Kindergarten	806	885	885	885	885	885	885	885
Grade 1	815	833	914	914	914	914	914	914
Grade 2	781	816	834	916	916	916	916	916
Grade 3	829	793	828	846	929	929	929	929
Grade 4	833	847	810	846	865	949	949	949
Total Primary School	4,064	4,174	4,271	4,408	4,509	4,594	4,594	4,594
Grade 5	887	837	851	814	850	869	954	954
Grade 6	933	912	861	875	837	874	893	981
Grade 7	884	942	921	869	883	844	883	902
Grade 8	1,042	878	935	914	863	877	838	876
Total Middle School	3,746	3,569	3,567	3,471	3,433	3,465	3,568	3,713
Grade 9	1,003	1,071	902	961	939	886	901	861
Grade 10	1,047	1,007	1,075	905	964	943	890	905
Grade 11	940	919	884	944	795	847	828	781
Grade 12	919	971	950	913	975	821	875	855
Total High School	3,909	3,968	3,810	3,723	3,674	3,497	3,493	3,402
Total	11,719	11,710	11,649	11,602	11,615	11,556	11,656	11,709

2021 enrollment is the actual number of students that were enrolled in October 2021. The District's CFP focuses on short term enrollment forecasts with an eye towards long range facility needs.

SECTION 5 CAPITAL FACILITIES NEEDS

A. Facility Needs

The District's facility needs are identified by subtracting existing capacity from the student enrollment forecast in 2028. Facility needs are expressed in terms of "unhoused" students or students that cannot be housed in permanent (brick/mortar) facilities and, therefore, would attend basic education classes in portable classrooms. In and utilize additional portable classrooms. The cost of the portables is not included in the impact fee calculation; however, impact fee revenue can be used to fund the purchase of portable facilities.

As shown in Table 7, the District needs to add capacity to serve 11,709 students.

Table 7 – Facility Needs

Facility	Permanent Capacity	Forecast Enrollment	Facility Needs for Growth
Primary Schools (K-4)	3,907	4,594	687
Middle Schools (5-8)	3,182	3,713	531
High Schools (9-12)	3,987	3,402	0
Totals	11,076	11,709	1,218

The District shows facility needs to construct two new 450 student primary K-4 facilities and two new 450 student middle school 5-8 facilities, however only one new 450 student primary K-4 and one new 450 student middle school is listed. The District also shows facility needs to replace or modernize one new primary and middle school, utilize modular portables, improve and expand support facilities such as maintenance shops and warehouses. Table 8 identifies the costs and anticipated financing for these facilities.

Table 8 – Cost and Financing

Future Projects	Additional Capacity	Cost	Portion of cost attributed to growth (2)	Financing			
Modernize or Replace One K-4 Schools	0	\$28,734,750					
Modernize or Replace One 5-8 School	0	\$30,882,600					
Construct Two K-4 Schools	900	\$57,469,500	\$43,868,385				
Construct Two 5-8 Schools	900	\$61,765,200	\$36,441,468		\$ -	\$ -	\$ 24,000,000
Modular Portables	200	\$3,000,000	\$3,000,000	Unsecured Financing			
District Warehouse	Support due to growth	\$2,500,000	\$2,500,000		Bonds (1)	State Funding Assistance (4)	Impact Fees (3)
District Maintenance Bldg	Support due to growth	\$2,500,000	\$2,500,000				
CAM Campus Portables - Three 10-Plex	446	\$9,000,000	\$9,000,000		\$ 115,384,617	\$ 14,501,683	\$ 42,465,750
Futures Program (18-21 year olds)	15	\$500,000					
TOTAL		\$196,352,050	\$97,309,853		\$115,384,617	\$ 14,501,683	\$ 66,465,750

1) The estimate for unsecured bonds represents the funds the District must secure to fully fund the improvements (total costs minus secured impact fees, unsecured impact fees, and state funding assistance); 2) Projects and portions of projects which remedy existing deficiencies are not appropriate for impact fee funding. Thus, impact fees will not be used to finance projects or portions of projects which do not add capacity or respond to growth. Support facilities are included in response to growth; 3) The estimate for unsecured impact fees is based on the average number of permits issued in 2020 and 2021 multiplied by the requested impact fee. The District is assuming it will collect impact fee revenue at that rate for the six-year planning period; and 4) The estimate for unsecured state funding assistance is provided by OSPI based on aging K-8 facilities eligible for modernization or replacement. The state formula for unhoused students does not currently provide funding assistance. State funding will be available for the new K-4 and 5-8 schools for future enrollment that also serve as the basis for impact fees. The state formula for current unhoused students does not provide funding assistance but is available for facilities needed for growth.

SECTION 6 CAPITAL FACILITIES FINANCING PLAN

As shown in table 8, the District needs to construct two K-4 facilities and two 5-8 facilities to serve growth, modernize or replace existing K-8 facilities and make other capital improvements for a total estimated cost of \$196,352,050. The improvements will be paid for with \$24,000,000 in secured funding, plus \$172,352,050 in unsecured funds. Financing the improvements is dependent on the state providing funding assistance and the voters approving a bond.

Specifically, funding for planned improvements is typically secured from a number of sources including voter approved bonds, state funding assistance, and impact fees. Each of these funding sources is discussed in greater detail below.

A. Financing for Planned Improvements

1. General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes. The District must pass a bond since it is the primary source of funding for the capital improvements listed in this plan.

2. State Funding Assistance

State funding assistance comes from the Common School Construction Fund (“the Fund”). Bonds are sold on behalf of the Fund, and then retired from revenues accruing predominantly from the sale of timber from the common school lands. If these sources are insufficient, the legislature can appropriate funds or the State Board of Education can change the standards. School districts may qualify for state funding assistance for specific capital projects based on a prioritization system. Based on the District’s assessed valuation per student and the formula in the state regulations, the District is currently eligible for state funding assistance for new schools based on the unhoused students at a level of approximately 60.27% of the state defined funding formula. The funding assistance percentage typically does not equal the total share of state assistance. It can be much less because the actual construction costs are typically more than what’s provided in the state defined formula. Currently the state formula for construction costs is \$246.83 per square foot and actual construction costs are approximately \$550.00 per square foot.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the City/County on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools. Impact fees account for a small fraction of the total cost to fund facility improvements. See next Section.

SECTION 7 SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The County’s and Cities’ impact fee programs require school districts to prepare and adopt Capital Facilities Plans meeting the specifications of the Growth Management Act. Impact fees are calculated in accordance with the local jurisdiction’s formula, which is based on projected school facility costs necessitated by new growth, and are contained in the District’s CFP.

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County, City of Battle Ground, City of Vancouver, and Town of Yacolt Impact Fee Ordinances. The resulting figures in the attached Appendix A are based on the District's cost per dwelling unit to construct the improvements that are needed for growth. These schools will add capacity that is needed to serve new development. Credits have also been applied in the formula to account for future state match funds the District could receive. At this time, credit for projected future property taxes that will be paid by the owner of the dwelling unit is not included because without a current capital projects levy, no taxes are collected for capital projects in the District at this time.

C. Proposed Battle Ground School District Impact Fee Schedule

The school impact fee calculation results in a fee of \$11,535 per single family home and \$4,963 per multi-family home.

The District requests collection of school impact fees in the amounts of:

Single Family	\$ 10,760
Multi-Family	\$ 3,845

CAMAS SCHOOL DISTRICT 117
RESOLUTION 21-02
CAPITAL FACILITIES PLAN 2022-2028

A Resolution of the Board of Directors (the "Board") of the Camas School District No. 117 (the "District") to adopt a Capital Facilities Plan (the "Plan") for school facilities conforming to requirements of the State Growth Management Act and the Clark County General Policy Plan.

WHEREAS, Districts are required to update their Capital Facilities Plan every six years in compliance with RCW 36.70A (the Growth Management Act); and

WHEREAS, this Plan update was developed by the District in accordance with accepted methodologies and requirements of the Growth Management Act; and

WHEREAS, the proposed impact fees utilize calculation methodologies meet the conditions and tests of RCW 82.02; and

WHEREAS, the District finds that the Plan meets the basic requirements of RCW 36.70A and RCW 82.02; and

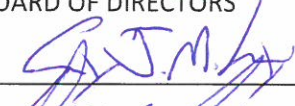
WHEREAS, the District conducted a review of the Plan in accordance with the State Environmental Policy Act, state regulations implementing the act, and District policies and procedures;

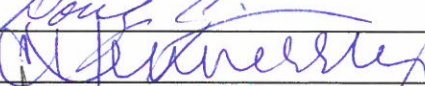
NOW, THEREFORE BE IT RESOLVED as follows:

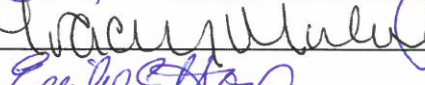
1. The 2012 Capital Facilities Plan for the years 2012-2028 is hereby adopted by the District.
2. The Clark County Board of Commissioners is hereby requested to adopt the Plan by reference as part of the capital facilities element of the County's General Policy Plan.
3. The Cities of Camas, Washougal, and Vancouver are hereby requested to adopt the Plan by reference as part of the Capital Facilities Plan element of their respective General Policy Plans.

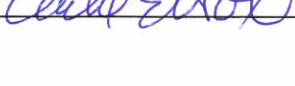
ADOPTED, this 23rd day of May 2022 at the Regular Meeting of the Board of Directors for Camas School District 117.

CAMAS SCHOOL DISTRICT 117
BOARD OF DIRECTORS

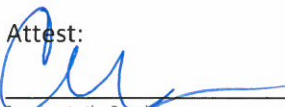








Attest:



Secretary to the Board

CAMAS SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2022 – 2028



Board of Directors

District I	Corey McEnry
District II	Erika Cox
District III	Connie Hennessey
District IV	Doug Quinn
District V	Tracey Malone

**Interim Superintendent
Doug Hood**

Adopted by the Camas School District Board of Directors

May 23, 2022

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Appendix A – School Impact Fee Calculations
Appendix B – Population and Enrollment Data

I. EXECUTIVE SUMMARY

The Washington State Growth Management Act (the “GMA”) includes schools in the category of public facilities and services. The Camas School District (“District”) is required by Clark County (“County”) and the Cities of Camas, Washougal, and Vancouver (“Cities”) to adopt a capital facilities plan to satisfy the requirements of the GMA and to identify school facilities necessary to meet the educational needs of current and projected enrollment growth for a six-year period. Due to the uncertainty of the impact of COVID-19 pandemic on student enrollment and public education and at the request of several school districts, including the District, Clark County suspended until 2022, their four-year update requirement.

The District has prepared a 2022 Capital Facilities Plan (“CFP”) to provide the County and the Cities with a schedule and financing program for capital improvement needs over the next six years (2022-2028) to ensure that adequate facilities are available to serve new growth and development. The 2022 CFP includes the following elements:

- A description of standard of service and space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, County and City adopted land use plans and County GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and the methodology to calculate the impact fees will comply with the GMA and County and City codes.
- The six-year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District plans to construct permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. At the same time, the District expects there will be a time period when some of the students that the District serves will be housed in portables. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

Camas is a financially and academically sound school district. The 57 square mile Camas School District serves the majority of the Camas Urban Growth Area, a large section of the Washougal Urban Growth

Area, and a smaller portion of the Vancouver Urban Growth Area and rural Clark County. The District serves residents from the Cities of Camas, Washougal, Vancouver and unincorporated rural Clark County. It is bordered by Evergreen School District to the west, Hockinson School District to the north, Washougal School District to the east, and the Columbia River and the state line to the south.

The District served a population of 7,412 students in 2019 (October 1, 2019 enrollment). Due to the statewide closure of schools during the COVID-19 pandemic, and associated loss of public school enrollment, the District served a population of 7,055 students in 2020 (October 1, 2020 enrollment) and 7,045 students in 2021 (October 1, 2021 enrollment). The District expects no further enrollment loss and a recovery over 4-5 years to pre-pandemic enrollment.

For purposes of facility planning, the CFP considers grades K-5 as an elementary school, grades 6-8 as a middle school, and grades 9-12 as a high school. The District has six elementary schools; two standard middle schools and a third, smaller, application-based middle school; and a large comprehensive and two, smaller application-based high schools. In addition, the District serves Camas Connect Academy students in grades K-12 in an online platform, pre-school special needs students at the Heights Learning Center and Camas High School, and students aged 18-21 in the Transition Program.

In February 2016, voters approved a bond measure which included the funding for the projects noted below. Construction of the replacement Lacamas Lake Elementary School, the purchase of a 38.2 acre site and the associated remodel of a commercial building to house the new Odyssey Middle School, and the construction of the new Discovery High School on the same site have increased capacity to serve forecast growth.

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations, more fully described in Section II. The District's existing capital facilities are summarized in Section III. In addition, the District owns 32 portable classrooms located at school facilities – 24 of which currently house approximately 9.6%, or 680 students; and 8 additional portable classrooms that are available to accommodate enrollment growth.

Between 2014 and 2019, enrollment growth within the District grew an average 3.1% per year, compared to the countywide rate of 2.0%. A total of 847 students were added to Camas School District during that time. The District expects to continue to see an increase in enrollment over time, although at a slower rate. Much of the land within the District and urban growth boundaries has yet to be developed, and there continues to be market interest in housing development in Camas and Washougal. Future K-12 enrollment is projected to increase by an average 1.3% per year, or 688 students over the next 7 years (see Section IV). Thanks to the 2016 Bond, which provided an increase in educational facility capacity of 192 students at the elementary level, 360 students in middle school, and 600 students in high school, many of the projected number of students by 2028 can be accommodated in the District's existing educational facilities and portable classrooms, except that there will be a need to increase capacity at the middle school level, and slightly at elementary school level.

The calculated maximum allowable impact fees for the District are \$6,652.48 per single family residence and \$29,713.38 per multi-family residence (**Appendix A**).

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program components which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

Student enrollment is determined by population growth, birth rates, and housing and demographic characteristics of the District. Individual schools within the District may or may not follow the overall District pattern shared in this report. For example, the majority of the new housing in the past decade has been in the central and western portion of the District and the schools in these areas saw the most enrollment growth. As these areas have built out, future housing is proposed more in the outer ring of the District, predominantly to the north and east. This affects the balance of student enrollment and individual school facility capacity in ways that are not reflected in the overall summary.

In addition to student enrollment, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. Basic education programs are augmented by other programs such as special education, physical education, and art and music. These programs can have a significant impact on the available student capacity of school facilities.

The District's current programs and educational standards are summarized below. The program and educational standards may vary during the six-year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2022 through 2028. If significant changes occur that require new facilities or improvements beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

- Elementary school capacity is calculated utilizing classroom spaces containing a basic education teacher and his/her complement of students. All students are integrated at some time during the day in a basic education classroom and are included in the total enrollment count. All students are pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Building capacity calculations do not include pull-out program areas such as special education learning support centers, resource rooms, technology labs, music instruction spaces, and gymnasiums.
- Class sizes for grades K-5 are targeted not to exceed 24 students per class.
- When feasible K-3 class sizes are reduced to maximize enhanced funding from the State.

B. Middle School Program Standards

- Middle school capacity is calculated utilizing the number of basic education teaching stations. It is not possible to achieve 100% utilization of all teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period. A utilization factor of 83% is used to reflect the actual use of the building. Building capacity calculations do not include pull out program areas such as special education learning support centers, resource rooms, and technology labs.
- Class sizes for grades 6-8 are targeted not to exceed 30 students per class.

C. High School Program Standards

- High school capacity is calculated utilizing the number of basic education teaching stations. It is not possible to achieve 100% utilization of all teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period. A utilization factor of 83% is used to reflect the actual use of the building. Building capacity calculations do not include pull out program areas such as special education learning support centers, resource rooms, and technology labs.
- Class sizes for grades 9-12 are targeted not to exceed 31 students per class.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land, and support facilities. School capacity is based on the space requirements for the District's educational programs as outlined in Section II.

A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Dorothy Fox (K-5)	2623 NW Sierra St Camas WA 98607	1982/2000/ 2011	62,237	552	23
Grass Valley (K-5)	3000 NW Grass Valley Dr Camas WA 98607	2009	70,023	624	26
Helen Baller (K-5)	1954 NE Garfield St Camas WA 98607	2009	64,417	576	24
Lacamas Lake (K-5)	4825 North Shore Blvd Camas WA 98607	2018	74,330	600	25
Prune Hill (K-5)	1602 NW Tidland St Camas WA 98607	2001	59,130	504	21
Woodburn (K-5)	2400 NE Woodburn Dr Camas WA 98607	2013	72,857	648	27
TOTALS:			402,994	3,504	146

B. Middle Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Liberty (6-8)	1612 NE Garfield St Camas WA 98607	1937/1952/1969/ 1985/1995/2006	121,047	875	35
Odyssey (6-8)	5001 NW Nan Henriksen Way Camas WA 98607	2016 (built in 1996)	54,140	350	14
Skyridge (6-8)	5220 NW Parker St Camas WA 98607	1996	112,133	825	33
TOTALS:			287,320	2,050	82

C. High Schools

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Camas (9-12)	26900 SE 15th St Camas WA 98607	2003/2011	241,621	1,834	71
Discovery (9-12)	5125 NW Nan Henriksen Way Camas WA 98607	2018	92,000	600	24
Hayes Freedom (9-12)	1919 NE Ione St Camas WA 98607	2010	20,500	207	8
TOTALS:			354,121	2,641	103

D. Portables Inventory

Facility Type	Available Portable Classrooms	Capacity
Elementary Schools	14	336
Middle Schools	6	150
High Schools	12	310
TOTALS:	32	796

E. Support Facilities

Type	Location
Grounds Shop, Bus Maintenance and Warehouse (1963/2001)	1707 NE Ione St Camas WA 98607
Transportation Center (2001/2012)	1125 NE 22 nd Ave Camas WA 98607
JD Zellerbach Administration Center (1967/1974/1985/1998/2010)	841 NE 22 nd Ave Camas WA 98607
Doc Harris Stadium (2010)	1125 NE 22 nd Ave Camas WA 98607
The Heights Learning Center (1963, 1984, 1998, 2008, 2018)	4600 NE Garfield Street Camas WA 98607
Jack, Will & Rob Family Resource Center (2002, 2017)	2033 NE Ione St Camas WA 98607
Transition House (remodeled 2009)	612 NE 2 nd Ave Camas WA 98607

F. Land Inventory

The district owns the following under- and undeveloped sites:

- 57.6 acres located at 2815 NW Leadbetter Drive, Camas, WA 98607 – site includes a commercial office building
- 79.9 acres located at the northeast corner of NE 28th Street and NE 232nd Ave
- 19.6 acres located northwest of the intersection of NW Pacific Rim Blvd and NW Parker Street

IV. STUDENT ENROLLMENT PROJECTIONS

The District's six-year enrollment projection is based on a forecast prepared by Eric Hovee of E.D. Hovee & Company, LLC in February 6, 2020 and updated in December, 2021.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on the population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort

methodology. Data required for the K-level forecast includes projections of population growth, women of childbearing age and age-specific fertility rates.

- Actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2019 are promoted into the next grade level for 2020 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school). The pattern for the District is for additional students to join as the grades increase, especially at the transition from elementary to middle and from middle to high school.
- The 2021/2022 school year enrollment is based on the October 1, 2021 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.
- The student generation rates by grade levels in the District for single family homes for the last six years is 0.237 Elementary School, 0.143 Middle School, and 0.202 High School students/new unit. Since there have been limited multi-family units constructed in the District over the last six years, the County code states that County wide averages should be used but the District is using a composite from larger districts with a significant amount of multi-family units. Accordingly, the District will apply a 6-year generation rate for the other larger school districts in Clark County (Battle Ground, Evergreen, and Vancouver). The composite weighted average for these three districts combined is a multi-family generation rate of 0.554 Elementary School, 0.344 Middle School, and 0.460 High School students/new unit.

A. Projected Enrollment 2022-2028 (Headcount)

Grade	Actual 2019	Actual 2020	Actual 2021	2022	2023	2024	2025	2026	2027	2028
K-5	3,117	2,852	2,866	2,954	2,904	3,071	3,041	3,183	3,231	3,308
6-8	1,863	1,737	1,735	1,721	1,758	1,721	1,790	1,766	1,862	1,877
9-12	2,432	2,389	2,444	2,428	2,484	2,453	2,457	2,515	2,494	2,549
TOTALS:	7,412	6,978	7,045	7,103	7,146	7,245	7,288	7,464	7,587	7,734

V. CAPITAL FACILITIES NEEDS

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2028 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

A. Forecast Facility Capacity Needs

- Elementary Schools: The enrollment forecast shows an increase of 442 students.
- Middle Schools: The enrollment forecast for middle school shows an increase of 142 students.
- High Schools: The enrollment forecast for high school shows an increase of 105 students.

- The projected number of students by 2028 indicate the need for an additional middle school and elementary school capacity. High school enrollment can be accommodated by the additions in our 2016 bond to our existing educational facilities.

Under the District's 2016 Bond Capital Program, the District purchased property that contained a commercial building in 2016, which was remodeled in 2017 to accommodate educational use and can serve 350 middle school students. In 2018, the District completed construction of a new high school that has a capacity to serve 600 students. In addition, the District completed construction of a replacement elementary school in 2018 to increase the capacity at the elementary level by 192 students. The District also added two double portable classrooms to the District inventory at the elementary level in 2019 and 2020 to address overcrowding at individual schools. The cost to purchase this land and build these schools and portables, which are now available to serve forecast growth are listed below as Facility Capacity Needs.

The District added capacity over the last 4-5 years that is available to serve forecast growth. New development, which places demands on schools will use the capacity that has been provided, and will contribute a small portion of the cost through the payment of school impact fees.

B. 6-Year Plan – Facility Capacity Needs

Project Description	Added Capacity	Estimated Cost	Cost for Added Capacity to Serve Growth
Woodburn Elementary Portable	48	\$500,000	\$500,000
Odyssey Middle School Addition	100	\$15,000,000	\$10,000,000
Property Acquisition		\$7,000,000	0
Liberty Middle Portable	60	\$500,000	\$500,000
Middle School Construction	850	\$100,000,000	\$100,000,000
Leadbetter Campus Improvements for Educational Purpose	500	\$87,000,000	0
TOTAL:	2,158	\$210,000,000	\$111,000,000

- Cost attributed to forecast growth is the proportionate share of the total cost to construct the improvement that is equal to forecast growth. Forecast growth at the elementary school level is 442 and the added capacity is 48. Because two middle schools will be at and over capacity during the 6-year period of this plan, the entire new middle school, addition, and portable are needed for growth. The estimated total cost includes all the costs to construct the improvement. Architect, engineer, professional services, furniture/fixtures/equipment, permit and owner contingency costs have been excluded from the cost allocated to serve forecast growth.
- Costs are estimates.

- The 2016 bond program also included replacement facilities and capital renewal projects that are not listed above. A detailed list of all bond improvements with project specific costs is on file with the District.
- To accommodate growth on a short term and immediate basis, the District may purchase and utilize portable classrooms, and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District's facility plan. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

Facility Capacity Need	Total	Estimated Impact Fees	State Construction Funds	Bonds
Secured	\$4,000,000	\$4,000,000	\$0	\$0
Unsecured	\$111,000,000	\$3,000,000	\$13,000,000	\$95,000,000

*Financing plan does not include all potential facility needs identified in table V. B. above.

The total cost for all 2016 bond projects, including facility improvements and property acquisition was \$137.2 million dollars. Funding for planned improvements is typically secured from a number of sources including voter approved bonds, limited general obligation bonds, capital levies, state match funds and impact fees. The following information explains each of the funding sources in greater detail.

Capital Levies

In 2021, District voters approved a \$11.5 million dollar Capital Levy to fund technology and necessary capital renewal projects; including roof replacements, HVAC replacements, fire protection upgrades, and other capital maintenance.

School Construction Assistance Program (SCAP)

The School Construction Assistance Program (SCAP) provides funding assistance to school districts that are undertaking a major new construction or modernization project. Funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State construction funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for state construction funds for new schools at the 63.77% match level. The District received \$13,065,000 for construction of the new high school.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the cities and County on behalf of the District at the time plats are approved or building permits are issued. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools.

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund improvements.

VII. SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Local jurisdictions in Clark County have adopted impact fee programs require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth. The formula allocates a portion of the cost for new facilities to a single family or multi-family residence that create the demand (or need) based on a student factor, or the average number of students that live in new single family or multi-family homes. The formula also provides a credit for SCAP funds the District receives and the projected future Bond Proceeds (or property taxes) that will be paid by the owner of the home.

The District's impact fees have been calculated utilizing the formula in the Clark County and the Cities of Camas, Washougal, and Vancouver Impact Fee Ordinances. Application of the formula is shown in Appendix A which follows on the next page.

In accordance with the school impact fee calculation in Appendix A, the District's maximum allowable school impact fees are:

\$6,652.48 per single family residence
\$29,713.38 per multi-family residence

The District Board of Directors, at its May 23, 2022 meeting, recommends collecting school impact fees in the following amounts:

\$ 6,650.00 per single family residence
\$ 6,650.00 per multi-family residence

Camas School District

APPENDIX A

Single-Family			
Elementary	Middle School		Formula
\$ 500,000.00	\$ 110,500,000.00		Facility Cost
48	1010		Additional Capacity
\$10,416.67	\$ 109,405.94		Cost per Student (CS)
0.237	0.143		Student Factor (SF)
\$2,468.75	\$15,645.05		CS x SF
\$246.83	\$246.83		Boeck Index
90	117		OSPI Sq Ft
63.77%	63.77%		State Match Eligibility %
None available	\$2,633.52		State Match Credit (SM)
\$2,468.75	\$13,011.53		CS x SF – SM
		\$15,480.28	Cost per Single Family Residence
		LESS	Tax Credit
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)
		\$543,752.00	Average Assessed Value (AAV)
		\$4,833,580.69	TCM x AAV
		0.00158347	Tax Levy Rate (TLR)
		\$7,653.83	TCM x AAV x TLR = (TC)
		\$7,826.45	Cost per Single Family Residence - Tax Credit
		LESS	15% reduction (A)
		\$6,652.48	Calculated Single Family Fee Amount
		\$6,650.00	Recommended Fee Amount
Multi-Family			
Elementary	Middle School		Formula
500,000.00	\$ 110,500,000.00		Facility Cost
48.00	1010		Additional Capacity
\$10,416.67	\$ 109,405.94		Cost per Student (CS)
0.554	0.344		Student Factor (SF)
\$5,770.83	\$37,635.64		CS x SF
\$246.83	\$246.83		Boeck Index
90	117		OSPI Sq Ft
63.77%	63.77%		State Match Eligibility %
None available	\$6,335.18		State Match Credit (SM)
\$5,770.83	\$31,300.47		CS x SF – SM
		\$37,071.30	Cost per Multi-Family Unit
		LESS	Tax Credit
		0.0220	Average Interest Rate
		0.243108277	Tax Credit Numerator
		0.027348382	Tax Credit Denominator
		8.889311106	Tax Credit Multiplier (TCM)

		\$150,212.00	Average Assessed Value (AAV)
		\$1,335,281.20	TCM x AAV
		0.00158347	Tax Levy Rate (TLR)
		\$2,114.38	TCM x AAV x TLR = (TC)
		\$34,956.92	Cost per Multi-Family Unit - Tax Credit
		LESS	15% reduction (A)
		\$29,713.38	Calculated Multi-Family Unit Fee Amount
		\$6,650.00	Recommended Fee Amount

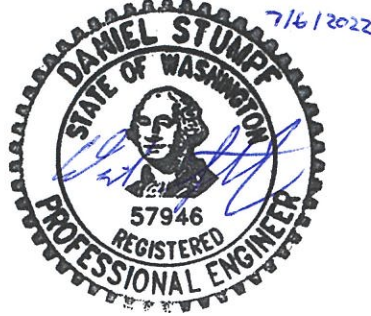
Memorandum

To: Victor Caesar
Vancouver Housing Authority

From: Daniel Stumpf, PE

Date: July 6, 2022

Subject: Vancouver Housing Authority Lieser Zone Change
Trip Generation Analysis



Introduction

This memorandum reports and evaluates the potential transportation impacts related to the proposed Vancouver Housing Authority (VHA) Lieser Zone Change project, located at/near 301 S Lieser Road in Vancouver, Washington. The proposal will rezone three properties (assessor parcels 37910411, 37916085, and 37916081). The current zoning of the properties is R-6 (Low-Density Residential District). The proposed zoning for parcels 37910411 and 37916085 will be R-30 while parcel 37916081 will be rezoned to R-18 (both are Higher-Density Residential Districts).

The purpose of this memorandum is to examine and address potential transportation-related impacts from the proposed zone change. This study reviews the site's trip generation potential under both the existing and proposed zoning designations.

Location Description

Project Site Description

The project site is located north of Silver Star Avenue, south of Mill Plain Boulevard, and east of S Lieser Road in Vancouver, Washington. The subject site is located in a predominately residential area of Vancouver, with a childcare center to the north/adjacent to the site and single-family detached houses/apartments surrounding the site in all other directions. The site includes three properties (assessor parcels 37910411, 37916085, and 37916081) which encompass an approximate total of 10.89 acres. Currently zoned R-6, each parcel is developed with the following:

- Assessor Parcel 37910411: Vancouver Home Connection school (8.42 acres)
- Assessor Parcel 37916085: Lieser Neighborhood Park (1.71 acres)
- Assessor Parcel 37916081: Parking Lot (0.76 acres)

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.

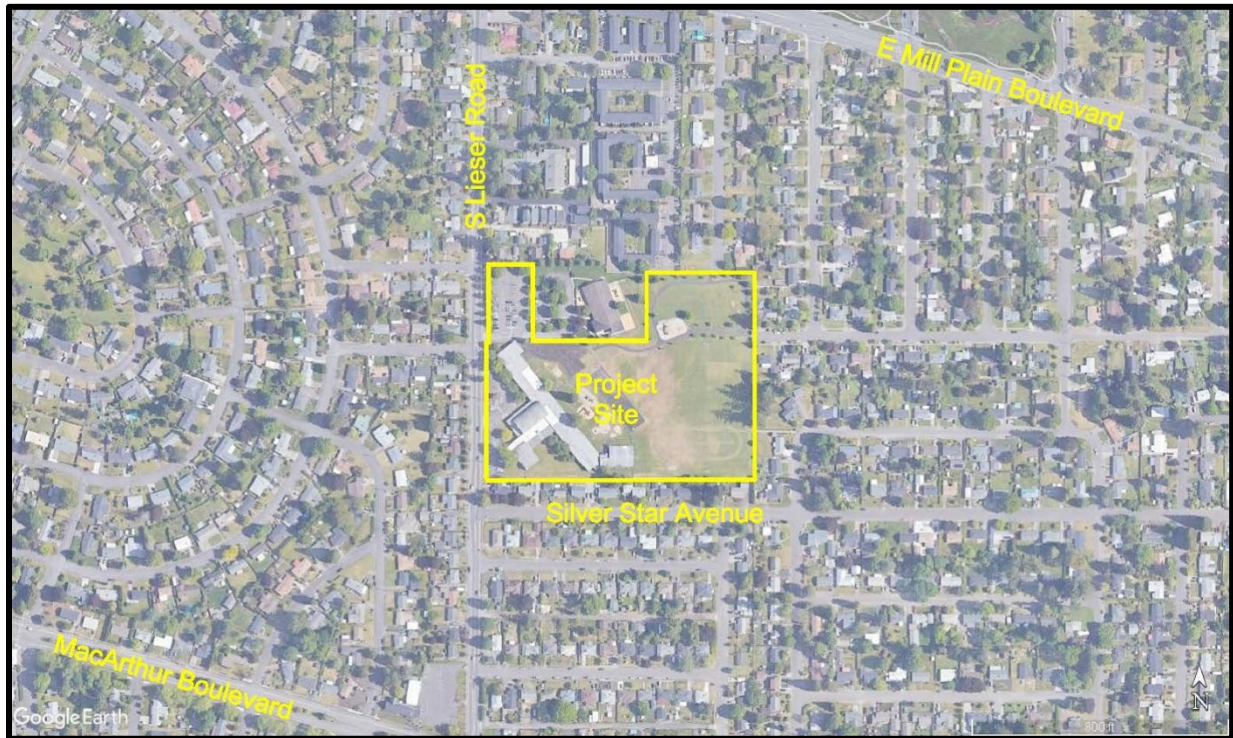


Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

Site Trips

Trip Generation

The subject site is currently zoned as R-6 and is proposed for a change in zoning to R-18 (parcel 37916081) and R-30 (parcels 37910411 and 37916085). To determine the potential impacts of the proposed zone change, reasonable worst-case development scenarios for the existing and proposed zones were determined utilizing data for the most traffic-intensive uses permitted within each zone.

To determine a reasonable “worst-case” development scenario under the existing R-6 and proposed R-18/R-30 zones, Vancouver Municipal Code (VMC) 40.410 *Lower Density Residential Districts* and 40.420 *Higher Density Residential Districts* were referenced and compared to a variety of land uses provided within the *Trip Generation Manual*¹. Based on an assessment of permitted uses that could reasonably be developed within the 10.89-acre site, data from the following land use codes were referenced to estimate the trip generation potential of the site based on the number of dwelling units:

- 210, *Single-Family Detached Housing*.
- 220, *Multifamily Housing (Low-Rise)*.

To determine a dwelling unit count within the site, the maximum unit per net acre density rates from City code were referenced from VMC 20.410.020 and VMC 20.420.040:

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.

- R-6: 5.8 units per net acre (assumed to be single-family detached houses).
- R-18: 18 units per net acre (assumed to be multifamily dwelling units).
- R-30: 30 units per net acre (assumed to be multifamily dwelling units).

For the purposes of this analysis and based on correspondence with City of Vancouver staff, it is assumed that a reasonable, if not conservative, 20 percent reduction in site buildable area will be necessary to accommodate streets/right-of-way improvements, public space, etc. When considering the aforementioned units per net acre densities and acreages of each existing parcel, the following reasonable worst-case development scenarios were assumed for each zone:

- Existing R-6 Zone (10.89 total acres, 8.71 net acres): 50 single-family detached houses.
- Proposed R-18 Zone (0.76 acres, 0.61 net acres): 10 multifamily dwelling units.
- Proposed R-30 Zone (10.13 acres, 8.10 net acres): 243 multifamily dwelling units.

The trip generation calculations show that under the existing R-6 zone, the subject site could reasonably generate up to 38 morning peak hour trips, 50 evening peak hour trips, and 500 average weekday trips. Under the proposed R-18 and R-30 zones, the site could reasonably generate up to 101 morning peak hour trips, 129 evening peak hour trips, and 1,706 average weekday trips. Accordingly, the net change in the trip generation potential of the site after the proposed rezone is projected to increase by 63 morning peak hour trips, 79 evening peak hour trips, and 1,206 average weekday trips.

The trip generation estimates are summarized in Table 1 and detailed trip generation calculations are included as an attachment to this memorandum. Note the trip generation estimates for single-family detached houses are based on City of Vancouver policy, which requires each dwelling unit generate 10 daily trips, 0.75 morning peak hour trips, and 1.00 evening peak hour trips.

Table 1: Trip Generation Summary

ITE Code		Size	Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
Existing R-6 Zone									
Single-Family Detached Housing	210	50 units	10	28	38	32	18	50	500
Proposed R-18 & R-30 Zones									
Multifamily Housing (Low-Rise)	220	253 units	24	77	101	81	48	129	1,706
Net Change In Site Trip Generation Potential									
Net Increase			14	49	63	49	30	79	1,206

If you have any questions or concerns regarding this analysis or need further assistance, please don't hesitate to contact us.





AERIAL MAP



Legend

- Taxlots
- All Roads
 - Interstate or State Route
 - Arterial
 - Collector
 - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

451.9 0 225.95 451.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 2,711





TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Existing R-6 Zone

Land Use: Single-Family Detached Housing
Land Use Code: 210
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: Dwelling Units
Trip Type: Vehicle
Variable Quantity: 50

AM PEAK HOUR

Trip Rate: 0.7

	Enter	Exit	Total
Directional Split	26%	74%	
Trip Ends	9	26	35

PM PEAK HOUR

Trip Rate: 0.94

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	30	17	47

WEEKDAY

Trip Rate: 9.43

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	236	236	472

SATURDAY

Trip Rate: 9.48

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	237	237	474



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Proposed R-18/R-30 Zones

Land Use: Multifamily Housing (Low-Rise)
Land Use Code: 220
Land Use Subcategory: Not Close to Rail Transit
Setting/Location: General Urban/Suburban
Variable: Dwelling Units
Trip Type: Vehicle
Variable Quantity: 253

AM PEAK HOUR

Trip Rate: 0.4

	Enter	Exit	Total
Directional Split	24%	76%	
Trip Ends	24	77	101

PM PEAK HOUR

Trip Rate: 0.51

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	81	48	129

WEEKDAY

Trip Rate: 6.74

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	853	853	1,706

SATURDAY

Trip Rate: 4.55

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	576	576	1,152

Caution: Small Sample Size

LIESER SCHOOL REDEVELOPMENT COMMUNITY ENGAGEMENT SUMMARY



June 27, 2022





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ABOUT THE PROJECT

LIESER SCHOOL REDEVELOPMENT

ABOUT THE PROJECT

The design team held a series of events in May 2022, with the intent of receiving community input on the proposed redevelopment of the Lieser School Site. The site includes three parcels of land located at 301 S. Lieser Road. In January 2022, the Vancouver Housing Authority purchased the land with the plan of deconstructing and removing the former Lieser School building to create an opportunity for a mix of neighborhood-serving uses, including:

- Vitally needed affordable housing for people who work in Vancouver
- Childcare, preschool, and social services for Vancouver families
- A new, seismically-safe fire station
- An improved park that will continue to provide connection and recreation for neighbors

This first phase of community engagement consisted of neighborhood meetings, focus groups, pop-up events, and an open house to help inform zoning changes required by the uses proposed on the former school site. During these events, project partners had the opportunity to connect with neighbors and community groups to provide information about the proposed development, gather feedback on their concerns, and identify opportunities for the project design.

Redevelopment of the site will be a collaborative effort between the Vancouver Housing Authority, City of Vancouver, EOCF (Educational Opportunities for Children and Families), and Salazar Architect. If re-zoning for the site is approved, there will be additional opportunities for engagement across each project.

COMMUNITY ENGAGEMENT EVENTS

Lieser Neighborhood Park Pop-Up Events

APPROACH



On Saturday, April 23, 2022 and Tuesday evening, May 3, 2022, the Salazar Architect community engagement team went to Lieser neighborhood park for several hours to set up a casual installation to speak with users of the playground and open space. The materials presented included a “Project Information” board with a map and description of the proposed uses; a “What We’ve Heard” board that people could add concerns and opportunities; a “Design Options” board where people could balance different development priorities, and a “Park Options” board where people could vote on different options for park uses and character. The team provided surveys to collect information on people participating in the events, and informational flyers were available to inform people about upcoming events. The team posted signage at each of the park entries to direct people to learn more and participate on the city’s Be Heard website. The team observed most park uses were either walking dogs or using the playground, with many dog walkers using the open field for off-lease play.

Lieser Neighborhood Park Pop-Up Events

OUTCOMES

Each pop-up event had approximately 15 people who engaged with the presentation boards or had one-on-one conversations with the design team. Most people shared stories of their personal connections to the site and school. Many people were enjoying the space with their dogs, and multiple families showed up to use the playground.

In general, the pop-up event was positively received, and people were grateful to have an opportunity to share their opinions, despite being somewhat wary of the potential changes. Some people were very supportive of the proposed development and affordable housing. The loss of open space was the biggest concern. Other concerns raised were about noise from the development safety and traffic on Lieser.

Based on this feedback from the public, the school's field is an important neighborhood amenity for neighbors, dog owners, and youth. Balancing and enhancing the open space with the other components of the development should be a top priority.

One neighbor we spoke to was there using the park with his wife and two dogs. For many years he has been volunteering to maintain the site, picking up dog waste and even trimming all of the trees. He called himself the unofficial "park ranger". His hope for the site was that the apartments would have as small of a footprint as possible to preserve the open space.

"The park could really use some more shade"

"Have you considered seniors and accessibility for the affordable housing?"

We spoke to a young girl about her hopes for the site. She had already written a letter to and received a response from the mayor, asking about the fate of the park and playground. She hoped updates to the park would include planting some flowers.

Another neighbor we spoke to lived near the northeast corner of the site. He was most concerned with noise from the new apartments and playground and hoped that the playground would stay in its existing location. He also expressed concerns about parking availability and concerns about crime related to the housing component.

"We already have so much siren noise with the hospital nearby"

"People like to jog around the perimeter of the site, it would be great if that could continue to happen with the new development"

Vancouver Heights Neighborhood Association Meetings

APPROACH



On March 24, 2022, and April 28, 2022, the Salazar community engagement team joined the Vancouver Heights Neighborhood Association for their monthly meeting. At the March meeting, the team introduced the project and the project partners, discussed the community engagement process, and held a Q & A for people to express their early concerns and questions about the project. At the April meeting, the team provided an update on the process and invited the neighborhood association to have one-on-one discussions with the project team as well as share their feedback on the same boards used at the pop-up events.

Vancouver Heights Neighborhood Association Meetings

OUTCOMES

Each of the neighborhood meetings had between 20-25 people in attendance. The second meeting had several virtual participants as well. The questions from the Q & A at the first meeting helped shape the team's approach to our future outreach and gathering answers to common questions and assumptions the community had about the development. The second meeting provided an opportunity for valuable one-on-one conversations and feedback on design priorities.

It was clear from the conversations with this group that considering safety and traffic concerns on Lieser Road should be a priority. People at these meetings also expressed a strong desire for maximizing open space and shared concerns about noise from the fire station and the rest of the development.

At the end of this initial engagement process, the chair of the neighborhood association expressed his support for the community engagement approach and hoped that the team would stay in touch to provide updates on the development as it moves forward.

"I am concerned about the fire truck sirens disturbing neighbors"

We spoke to one man who was at the meeting with his young daughter. His family was considering buying a house in the neighborhood. He was open to the development concept and hoped that the new development would be an opportunity to give benefits back to the community instead of just taking away from it.

"Will there be parking available for residents? At what ratio? There are existing apartments north of the site that already are impacting parking nearby."

"How does this development fit into the city's carbon reduction plan? Will it be carbon neutral or avoid using fossil fuels?"

"Will there be a community garden for the VHA housing?"

One woman we spoke to was displeased with the idea of a new development at this site. However, when asked if she saw any opportunities that the design team should consider, she offered the idea of preserving the large cedar tree in the existing school yard. We later heard several other people mention the tree as an important landmark to consider

"Crossing Lieser as a pedestrian/cyclist is dangerous. More traffic and parking will make this worse"

Lieser School Open House and Garage Sale

APPROACH



On May 14, 2022, VHA hosted a “garage sale” to give away desks, chairs, and other items left at the school. The community engagement team used this event as an opportunity to set up outside to get feedback on presentation boards. The boards presented included four boards from the previous pop-up events with two additional boards - one with information about the fire station and another with three different site design options.

Lieser School Open House and Garage Sale

OUTCOMES

This event had more than 100 people in attendance. Many former students shared school memories with the team and each other. There was an abundance of feedback due to the number of people in attendance. Compared to the other engagement events, many of the people that offered input during the garage sale were not directly impacted by the changes to the site, aside from the school demolition. There were several neighbors who we did speak with in detail.

Generally, participants at this event preferred design options 1 and 2, which had wider buffers and higher parking ratios. When asked about trade-offs, this group would prefer taller buildings to maximize open space but also wanted to see ample buffers for neighbors and adequate parking. The team also heard repeated themes about a desire for open space and safety on Lieser Road. People in this group were also interested in natural play areas compared to the other park amenities presented on that participation board.

"Dog Park please :)"

One person we spoke with lives directly adjacent to the site on Lieser. She was interested in options 1 and 2 which include a pathway that connects all around the site. She has a young son who has just outgrown the playground. She liked the idea of pathways which would allow her and her son to continue to enjoy the site, and suggested opportunities for activities along the path to enjoy along the way. We also discussed buffers and fences for the neighbors

One person who participated voted for option 1. When asked why that one was his favorite, he referenced the parking ratio that was noted for that option, which was higher than the other 2 options

"Concerned too much of the park will be removed"

"An updated track would be nice"

One person we spoke to lives in a town home just north of the site. He was most hopeful about potential improvements to the park. He was most concerned about traffic impacts and loss of open space. He also said he sometimes needs to park in the surrounding neighborhood due to a lack of parking for his apartment development. However, he preferred design option 3, which preserved the most open space and had a reduced/shared parking layout.

Patricia Nierenberg
Child Care Center
Focus Group
SUMMARY

On May 16, 2022, the design team held a focus group with two members of the Patricia Nierenberg Child Care Center to share information about the proposed development and seek input on the functionality of the childcare center and larger development site. The childcare center serves families of staff from the nearby hospital with children ranging in age from 4-weeks to five years old. At the time of the focus group, they had three classrooms operating with plans to have five full classrooms by the fall. Their operating hours are 6:30 am to 6:00 pm.

Families served at this center primarily rely on cars for transit, and the current parking and drop-off configuration was sufficient for families and staff. The parking area at the center also requires access for trash pick-up and weekly food deliveries (semi-truck). The connected west parking parcel is primarily used by people visiting the park and is not needed for the child care center staff or families. The park and playground to the east is often visited by families who use the services of the child care center. The child care center staff also often use the walking path around the park on their breaks.

This group hoped that environmental health and safety would be maintained during the school deconstruction and that children would still be able to play outside during this process. They also hoped that the design team would incorporate more shaded areas for the park and maintain their parking lot access throughout construction. They had some concerns about negative impacts such as drugs, encampments, graffiti, or people using their fenced play areas due to the new development. Currently, they have no safety concerns with the site, as the hospital provides regular patrols for the PNCCC.

Be Heard Survey Respondents

Focus Group

SUMMARY

On May 19, 2022, the design team held a focus group at the Bridgeview Resource Center with community members who had participated in the survey shared on the Be Heard website and at the community engagement events. The goal of this focus group was to review the three most recent design options and get more detailed feedback on a recommended site design. Six people attended this event in person, with several others joining online.

Of the three site design options presented, attendees of this focus group unanimously preferred design option 3, which preserved the most open space and had the lowest parking ratio. This was in contrast to the open house event during which most people selected options 1 or 2. They did wish to add the buffer pathway, which was not included in option 3. To address parking concerns, one group member suggested considering subsidized bus passes or ride-share for residents of the apartments. This group was generally open to the concept of having some shared parking between the apartments and child care center to maximize the open space potential.

Other recommendations from this group included: adding a safe pedestrian crossing at the new street intersection, providing a community garden for the apartment residents, adding adult exercise equipment on the walking loop (example given: gorge loop fitness trail at Skamania Lodge), adding a pet waste station, and prioritizing nature and wildlife habitats. This group expressed concerns about noise from the fire station, parking needs, potential for increased crime, and traffic safety on Lieser Road.

BE HEARD WEBSITE

Be Heard Vancouver Website

APPROACH

To supplement the community engagement events, the project team worked with the City of Vancouver to create a project page on Be Heard Vancouver, the City of Vancouver's online public engagement platform. The Be Heard site allows people who live, work, or play in Vancouver to provide direct feedback, share ideas, and ask questions about a variety of current City projects, initiatives, and decisions on their own time— all from one central hub. The City of Vancouver uses online feedback and face-to-face engagement activities— such as public meetings, open houses, and hearings— to reach as many people as possible.

At the time of the engagement events, the Lieser School Redevelopment project page included information about the project, a map, timeline, FAQ, photos, and email sign-up. The site also had several interactive community engagement tools, such as a survey about the proposed development, a place to pin comments to a map, and a board for sharing ideas. The survey included a sign-up for a focus group held on May 19.

www.beheardvancouver.org/lieser

Project Timeline



Spring 2022 - Community Input

- The project team will participate in neighborhood meetings, pop-up events, focus groups, and an open house event to gather important feedback on community needs and concerns.
- The design team will use community feedback to help develop a preliminary site layout.



June 2022 - Zone change application submittal (City of Vancouver applicant)

- The City of Vancouver will apply for a zone change for the site, which balances community goals and proposed uses



Summer 2022 - Planning Commission 1st review (tentative)

- The planning commission will be provided a briefing on proposed zone changes and discuss preliminary thoughts for staff to address



Fall 2022 - Zone Change Hearing (tentative)

- The planning commission will formally review, hear public testimony, and discuss zone change applications, before making a recommendation to the City Council
- City council members will formally review the planning commission recommendations, hear public testimony, and discuss zone change applications and take a formal vote.
- If approved zone changes typically take affect 30-day after council adoption.



Spring 2022 - 2024 - Design / Permitting (tentative)

- Additional community engagement to inform design and next steps across each redevelopment project (housing, childcare, park and fire station)



2024 - 2025 Construction (tentative)

OUTCOMES

The survey hosted on the Be Heard Page had 16 participants. Three others took the survey in person at one of the engagement events. Most people who took the survey lived or worked in the immediate area and were between 31 and 55 years old.

Of the opinions provided, the community benefit most important to participants was park and playground improvements, followed by the fire station. The group had mixed opinions about which park features were most valuable, with trees and landscaping being the most selected answer with four votes, and children's play areas and walking paths each getting three votes. Other park features participants wanted to see included places for pets, open spaces and older trees, and areas for playing sports.

This group's biggest concern was the loss of open space, although some participants were also concerned with increased noise, a lack of parking, and increased traffic. Other concerns included the demolition of the school and the addition of affordable housing.

"Maintain the big old redwood behind the school and all larger trees that offer shade and are so beautiful. Keep as much open space in the fields as possible- my neighbors, kids, and public are always using this green space!"

"What kind of lighting will be added to the landscaping and how will that impact the surrounding neighborhood and wildlife?"

"I would love to see a welcoming, inclusive, and active space that serves as a safe space for families to enjoy some outdoor space in between the neighborhoods"

"How will this impact traffic on Lieser Road? How will a fire station increase noise- Lieser is already very noisy from all the ambulances that drive by with their sirens on. Will traffic be blocked by fire trucks backing in to the fire station?"

"Can you make the playground/park a larger 'Accessible Playground' so that with kids of varying physical abilities can play together. Also can it be bigger? With low income housing there is likely to be an increase in kids!"

"My hope is to still be able to enjoy the large park and still be able to walk my dog. My biggest concern is the affordable housing. This is one of the only green spaces anywhere near me, I don't want to see it turned into apartments."

RECOMMENDATIONS

LIESER SCHOOL REDEVELOPMENT RECOMMENDATIONS

Although feedback on different aspects of the proposal and design concepts varied, some consistent themes emerged for what the community hoped to see for the redevelopment of the Lieser School site. Below are five recommendations based on community feedback.

RECOMMENDATION #1: Prioritize Safety on Lieser Road

Driveways, intersections, and right-of-way improvements on Lieser road should be designed to improve pedestrian safety and mitigate traffic impacts.

RECOMMENDATION #2: Maximize Open Space

The proposed development should be concentrated in a small footprint to preserve as much open space as possible.

RECOMMENDATION #3: Right Size Parking to Support the Development

Parking should adequately meet the needs of future residents and visitors. If possible, implement creative strategies, such as shared parking between different uses.

RECOMMENDATION #4: Maintain and Improve Pathway Connections

Existing pedestrian connections and pathway networks should be enhanced to promote active use of the site for people of all ages and abilities.

RECOMMENDATION #5: Preserve History and Support the Local Community

Where possible, preserve aspects of the site and school history. Add value back in areas that the development will impact.

RECOMMENDATION #6: Provide additional shading through landscape or structures at the park, in particular near the play structure but other areas of the park would benefit as well.

The following conceptual site plan includes the planned Fire Station, EOCF, expanded public park, and 96 apartment units. Based on the community engagement the design integrates shared parking for EOCF/VHA, an eastern buffer area of open space for recreation, a southern buffer area with walking path and preservation of the large cedar tree between the proposed EOCF and Fire Station.



APPENDIX

POP-UP / OPEN HOUSE BOARDS

PROJECT OVERVIEW

About the Project

The Lieser School Site, consisting of 3 adjoining parcels located at S Lieser Road near Silver Star Ave, was purchased in January 2022 by the Vancouver Housing Authority with the plan of deconstructing and removing the existing school to create opportunities for a mix of neighborhood serving uses including:

- An Early Learning Center and Office for the EOCF (Educational Opportunities for Children and Families) which will include classrooms, offices, and a central kitchen.
- Affordable housing including a mix of housing and unit types for families and individuals
- A new Vancouver Fire Department station which will include a community room
- Public Park improvements including relocating and updating the existing play area.

The development of this site will be a collaboration between the Vancouver Housing Authority, City of Vancouver, EOCF, and architectural firm, Salazar Architect, who is leading the Community Engagement effort and will design the housing portion of the development. The proposed uses will require re-zoning of the site, the first phase of community engagement is to help inform the proposed zoning.



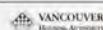
What are your hopes for the future of the Lieser School property?
Share your ideas by adding a sticky note to the map



COMMUNITY ENGAGEMENT GOALS

To connect with key stakeholders including neighbors and community groups to ensure that the redevelopment is informed by the local community.

LIESER SCHOOL REDEVELOPMENT



EOCF

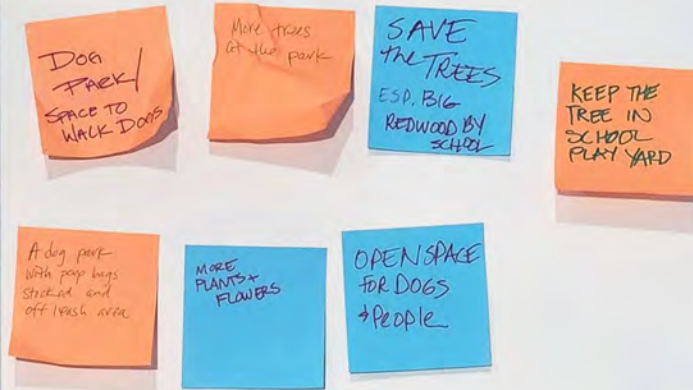
SALAZAR ARCHITECT

WHAT WE'VE HEARD

Opportunities:

Place your ideas for opportunities below

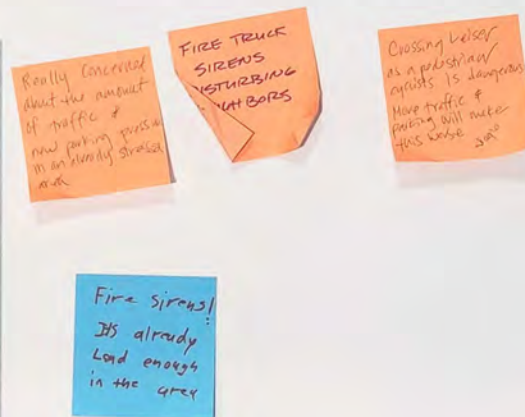
- The park and play area will require some redesign, what would the neighborhood like to see here?
- This area is often visited by dog walkers, how can we consider this use?
- What other neighborhood amenities would be possible at this site?
- Community room is a potential component of the fire station.
- How can this development help provide affordable housing for neighbors in need?
- How can this development provide services for the community?
- How can this development be considerate of its current neighbors?



Questions/Concerns:

Place your questions/concerns below

- Existing and future traffic on Lieser.
- How will traffic concerns at the Lieser/MacArthur intersection be addressed?
- Will there be traffic lights for the fire station?
- Noise from the proposed fire station
- Traffic and safety, if there are proposed connections to internal neighborhood streets.
- How will the current pedestrian access points be maintained or will they?
- How will the proposed development fit with zoning?
- How will the demolition of the old school be managed? Concerns with asbestos.
- What is the timing for the elements of the project?
- Will the neighborhood be involved and how?



WHAT WE'VE HEARD

Opportunities:

- The park and play area will require some redesign, what would the neighborhood like to see here?
- This area is often visited by dog walkers, how can we consider this use?
- What other neighborhood amenities would be possible at this site?
- Community room is a potential component of the fire station.
- How can this development help provide affordable housing for neighbors in need?
- How can this development provide services for the community?
- How can this development be considerate of its current neighbors?
- Will future development be designed around the existing trees?
- How can this be a welcoming, inclusive and active space between neighborhoods?
- Are there opportunities for historic preservation?
- Can there be picnic tables and shaded areas?
- Will more trees, plants and flowers be added to the site?

Place your ideas for opportunities below



Questions/Concerns:

- Existing and future traffic on Lieser.
- How will traffic concerns at the Lieser/MacArthur intersection be addressed?
- Will there be traffic lights for the fire station?
- Noise from the proposed fire station.
- Traffic and safety, if there are proposed connections to internal neighborhood streets.
- How will the current pedestrian access points be maintained or will they?
- How will the proposed development fit with zoning?
- How will the demolition of the old school be managed? Concerns with asbestos.
- What is the timing for the elements of the project?
- Will the neighborhood be involved and how?
- How much open space will be left for the surrounding neighborhood to use?
- How will the lighting impact the surrounding neighborhood and wildlife?
- Will there be security features, such as cameras and motion sensor lighting?
- Will the playground and park be accessible?
- Will the playground and park be open through out construction?

Place your questions/concerns below



SITE DESIGN OPTIONS

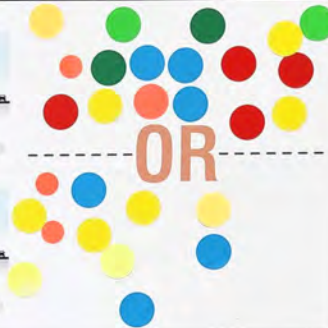
Which design option do you prefer?

Place a dot next to the option you think is best

A. Taller buildings with more open space



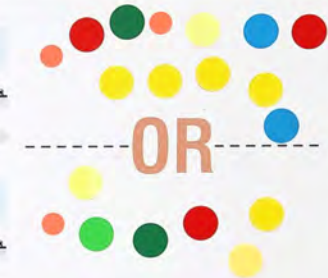
B. Shorter buildings with less open space



A. More buffers for neighbors



B. More open space



A. More parking for residents



B. More open space



A. More park amenities



B. More natural elements



DESIGN OPTIONS

Which design option do you prefer? Place a dot next to which option you think is best.



OPTION 1

- 3 story "breezeway" style apartments (90 units)
- dispersed apartment parking (1.4 per unit)
- 80' wide park extension to the east
- 35' wide buffer and pathway to the south
- townhomes across from park
- EOCF parking in northwest lot, with some parking and dropoff adjacent to building



OPTION 2

- 4 story apartment building which drops to 3 stories to the south (100 units)
- apartment parking grouped in one location (1 per unit)
- 120' wide park extension to the east
- 45' wide buffer and pathway to the south
- townhomes in northwest lot
- EOCF parking and dropoff adjacent to building



OPTION 3

- 4 story apartment building (99 units)
- apartment parking grouped in one location (.75 per unit). Some shared parking with EOCF.
- 155' wide park extension to the east
- 25' wide buffer and to the south
- townhomes in northwest lot
- EOCF parking and dropoff adjacent to building. Some shared parking with apartment building.



PARK AMENITIES

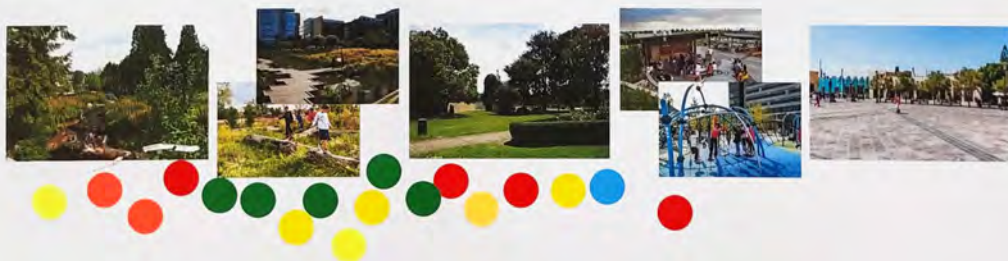
Which park features are most important to you? *Place three dots*



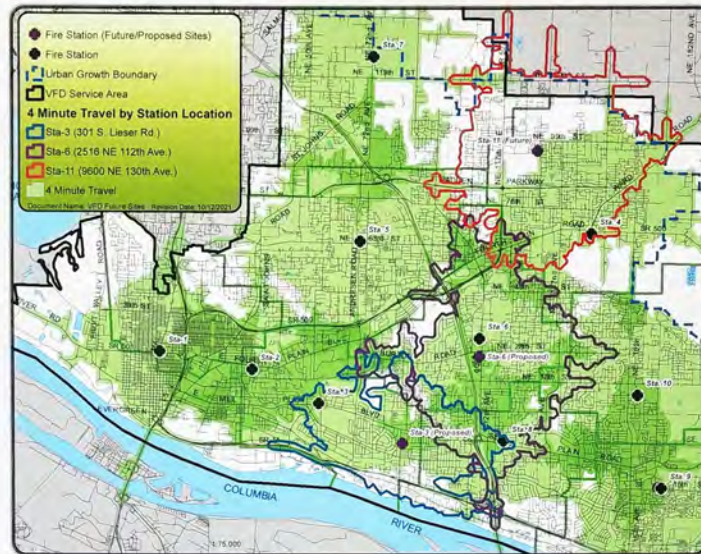
Which experience do you most prefer? *Place one dot along the line.*

← MORE NATURAL

MORE FORMAL →



FUTURE FIRE STATION 3



About Fire Station 3

The existing fire station 3 on E Mill Plain Blvd will be replaced with a new station at 301 S. Lieser Rd that provides a more central service for the region. The new fire station will take the place of the demolished Lieser School and will potentially include a community room.

Questions We've Heard

Q: I am concerned about noise, is there anything that can be done about this?

A: Sirens are only used when necessary if there is traffic, if the roads are clear, sirens may not be required.

Q: What is the expected call volume for this station?

A: The anticipated call volume is 5.7 calls for each 24 hour shift

Q: How many engines will be located at this station?

A: In the immediate future, there will only be one engine at this station.

Q: Why does the fire station need so much space?

A: The proposed fire station will be LEED certified and will likely require space for a solar array and stormwater treatment on site.

Do you have any questions or concerns about the future fire station 3?

Share your thoughts by adding a sticky note to the space below.

Lieser Redevelopment Survey

SURVEY RESPONSE REPORT

15 April 2019 - 08 June 2022

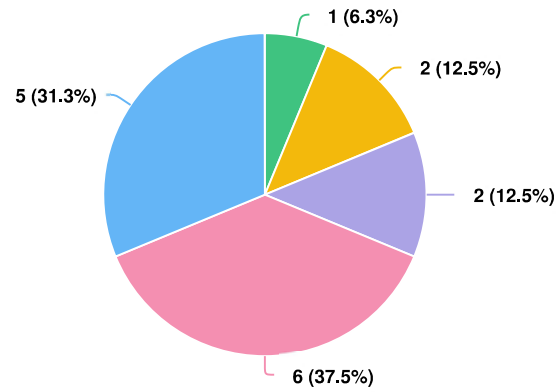
PROJECT NAME:

Lieser School Redevelopment

A large, solid blue square with rounded corners, centered on the page. It contains the text "SURVEY QUESTIONS" in white, uppercase letters, flanked by two horizontal white lines.

SURVEY QUESTIONS

Q1 What is your relationship to the Lieser School property?



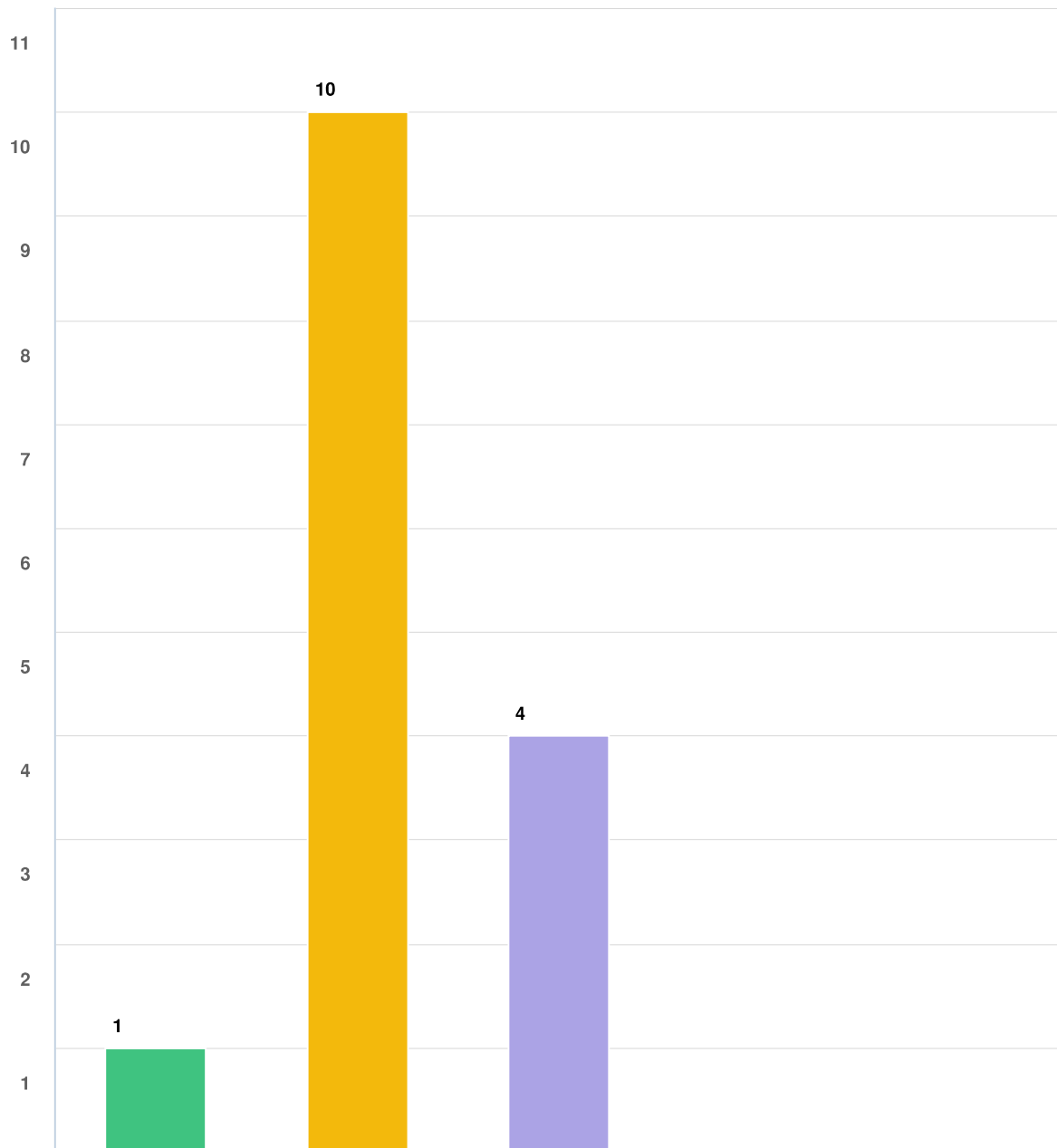
Question options

☐ I use it for recreation ☐ My kids play here ☐ I walk here with my dog ☐ I live or work nearby ☐ Other/Comment

Optional question (16 response(s), 0 skipped)

Question type: Radio Button Question

Q2 Which of the following community benefits is most important to you?



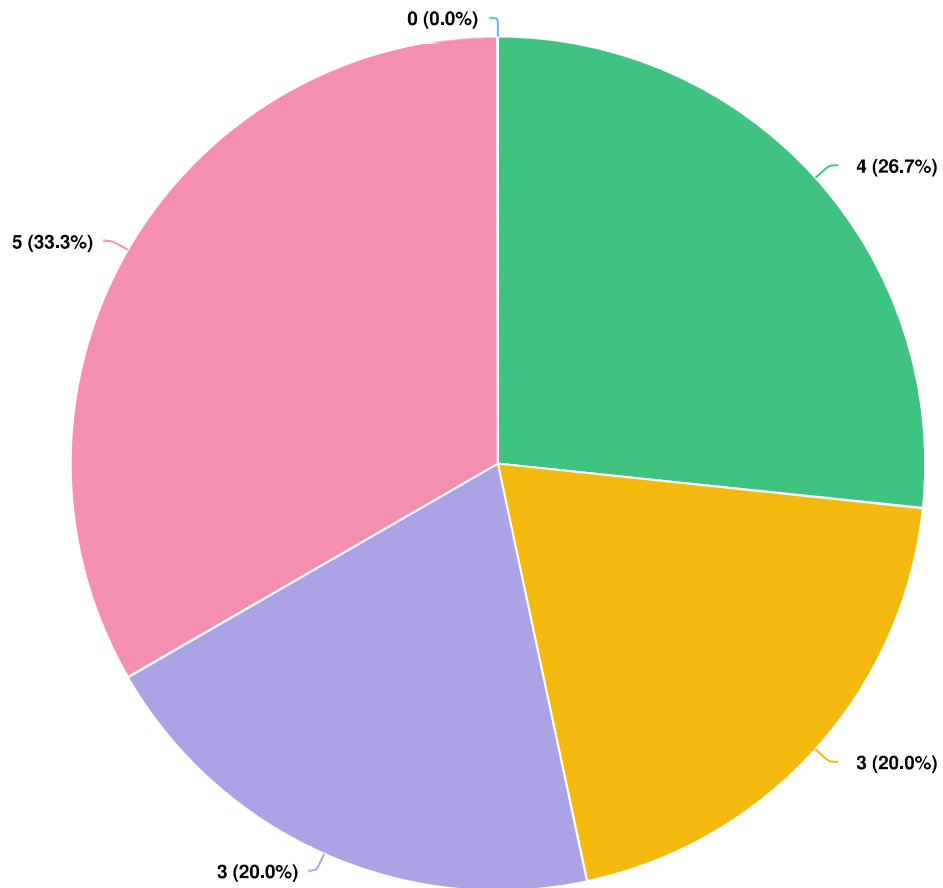
Question options

- Affordable housing for working families and individuals
- Park and playground improvements
- A new fire station
- Childcare and early childhood education services
- Other (please specify)

Optional question (15 response(s), 1 skipped)

Question type: Checkbox Question

Q3 Which park features do you value the most?



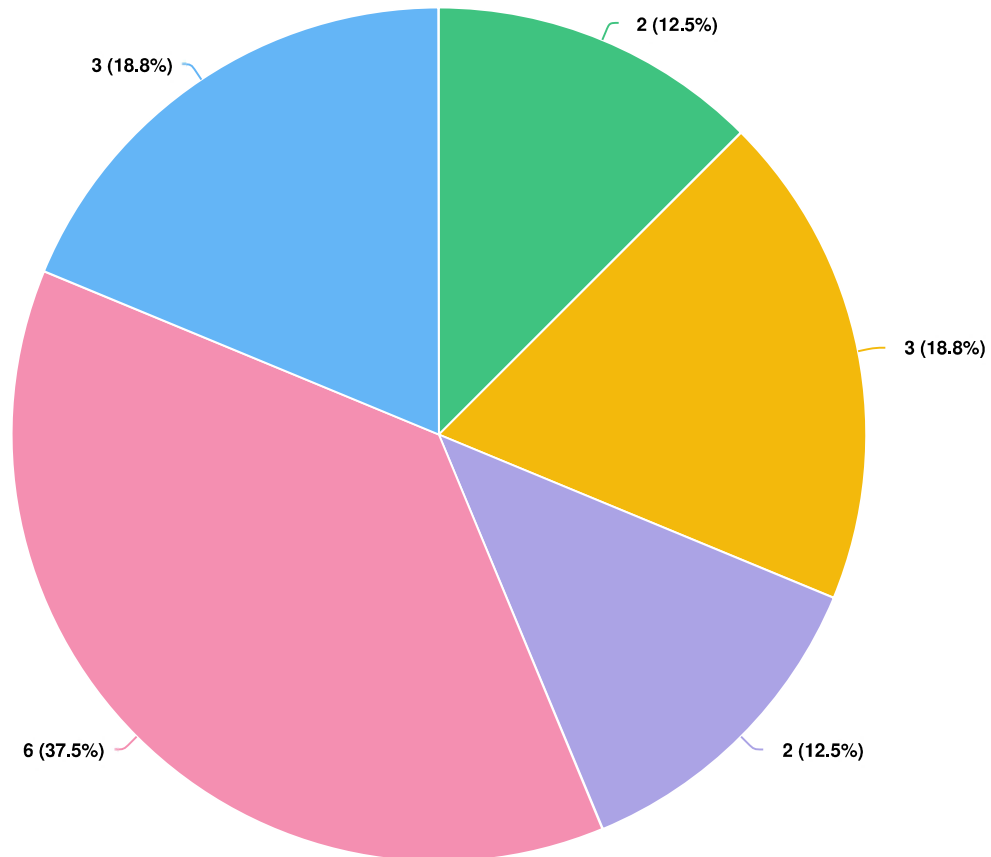
Question options

☒ Trees and landscaping ☒ Children's play areas ☒ Walking paths ☒ Other/Comment ☐ Places to host events

Optional question (15 response(s), 1 skipped)

Question type: Radio Button Question

Q4 What is your biggest concern with the redevelopment of this site?



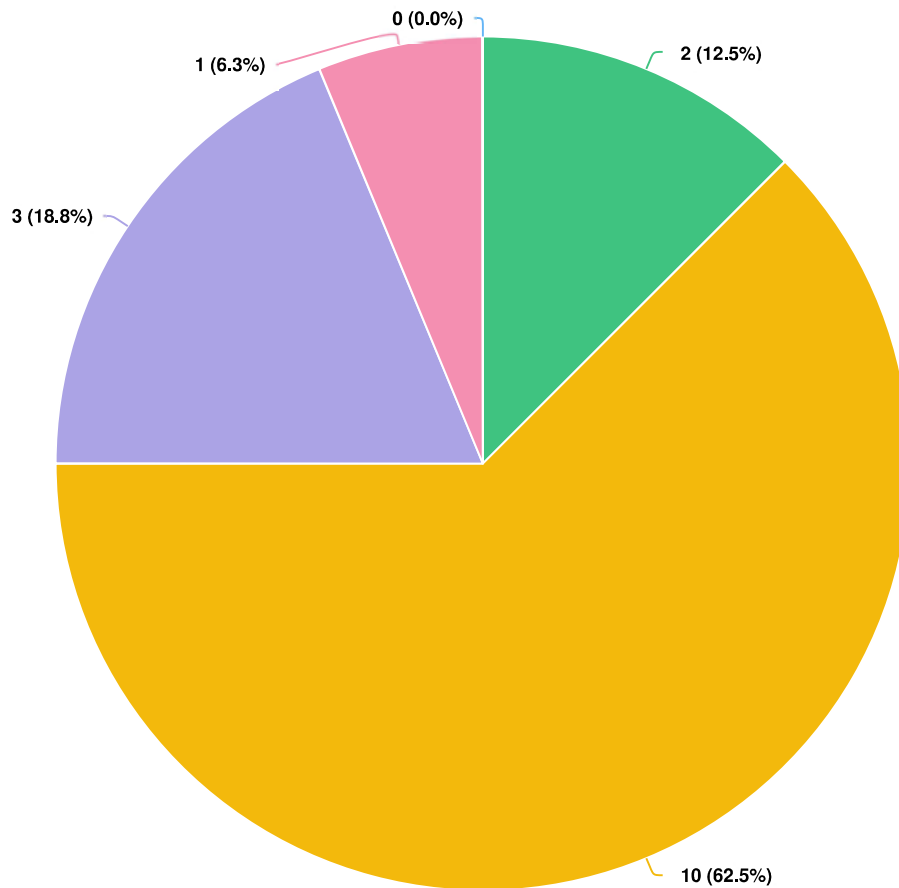
Question options

● Increased traffic ● Increased noise ● Lack of parking ● Reduction of open space ● Other/Comment

Optional question (16 response(s), 0 skipped)

Question type: Radio Button Question

Q5 | Age Range



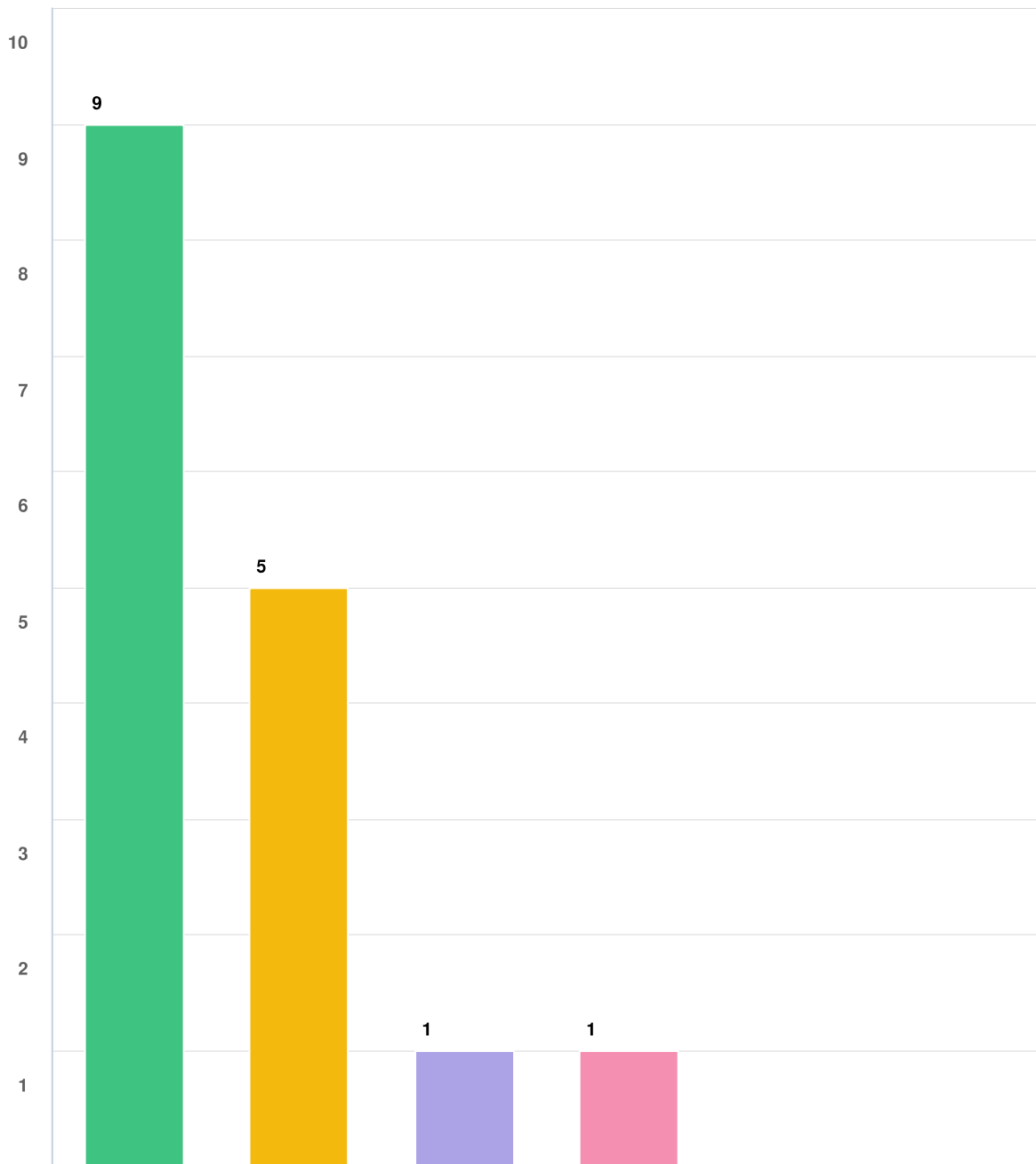
Question options

● 19-30 ● 31-55 ● 56-70 ● 71+ ● 0-18

Optional question (16 response(s), 0 skipped)

Question type: Radio Button Question

Q6 Your gender identity or expression (check all that apply)



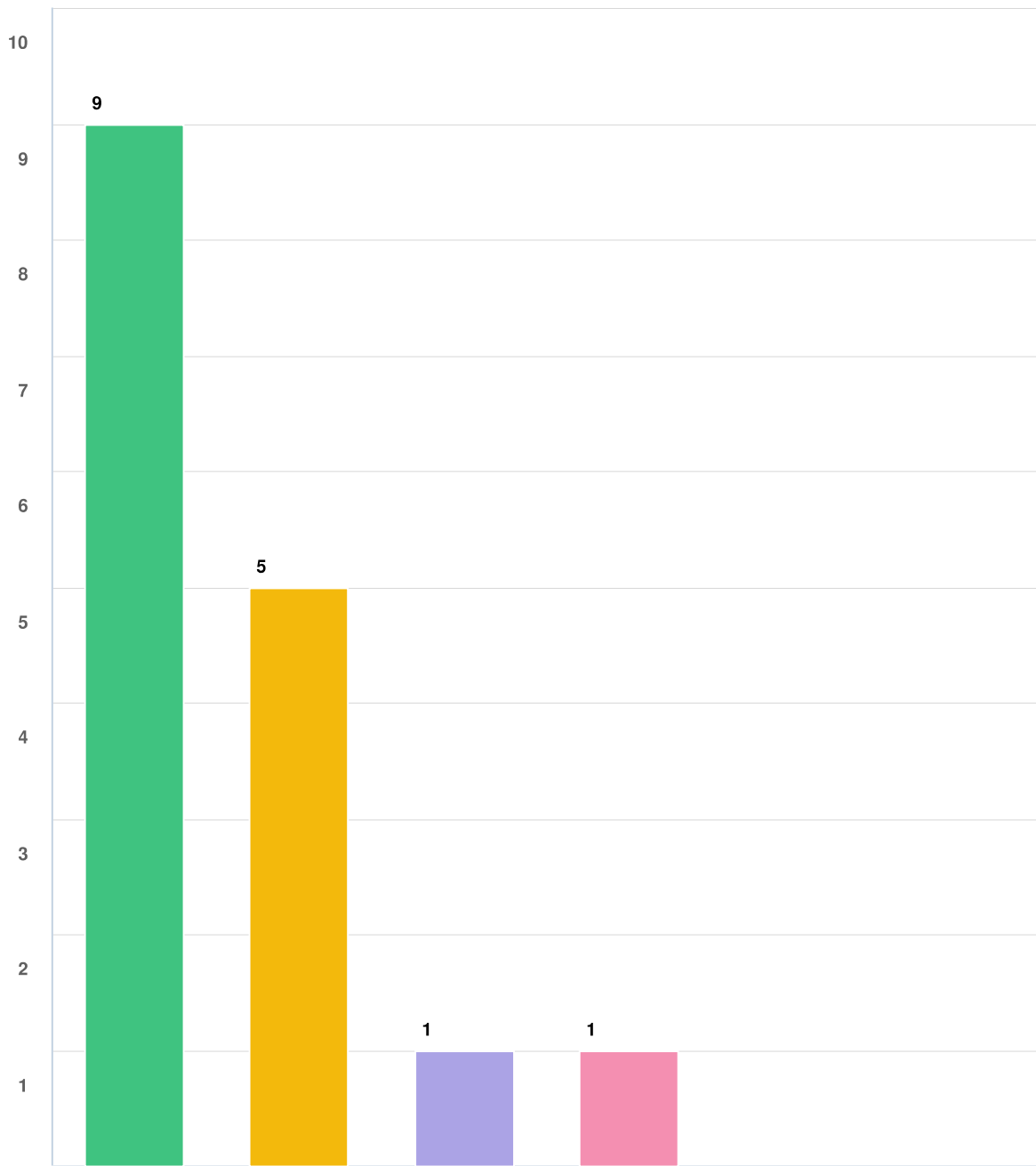
Question options

● Female
 ● Male
 ● Non-Binary
 ● Prefer not to answer
 ● Transgender
 ● Self-Identified:

Optional question (16 response(s), 0 skipped)

Question type: Checkbox Question

Q6 Your gender identity or expression (check all that apply)



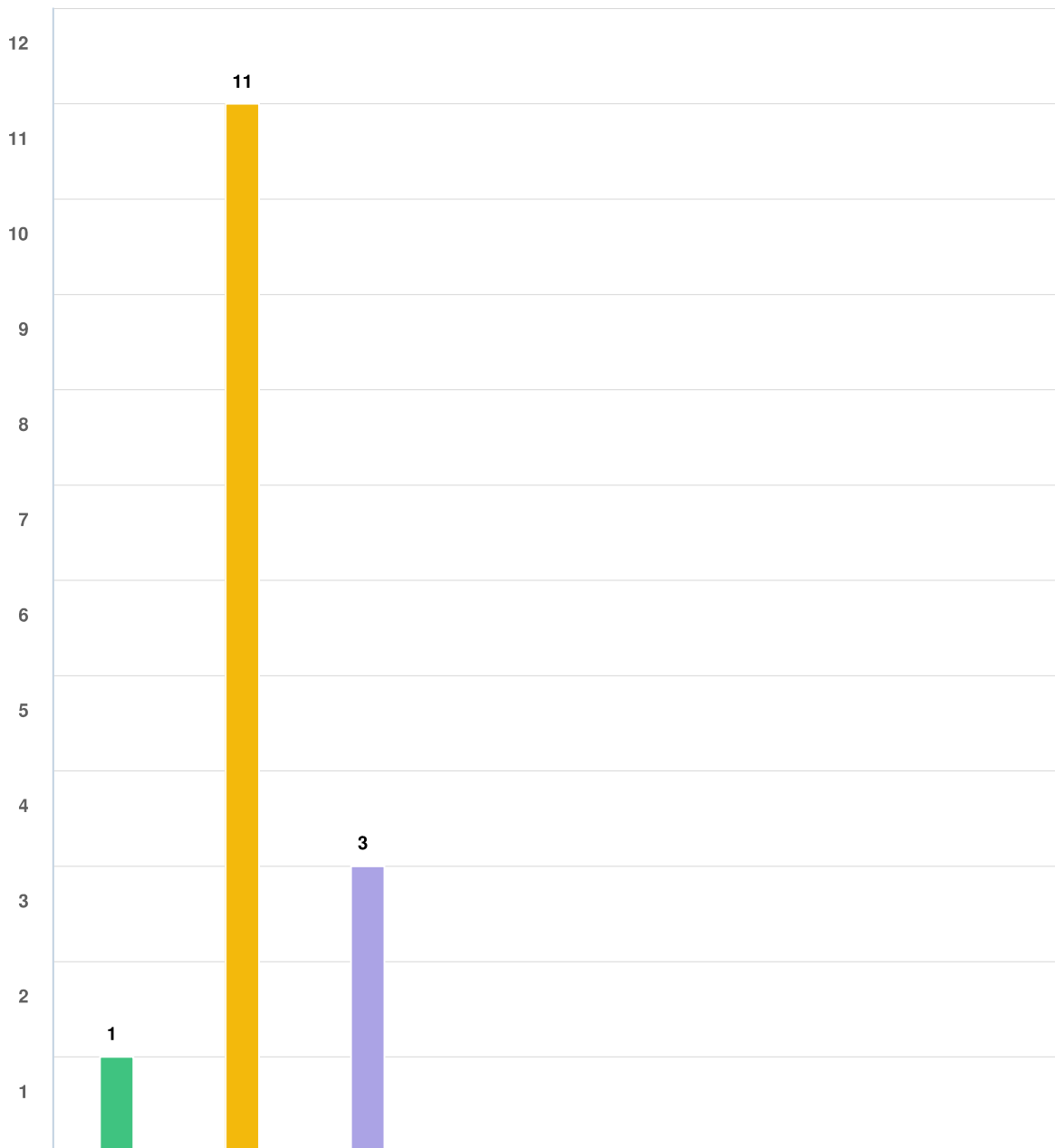
Question options

● Female ● Male ● Non-Binary ● Prefer not to answer ● Transgender ● Self-Identified:

Optional question (16 response(s), 0 skipped)

Question type: Checkbox Question

Q7 Your race/ethnicity (check all that apply)



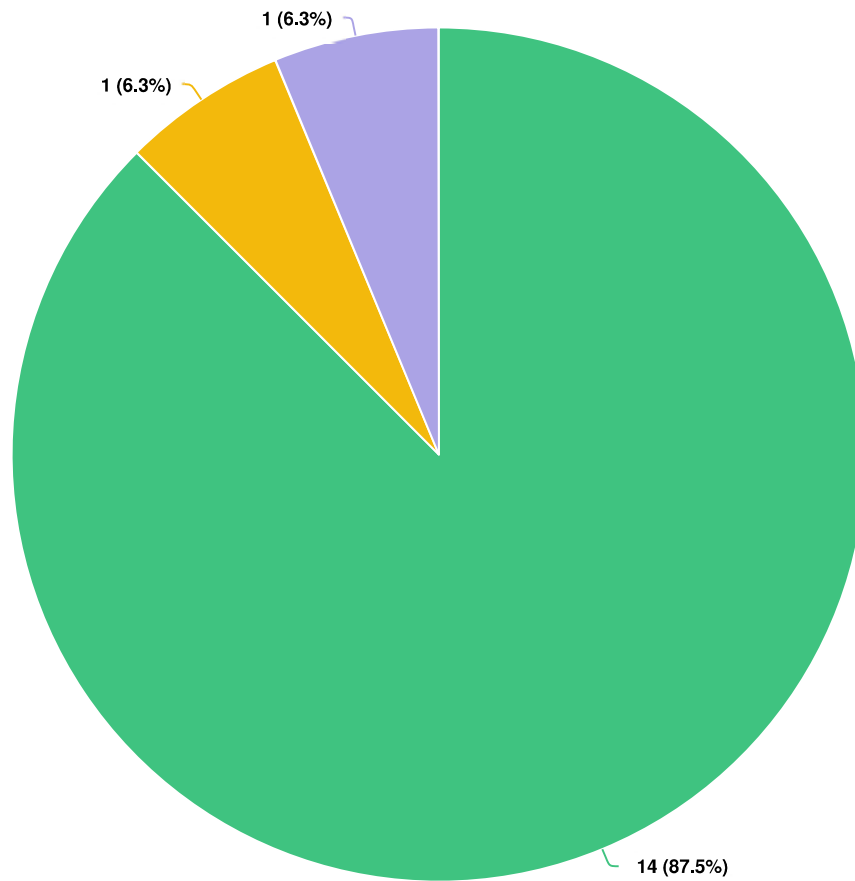
Question options

- Hispanic or Latino/a/e
 ● White
 ● Prefer not to answer
 ● American Indian or Alaska Native
 ● Asian
- Black/African American
 ● Native Hawaiian or Pacific Islander
 ● Self-Identified:

Optional question (15 response(s), 1 skipped)

Question type: Checkbox Question

Q8 In what zip code do you live or work in Vancouver?



Question options

- Vancouver, WA 98664 ● Vancouver, WA 98661 ● Vancouver, WA 98682

Mandatory Question (16 response(s))

Question type: Region Question

Survey Responses

15 April 2019 - 08 June 2022

Lieser Redevelopment Survey

Be Heard Vancouver

Project: Lieser School Redevelopment



VISITORS

26

CONTRIBUTORS

16

RESPONSES

16

2

Registered

0

Unverified

14

Anonymous

2

Registered

0

Unverified

14

Anonymous



Respondent No: 1
Login: Anonymous

Responded At: Apr 23, 2022 10:36:32 am
Last Seen: Apr 23, 2022 10:36:32 am

Q1. What is your relationship to the Lieser School property?	Other/Comment All of these answers apply. I'm at the schoolyard daily for one reason or another.
Q2. What are your hopes for the future of the site?	My biggest hope is to still have access to the property to walk my dog, get exercise for myself, visit with neighbors, take my grandchildren to the park to play. The open space feels amazing .
Q3. Which of the following community benefits is most important to you?	Affordable housing for working families and individuals
Q4. Which park features do you value the most?	Other/Comment All are equally important.
Q5. What is your biggest concern with the redevelopment of this site?	Reduction of open space
Q6. What questions do you have about the project?	not answered
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	56-70
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 2

Login: Anonymous

Responded At: Apr 24, 2022 00:29:26 am

Last Seen: Apr 24, 2022 00:29:26 am

Q1. What is your relationship to the Lieser School property?	My kids play here
Q2. What are your hopes for the future of the site?	Nature play structure
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Children's play areas
Q5. What is your biggest concern with the redevelopment of this site?	Increased noise
Q6. What questions do you have about the project?	not answered
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Non-Binary
Q10. Your race/ethnicity (check all that apply)	Hispanic or Latino/a/e
Q11. What language(s) do you speak and/or write other than English?	Spanish
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 3
Login: Anonymous

Responded At: Apr 24, 2022 05:34:38 am
Last Seen: Apr 24, 2022 05:34:38 am

Q1. What is your relationship to the Lieser School property?

Other/Comment

My parents live nearby I grew up & went to school here & I walk the dog here. I know lots of neighbors who use the park for their kids & dogs.

Q2. What are your hopes for the future of the site?

Please do not build affordable housing here please keep some of the green space improved the park make a walking path to Bolder Ave/Columbia Ridge. I don't mind if there is a new fire station & community services center on this property next door to the daycare center. We go affordable housing coming to Town Plaza soon & eventually behind Safeway. I grew up with Tower Mall/Town Plaza I used to go shopping when a little Safeway & I used to work in the building as janitor for over 4 yrs. I understand buildings like the school & town plaza were made with toxic chemicals & materials asbestos why think closed Lieser Elementary school in 1992 I know I was a 4th grader. We had our time capsule open in January 2017 after 25 yrs. Nothing was in there I still remember my green bookmark with a rainbow & unicorn with my name on it & laminated. My home I own today is 1942 its 80 yrs old made out of asbestos which in the school when opened in 1944. Town Plaza was built in 1970s I understand the current Fire Station is getting old they room for the water tower but probably not enough room to stay on Devine Rd & Mill Plain to tear down & upgrade the fire house. Yes the BTR bus stop for 37 Mill Plain going in on the corner they will be 1 at Lieser Rd & 87th Ave eastbound but if going westbound at 90th Ave & Mill Plain by the ER of Peacehealth hospital.

Q3. Which of the following community benefits is most important to you?

A new fire station

Q4. Which park features do you value the most?

Walking paths

Q5. What is your biggest concern with the redevelopment of this site?

Increased traffic

Q6. What questions do you have about the project?

I know traffic has increased a lot in the 30 yrs since going to Lieser Elementary School in 1980s-1990s wasn't as bad vs 2000s to 2020s like it is now. I still go for walks in my childhood to adulthood neighborhood besides walks in my current neighborhood of 8 yrs. I love living nearby the bus system stops.

Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.

Yes

Q8. Age Range

31-55

Q9. Your gender identity or expression (check all that apply)

Female

Q10. Your race/ethnicity (check all that apply)

White

**Q11. What language(s) do you speak and/or write
other than English?**

not answered

**Q12. In what zip code do you live or work in
Vancouver?**

Vancouver, WA 98661



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Apr 24, 2022 17:39:41 pm

Last Seen: Apr 24, 2022 17:39:41 pm

IP Address: n/a

Q1. What is your relationship to the Lieser School property?	I use it for recreation
Q2. What are your hopes for the future of the site?	That it is left alone, or at the very least leaves enough land. We have enough concrete
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Other/Comment Space for pets to run
Q5. What is your biggest concern with the redevelopment of this site?	Reduction of open space
Q6. What questions do you have about the project?	Is there going to be land left that the surrounding area can utilize
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Male
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 5

Login: Anonymous

Responded At: Apr 30, 2022 20:14:06 pm

Last Seen: Apr 30, 2022 20:14:06 pm

Q1. What is your relationship to the Lieser School property?	I live or work nearby
Q2. What are your hopes for the future of the site?	not answered
Q3. Which of the following community benefits is most important to you?	not answered
Q4. Which park features do you value the most?	not answered
Q5. What is your biggest concern with the redevelopment of this site?	Increased noise
Q6. What questions do you have about the project?	not answered
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	not answered
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Male
Q10. Your race/ethnicity (check all that apply)	not answered
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 6
Login: Anonymous

Responded At: May 01, 2022 10:40:12 am
Last Seen: May 01, 2022 10:40:12 am

Q1. What is your relationship to the Lieser School property?	I walk here with my dog
Q2. What are your hopes for the future of the site?	That you maintain the big old redwood behind the school and all larger trees that offer shade and are so beautiful. Keep as much open space in the fields as possible- my neighbors, kids and public are Always using this green space!
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Other/Comment Open Green space And older Trees
Q5. What is your biggest concern with the redevelopment of this site?	Reduction of open space
Q6. What questions do you have about the project?	Will there be planted buffer around the fence to lessen the trauma for home owners against the park? Also what kind of lighting will be added to the landscaping and how will that impact the surrounding neighborhood and wildlife? Many neighbors are also concerned about an increase in crimes due to this new population - so are there going to be security measures in place around the site - like cameras, motion sensors lighting, etc?
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	56-70
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 7
Login: Anonymous

Responded At: May 02, 2022 11:59:58 am
Last Seen: May 02, 2022 11:59:58 am

Q1. What is your relationship to the Lieser School property?	I walk here with my dog
Q2. What are your hopes for the future of the site?	The development opportunities for the property sound great!
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Walking paths
Q5. What is your biggest concern with the redevelopment of this site?	Increased traffic
Q6. What questions do you have about the project?	not answered
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 8
Login: Anonymous

Responded At: May 03, 2022 09:53:27 am
Last Seen: May 03, 2022 09:53:27 am

Q1. What is your relationship to the Lieser School property?	Other/Comment All of the above
Q2. What are your hopes for the future of the site? I would love to see a welcoming inclusive and active space that serves as a safe space for families to enjoy some out door space in between the neighborhoods	
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Trees and landscaping
Q5. What is your biggest concern with the redevelopment of this site?	Reduction of open space
Q6. What questions do you have about the project? Will this project affect property taxes for surrounding homes?	
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	19-30
Q9. Your gender identity or expression (check all that apply)	Male
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 9
Login: Anonymous

Responded At: May 03, 2022 14:24:41 pm
Last Seen: May 03, 2022 14:24:41 pm

Q1. What is your relationship to the Lieser School property?	Other/Comment I attended elementary school there.
Q2. What are your hopes for the future of the site?	I personally would like to see Lieser be listed as a historical site, and be restored. I do not want to see this building torn down.
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Trees and landscaping
Q5. What is your biggest concern with the redevelopment of this site?	Other/Comment A historic structure is being torn down instead of being restored
Q6. What questions do you have about the project?	not answered
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	No
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Male
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98682



Respondent No: 10

Login: Anonymous

Responded At: May 03, 2022 21:41:37 pm

Last Seen: May 03, 2022 21:41:37 pm

Q1. What is your relationship to the Lieser School property?	My kids play here
Q2. What are your hopes for the future of the site?	A place were all kids can play and the community can walk. Picnic tables! Shaded areas!
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Children's play areas
Q5. What is your biggest concern with the redevelopment of this site?	Lack of arkingp
Q6. What questions do you have about the project?	Can you make the playground/park a larger "Accessible Playground"- so that with kids of varying physical abilities can play together. Also can it be bigger? With low income housing there is likely to be an increase in kids!
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	English
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 11

Login: Anonymous

Responded At: May 05, 2022 20:18:57 pm

Last Seen: May 05, 2022 20:18:57 pm

Q1. What is your relationship to the Lieser School property?	Other/Comment All of the above. We live on Northgate and frequent the park and field with our children and dog.
Q2. What are your hopes for the future of the site?	More trees and nature for the community to play in. There are no other good parks in our neighborhood.
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Trees and landscaping
Q5. What is your biggest concern with the redevelopment of this site?	Reduction of open space
Q6. What questions do you have about the project?	- what will the environmental impact be - is there a way to scale down the project to balance the affordable house with lots of open space that our neighborhood already lacks - how long would the current playground be closed to our neighborhood kids - is there any possibility of a dog park? Our entire neighborhood uses the giant field for our dogs to play and run
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	19-30
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	English
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 12

Login: Registered

Responded At: May 06, 2022 11:15:37 am

Last Seen: May 06, 2022 17:27:05 pm

Q1. What is your relationship to the Lieser School property?	I live or work nearby
Q2. What are your hopes for the future of the site?	Still be able to enjoy the large park, still be able to walk my dog, no low income or affordable housing
Q3. Which of the following community benefits is most important to you?	A new fire station
Q4. Which park features do you value the most?	Other/Comment places to play soccer and sports
Q5. What is your biggest concern with the redevelopment of this site?	Other/Comment low income/affordable housing. This is one of the only green spaces anywhere near me, I don't want to see it turned into apartments.
Q6. What questions do you have about the project?	Is police coverage going to increase as well with the increase in population in the area? Specifically in regards to low income/affordable housing and increase in population
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Prefer not to answer
Q10. Your race/ethnicity (check all that apply)	Prefer not to answer
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 13

Login: Anonymous

Responded At: May 06, 2022 18:53:41 pm

Last Seen: May 06, 2022 18:53:41 pm

Q1. What is your relationship to the Lieser School property?	I live or work nearby
Q2. What are your hopes for the future of the site?	Keep it open as a green space. No development please!
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Children's play areas
Q5. What is your biggest concern with the redevelopment of this site?	Reduction of open space
Q6. What questions do you have about the project?	How will this impact traffic on Leiser Road? How will a fire station increase noise - Leiser is already very noisy from all the ambulances that drive by with their sirens on. Will traffic be blocked by fire trucks backing in to the fire station?
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 14

Login: Registered

Responded At: May 10, 2022 19:16:33 pm

Last Seen: May 11, 2022 01:18:43 am

Q1. What is your relationship to the Lieser School property?	I live or work nearby
Q2. What are your hopes for the future of the site?	I would like to see improved and expanded recreation, a nicer playground, basketball court, updated track, dog area, and marked out fields. It would be neat to have retail such as restaurants, coffee shops etc. as well.
Q3. Which of the following community benefits is most important to you?	Park and playground improvements
Q4. Which park features do you value the most?	Other/Comment Recreation such as basketball courts, tennis courts, soccer field area, picnic areas, and a nice track etc.
Q5. What is your biggest concern with the redevelopment of this site?	Other/Comment All of the above. Increased traffic is going to make getting in and out of Lieser way more difficult, the noise is going to go up due to the increased traffic, and it looks like we will be losing open green spaces
Q6. What questions do you have about the project?	Can any of the plans be changed?
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	31-55
Q9. Your gender identity or expression (check all that apply)	Male
Q10. Your race/ethnicity (check all that apply)	Prefer not to answer
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664

**Respondent No:** 15**Login:** Anonymous**Responded At:** May 11, 2022 15:54:02 pm**Last Seen:** May 11, 2022 15:54:02 pm

Q1. What is your relationship to the Lieser School property?	I live or work nearby
Q2. What are your hopes for the future of the site?	Surely NOT for Vancouver Housing Authority is this residential neighborhood. I already see what happens when they purchase properties. The neighborhoods are filled with more crimes, cars parked overnight or for several days on public streets, and decreased property values. I am for the Fire department and a park and some affordable housing but NOT RENTALS through VANCOUVER HOUSING AUTHORITY.
Q3. Which of the following community benefits is most important to you?	A new fire station
Q4. Which park features do you value the most?	Trees and landscaping
Q5. What is your biggest concern with the redevelopment of this site?	Lack of parking
Q6. What questions do you have about the project?	How many spots for parking will be designated for the townhomes for sale, the Vancouver Housing Authority, and the park?
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	Yes
Q8. Age Range	56-70
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	Prefer not to answer
Q11. What language(s) do you speak and/or write other than English?	spanish
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664



Respondent No: 16

Login: Anonymous

Responded At: May 18, 2022 19:06:13 pm

Last Seen: May 18, 2022 19:06:13 pm

Q1. What is your relationship to the Lieser School property?	I live or work nearby
Q2. What are your hopes for the future of the site?	That it will continue to be a quiet, safe neighborhood after the Lieser redevelopment area is complete.
Q3. Which of the following community benefits is most important to you?	A new fire station
Q4. Which park features do you value the most?	Walking paths
Q5. What is your biggest concern with the redevelopment of this site?	Increased noise
Q6. What questions do you have about the project?	not answered
Q7. Would you be willing to participate in a possible focus group to share more of your ideas with us? The focus group would occur in May, 2022.	No
Q8. Age Range	71+
Q9. Your gender identity or expression (check all that apply)	Female
Q10. Your race/ethnicity (check all that apply)	White
Q11. What language(s) do you speak and/or write other than English?	not answered
Q12. In what zip code do you live or work in Vancouver?	Vancouver, WA 98664

Narrative

Schwartz Comprehensive Plan Amendment and Rezone Request

The proposed Comprehensive Plan Amendment include two parcels totaling approximately 2.1 acres. The property is currently designated as Urban Low Density with a zoning of R-2. The applicant has been growing a small home-based business in the residence on parcel #177468000 and is looking to expand this business by vacating the residential use of the property and converting the residence to an office for exclusive use by the business.

Parcel #177485000 currently has a separate single-family residence which will be demolished for commercial use.

The applicant is seeking to change the comprehensive Plan Designation from Urban Low Density to Commercial and to change the zoning from R-2 to CC.

The property already has a signalized access onto SE 1st St. and has a major water and sanitary sewer line running through the site with connection points already provided for future commercial use.

Because office uses are permitted in the CC zone, this is the targeted zone for this request. This would allow an immediate expansion of the existing home-based business on the site. In the preapplication conference conducted on April 8, 2022, staff indicated that this proposal was likely to receive support from reviewers. In the conference, city staff also indicated that the preliminary application also provide additional discussion on why a Commercial designation would be more beneficial than an increase in residential density to a multifamily zone. City Staff also indicated that the applicant should consider the relative need of commercial and residential lands in the area and within the city generally. Additionally, the City review staff also requested that the applicant consider how this rezone would impact the neighboring properties to the east and west. This narrative includes responses to the approval criteria listed below. Emphasis was included in the areas that City review staff requested the applicant consider in this proposal.

Specific reasons why this property should be zoned commercial and not an increased density residential are:

- The CC zone also allows upper floor residential units to be developed allowing for both commercial and residential uses on this property as market demands.
- Modifying the zone to a multi-family zone would not support the growth of the small home-based business currently operating and seeking to expand on the site.
- The site does not meet the locational criteria for R-18 zoning because the site is not in an area occupied by a substantial amount of multifamily development (only one apartment complex being constructed across the street) and not influenced by narrow streets, on street parking congestion, local traffic congestion, alleyways, or irregular street patterns. The site is also not consistent with R-22 locational criteria where the R-22 zone is most appropriate in areas already developed to the permitted R-22 density and where R-22 is well established. The site is also not served directly by public transit, so higher density residential zoning is not the most appropriate zone.
- The site does meet all the locational criteria for the CC zone as detailed elsewhere in this narrative.

- Because the site already is developed with single family detached housing, one of the two properties is recognized as residential built in the Vacant Buildable Lands Model maintained by Clark County. The values of the existing buildings and development make conversion of this site to another medium density residential use unlikely because of the value of the existing improvements and the likely yield of residential units in the R-18 or R-22 apartment zones. Commercial uses substantially increase the value of the property and would be more likely to result in redevelopment.
- The site is not large enough for a significant multifamily project

Existing property and surrounding uses

Proposal Property:

The properties currently have two single family residential structures including both attached and detached garages, a shop building, and a shed. The map below generally shows the existing buildings on the site and adjacent properties. This map is intended to show uses and is not to scale.

Abutting properties:

The properties to the west are residential with single family residential structures and shop buildings. Properties to the south are also single family detached housing. Property to the NW includes a proposed development of 8.7 acres to include a four story 124-unit apartment building, 44,750 sq ft of general retail/commercial and 8,098 sq ft of extended stay hotel units, with paved parking lot, site amenities, and storm water detention vault. The apartment building will be the first phase of the development site. To the east are also residential with single family detached homes constructed. To the North is Union High School and to the NE is a proposed food vendor complex on a 4-acre commercial site. The map below shows the neighboring properties and structures.



Responses to approval criteria

20.285.050 Approval Criteria – Comprehensive Plan and Concurrent Zoning Map Amendments.

A. Overall proposed map amendments reviewed under this chapter shall be approved only if demonstrated by the proponent to be in the public interest, as based on a review of all applicable principals from the following:

1. How the proposal is more consistent than the existing designation with applicable policies of the Vancouver strategic plan and comprehensive plan.

Response generally: This proposal would better utilize existing public facilities and services. Because this property has existing commercially sized water service with taps existing for connection on the property, a regional sewer line traversing the west edge of the property and a

full signalized intersection with pedestrian crosswalks linking the site to other commercial properties and a public-school campus and multi-family housing, the commercial designation with a CC zoning would allow the site to redevelop in the future to promote efficient use of existing services.

The site currently is used for commercial purposes and the proposed change in comprehensive plan and zoning designations will allow those uses to expand.

Vancouver Strategic Plan

The Comprehensive Plan is consistent with the Vancouver Strategic Plan updated by the City Council in 2008. The strategic plan was updated in 2014 which included 10 goals that are generally similar to the 6 policies in the previous plan. Because the adopted comprehensive plan specifically references the 2008 plan, those policies are addressed in detail here for discussion at the pre-application conference. Additional responses to the 10 goals in the 2014 plan can be provided with the future application based on the discussion in the conference. By promoting the policies in the Comprehensive Plan, the Vancouver Strategic plan is also addressed. Generally, this proposal better implements the strategic plan in the following six policy objectives as follows:

A Healthy, Livable and Sustainable Vancouver

The proposed change would expand commercial services into the surrounding residential neighborhoods along a major arterial equipped with sidewalks and bike lanes. This would also allow the continued growth of a local, woman owned, small business in a sustainable manner by reusing an existing structure for business growth and expansion. By allowing the growth of a locally based, woman owned, small business in a community in the immediate term and by providing an opportunity for commercial services in an area already connected for walking and biking, this proposal improves the health of the community economically and physically.

Transportation Mobility and Connectivity

Utilizing existing transportation infrastructure for not only vehicle connectivity, but also pedestrian and bicycle connectivity, better addresses the policies for transportation and connectivity. Shorter vehicle trips and the use of public transit would also be supported by the future redevelopment of this site. All these better addresses the policies for transportation mobility and connectivity.

Financial Health and Economic Vitality

This change immediately supports the growth of what is now a small home-based business and provides for future redevelopment opportunities that would not only support the community with services, but also provide employment opportunities and an increased tax base. The change in zoning would allow the expansion of employees by 5 - 10 more Clark County residents within a year of the change. This change better addresses the policies for Financial Health and Economic Vitality of the community.

A Safe and Prepared Community

SE 1st St. corridor is a recently improved corridor to a standard that is more consistent with commercial rather than residential use with street lighting, sidewalks, and other transportation infrastructure that directly addresses public safety. By promoting an increased intensity of use of this property, the rezone would provide for more lawful activity and more people on the property. By promoting expanded use of an already safe site, the additional activity would deter unlawful behavior by increasing observation and

lawful use. Promoting the economic reuse of this property also provides for longer term preparedness by increasing services available locally and promoting economic vitality in the community.

Accountable, Responsive City Government

By requesting the rezone and comprehensive plan amendment, and following the adopted procedures for this process, the proposal supports accountable and responsive government by complying with the policies and processes adopted by that government.

An Active and Involved Community

Allowing the expanded commercial use of this property in the short term, while providing for commercial services in the longer term will promote community health and activity on this site, as well as active use of the sidewalks, bike lanes, transportation infrastructure, and bus services that already exist, this promotes the active community lifestyle envisioned by this policy. This proposal also follows the public process established through the Comprehensive Plan Amendment and Rezone process. This provides for community involvement in the decision-making process of the city which further supports this policy.

The following Goals, Objectives and Actions from the Vancouver Strategic Plan are supported better by this request as listed:

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 connection

Response: The site proposed for commercial designation is within a 20-minute walk of the adjacent residential neighborhood. Although the commercial development of this property would be a smaller scale development due to parcel size and shape, it would support Goal 6. The smaller format commercial development also supports objective 6.1 by providing community services in proximity to a larger residential area. The increase in multifamily housing across the street at First Street Apartments/ Oliveen Apartments includes a 124-unit apartment on land zoned as General Commercial (CG) along with ground floor retail services. Oak Tree Station is also proposed in the NE corner of NW Frieberg Strunk St. and NW Lake Road/ SE 1st St. That approximately 4-acre site is proposed to house a food vendor complex to serve nearby employment and residential uses. Allowing this site to develop into a CC (Community commercial node along SE 1st St, in close proximity to other commercial and residential neighborhoods directly supports the locational criteria in VMC 20.430.025 by providing a transition from the GC zoned property to the north and the residential zoned property to the south, enhancing livability and community connection as is defined in VMC 20.430.025(C.)(1.-5.).

GOAL 8: Strengthen commercial, retail and community districts throughout the city

Response: By providing an additional 2 acres of commercial property with signalized access to SE 1st St. in the vicinity of other mixed use and commercial developments, that commercial node will be enhanced. This node is within walking distance to the public school and is within a biking distance from nearby employers, including a new business park development on the north side of Lake Rd. (SE 1st St.) ¼ mile to the east and Wafertech, as well as union high school across the street. Providing commercial land in close proximity to existing employment and residential neighborhoods would strengthen this commercial node.

GOAL 9: Build the strongest, most resilient economy in the region

OBJECTIVE 9.1 Create infrastructure and policies that support job creation

Response: The infrastructure for the commercial development already exists and has been completed. This policy change to alter the comprehensive plan and zoning for the subject property would directly support Objective 9.1.

OBJECTIVE 9.1.5 Facilitate creation of a small business incubator to provide business start-up capacity

Response: The applicant has been growing a small homes-based business in the residence on parcel #177468000 (Northern parcel) and is looking to expand this business by vacating the residential use of the property and converting the residence to an office for exclusive use by the business. The change in zoning would allow the expansion of employees by 5 - 10 more Clark County residents within a year of the change. This proposed comprehensive plan and zoning change would directly support Objective 9.1.5.

OBJECTIVE 9.1.6 Develop a menu of incentives to support the development and growth of small businesses to retain and grow local jobs

Response: In the short term, this change in zoning supports a locally based, woman owned, small business growth and expansion by allowing the natural expansion of a commercial use that started as a home-based business to grow in a financially feasible way.

Longer term, the property may redevelop to include other commercial uses that would meet the neighborhood needs for commercial services depending on demand. The size of this property is of a scale to provide smaller format commercial space with uses that would serve the surrounding neighborhoods and school.

By immediately supporting the expansion of a small home-based business and providing longer term commercially viable property in a location already provided with commercially sized utilities and transportation access on a major arterial, this furthers the public interest in both the short and long term. This requested change directly supports Objective 9.1.6

Table in Appendix "A" summarizing the responses to the surveys completed while developing the Strategic Plan

Appendix "A": What do you think the community is missing?

Response: Amenities was the second highest response, Economic development was 4th and housing was 5th with 10% of respondents choosing housing. Clearly this site better addresses the needs of the community by providing amenities and economic development opportunities, which are valued higher than the need for additional housing.

The public opinion data for the Vancouver Strategic Plan shows the community values Employment and Economic Development higher and places a greater need on these elements than on residential apartment development. This supports the request for a CC designation.

Policies from the Vancouver Comprehensive Plan 2011-2030 are addressed below:

Chapter 1, Community Development

Chapter 1- Community Development

The proposal to provide medium scale commercial services on this parcel in the long term would facilitate connected and walkable neighborhoods by providing commercial services to surrounding residential neighborhoods and Union High School in an area already provided with sidewalks and

bike lanes along SE 1st St. This change better supports Community Development Policies CD-2-CD-7, CD-9 and 10, CD12-14, CD16 and 17.

Table 1-5, which includes zoning descriptions says:

Commercial and Mixed Use-- CC Community Medium scale commercial uses and services, typically serving more than one neighborhood. Designated areas are typically between 2 and 10 acres in size, located near collector or arterial street intersections Commercial.

- The property is greater than 2 acres, has access directly onto a major arterial, has abutting residential uses, is in an area where parcels are generally small or shallow and is bordered by lower density residential areas.
- The site has a signalized access that is more than adequate for commercial access to this site. This can be demonstrated through a transportation analysis in future application materials if requested by City Staff.
- The site is in an area where future requested conversions could be limited to no more than 10 acres.
- Although the site is separated from the Commercial and public facilities across the street, the existing signalized intersection serving this site would allow for safe pedestrian access across the physical edge of SE 1st. SE 1st St. now exists at a scale and configuration that is busier than appropriate for single family homes.
- The property at the NE corner of SE 1st and Friburg-Strunk St. was just announced as a new food truck complex, they are expecting it to be open by next Spring

Because the intended use conforms with the CC zone and the parcels generally meet the CC characteristics, CC is the requested zone with a Commercial Comprehensive Plan Designation.

Urban Higher Density R-18, R-22. Predominantly apartments and condominiums, with some allowance for R-30, R-35, MX attached housing (such as duplexes, townhouses, and small-lot single family homes) and mixed use

R-18 locational criteria include:

- *Areas occupied by a substantial amount of multifamily development, but where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make a lower intensity of development desirable.*

This site does not meet this locational criterion

R-22 locational Criteria include:

- *Areas already developed predominantly to the permitted R-22 density and where R-22 scale is well established.*
- *Areas well served by public transit and having direct access to arterials, such that vehicular traffic is not required to that pass through lower density residential zones; street widths must be sufficient to allow for two (2) way traffic and on-street parking in accordance with City street standards.*

This site is not in an area already developed predominantly to R-22 densities and is not currently served by public transit. This site does not meet these locational criteria.

R-30 locational criteria

- *Areas that are already developed predominantly to the permitted R-30 density, or areas that are within an urban center, or identified in an adopted sub-area plan as appropriate for higher density multifamily housing.*
 - *Areas that are served by major arterials, where transit service is good to excellent, and where street capacity could absorb the traffic generated by higher density development.*
- This site is not within an area already developed to the permitted R-30 densities and is not within an urban center or area designated in an adopted sub-area plan. There is also no transit service to the site. This site does not meet these locational criteria.**

R-35 locational criteria

- *Areas that are developed predominantly to the intensity permitted by the R-35 zone, or areas located within an urban center, or defined in a subarea plan adopted by the City as appropriate for higher density multi-family housing.*
 - *Areas that are served by major arterials and where transit service is good to excellent and street capacity could absorb the traffic generated by high density development.*
- This site is not within an area already developed to the permitted R-35 densities and is not within an urban center or area designated in an adopted sub-area plan. There is also no transit service to the site. This site does not meet these locational criteria.**

Because the locational criteria are met for the CC designation and not met for the criteria above for the multifamily designations, this property should be designated as CC.

Applicable Policies

CD-1 Citywide land supplies Establish land supplies and density allowances that are sufficient to accommodate adopted long-term City of Vancouver population and employment forecast allocations.

Response: The applicant is requesting a CC designation of the site to allow more intense use of the site as a commercial use. In the short term, redesignation of this site would support the growth of a small home-based business to expand operations on the site and eliminate the residential uses. In the future, the CC zone allows for even more intense use of the site for commercial and upper floor residential uses, providing an opportunity to meet market demands for both commercial and mixed-use residential uses. Because the re-designation of this site supports both an intensified commercial and residential use in the future, the land supply is better supported by this change.

CD-2 Efficient development patterns Encourage efficient development throughout Vancouver to ensure achievement of average density of 8 units per acre set by countywide planning policies. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly transportation and transit services.

Response: The redesignation of this site to a CC zone will encourage efficient development by better utilizing existing water, sewer, and transportation infrastructure on the site. The CC zone allows for Commercial uses as well as upper floor residential uses. Although there are no mixing

requirements for uses in a single building mixed use development, a 4-story structure in the CC zone could provide an additional 16 dwelling units with future redevelopment meeting the goal of at least 8 dwelling units per acre. The redesignation of this property to Commercial / Mixed Use and CC zoning would encourage efficient use of existing infrastructure in an area well served by facilities, particularly transportation services. Because the site is not currently served by transit, a higher density residential designation is less appropriate.

CD-3 Infill and redevelopment Where compatible with surrounding uses, efficiently use urban land by facilitating infill of undeveloped properties, and redevelopment of underutilized and developed properties. Allow for conversion of single to multi-family housing were designed to be compatible with surrounding uses.

Response: Because of the value of the existing residential development on the site, it is unlikely that this site would develop at an R-18 or R-22 density because the existing assessed value exceeds the threshold for underutilized property. Allowing the conversion of this property to CC allows the expansion of the existing business into a commercial standalone use providing a path for redevelopment and future infill of the site. The land values for commercial property continually outpace those of residential land in the City of Vancouver. The existing expansion and continued value of commercial property will facilitate infill. Keeping the zoning the same or allowing the higher density residential development would not provide a pathway for intensified use of the existing commercial home-based business and would not be economically feasible. To provide for a compatible transition to a higher density, which could include higher density housing in future redevelopment, the CC zone is needed to allow expansion of the commercial use.

CD-4 Urban centers and corridors Achieve the full potential of existing and emerging urban activity centers and the corridors that connect them, by:

- (a) Promoting or reinforcing a unique identity or function for individual centers and corridors*
 - (b) Planning for a compact urban form with an appropriate mix of uses*
 - (c) Working with stakeholders to develop flexible standards to implement the vision for that center or corridor*
 - (d) Encouraging innovative, attractive private development that efficiently uses available land and resources*
 - (e) Establishing connectivity within each center and to other areas to provide accessibility*
 - (f) Providing a range of transportation options*
 - (g) Investing in public facilities and amenities to enhance livability*
- CD-5 Mixed-use development Facilitate development that combines multiple uses in single buildings or integrated sites.*

Response: Although the site is not within an urban center or designated corridor, these criteria all support the developing commercial and mixed-use node that is occurring in the immediate vicinity of this site. With the development of the 8-acre mixed use site to the north, with a hotel, apartments and space for commercial uses, and the planned development of the food vendor use on the 4 acres to the NE, this site would also promote the unique character of the local commercial node by contributing to those changes being constructed on the other two corners of the intersection. All of this supports the compact urban form with a diverse mix of uses that both support the region and the redevelopment of urbanized property in this node. The conversion of this property is also likely to encourage neighboring properties to consider similar rezone requests in future cycles, which could further emphasize this node of commercial and mixed-use

development. There are existing utilities on the site that support a higher use of this property that resulted from investments made in public facilities. The approach to allowing the incremental redevelopment of this site, first from a home-based business to a stand-alone business, then opening the possibilities for additional commercial and residential densities on this property is also an innovative and attractive way to encourage private development and women owned small business growth.

CD-6 Neighborhood livability Maintain and facilitate development of stable, multi-use neighborhoods that contain a compatible mix of housing, jobs, stores, and open and public spaces in a well-planned, safe pedestrian environment.

Response: The conversion of this property from lower density residential to a Commercial/ Mixed use comprehensive plan designation supports this policy by providing additional jobs and commercial services in proximity to a larger single family residential neighborhood, with some newer multi-family housing and additional commercial areas directly north of the site. This area includes sidewalks and provisions for access by bicycle and automobile. Pedestrian connections into the surrounding neighborhoods are supported by sidewalks along SE 1st St, and a signalized intersection with pedestrian crossing providing access between the other commercial, residential, and school uses to the north.

CD-7 Human scale, accessible development, and interaction Facilitate development that is human scale and encourages pedestrian use and human interaction.

Response: Because this site is a 2-acre site, the redevelopment would likely be a smaller scale than what exists to the north. The pedestrian access to the site is provided by existing sidewalks and crosswalks at the intersection on the property frontage. Redevelopment through the zoning site plan review will ensure onsite development meets this policy when the site is redeveloped, but the regional infrastructure to support this is already in place.

CD-9 Compatible uses Facilitate development that minimizes adverse impacts to adjacent areas, particularly neighborhoods.

Response: Although this site abuts a medium density residential neighborhood, there are no connections into that neighborhood directly. Screening and buffering would also be established with redevelopment to minimize any incompatibility with future redevelopment. Adverse impacts from the redesignation of this site are minimized because of the lack of any immediate connection to the neighborhood to the south and would be further mitigated to meet land use compatibility standards through future site plan review processes with any redevelopment activity. Sites to the east and west that remain residential in use would also be protected through the application of screening and landscaping through a future site plan review process.

CD-10 Complementary uses Locate complementary land uses near one another to maximize opportunities for people to work or shop nearer to where they live.

Response: By placing additional commercial land withing an existing intersection developing with commercial uses on the other three corners, this proposal responds directly to this policy by locating complementary uses in proximity to those already under development. Providing

additional commercial uses in proximity to the existing neighborhoods along a major transportation corridor also provides additional services and employment in close proximity to other similar uses and the users of those services.

CD-11 Archaeological and historic resources Protect and preserve cultural, historic and archaeological resources. Promote preservation, restoration, rehabilitation, and reuse of historically or architecturally significant older buildings. Continually increase knowledge and awareness of historic and archaeological resources, further developing the city's identity and allure. Work with Clark County to maintain state Certified Local Government Status.

Response: The site is in a higher probability archaeological area according to the City of Vancouver Predictive model. Before any ground disturbing activities related to redevelopment could occur, a predetermination survey and review by State and local archaeologists would occur to ensure that any significant archaeological or historic resources on the site were identified and preserved.

CD-12 Integrated area planning Promote cohesive, integrated planning of areas and sites through use of subarea planning, master planning, and planned developments, or other methods.

Response: The conversion of this site to a higher density employment use reflects the current development patterns to the NE and NW of the site and better reflects the property's location on a major arterial roadway with no direct link to the single-family residences to the south. The conversion of this property will support cohesive uses as this area continues to develop to utilize the infrastructure in place to serve higher intensity uses.

CD-14 Connected, and integrated communities Facilitate the development of complete neighborhoods and subareas containing stores, restaurants, parks and public facilities, and other amenities used by local residents.

Response: the subject site is proposed to be a commercial use to provide additional employment and commercial services to this developing node that already is developing to include a public school, apartments, commercial uses, a hotel, and a food village type development. These services will support surrounding residential uses connected by public sidewalks and pedestrian crosswalks at the signalized intersection on this site. This policy is directly supported by this request.

Chapter 2, Economic Development

Because this change allows a more efficient use of existing utilities and infrastructure and supports the continued growth of a small local business, the policies in Chapter 2, Economic Development, are all better served by this change, specifically EC-8 which focuses on supporting the growth of new and expanding small businesses.

Policies

EC-1 Jobs-housing balance Increase the ratio of jobs to residents in the City of Vancouver and the region.

Response: This proposal directly addresses this policy by providing additional lands for employment uses. This will help to increase the ratio of jobs to residents in the City of Vancouver and the region.

EC-3 Public revenue enhancement Promote development that enhances revenue generation for public services.

Response: Because this site is already served with public infrastructure and provides for an increase in tax base through increased land values and property taxes with the possibility of increased sales taxes in the future, this policy is directly supported by this proposal. There are no additional capital expenses to the city and a potential to enhance public and private revenue from this site as it transitions from residential to commercial.

EC-5 No net loss of employment capacity Restrict zone changes or legislative land use approvals that would lessen long-term capacity for high-wage employment unless accompanied by other changes within the same review cycle that would compensate for the lost capacity or unless the proposed change would promote the long-term economic health of the city.

Response: The conversion of this property to an employment zone would help to mitigate other conversions away from employment. This policy is directly supported by this request as it increases employment land in the city.

EC-6 Efficient use of employment land Maximize utilization of land designated for employment through more intensive new building construction and redevelopment and intensification of existing sites

Response: this proposal directly supports the efficient use of the site to continue to support a growing business. Future redevelopment would also support expansion of the commercial employment and services on a site with adequate transportation, water, and sewer infrastructure to support continued growth. In addition to the direct impacts furthering this policy, the conversion of the site would also encourage neighboring landowners to consider similar rezones of their properties in the future, particularly to the west of the site. This initial conversion and future redevelopment options would incentivize others to consider similar opportunities in the future.

EC-8 Small business support. Support the growth of new and expanding small business through efficient permitting, incentives, and communication.

Response: The proposed conversion of the property to a commercial zone directly supports the growth of an existing home-based business into a stand-alone business. This directly supports the expansion of a business on this property through effective permitting. Allowing the zoning to change allows efficient use of existing resources and structures to remodel and support business growth and expansion.

Chapter 3, Housing

This change also supports the housing element in chapter 3. Although this change would eliminate two residential structures, it would enhance the surrounding residential uses and promote active and livable neighborhoods promoting specifically H-5, housing near services and centers. Because of the major arterial and the lack of integration into the surrounding residential neighborhoods, and the surrounding development patterns, this property is not an ideal residential property. It is better suited as a commercial property where it can serve the needs of the surrounding neighborhoods.

Policies

H-3 Housing improvement Encourage preservation, rehabilitation, and redevelopment of existing housing stock. Support neighborhood-based improvement efforts.

Response: This site is no longer a site where low density residential uses are preferred. Access to the signalized intersection on a major transportation route with no access directly to residential neighborhoods to the south have provided an opportunity to transition these residential uses to a commercial use that better utilizes the existing infrastructure and improvements both in the short term conversion of the home based business and in the longer term opportunities created by the rezone of the property to a commercial zone that would also allow residential use to support market demand in a mixed use building. Supporting the transition of this property to a higher use allows the surrounding neighborhoods to maintain their character and have additional access to commercial services and employment.

H-4 Innovative zoning Encourage innovative housing policies that provide for affordable housing and maintain neighborhood character.

Response: This proposal to allow commercial growth and development on this parcel will provide for employment and commercial services to support the surrounding residential areas. The site is located on a major transportation arterial which provides access for pedestrian and bicycle as well as automobile access from the mixed-use development to the north and the single-family residential development to the south. Encouraging the gradual transition of this low-density residential site to a more commercial use, while allowing for mixed use residential redevelopment in the future would support an innovative approach in zoning to encourage the transition of properties to the east and west to a higher intensity use.

H-5 Housing placement near services and centers Facilitate siting of higher density housing near public transportation facilities and in designated centers and corridors.

Response: the proposed site is not served by public transit. Redesignation of this site as a higher density residential use would be inconsistent with this policy. Designating this as a commercial zone is more consistent with the comprehensive plan policies for uses.

Chapter 4, Environment

Response: Redevelopment of this property would also promote the policies generally in chapter 4, Environment by allowing the reuse of an already developed property to meet the future needs of

the community there would be less environmental impact for this property than would be the case with a new greenfield development. Redevelopment of this property would have no adverse impacts on critical areas and would allow shorter vehicle trips- or trips by bike or walking- which would reduce air emissions.

Chapter 5, Public Services

Public Facilities and services would be better served by this proposal because the commercial use would utilize already existing infrastructure in a region where adequate capacities exist. It could also provide services to the adjacent High School as it redevelops. Making use of existing infrastructure while providing future opportunity to support an existing public facility better addresses chapter 5 than the existing use.

Policies

PFS-1 Service availability Consider water, sewer, police, transportation, fire, schools, storm water management, and parks as necessary facilities and services. Ensure that facilities are sufficient to support planned development.

Response: The proposed conversion of this site from Low Density Residential to Community Commercial will allow for a more intense use of the existing urban services already installed to serve the site. The redevelopment of the site will utilize the water, sewer and transportation infrastructure that exists on the site. The commercial uses will not impact schools directly, but if residential mixed use is proposed in future redevelopment, that could impact the local school districts and parks. Police and fire services already exist to this area for urban densities. The 2-acre site conversion will not likely have any significant impact on Police and Fire Fighting services. There are no identified deficiencies in urban services in this area.

PFS-16 Economic development in order to support the continued economic vitality of Vancouver, major transportation system investments should facilitate freight mobility, job creation, regional competitive position, and revenue growth.

Response: the conversion of this site to a CC zone will allow for the expansion of an existing home-based business on the site to a full commercial based business. This supports job growth and revenue growth through an increased assessment value for the land, and potential sales tax revenues in the future with redevelopment.

PFS-17 Vehicle miles traveled Use transportation and land use measures to maintain or reduce single occupant motor vehicle miles traveled per capita to increase system efficiency and lower overall environmental impacts

Response: Allowing commercial use of this property will provide employment and commercial services in proximity to a single-family residential neighborhood. By providing services and employment in closer proximity to residential uses, there is a potential reduction in some of the vehicle miles traveled with the redevelopment of this site.

PFS-22 Sewer service Provide sewers and sewer service to every Vancouver home, business, and industry at an affordable and equitable cost. Discourage development and use of on-site sewage treatment systems. Encourage existing development using septic systems to connect to public sewer as soon as available. Ensure that the infrastructure to support sewer service is in place prior to or at the time of development

Response: the site is currently served by public sewer and has an existing sanitary sewer across the property with potential to service future

PFS-23 Water service Provide safe, clean, quality drinking water to every Vancouver home, business, and industry. Discourage development and use of private drinking water wells. Provide water pressures and volumes necessary to support fire suppression hydrants and sprinkler systems. Ensure that the infrastructure to support water service is in place prior to or at the time of development

Response: The site is currently served by public water. This service is in place and has services stubbed out at several locations on the property for future connection.

2. How the proposal is more consistent than the existing designation with each of the following objectives as applicable:

- a. Encourage more intensive development to locate in major urban centers and corridors, particularly downtown Vancouver. Encourage development of distinct neighborhoods served by commercial nodes, and discourage urban sprawl and strip commercial development;*

Response: Although not in a designated or mapped corridor in the Vancouver Comprehensive Plan, approval of this proposal would encourage more intensive use and future development along the SE 1st St. corridor, which is a major arterial transportation corridor (which is not suitable for single family detached residential use). This proposal would also support the growth of distinct neighborhoods by providing a commercial node within an existing residential community. Re-use of this previously developed site also reduces urban sprawl by providing for a more intense use of already developed property.

- b. Provide development of uses which are functionally integrated with surrounding areas and neighborhoods in terms of local shopping, employment, recreational or other opportunities;*

Response: This proposed change would provide a commercial site adjacent to an existing residential area and public facility across the street. The 4-way signalized intersection with sidewalks, crosswalks, and vehicle circulation already integrates the site into the transportation system and allows for connectivity with neighboring properties and uses. This functional integration of the site promotes expanded commercial use, which could in the future provide shopping or commercial uses and would immediately support the expansion of a locally based, woman owned, small business providing additional employment.

- c. Provide development which is compatible and integrated with surrounding uses in terms of scale, orientation, pedestrian enhancements, and landscaping;*

Response: This 2-acre site would support small to medium scale commercial uses in the long term. It is oriented along a major transportation corridor connecting Vancouver and Camas. Commercial use of this property is more compatible with the existing transportation corridor than is residential use, especially with the benefit of a signalized 4-way intersection at the site driveway. Existing sidewalks along SE 1st. St provide for pedestrian connectivity as does the signalized intersection with crosswalks. Future commercial use of the property would be developed under Vancouver Codes which require appropriate landscaping, screening, and buffering from neighboring uses.

d. Conserve or enhance significant natural or historical features;

Response: By allowing the redevelopment of this previously developed site, development is contained in an area without any designated critical areas or significant natural or historic features.

e. Provide adequate provision of transportation, water, sewer, and other public services;

Response: The proposed rezone is for a property along SE 1st St. an improved major arterial roadway. There are water and sewer mains through the site, with water taps already installed for future commercial use. There are adequate water, sewer and transportation services already existing to this site.

f. Provide significant family wage employment opportunities and broadening of the Vancouver economy;

Response: In the immediate term, the rezoning of this property will allow the growth of a small home-based business into a commercial business. This will increase the employment opportunities on this site by allowing the conversion of the existing residence to office space. This will broaden the Vancouver economy and support locally based, woman owned, small business growth. In the long term, the rezone would promote commercial development opportunities on the site which would also support employment growth and opportunities.

g. Provide for the formation and enhancement of neighborhoods and communities; and

Response: Providing a commercial node along a major transportation corridor already connected to neighboring residences and school with sidewalks, signalized crosswalks, and bike lanes enhances the opportunities for this neighborhood and surrounding community by providing opportunities for employment, and eventually commercial services.

h. Provide affordable or below-market-rate housing opportunities.

Response: The proposal has no impact on affordable housing.

3. Scope of review. Review and evaluation of proposed comprehensive plan or zoning map changes shall consider both the likely and possible future use of the site and associated impacts.

Response: The immediate use of the property would be the conversion of the residential home-based business to a commercial based business in the existing residence. Because of the limited size of this property, the uses allowed in the CC zoning would be limited as not all those building programs would fit in the 2 acres proposed for rezone. There is no plan for future development, although with the zone change it is likely that this parcel would redevelop sometime in the future.

Additional discussion on how this should be presented in the formal would be appreciated in the pre-application conference.

4. *Cumulative Impacts. The review of individual comprehensive plan map or policy amendments, other than exceptions noted in VMC 20.285.040, shall also consider the cumulative transportation, land supply, and environmental impacts of other plan amendments proposed within the same annual cycle.*

Response: This request is submitted through the annual review process. This request will be reviewed concurrently and collectively with other requests so that the cumulative impacts can be considered.

Describe a) the type and intensity of future development that is planned or might occur on the proposal site, b) when such development might occur, c) whether development it is likely to be proposed by the current rezone proponent, or another party

Parcel #177485000 (Southern parcel) currently has a separate single-family residence and a shop building which would remain in the short term but may be converted or demolished for a future commercial use.

Describe how the proposed amendment furthers the overall public interest

June 3, 2022

Project #: 27347

Eric Hahn, PE
City of Vancouver Public Works
4500 SE Columbia Way
Vancouver, WA 97668-1995

RE: Schwartz First LLC Residential to Commercial Rezone Transportation Impacts

Dear Eric,

Schwartz First, LLC is proposing Comprehensive Plan Map and Zoning Map Amendments to rezone two Parcels (177468000 and 177485000), located on the southwest corner of SE 1st Street/NW Lake Road/NW Friberg-Strunk Street intersection. This letter provides a comparison of the site trip generation potential under the existing residential and proposed commercial zoning. As documented herein, the rezoning would result in greater trip-making potential. However, no further traffic impact analysis should be needed to support the proposed zone change at this time given that a traffic impact study will likely be required to address the City's transportation concurrency review criteria at the time of a future site development application.

REZONE PROPOSAL

The proposal would change the current Comprehensive Plan designation from Residential to Commercial, and the current zoning designation from Lower-Density Residential District (R-2) to Community Commercial (CC). The total acreage of the parcels is approximately 2 acres.

TRIP GENERATION COMPARISON

Trip estimates assuming site development under the existing and proposed zoning were calculated using average trip rates obtained from the *Trip Generation Manual, 11th Edition* (Reference 1). Per City practice, average trip rates were used for all daily trip estimates. Site trip generation under respective reasonable "worst-case" development scenarios was compared to determine the net difference in daily and peak hour trips as described below.

Existing Zoning Trip Generation

A reasonable "worst-case" development scenario under the existing residential zoning was identified based on a review of the City of Vancouver land use criteria and development standards. From this criteria, it was determined that the site could theoretically accommodate up to four single-family residential homes. Table 1 summarizes the trip generation profile for four single-family homes. All trip

estimates were prepared using average rates recognizing the fitted equations do not return to zero and thus are not appropriate for the small number of homes (four).

Proposed Zoning Trip Generation

A reasonable “worst-case” development scenario under the proposed zoning was identified based on a review of the City of Vancouver land use criteria for Community Commercial (CC) zoning. Three types of permitted land uses were determined to generate the highest levels of trip making including a High Turn Over Sit-Down Restaurant at a size of approximately 7,000 square feet, a General Office Building covering approximately 40% of the total site area (34,800 square feet), and a similarly sized 34,800 square feet Medical-Dental Office Building. A comparison of these three land uses is shown in Table 1. Of these three permitted uses, a 34,800 square feet Medical-Dental Office Building was found to generate the highest number of daily and peak hour trips, and therefore represents a reasonable “worst-case” land-use scenario under the proposed CC zoning.

Table 1. Trip Generation Comparison

Land Use	ITE Code	Size	Weekday Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
				Entry	Exit	Total	Entry	Exit	Total
Existing Zoning Site Development Potential									
Single Family Detached Housing	210	4 Units	38	1	2	3	2	2	4
Proposed Zoning Site Development Potential									
High Turn Over Sit-Down Restaurant ¹	932	7,000 sq. ft.	750	37	30	67	38	25	63
General Office Building ²	710	34,800 sq. ft.	377	47	6	53	8	42	50
Medical-Dental Office Building ²	720	34,800 sq. ft.	1,253	73	20	93	41	97	138
Difference = Proposed - Existing			+1,215	+72	+18	+90	+39	+95	+134

¹ Average peak hour trip rates assumed; no fitted equations provided. Note, no pass-by trips applied.

² Fitted equation peak hour trip rates assumed per *Trip Generation Manual*, 11th Edition guidance

Comparing the two reasonable maximum development scenarios, development under the proposed Community Commercial zoning is estimated to generate 90 more trips occurring during the AM peak hour and 134 more trips occurring during the PM peak hour.

NEXT STEPS

Based on the analysis presented herein, an increase in commuter peak hour vehicle trips associated with the proposed rezoning can be expected if the property is redeveloped to its reasonable worst-case potential and compared to the current zoning trip potential. However, given that a formal traffic impact study will likely be required to address the City’s transportation concurrency review criteria at the time of a future site development application, no further traffic impact analysis should be needed to support the proposed zone change at this time.

Please contact us if you have questions or need additional information.

Sincerely,
KITTELSON & ASSOCIATES, INC.



Matt Hugart, AICP
Principal Planner



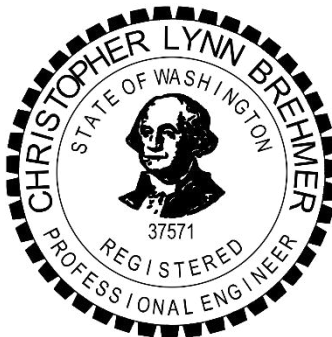
Sreelekha Gudimella
Technician I



Chris Brehmer, PE
Senior Principal Engineer

REFERENCES

1. Institute of Transportation Engineers. *Trip Generation Manual*, 11th Edition. 2021.

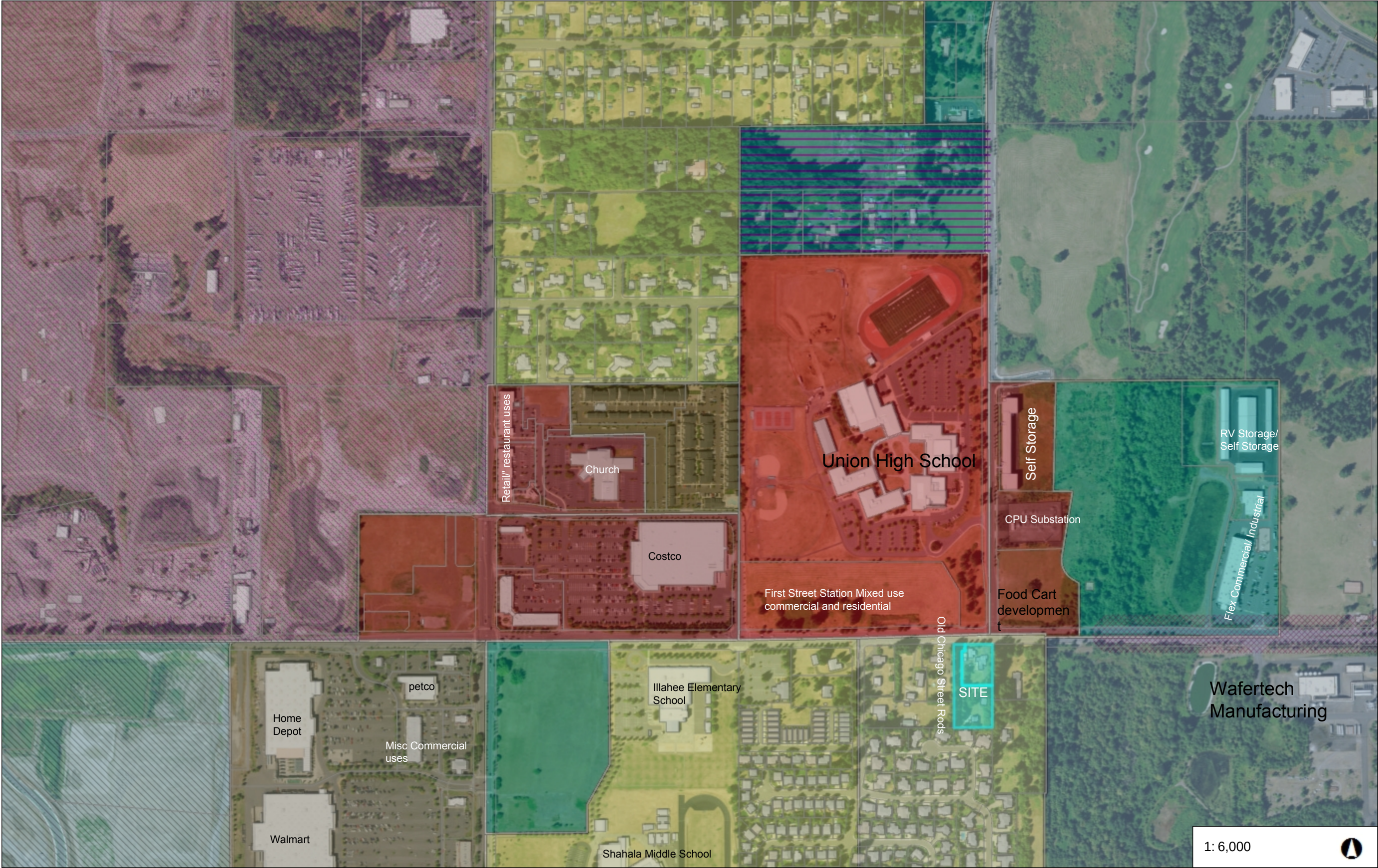


Chris Brehmer

Digitally signed by Chris Brehmer
DN: CN=Chris Brehmer,
O=Kittelson and Associates, C=US
Date: 2022.06.03 10:18:12-0700



Schwartz Rezone



Legend

Building Footprints
Taxlots

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Urban Reserve - 20 (UR-20)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Railroad Industrial Urban Reserve
- Freight Rail Dependent Use
- Railroad Industrial Overlay District
- Airport Environs Overlay
- Surface Mining Overlay District
- Rural Center Mixed Use
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area Over
- Mixed Residential Area Overlay
- Multifamily Residential Area Overla
- 78th Street Property
- Columbia River Gorge Scenic Area
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay
- Infill Residential Development Area
- Woodburn Hills Subarea
- Downtown Overlay District
- Cardroom Overlay District
- Sensitive Utility Corridor Overlay Di
- Employment Mixed Use Overlay
- Airport Overlay
- Gateway Corridor
- Ridgefield Mixed Use Overlay (RMI

Zoning - Outline

Zoning

- Single-Family residential (R1-20, R
- Single-Family residential (R1-15, R
- Single-Family residential (R1-10, R

Notes:

Surrounding uses



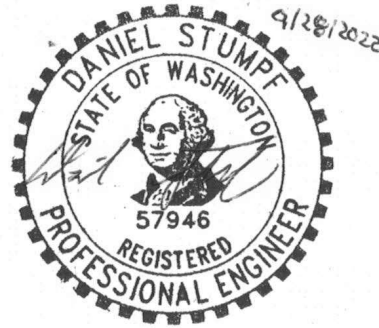
My name is Ron Stutesman, owner of Property ID #'s 159801000, 604757000 & 159762000, all on NE 52nd street, corner of 94th Ave. I am requesting my properties be re-zoned to R-22, back to the zoning it was when I purchased the property nearly 25 years ago. Adjoining property owners Jan and Jill Leckron's request to be joined in this application for re-zoning of their property on NE 94th Ave (ID # 15980000) to R-22 as well. I have included their declaration. I have personally spoken with all neighbors on NE 52nd Street, cross street 94th Avenue and shared my desire to be re-zoned to R-22 as their properties are now zoned. They are also aware of my plans to develop 8 townhouses facing their properties as well as 3 additional townhouses built on the remaining parcel of Leckron's current property. Not only are they 100% in favor, but all are also 100% against any type of commercial activities on the peaceful dead-end street of NE 52nd street that they live on. Our conceptual plan would replace 3 older mobile homes (1968, 1978 and 1982) and one small home built in 1960 with 11 new beautiful townhouses. All neighbors are in favor. For the following reasons I believe my (20.285.070) proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation and a change in circumstances has occurred since the existing designation was established. The proposal is necessary to further the public interest based on present needs and conditions. (Ord. M-3959 § 19, 07/19/2010; Ord. M-3643, 01/26/2004) After listening to the City of Vancouver council and that of Clark County as well as reading numerous "Columbian" articles, my conclusion is that there is much more of a need for housing then there is a need to provide jobs. Businesses are finding it hard to fill job positions now, but there remains a housing shortage. We may have once believed the East side of the Vancouver Mall would develop like the West side; however, such development did not occur. Recent development of 360 storage units directly across from NE 52nd Street, facing 94th Ave all but insured less traffic in the neighborhood. The East side of the mall was a quiet neighborhood before the storage units were built. Our proposal would offer much needed housing but would also offer many job opportunities developing and maintaining the HOA townhouses in the future. Positives for rezoning and developing as proposed. 1. Would offer new housing in a price range below current median home prices in the category with the largest shortage (\$350K- \$400K). 2. Would provide numerous jobs developing and maintaining the HOA townhouses in the future. 3. The City of Vancouver would be net gain over \$42,000.00 annually above current tax revenues generated from current properties. 4. Would greatly enhance the neighborhood. Thank you Ron Stutesman

Hi Bryan, here is an update with some new information. All the remaining commercial property to the north of Storage Works on NE 94th Ave recently was purchased by Kingdom Movement, a church / ministry organization. Kingdom Movement is shown on GIS as new property owners of property ID #'s 1598170002 and ID # 159771000 which was Naydenov Gymnastics. I was told they also purchased the property between those two, ID # 159794000 but GIS has BOLOKHOVSKIY ANDREY P as new owner. My understanding is that all the acquired property listed above will be used for nothing other than usage for Kingdom Movement Church/ministry. A major concern and a main reason I wanted to be re-zoned was because of the new development of some 360 storage units (Storage Works) directly across from our properties on NE 94th Ave. This ensured minimal traffic from this location and affects surrounding properties. This alone was a major factor why we wanted to be re-zoned R-22. The large properties listed above were the backbone of any future commercial plans remaining in the area. Mine and Leckron's properties are now the only commercially zoned property remaining on the West side of the

Vancouver Mall. We now sit directly across from Storage Works on 94th Ave, while my properties also share a dead-end road with other residents zoned R-22. Especially now, any thought of developing anything commercially viable on our properties has vastly diminished. I believe the benefits of developing new housing far outweighs the loss of any potential jobs on our properties.

Memorandum

To: Ron Stutesman
From: Myla Cross
Date: September 28, 2022
Subject: Van Mall Zone Change
Trip Generation Analysis



Introduction

This memorandum reports and evaluates the potential transportation impacts related to the proposed Van Mall Zone Change project, located in the Van Mall neighborhood of Vancouver, Washington. The proposal will rezone three properties (assessor parcels 159762000, 159801000, and 159800000). The current zoning of the properties is General Commercial (GC). The proposed zoning for parcels will be Higher Density Residential (R-22).

The purpose of this memorandum is to examine and address potential transportation-related impacts from the proposed zone change. This study reviews the site's trip generation potential under both the existing and proposed zoning designations.

Location Description

Project Site Description

The project site is located south of NE 52nd Street, and west of NE 94th Avenue in the Van Mall neighborhood in Vancouver, Washington. The subject site is surrounded by commercial properties to the east, west, and south and residential properties to the north. The site includes three properties (assessor parcels 159762000, 159801000, and 159800000) which encompass an approximate total of 0.77 acres. Currently zoned GC, each parcel is developed with the following:

- Assessor Parcel 159762000: Mobile Home (0.18 acres)
- Assessor Parcel 159801000: 2 Mobile Homes (0.30 acres)
- Assessor Parcel 159800000: Single Family Home (0.29 acres)

Figure 1 presents an aerial image of the nearby vicinity with the project site outlined in yellow.



Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

Trip Generation

The subject site is currently zoned as GC and is proposed for a change in zoning to R-22. To determine the potential impacts of the proposed zone change, reasonable “worst-case” development scenarios for the existing and proposed zones were determined utilizing data for the most traffic-intensive uses permitted within each zone.

Existing GC Zoning

To determine a reasonable “worst-case” development scenario under the existing GC zone, Vancouver Municipal Code (VMC) section 40.430 *Commercial and Mixed-Use Districts* was referenced and compared to a variety of land uses provided within the *Trip Generation Manual*¹. Based on an assessment of permitted uses that could reasonably be developed within the 0.77-acre site, data from the land use code 822, *Strip Plaza Retail* (<40K), was referenced to estimate the trip generation potential of the site based on gross floor area.

There are no specific design criteria regarding the minimum or maximum floor area ratio (FAR) or building lot coverages for uses within a GC zone in the VMC. Therefore, it is assumed that a reasonable maximum total building footprint for a *Strip Retail Plaza* would cover approximately 30 percent of the developable area. The remaining developable area is considered as space necessary to accommodate parking, street right-of-way improvements, public space, landscaping, etc. Based on this assumption, a reasonable “worst-case” development scenario under the existing zoning may include the construction of an approximate 10,060 square foot *Strip Retail Plaza*.

¹ Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, 2021.

Retail land uses typically attract pass-by and diverted trips. Pass-by trips are trips that leave the adjacent roadway to patronize a land use and then continue in their original direction of travel. Similar to pass-by trips, diverted trips are trips that divert from nearby roadways not adjacent to the site to patronize a land use before continuing to their original destination. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections. Diverted trips may add turning movements at both site access and other nearby intersections.

Pass-by and diverted trips rates were determined using data provided in the *Trip Generation Manual, 11th Edition*. Data from land use code 821, *Shopping Plaza (40- 150k)*, was used to determine an evening peak hour pass-by rate since no specific data for code 822 is available. It is assumed that the morning peak hour and weekday rates would approximately match the evening peak hour rate. For the purposes of this analysis, diverted trips were treated as primary trips.

Proposed R-22 Zoning

To determine a reasonable “worst-case” development scenario under the proposed R-22 zone, VMC section 40.420 *Higher Density Residential Districts* was referenced. Based on an assessment of permitted uses under the R-22 zone, data from land use code 220, *Multifamily Housing (Low-Rise)*, was used to estimate the trip generation potential of the site based on number of dwelling units.

To determine a dwelling unit count within the site, the maximum unit per net acre density rate from City code was referenced from BMC 20.420.040, where an R-22 zone has a maximum 22 units per net acre of developable space. For the purposes of this analysis, it is assumed that a reasonable, if not conservative, 20 percent reduction in site buildable area will be necessary to accommodate streets/right-of-way improvements, public space, etc. Therefore, 0.62 net developable acres of the total 0.77 acres are used for analysis, resulting in a reasonable worst-case development scenario of approximately 13 multifamily dwellings.

Analysis Results

The trip generation calculations show that under the existing GC zone, the subject site could reasonably generate up to 14 net new morning peak hour trips, 40 net new evening peak hour trips, and 328 net new average weekday trips. Under the proposed R-22 zone, the site could reasonably generate up to 5 morning peak hour trips, 7 evening peak hour trips, and 88 average weekday trips. Accordingly, the net change in the trip generation potential of the site after the proposed rezone is projected to decrease by 9 morning peak hour trips, 33 evening peak hour trips, and 240 average weekday trips.

The trip generation estimates are summarized in Table 1 and detailed trip generation calculations are included as an attachment to this memorandum.



Table 1: Trip Generation Summary

ITE Code		Size	Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
Existing GC Zone									
Retail Strip Plaza	822	10,060 SF	14	10	24	33	33	66	548
Pass-by Reduction (40%):			-6	-4	-10	-13	-13	-26	-220
Total:			8	6	14	20	20	40	328
Proposed R-22 Zones									
Multifamily Housing (Low-Rise)	220	13 units	1	4	5	4	3	7	88
Net Change In Site Trip Generation Potential									
Net Increase			-7	-2	-9	-16	-17	-33	-240

If you have any questions or concerns regarding this analysis or need further assistance, please don't hesitate to contact us.





TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Proposed R-18/R-30 Zones

Land Use: Multifamily Housing (Low-Rise)

Land Use Code: 220

Land Use Subcategory: Not Close to Rail Transit

Setting/Location: General Urban/Suburban

Variable: Dwelling Units

Trip Type: Vehicle

Variable Quantity: **13**

WARNING: Variable Quantity is less than Minimum Survey Size for Peak Hours

AM PEAK HOUR

Trip Rate: 0.4

	Enter	Exit	Total
Directional Split	24%	76%	
Trip Ends	1	4	5

PM PEAK HOUR

Trip Rate: 0.51

	Enter	Exit	Total
Directional Split	63%	37%	
Trip Ends	4	3	7

WEEKDAY

Trip Rate: 6.74

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	44	44	88

SATURDAY

Trip Rate: 4.55

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	30	30	60

Caution: Small Sample Size



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition

Land Use: Strip Retail Plaza (<40k)

Land Use Code: 822

Land Use Subcategory: All Sites

Setting/Location: General Urban/Suburban

Variable: 1000 SF GFA

Trip Type: Vehicle

Variable Quantity: **10.06**

AM PEAK HOUR

Trip Rate: 2.36

	Enter	Exit	Total
Directional Split	60%	40%	
Trip Ends	14	10	24

PM PEAK HOUR

Trip Rate: 6.59

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	33	33	66

WEEKDAY

Trip Rate: 54.45

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	274	274	548

SATURDAY

Trip Rate: 0

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	NA	NA	NA

20.100 ADMINISTRATION

Chapter 20.130 ZONING MAP ADMINISTRATION

20.130.030 Maintenance of the Map.

Maintenance of map. The original signed copy of the Zoning Map containing the zoning districts designated at the time of adoption of this title shall be filed in the office of the city clerk pursuant to RCW [35.63.100](#) and a duplicate shall be filed in the office of the planning official to keep the maps up to date at all times. Copies of all zoning maps and amendments shall be dated with the effective date of the document adopting the map and amendments and shall be maintained without change, together with the adopting documents, on file in the ~~Community and Economic Development Department~~ Community Development Department. (Ord. M-3643, 01/26/2004)

Chapter 20.140 ENFORCEMENT

20.140.020 Certificates of Occupancy.

A. *Purpose.* The purpose of this section is to ensure that each new or expanded use of a structure or of a site without a structure, and each new structure or alteration of an existing structure complies with all applicable provisions of this title. Certificates of Occupancy also provide the city with a record of each new or expanded use of a structure or site.

B. *Application of Certificates of Occupancy.*

1. *For use of new or expanded buildings.* No buildings hereafter erected or enlarged shall be occupied, used or changed in use until a Certificate of Occupancy shall have been issued. Such certificates shall be applied for concurrently with the application for a building permit. A Certificate of Occupancy shall be issued only after such building or enlargement has been completed in conformity with the provisions of this title, with an approved site plan, if required, and when the proposed use conforms to this title and to any and all other required conditions. Any use legally occupying an existing building at the time this title becomes effective may be continued but shall not be changed, unless a Certificate of

Occupancy for the new use shall have been issued by the city, if required by Subsection (B)(2), after finding that such use conforms to this title and required conditions.

2. *For use of existing buildings.* In the event a change shall be made in the classification of occupancies or use of any existing building which would place the building in a different division of the same group of occupancy or in a different group of occupancies, such building shall be made to comply with the requirements of the City Adopted Building Code, and such change in occupancy classification shall require a Certificate of Occupancy. A Certificate of Occupancy shall not be required solely for changes in use within the same division of the same group of occupancy defined by the Uniform Building Code, as adopted by the city.

3. *Record.* A record of all Certificates of Occupancy shall be kept on file with the ~~Community and Economic Development Department~~ Community Development Department. (Ord. M-3643, 01/26/2004)

Chapter 20.150

DEFINITIONS

20.150.030 Common Acronyms.

ADA The Americans with Disability Act

ADA Also, Average Daily Attendance

ADT Average Daily Traffic

ADU Accessory Dwelling Unit

BAS Best Available Science

BFE Base Flood Elevation

BMPs Best Management Practices

CAP Critical Areas Permit

CAR Critical Areas Report

~~**CED** Community and Economic Development~~ **CDD** Community Development Department

CFR Code of Federal Regulations

CMZ Channel Migration Zone

CUP Conditional use permit

DBH Diameter at Breast Height

DFIRM Digital Flood Insurance Rate Map

DNS Determination of Non-Significance

DNR Washington State Department of Natural Resources

DOE or Ecology Washington State Department of Ecology

DS Determination of Significance

EIS Environmental Impact Statement

ESA The Federal Endangered Species Act

FAA Federal Aviation Administration

FAR Floor Area Ratio

FBFM Flood Boundary-Floodway Maps

FCC Federal Communications Commission

FEMA Federal Emergency Management Agency

FIRM Flood Insurance Rate Map

FIS Flood Insurance Study

FTE Full-time Equivalent

GLA Gross Leaseable Area

GMA The Washington State Growth Management Act of 1990

gsf Gross Square Feet

HGM Hydrogeomorphic

LOS Level of service

MDNS Mitigated Determination of Non-Significance

NAICS The North American Industrial Classification System

NFIP National Flood Insurance Program

OAHP The State Office of Archaeology and Historic Preservation

OHWM Ordinary High Water Mark

PUD Planned Unit Development

RCW Revised Code of Washington

SEPA State Environmental Policy Act

SF Square Feet. Also s.f. and sq.ft.

SRO Single-Room Occupancy

SWCCA Southwest Washington Clean Air Agency (formerly SWAPCA)

TDL Total Developable Land

USC United States Code

VMC Vancouver Municipal Code

WAC Washington Administrative Code

WDFW Washington Department of Fish and Wildlife (Ord. M-4017 § 10, 07/16/2012; Ord. M-3692 § 8, 02/28/2005; Ord. M-3643, 01/26/2004)

20.150.040A Meanings of Specific Words and Terms A through D.

Abutting. Contiguous or adjoining with a common boundary line, except that where two or more lots adjoin only at a corner or corners, they shall not be considered as "abutting" unless

the common property line between the two parcels measures 8 feet or more in a single direction. It shall include the terms adjacent, adjoining and contiguous.

Accept. To receive as complete and in compliance with all submittal requirements.

Access or Access Way. The place, means or the way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this title.

Accessory Dwelling Unit (ADU). One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit within or attached to a single-family dwelling or in a detached building on the same lot as the primary dwelling unit. An ADU is distinguishable from a duplex in that, unlike a duplex, it is clearly subordinate to the primary dwelling unit, both in use and appearance.

Accessory Equipment Structure. An unstaffed structure that is subordinate and clearly incidental to the principal use or structure on the lot and may be used to house and protect the equipment necessary for processing wireless communications signals. Associated equipment may include air conditioning and emergency generators.

Accessory Structure. A building or structure which is clearly incidental to the primary structure on the same lot.

Accessory Use. A use of land or portion thereof which is clearly incidental and subordinate to the principle use of the land located on the same lot or premises.

Acre. A measure of land area containing 43,560 square feet.

Actual Construction. The actual placing of building materials in their permanent position, fastened in a permanent manner, including any excavation.

Addition. Means the same as enlargement.

Adjacent. Abutting or located directly across a street right-of-way.

Adjoin. Means the same as abutting.

Adult Bookstore. Any premises from which minors are excluded and in which the retail sale of books, magazines, newspapers, movie films, devices, slides or other photographic or written reproductions distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas is conducted as a principal

use of the premise; or as an adjunct to some other business activity, but which constitutes the primary or a major attraction to the premises.

Adult Entertainment Shows. Any premises from which minors are excluded and in which live entertainment is provided, or any device is provided in which the subject matter is distinguished or characterized by the emphasis on matter depicting, describing or relating to specified sexual activities or displaying specified anatomical areas as the principal use of the premises or is shown as an adjunct to some other business activity which is conducted on the premises and constitutes a major attraction; and wherein fees of any kind are charged.

Adult Motion Picture Theater. Any establishment from which minors are excluded in which motion pictures, slides or similar photographic reproductions are shown depicting adult entertainment as the principal use of the premises, or are shown as an adjunct to some other business activity which is conducted on the premises and constitutes a major attraction; and wherein fees of any kind are charged; and wherein such movies are shown on a regular basis, and not to include a theater showing adult movies less than 5% of the total showing time of the theater.

Agent. Any person authorized in writing to act on behalf of the legal owner.

Agriculture, Existing and Ongoing. Those activities conducted on lands defined in RCW [84.34.020\(2\)](#), and those activities involved in the production of crops or livestock, for example, the operation and maintenance of farm and stock ponds or drainage ditches; the operation and maintenance of ditches, irrigation systems (including irrigation laterals, canals, or irrigation drainage ditches); changes between agricultural activities; and normal maintenance, repair, or operation of existing serviceable structures, facilities, or improved areas. Activities that bring an area into agricultural use are not part of an ongoing operation. An operation ceases to be ongoing when the area on which it is conducted is converted to a nonagricultural use or has lain idle for more than five years, unless the idle land is registered in a federal or state soils conservation program, or unless the activity is maintenance of irrigation ditches, laterals, canals, or drainage ditches related to an existing and ongoing agricultural activity. Forest practices are not included in this definition.

Airport Approach Surface. The surface which is longitudinally centered on an airport's extended runway centerline, extending outward and upward from the end of the primary surface. An approach surface is applied to each end of the runway based upon the type of approach procedure permitted. Because landings under instrument flight rules, using the

Portland International Airport Localizer Directional Aid, are an approved procedure at Pearson Field, the following approach surface dimensions have been applied:

Width of approach surface: 500' at inner end, 4,000' at outer end (inner end begins at end of primary surface)

Length of approach surface: 10,000 feet

Slope of approach surface: 34:1 (one foot vertically for every 34 feet horizontally)

Airport Conical Surface. The conical surface is an inclined plane beginning at the edge of the horizontal surface and extending outward at a 20:1 slope for a distance of 4,000 feet.

Airport Horizontal Surface. The horizontal plane 150 feet above the established airport elevation. The shape of the plane is determined by striking arcs from the end of each primary surface. The radius of each arch is connected by lines tangent to the arcs. For Pearson Field, the radius of these arcs is 5,000 feet for runways 08 and 26.

Airport Transitional Surface. The transitional surface is an inclined plane extending outward from the primary and approach surfaces at a 7:1 slope. From the primary surface and approach surface, the transitional surface slopes upward to the horizontal surface. The transitional surface extends outward from the approach surface a distance of 5,000 feet.

Aisle. The corridor by which vehicles enter into and depart from parking spaces.

Alley. A public right-of-way or private easement not over 30 feet wide which provides a secondary means of access to abutting lots, not intended by the city for general traffic circulation.

Alteration of Watercourse. Any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

Alteration, Structural. Any change in a supporting member of a building, such as a bearing wall, column, beam or girder, floor or ceiling joist, roof rafters, roof diaphragms, foundations, piles, or retaining wall or similar components.

Altered. Structurally changed.

Alternative Mode. Refers to any means of commute transportation other than that in which the single-occupant vehicle is the dominant mode.

Alternative Work Schedules. Programs such as compressed work weeks that eliminate commuting trips for affected employees. For the purposes of this chapter, changing the time of when an affected employee begins his work shift shall not be considered an alternative work schedule if it only moves trips out of the peak period and does not eliminate trips.

Amateur or Ham Radio. Radio facilities operated for noncommercial purposes by individuals licensed by the FCC with an interest in construction and operation of radio equipment, usually as a hobby or avocation.

Amendment. A change in the wording, context or substance of this title or the comprehensive plan, or a change in the boundaries of a district upon the zoning district map or the boundaries of a designation on the comprehensive plan map.

Amenity. A natural or created feature that enhances the aesthetic and functional quality or makes more attractive or satisfying a particular property, place or area.

Americans with Disabilities Act (ADA). A 1990 federal law designed to bring disabled americans into the economic mainstream by providing them equal access to jobs, transportation, public facilities and services. The ADA contains requirements for most developments including accessible parking stalls, entrances and exits, pathways, and public facilities such as restrooms.

Anadromous. Fish that migrate up rivers and streams from the ocean to breed in fresh water.

Annexation. The incorporation of a land area into the City of Vancouver with a resulting change in the boundaries of the city.

Annual Average Day/Night Sound Level (Ldn). Calculated in decibels, the Ldn is the 24-hour logarithmic average sound level from midnight to midnight, obtained after adding 10 decibels to sound levels in the night from midnight to 7 a.m., and from 10 p.m. to midnight (0000 to 0700, and 2200 to 2400 hours), and then logarithmically average day-to-day over a 12-month period.

Antenna. A device used to transmit and/or receive radio or electromagnetic waves between land- and/or satellite-based structures; any device commonly consisting of poles, panels, rods, reflecting discs or similar device use for the transmission or reception of radio frequency signals, typically mounted on a supporting tower, pole, mast or building.

Apartment. A dwelling unit in a multiple-family building.

Apartment House. Means the same as Dwelling, Multiple-Family.

Appeal. A request for an impartial review of a land use decision or interpretation of land use-related codes rendered by ~~Community and Economic Development~~ Community Development Department, its employees or any review body of the City of Vancouver.

Applicable Pretreatment Standards. For any specified pollutant, city prohibitive standards, city specific pretreatment standards (local limits), State of Washington pretreatment standards, or EPA's Categorical Pretreatment Standards, whichever standard is most appropriate or most stringent.

Applicant. A person submitting an application for development.

Approach Surface. The surface which is longitudinally centered on an airport's extended runway centerline, extending outward and upward from the end of the primary surface at a slope of 20 feet horizontally for each foot vertically. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.

Approach Zone. An area at the end of an airport's runway which is 250 feet wide and expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet. The centerline of the zone is a continuation of the centerline of the runway.

Approved Plan. A plan that has been granted final approval by the appropriate approval authority.

Archaeological Interest. Capable of providing scientific or humanistic understandings of past human behavior, cultural adaptation, and related topics through the application of scientific or scholarly techniques such as controlled observation, contextual measurement, controlled collection, analysis, interpretation, and explanation [WAC [25-48-020\(12\)](#)].

Archaeological Object. An object that comprises the physical evidence of an indigenous and subsequent culture including material remains of past human life including monuments, symbols, tools, facilities, and technological by-products [WAC [25-48-020\(8\)](#)].

Archaeological Resources. Any material remains of human life or activities that are of archaeological interest. This shall include all sites, objects, structures, artifacts, implements, and locations of prehistoric or archaeological interest, whether previously recorded or still unrecognized, including, but not limited to, those pertaining to prehistoric and historic American Indian or aboriginal burials, campsites, dwellings, and their habitation sites, including

rock shelters and caves, their artifacts and implements of culture such as projectile points, arrowheads, skeletal remains, grave goods, basketry, pestles, mauls, and grinding stones, knives, scrapers, rock carvings and paintings, and other implements and artifacts of any material [WAC [25-48-020\(10\)](#)]. This shall also include any material remains of human life or activities from historic periods which are located at least partially below the ground surface necessitating the use of archaeological methods for study or recovery.

Archaeological Resource Survey. A procedure by which an archaeologist makes a determination of the actual existence (presence or absence) of an archaeological site in a disturbance area, a preliminary assessment of the site's potential significance, and a recommendation for further evaluation, avoidance, mitigation, or recovery of resources in compliance with the provisions of this chapter.

Archaeological Site. Land or water areas that show evidence of artifacts of human, plant or animal activity, usually dating from periods of which only vestiges remain.

Archaeological Site, Known, Recorded. An archaeological site that has been recorded with the Washington State Department of Archaeology and Historic Preservation (DAHP) or its successor.

Archaeological Site, Potentially Significant. An archaeological site which:

1. contains archaeological objects at a density of at least 100 per cubic meter per stratigraphic or cultural unit; or
2. includes at least one feature; or
3. includes at least one relatively uncommon archaeological object; or
4. contains skeletal remains; or
5. is otherwise considered potentially significant by the archaeologist.

Archaeologist, Professional. "Professional archaeologist" means a person with qualifications meeting the federal secretary of the interior's standards for a professional archaeologist. Archaeologists not meeting this standard may be conditionally employed by working under the supervision of a professional archaeologist for a period of four years provided the employee is pursuing qualifications necessary to meet the federal secretary of the interior's standards for a

professional archaeologist. During this four-year period, the professional archaeologist is responsible for all findings. The four-year period is not subject to renewal. RCW [27.53.030\(8\)](#).

Area of Shallow Flooding. A designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the "sheet flow area."

Areas of Special Flood Hazards. Lands in the flood plain subject to a one percent or greater chance of flooding in any given year. Designations on Flood Insurance Rate Maps always include the letter A. Also referred to as "frequently flooded areas." "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard."

Arterial. Any principal arterial, minor arterial, or collector arterial streets.

ASCE 24. The most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

Assessed Value. The value at which property is appraised for tax purposes.

Attached Antenna. An antenna is that affixed to an existing structure other than a wireless communication support structure.

Attached Sidewalks. Those sidewalks abutting the back of a curb.

Automobile Wrecking. The dismantling or disassembling of motor vehicles, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts. Three or more dismantled, obsolete or inoperable motor vehicles on one lot shall constitute a wrecking yard.

Average. The arithmetic mean.

Average Daily Attendance (ADA). Regarding School Impact Fees, the average number of students attending an elementary or secondary school and used for the design of the facility.

Awning. A hood or cover which projects from the wall of a building, of a type which may be retracted, folded or collapsed against the face of a supporting building.

Banner. An on-site sign such as those used to announce an open house or a grand opening, or to make a special announcement. Normally, it is constructed of fabric and is without a rigid frame.

Base Flood. The flood having a 1% chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood." Designated on Flood Insurance Rate Maps by the letter A.

Base Flood Elevation. The elevation that the base flood is expected to reach. Also referred to as the "100-year flood elevation."

Basement. A portion of a building included between a floor, with its level 2 feet or more below the level from which the height of the building is measured, and the ceiling next above said floor. For the purposes of VMC [20.740.120](#), Frequently Flooded Areas, basement means any area of a building having its floor subgrade (below ground level) on all sides.

Base zone. The zoning designation applicable to a parcel of property irrespective of an Overlay District as reflected on the Vancouver Zoning Map.

Beach Nourishment. With respect to bank erosion hazard areas, beach nourishment is the placement of sand or soil to fill an eroding bank.

Berm. A mound of earth, typically linear in form and generally used as a buffer between uses or properties.

Best Management Practices. Systems of practices and management measures that:

1. control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxics, and sediment; and
2. minimize adverse impacts to surface water and groundwater flow, circulation patterns, and to the chemical, physical, and biological characteristics of fish and wildlife habitat conservation areas, wetlands and buffers.

Bike Lane. Lanes on an improved street which are designated for use by cyclists and separated from vehicular traffic either by striping or small concrete barrier.

Bikeway. A pathway, paved and separated from streets and sidewalks, designed to be used by cyclists.

Binding Site Plan. A type of land division that segregates a portion of a legal lot created for the sale or lease of commercially- or industrially-zoned property; placement of manufactured homes or travel trailers on leased sites; and creation of condominiums pursuant to [58.17.040](#) RCW.

Bioengineering Techniques. Techniques that apply the principles of the biological, ecological, and soils sciences and structural engineering to build structures which, using live plant materials as a main structural component, stabilize the soil against erosion, sedimentation, and flooding. Also referred to as "soft armoring techniques."

Biomass Generation. A major utility facility that provides for the production or collection of organic materials such as wood and agricultural residues and municipal solid waste that are primarily organic materials and the conversion or use of that material for the production of heat, electricity, or substitute fuels through several processes including, but not limited to, burning, pyrolysis, or anaerobic digestion.

Block. A group of lots, tracts or parcels within well defined and fixed boundaries.

Bog. A type of wetland where (1) organic (peat or muck) soil layers comprise at least 16 of the first 32 inches of the soil profile; or (2) there is more than 70% cover of mosses at ground level and more than 30% of the total shrub and herbaceous cover consists of species listed in Table 3 – Characteristic Bog Species in Washington State found in Hruby, 2004, Washington State Wetlands Rating System for Western Washington, Ecology publication #04-06-025, or as revised by Ecology. Many bogs have soils classified as peat or muck, are nutrient poor, have a low pH (acidic), and are fed largely by rainfall rather than streams or groundwater.

Boundary Adjustment. The minor alteration of the boundary between two lots or tracts which does not result in the creation of any additional lot(s); also known as boundary line adjustment.

Breezeway. A structure for the principal purpose of connecting the main building or buildings on a property with other main buildings or accessory buildings.

Buffer. An area that is contiguous to and protects a critical area and which is required for the continued maintenance, functioning, and/or structural stability of a critical area.

Building. Any structure having a roof and walls, used or built for the shelter or enclosure of persons, animals or property of any kind.

Building Envelope. That portion of a legal lot exclusive of the areas required for front, side, and rear yards and other required open spaces and which is available for siting and constructing a building or buildings.

Building Height. The vertical distance from the average grade to the average height of the roof peak of the building, except in a shoreline jurisdictional area, in which case the height shall be measured from average existing grade (prior to development) to the highest point of a structure (see also WAC [173-27-030](#)). For exceptions subject to airport height limits located within the approach, transitional and horizontal surfaces refer to Airport definitions and Sections [20.570](#) and [20.630.050](#) VMC.

Building, Main. A building within which is conducted the principal use permitted on the lot, as provided in this title.

Building Permit. The permit required for new construction and additions pursuant to Title [17](#) of the Vancouver Municipal Code (VMC).

Bulk Crude Storage. Bulk crude storage and handling facility, means any structure, group of structures, equipment, or device that stores or transfers any naturally occurring liquid petroleum extracted from geological formations beneath the earth's surface which requires further refinement before consumer use, including but not limited to; conventional crude oil, extra heavy oil, and bitumen. The term does not include facilities that store and handle finished products derived from petroleum including but not limited to asphalt.

Business Complex. Any building containing more than one business, or any group of buildings in close proximity to one another sharing parking, ownership, and ingress or egress.

Caliper. The diameter of a tree trunk measured at 6 feet above the ground for up to and including 4 inches caliper size, and one foot above the ground for larger trees.

Canopy. A permanent roofed structure attached to and supported by the building.

Canopy, Auto Dealership Plan District. A structure, enclosure, or shelter constructed of fabric or pliable materials supported by any manner, except by air or the contents it protects, and open without sidewalls or drops on 75% or more of the perimeter, consistent with Vancouver Fire Code Title [16](#), Section [16.04.060](#) and the International Fire Code (IFC).

Capital Facilities Plan. The City of Vancouver Capital Facilities Plan element of the Comprehensive Plan adopted pursuant to Chapter [36.70A](#) RCW and RCW [82.02.050](#), and as such plan is amended.

Caretaker Residence. A single unit providing a complete independent living space for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation (same as Dwelling).

Central Business District. This area is the section of Vancouver defined as the commercial business district bounded by 4th Plain Boulevard to the north, Columbia River to the south, I-5 to the east, and Lincoln Avenue to the west. This can apply to other areas as developed in the city, with similar zoning.

Certificate of Concurrency. A document issued by the transportation manager pursuant to Section 20.980.120 VMC indicating: the location or other description of the property on which a development is proposed; the type of development application for which the certificate of concurrency is issued; an identification of any affected transportation corridor and TMZ; the specific uses, densities, intensities, and any transportation system improvements, strategies, or other mitigation measures that were considered in the determination to issue the certificate, and which are authorized or required for development of the property; the amount of capacity within the affected transportation corridor or TMZ that is reserved for the development described in the certificate, and a statement that the reservation of capacity is nontransferable to other development(s); any conditions required pursuant to Section 20.980.120 VMC; and an effective date.

Change of Use. Any use that differs from the previous use as defined in Chapter [20.160](#), Use Classifications.

Citizens Band Radio. Two-way radio facilities operated for a short-range personal and business communications, without necessity of a federal license, pursuant to [47](#) CFR Part [95](#).

City. The City of Vancouver, Washington.

City Council or Council. The City Council of the City of Vancouver, Washington.

City Standards. Shall mean standard specifications, technical drawings, detail drawings and other information the city has adopted as minimum standards.

Clark County Cultural Resources Inventory. The comprehensive inventory of historic resources within the boundaries of Clark County including resources identified in the Clark County cultural resources inventory and other inventories by local jurisdictions within Clark County.

Clearing. The destruction or removal of vegetation from a site by physical, mechanical, chemical or other means. This does not include landscape maintenance or pruning consistent with accepted horticultural practices, such as those recommended by the Washington State University Extension Service, which does not impair the health or survival of the trees or native vegetation.

Closed Record Approval Hearing. An administrative hearing to approve or deny a project permit that is on the record to the City Council following an open record predecision hearing as defined by WAC [197-11-775](#) before the planning commission or hearings examiner.

Co-location. The use of a single wireless communications support structure or the use of a site by more than one wireless communications provider.

Commercial Nursery, or Tree Farm. A licensed plant or tree nursery or farm in relation to those trees planted and growing on the premises of the licensee, which are planted and grown for sale through retail or wholesale channels in the ordinary course of the licensee's business.

Commission or Planning Commission. Means the Planning Commission of the City of Vancouver, Washington.

Compatible. The capability of being able to function in a consistent and harmonious manner with others and surroundings.

Compatible Design. A building and/or site design which blends with the surrounding area. This might include a pitched roof of a similar pitch to surrounding roofs, trim, shutters or other architectural window detail; horizontal siding and/or brick exterior; and similar unit size or scale.

Comprehensive Plan. A long-range plan intended to guide the growth and development of a community or region that typically includes inventory and analytic sections leading to recommendations for the community's future economic development, housing, recreation and open space, transportation, community facilities and land use, all related to the community's goals and objectives for these elements.

Concurrent. Means that the existing capacity of an affected transportation corridor or transportation management zone is sufficient to accommodate the projected transportation impacts of a proposed development; or that transportation system improvements, strategies, or other mitigation measures which will achieve or maintain an operating level at or above the applicable level of service for the affected transportation corridor or management zone; and are planned, reasonably funded, and scheduled for completion no later than six years after development approval as reflected in the most recent version of the Six-Year Street Plan; and will be available and complete no later than six years after development approval, as provided by a voluntary financial commitment (where appropriate) by the applicant that is in place at the time development is approved by the Development Review Authority.

Conditional Use. An activity specified by this title as a principal or an accessory use, permitted when authorized by the appropriate approval authority and subject to certain conditions.

Contiguous. Means the same as abutting.

Contributing. A property which dates to the historic period and retains sufficient physical integrity so as to convey its historic character.

Contributing Area. When referring to wetlands, the land and/or water area adjacent to a wetland that drains into that wetland.

Conversion Option Harvest. A timber harvest as established in Washington State Department of Natural Resources Forest Practices Regulations and Chapter [20.770](#) VMC, Tree Conservation, whereby a property owner is allowed to harvest a limited amount of timber from their property within the City of Vancouver, while still maintaining the rights to convert their property to a use inconsistent with growing timber.

Conveyance. A mechanism for transporting water or other liquids from one point to another, including pipes, ditches, and channels.

Co-tenant. A person who resides with the applicant for the deferral and who has an ownership interest in the residence.

Court. An open, uncovered, and unoccupied space within an allotted property line.

Court Height. A measurement from the floor level of the lowest story in the building in which there are windows from rooms served by the court, to the highest point of the enclosing walls of the court.

Critical Aquifer Recharge Areas. Areas with a critical recharging effect on aquifers used for potable water as defined by the Washington State Growth Management Act. Critical aquifer recharge areas are regulated under VMC [14.26](#).

Critical Areas. Critical areas include fish and wildlife habitat conservation areas, wetlands, frequently flooded areas, critical aquifer recharge areas, and geologic hazard areas as defined by the Washington State Growth Management Act. Critical aquifer recharge areas are regulated under VMC [14.26](#). The others are regulated under VMC [20.740](#).

Critical Facility. Facilities that serve vulnerable populations, house emergency services, meet the definition of a Class I or Class II Operation under VMC [14.26](#), or perform other functions that would pose significant safety issues in even a slight landslide, flooding, erosion, seismic, or other natural hazard event. Critical facilities include, but are not limited to: schools, nursing homes, hospitals, police, fire, and emergency response installations, installations which produce, use, or store hazardous materials.

Critical Root Zone. The area where the tree's roots are located. This root zone is generally the area surrounding a tree trunk at a distance equal to one foot for every inch of tree diameter at breast height (dbh). This area is described as the radius of a circle around the tree.

Crown. The area of a tree containing leaf- or needle-bearing branches.

Crown Cover. The area within the drip line or perimeter of the foliage of a tree.

Cul-de-Sac. The circular turnaround at the end of a dead-end street.

Cultural Resources. The historic or prehistoric or archeological sites and standing structures, cemeteries, burial grounds and funerary objects and distributions of cultural remains and artifacts.

Decibels (dB). The measure of noise loudness on a scale weighted to approximate human ability to perceive sound (A). Each decibel is a measure of the difference in energy of a sound compared to another sound which is used as a reference. The reference sound is barely audible to the human ear, and each interval of 10 decibels indicates sound energy ten times greater than before. The A-weighted scale generally places zero dB at the threshold of hearing and 135 dB at the threshold of pain.

Dedication. The limited grant by a property owner allowing the use of property by the public for specified purposes by means of a deed or transfer to the city.

Dedication, Fee In Lieu Of. Payments in cash as an alternative to dedication of land or construction of improvements.

Deed. A legal document conveying ownership of real property.

Demolish. To raze, destroy, dismantle, deface or in any other manner cause partial or total ruin of a structure or other improvement.

Density. A measurement of ratio comparing the number of dwelling units with land area in relationship to a specified amount of land, expressed as the number of residential dwelling units per acre of land or the amount of land area expressed in the square feet of land assignable to each dwelling unit in a residential development.

Density, Net. The development density derived by dividing the net buildable area of the subject property (gross area less the total aggregate area required by the city for public or private streets, schools or other public facilities, not including parks and public or private recreation facilities dedicated or created as an integral part of the development) by the applicable lot size or area per unit.

Density, Gross. The development density derived by dividing the gross area of the subject property by the applicable minimum lot size. Gross density is used to determine the maximum number of lots that may be achieved on a parcel being developed.

Department. The Development Review Services Department, Long Range Planning Department, Public Works Department, or any division, subdivision, or organizational unit of the city established by ordinance, rule or order.

Destroy any tree. To damage, disfigure or cause injury or death which may include, but not be limited to, topping, excessive pruning not consistent with nationally-accepted standards, poisoning, and trenching or excavating in such a manner as to make the tree root system no viable.

Detached Sidewalks. A sidewalk separated from the back of curb by a uniform width planting strip.

Developer. Any person, firm or corporation undertaking the development of any parcel of land.

Development. Any humanmade change to improved or unimproved real estate including but not limited to: mining, dredging, filling, drilling, grading, paving, or excavation, storage of

equipment or materials; any subdivision or short platting of land; the construction or re-construction of residential, commercial, industrial, public or any other building or building space, and the placement of all types of manufactured homes defined herein. Development also includes the change in use of a building or land if approval is required pursuant to the Vancouver Municipal Code, Title [17](#) (Building Code). As related to the Tree Conservation Ordinance, development shall mean the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, clearing or land disturbance.

Development Application. Any application (including supporting materials) for approval of a development to which the provisions of Title [20](#) VMC apply.

Development Review Authority. The planning official, the City Hearings Examiner, the Planning Commission, or City Council, each having authority to approve a development application pursuant to Title [20](#) VMC.

Diameter at Breast Height (DBH). A tree's diameter in inches at 4 1/2 feet above the ground. On multi-stemmed or -trunk trees, the diameter shall be the diameter equivalent to the sum of trunk areas measured at 4 1/2 foot above the ground.

Direct-to-Home Satellite Service. The distribution or broadcasting of programming or services by satellite directly to the subscriber's premises without use of ground-receiving or distribution equipment, except at the subscriber's premises or in the uplink process to the satellite.

Disturbance Area. Regarding archaeological resource protection, the geographical area in which archaeological resources could potentially be adversely impacted by a proposed ground-disturbing action or activity. It includes equipment or material staging areas; utility installation areas; temporary roads or haul routes; or other areas outside of the proposed building footprint(s) that could be disturbed during construction. The disturbance area shall not be smaller, and will generally be larger than the area of the property proposed for development. In no case shall the disturbance area be smaller than one acre or the area of the parcel(s) upon which the property proposed for development is located, whichever is less.

Dog Day Care. A facility where dogs may be groomed, trained, exercised, and socialized, but not kept or bred, sold, or let for hire.

Domestic Animal. Any animal other than livestock that lives and breeds in a tame condition including, but not limited to: dogs, cats, small birds and other animals kept as pets.

Doorway Identification Nameplates. A nonelectric sign that is limited to the name, address, and number of the building, institution or person and is limited to the activity carried on in the building or institution or to the occupancy of the person.

Downed Woody Vegetation. Shrubs, trees, or their branches that have fallen and are on the ground or in, across, or dangling above streams, rivers, lakes, or ponds; also known as large woody debris.

Drive-Through Facility. A facility or structure that is designed and intended to allow drivers to remain in their vehicles before and during participation in an activity on the site.

Driveway. A private way providing ingress and egress from one or two lot parcels or tracts to a public or private street.

Dwelling. A single unit providing a complete independent living space for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation.

Dwelling, Efficiency Living Unit. Any room having cooking facilities, and used for combination living, dining, and sleeping purposes for not more than two persons, and designed as a separate apartment, not merely rooming accommodations. Each efficiency living unit shall be provided with a separate bathroom meeting the requirements of the Building Code.

Dwelling, Houseboat Moorage. A facility that provides moorings for houseboats.

Dwelling, Multiple-Family. A building or portion thereof designed or used as a residence by three or more households and containing three or more dwelling units.

Dwelling, Single-Family. A building designed or used for residence purposes by not more than one household and containing one dwelling unit only. Such dwelling units may be either detached (i.e., free-standing) or attached (i.e., sharing) common walls with other such units.

Dwelling, Single-Room Occupancy Housing (SRO). A building wherein furnished rooms without cooking facilities are rented for compensation to three or more nontransient persons not included in the family unit of the owner or tenant of the premises.

Dwelling, Two-Family, or Duplex. A building designed or used for residence purposes by not more than two households and containing two dwelling units. (Ord. M-4325 § 3, 2020; Ord. M-4289 § 4, 2019; Ord. M-4179 § 61, 2016; Ord. M-4170 § 5, 2016; Ord. M-4034 § 2, 2012; Ord. M-4024 § 4, 2012; Ord. M-4024 § 3, 2012; Ord. M-4017 § 11, 2012; Ord. M-4002 § 2, 2011; Ord. M-3959 § 3, 2010; Ord. M-3922 § 2, 2009;

Ord. M-3868 § 2, 2008; Ord. M-3844 § 3, 2007; Ord. M-3840 § 3, 2007; Ord. M-3832 § 1, 2007; Ord. M-3733 § 2, 2006; Ord. M-3709 § 2, 2005; Ord. M-3701 § 2, 2005; Ord. M-3692 § 8, 2005; Ord. M-3667 § 2, 2004; Ord. M-3663 § 2, 2004; Ord. M-3643, 2004)

20.150.040D Meanings of Specific Words and Terms M through P.

Main. See Water Main.

Maintain. To allow to continue in existence. When the context indicates, the word shall mean to preserve and care for a structure, or to improve in condition an area to such an extent that it remains attractive, safe, and presentable and carries out the purpose for which it was installed, constructed or required.

Major Thoroughfare. The principal, minor, collector arterials, and State highways, as shown on the Arterial Street Plan adopted in compliance with Chapter [35.77](#) RCW.

Management Plan. A plan detailing how operations and maintenance activities subject to the provisions of VMC [20.740](#) will be performed.

Manufacture. Includes production, processing, assembling, packaging or treatment of semi-finished or finished products from raw materials or previously prepared materials or components.

Manufactured Home, Designated – means a manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes.

Conforms to federal Manufactured Home Construction and Safety Standards (HUD Code – “Red Label”) rather than to the Building Code (“Gold Label”) requirements.

Manufactured Home, Mobile – Means a structure transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. (Generally built before June 15, 1976). "Mobile manufactured homes" are not "recreational vehicles".

Manufactured Home, Modular – Means any home built in modules at a factory. Modular homes conform to all state and local building codes. Modules are transported on truck beds, and then joined together at the site. They are inspected by local officials. (Regulated under the IBC standards – State Building Code).

Manufactured Home, New – means any manufactured home required to be titled under Title [46](#) RCW, which was not titled to retail purchaser before July 1, 2005, and was not a “used mobile home” as defined in RCW [82.45.032](#). (Regulated under the HUD construction and safety standards).

Manufactured Home Development. An existing site containing spaces with required improvements and utilities that are leased for the long-term placement of manufactured homes. This term shall also include "mobile home parks" as that term is used in other titled of the Vancouver Municipal Code (VMC).

Manufactured Home Subdivision. An existing subdivision created for the placement of manufactured homes on individual lots.

Marquee. A roofed structure attached to and supported by the building and projecting over public property.

Master Plan. A comprehensive, long-range site plan for a development project. The project may be located on a single parcel or on several contiguous parcels which are owned by one or more parties working cooperatively and collectively, and is usually implemented in phases.

Mean Sea Level. For purposes of the National Flood Insurance Program, the vertical datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Meandering Sidewalks. Those sidewalks separated by a nonuniform planting strip from the back of the curb.

Micro Facility. Regarding wireless communication facilities, a single antenna, or group of antennae, co-located on an existing tower, building or other appurtenance that is small in size and visually unobtrusive.

Mitigation. Mitigation is a six-step sequencing process used to reduce the severity of effects from activities that potentially affect sensitive resources:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action;
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;

- c. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;
- d. Reducing or eliminating the impact over time by preservation, and maintenance operations during the life of the action;
- e. Compensating for the impact by replacing, enhancing or providing substitute resources or environments; and/or
- f. Monitoring the impact and taking appropriate corrective measures.

Mitigation, Compensatory. Compensation for potential impacts to functions and values of critical areas (including fish and wildlife habitat, frequently flooded areas, geologic hazard areas, and wetlands) and their buffers.

Mixed-Use Development. The development of a tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment, in a compact urban form.

Mixed-Use Structure. A single structure containing at least two complementary, integrated, or mutually-supporting uses (such as housing, offices, manufacturing, retail, public service, or entertainment). The structure must achieve physical and functional integration within itself.

Moderate-Intensity Land Use. Land uses which are associated with moderate levels of human activity or substantial habitat impacts including Open Space Parks and Open Space Greenways: General zoning districts.

Mode. Refers to the means of transportation used by employees, including single-occupant vehicle, carpool, vanpool, transit, bicycle, and walking.

Monopole Tower. A wireless communications support structure, consisting of a single pole to support antennae and connecting appurtenances.

National Register of Historic Places. The national listing of properties significant to the nation's cultural history because of their documented importance to history, architectural history, engineering or cultural heritage.

Naturally occurring ponds. Ponds less than twenty acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds. Naturally occurring ponds do not include

ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds, and landscape amenities, unless such artificial ponds were intentionally created for mitigation.

Native. Native plants are those species on the City of Vancouver's Native Plant Species list (available from the Planning Official).

Native Vegetation. Vegetation that encompasses both that occurring naturally and vegetation well adapted to current and anticipated environmental conditions in this region.

New Construction. For the purposes of VMC [20.740.120](#), Frequently Flooded Areas, "new construction" means structures for which the "start of construction" commenced on or after September 5, 2012.

New Manufactured Home Park or Subdivision (Applies in Frequently Flooded Areas). A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations by the community.

Noise Contour. The graphic depiction of the spatial extent to which an average noise level affects the area surrounding a source of noise. The contour is a line depicting equal points of impact.

Noise Contour, 65 Ldn. The most current 65 Ldn Noise Contour, as annually updated by the Port of Portland for the Portland International Airport using the criteria and methodology adopted by the Federal Aviation Administration for the purpose of establishing noise contours as a part of airport planning, or as provided by other objective sources for noise generations other than the Portland International Airport.

Noise, Environmental. Shall mean the intensity, duration, and character of sounds from any land use, measured at the property line of the receiving property.

Noise Impact. The extent to which a level of noise interferes with the full utilization of land.

Nonconforming, Legal. A use of land, building, structure or use which lawfully existed at the time of the adoption of this title or of any amendment thereto, but which does not conform with the use or development regulations imposed by this title or such amendment thereto.

Noncontributing. A property which either does not date to the historic period or has not retained sufficient physical integrity so as to convey its historic character.

Normal water year. A twelve-month period (October 1-September 30) with average precipitation based upon data from the past 50 years.

Noxious weeds. Non-native plants which are destructive, competitive, and difficult to control as defined by the Washington State Noxious Weed Control Board.

Nudity. Regarding Adult Businesses, the showing of the human male or female genitals or pubic area, the showing of the female breast, with less than a fully opaque covering of any part of the nipple, or the showing of the covered male genitals in a discernibly turgid state.

OAHP. The Washington State Office of Archaeology and Historic Preservation.

Obligate, facultative wet, and facultative. Groupings of plants according to their frequency of occurrence in wetlands. Obligate wetland plants almost always (99% probability) occur in wetlands under natural conditions. Facultative wetland plants usually (67%-99% probability) occur in wetlands. Facultative plants are equally likely (34%-66% probability) to occur in wetlands or nonwetlands. Such groupings are more fully defined in the Wetlands Delineation Manual defined in this chapter.

Obstruction. Any dam, wall, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter which is in, along, across or projecting into any channel, watercourse or regulatory flood hazard area; and which may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water or which is placed where the flow of water might carry the same downstream to the damage of life or property.

Occupant. Any individual living or sleeping in a building or having possession of a building or space therein. Unless otherwise stated, occupant is synonymous with tenant.

Occupancy Certificate. A city certificate allowing the use of a building or structure after it has been determined that all the requirements of applicable ordinances have been met.

Off-Site Impact. A condition that creates, imposes, aggravates or leads to inadequate, impractical, unsafe or unhealthy conditions on a site proposed for development or on off-site property or facilities. This includes, but is not limited to, noise, glare, and odor.

Off-Site Improvement. Improvements required to be made off-site to address impacts identified from an application for development and including, but not limited to, road widening and upgrading, storm water facilities, and traffic system improvements.

100-Year Flood. The flood having a 1% chance of being equaled or exceeded in any given year. Also referred to as the “base flood.”

100-Year Flood Elevation. The elevation that the 100-year flood is expected to reach. Also referred to as the “base flood elevation.”

Open Record Predecision Hearing. An open record hearing as defined by [197-11-775 WAC](#), which is held before the Planning Commission or Hearings Examiner prior to the closed record approval hearing before the City Council.

Ordinary high water mark. That mark which is found by examining the bed and banks of a water body and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years that the soils and vegetation have a character distinct from that of the abutting upland area. Where the ordinary high water mark cannot be found, it shall be the line of mean high water in areas adjoining fresh water. [WAC [173-22-030\(11\)](#)]

Ordinary Repair and Maintenance. The work for which a permit issued by the City of Vancouver is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure appurtenance therein and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

Original Parcel. A lot, parcel or tract created in compliance with all regulations in effect at the time it was initially conveyed, that constitutes the basis for considering the appropriate provisions of this title for platting or short platting; provided, that any lot, parcel or tract conveyed in its present configuration prior to December 18, 1978 (the passage of the short plat ordinance, M-1930) which complies with current zoning requirements, shall be conclusively presumed to have been lawfully created.

Overlay Area. A special geographic area designated in a capital facilities plan to be served by a system improvement, which area is not generally contiguous with an established service area. An overlay area may be local (i.e., covering only a portion of a single service area), regional (i.e.,

covering portions or all of several service areas), or county wide (i.e., covering both incorporated and unincorporated areas).

Overlay Zone or District. A designated area within a base zoning district for which specific land use regulations apply, in addition to the base zoning requirements.

Owner. The owner of record of real property as shown on the tax rolls of the County, or a person purchasing a piece of property under contract. For the purpose of this title, in terms of violations and binding agreements between the city and the owner, the owner shall also mean a leaseholder, tenant, or other person in possession or control of the premises or property at the time of agreement, violation of agreement, or the provisions of this title.

Ownership Interest. A property interest in an existing single-family residence under a recorded deed or under a contract of purchase, recorded mortgage, recorded deed of trust or recorded lease by which the applicant is responsible under penalty of forfeiture, foreclosure or default for payment of real property taxes and/or local improvement district assessments. The term shall also include a share ownership in a cooperative housing association, corporation or partnership if the applicant can establish that his or her share represents the specific unit or portion of such structure in which he or she resides.

Painted Wall or Wall Graphic. An advertisement painted directly on the wall of a building.

Parking Area, Public. An open area other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free of charge or as an accommodation for clients or customers.

Parking Space. A permanently surfaced and marked area not less than that specified in Chapter [20.945](#) VMC Parking and Loading, excluding paved area necessary for access, for the parking of a motor vehicle.

Parking Storage. A location where vehicles are placed or left for maintenance, repair, sale, rental or future use.

Partition. See subdivision.

Party of Record. A person or group who makes an appearance in a proceeding through the submission of either written or verbal evidence. Groups shall designate one person as a representative or contact.

Pedestrian Area. Any sidewalk, walking trail, courtyard, plaza or other area intended primarily for use by pedestrians.

Perimeter. The boundaries or borders of a lot, tract or parcel of land.

Permitted Use. Those uses allowed as a matter of right within certain zoning districts provided that such use is in accordance with requirements of the particular district and general conditions stated elsewhere in this title.

Permittee. The person who is proposing to use or who is using the land pursuant to any permit required herein.

Person. Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns. This definition includes all federal, state or local governmental entities.

Person with Functional Disabilities. A person who, because of a recognized chronic physical, mental condition or disease, is functionally disabled to the extent of:

1. needing care, supervision or monitoring to perform activities of daily living or instrumental activities of daily living;
2. needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible;
3. having a physical or mental impairment which substantially limits one or more of such person's major life activities;
4. having a record of having such an impairment;
5. being regarded as having such an impairment, but such term does not include current, illegal use of or active addiction to a controlled substance.

Pervious Surface. Pervious surface is a surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

Petroleum/Oil Refinery. An industry engaged in refining crude petroleum/oil into refined petroleum/oil. Petroleum/oil refining involves one or more of the following activities: 1) fractionation; 2) straight distillation of crude oil; and 3) cracking.

Planned Action Ordinance. The applicable city ordinance establishing the geographic boundaries, impact thresholds, and mitigation measures for the particular planned action subarea in which a planned action project is located.

Planned Action Project or Development Application. A project or application for a project which meets the criteria for designation as a planned action under the provisions of Section [43.21.031](#) RCW, Section [197-11-164](#) WAC, Section [20.790.630](#), and the particular planned action ordinance for the planned action subarea in which the project is located.

Planned Action Subarea. A specific geographic area, less extensive than the city's jurisdictional boundaries, for which a subarea plan under Chapter [36.70A](#) RCW and an EIS under Chapter [43.21C](#) RCW have been prepared and adopted to provide for prospective environmental review and comprehensive planning for future development.

Planning Commission. The Planning Commission of the City of Vancouver, Washington.

Planning Official. The city official within the ~~Community and Economic Development~~ Community Development Department charged with administratively approving land use permits or her/his designate.

Planting strip. The area from the back of curb and the front of sidewalk or the area in the raised median used for grass or approved landscaping plants.

Plat. A final map, diagram or written document containing all the descriptions, specifications, and provisions concerning a subdivision of land.

Plat, Final. The final drawing of the subdivision or short subdivision and dedication prepared for filing for record with the Clark County Auditor and containing all elements and requirements set forth in this title and in state law.

Plat, Preliminary. An orderly and approximate drawing to scale of either a proposed subdivision or short subdivision showing the general layout of streets and alleys, lots and blocks, and other required submittals which shall furnish a basis for the approval or disapproval.

Poultry. Domesticated fowl such as chickens, ducks, geese and similar, and all game birds which are legally held in captivity.

Predetermination, Archaeological. A procedure by which an archaeologist makes a determination of the probable existence (presence or absence) of an archaeological site in a disturbance area and a recommendation to proceed or not to proceed with an archaeological resource survey in compliance with the provisions of this chapter.

Predominant. Regarding Infill Development, the most frequently occurring residential design characteristic along both sides of the road frontage from intersection to intersection (or block face).

Predictive Model. The Predictive Model for Archaeological Resources developed in 1994 by Archaeological Investigations Northwest, Inc., (David V. Ellis and Douglas Wilson) for Clark County and the Heritage Trust of Clark County, including both its database and map and any subsequent revisions or amendments.

Predictive Model Probability Level A. Regarding archaeological preservation, those areas depicted as such on the Predictive Model map.

Predictive Model Probability Level B. Regarding archaeological preservation, those areas depicted as such on the Predictive Model map.

Premises. A lot or number of lots on which is situated a building or group of buildings designed as a unit, or on which a building or group of buildings are to be constructed.

Preserved. Leaving in the present condition.

Primary. The largest or most substantial use or element on the property, as in “primary” activity, residence, entrance, etc. All other similar elements are secondary in size or importance.

Priority Habitats and Species. Priority Habitats and Species are important fish and wildlife species and habitats as determined by the Washington State Department of Fish and Wildlife. Priority Habitats include habitats of state and federal listed species as well as other important species.

Private Open Space. The space included within a development for recreational use.

Process Type. Shall mean the process by which a land use decision is rendered.

Process Type, Legislative. A legislative action or decision is the making of law, as opposed to the application of existing law to a particular use, such as the adoption of or amendment to a comprehensive plan or development regulation.

Process Type, Quasi-Judicial. Refers to an action or decision that requires substantial discretion or judgment in applying the standards or criteria of this title, and usually involves a public hearing.

Prohibited Use. A use that is not permitted in a base zoning, overlay or plan district. Any use that is not specifically enumerated in this title as a permitted or conditional use or has not been determined by the planning official to be a legal nonconforming use.

Project Area. The portion of a site where development activity will take place.

Project Improvements. Project improvements shall mean site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. No improvement or facility included in the capital facilities plan shall be considered a project improvement.

Project Permit. Any land use or environmental permit or approval for a proposed action which is subject to the procedural provisions of Chapter [20.210](#) VMC.

Protected Area. All land where no construction activity, tree removal, vegetation removal or soil compaction is allowed and includes the critical root zone of those trees to be preserved.

Public Facilities. Regarding the Public Facilities Master Plan Ordinance:

1. Governmental facilities such as civic centers; libraries; auditoriums; police, fire and other public safety facilities; public streets; parks, open space and recreational facilities; and water, sewer; and storm water treatment facilities;
2. Public transit facilities including airports, train stations and transit centers;
3. Publicly and privately-owned medical centers;
4. Public and private elementary, middle and high schools;
5. Public and private colleges and universities; and

6. Religious institutions.

Public Improvement Plans. The technical drawings of the design and proposed construction of such items as streets, water and sewer systems, drainage and erosion control systems, meeting the requirements established by the City of Vancouver, Washington.

Public Place of Amusement, Public Amusement/Entertainment, and Public

Entertainment. An amusement, diversion, entertainment, show, performance, exhibition, display or like activity, for the use or benefit of a member or members of the public, or advertised for the use or benefit of a member or members of the public, held, conducted, operated or maintained for a profit, either direct or indirect. (Ord. M-4325 § 3, 2020; Ord. M-4179 § 64, 2016; Ord. M-4170 § 6, 2016; Ord. M-4034 § 2, 2012)

Chapter 20.180 FEES

20.180.010 Purpose.

A. *Requirements of the uniform codes and ordinances.* The uniform codes and ordinances adopted by the City of Vancouver concerning land use, development, and building require the ~~Community and Economic Development Department~~ Community Development Department to perform certain reviews, approvals, and inspections to support land development, new construction, issue permits, periodically inspect existing occupancies to assure compliance with the codes, and ordinances. Appropriate fees will be collected for these reviews, approvals, and inspections. Any applicant desiring or being required to obtain review, approval, permit issuance or inspections pursuant to the uniform codes, standards, and ordinances adopted by the City of Vancouver shall pay the applicable fees.

B. *Procedures and standard fee provisions.* This section establishes the procedures and standard provisions for fees set forth in the following sections:

1. [20.180.060](#) VMC, Planning Fees
2. [20.180.070](#) VMC, Development Engineering Fees
3. [20.180.080](#) VMC, Fire Review Fees (Ord. M-3643, 2004)

20.180.020 Application and Service Fee Policy.

Fee policy. It is the general policy of the City of Vancouver that ~~the Community and Economic Development Department~~ Community Development Department adopt application and service fees at a level sufficient to cover the costs or a substantial portion of the costs, associated with conducting reviews, and providing services. Fees for applications or services should generally be collected by the city at the time or as close as possible to the time that costs are incurred. General fund support for certain activities will be provided where necessary. (Ord. M-3643, 2004)

20.200 LAND USE DECISIONS

Chapter 20.285 TEXT AND MAP AMENDMENTS

20.285.030 Initiation.

A. Proposals reviewed under this chapter may be initiated by property owners or their representatives, the city of Vancouver, or private citizens or groups as follows:

1. *Map Changes.* Property owners or any individual, group or organization may initiate comprehensive plan and associated zoning map designation changes applying to one or more properties, through submittal of an annual review application and associated fees specified in Chapter [20.180](#) VMC. Standalone zoning changes not requiring a comprehensive plan change shall be subject to zone change application and associated fees per Chapter [20.180](#) VMC.
2. *Text Changes.* Property owners or any individual, group, or organization may initiate comprehensive plan or zoning code text changes through submittal of a text change application and associated fees per Chapter [20.180](#) VMC.
3. *City Initiated Map or Text Changes.* The city of Vancouver, on its own behalf or on behalf of an outside individual or group, may initiate Comprehensive Plan or zoning map and/or text changes. City initiation of outside requests for amendments, shall be at city discretion,

and generally limited to proposals that are limited in scope and/or clearly warranted in terms of policy implications, and subject to the following:

- a. Private parties shall submit a written summary of the amendment proposed to ~~community and economic development department~~ community development department staff, an indication of why it is needed, and the potential land use impacts if approved. No application fees shall be assessed.
- b. City staff shall maintain a docket listing of private party requests, and shall provide the listing not less than once per year to the planning commission, which shall determine which items shall be scheduled for public hearing review, deferred to future work programs, or discontinued. Requesting parties of discontinued proposals shall have the option of submitting formal applications under this chapter. (Ord. M-3643, 01/26/2004)

20.500 OVERLAY DISTRICTS

Chapter 20.520 NOISE IMPACT OVERLAY DISTRICT

20.520.020 Establishment of Boundaries.

A. *Boundaries of Noise District.* The boundaries of the Noise Impact Overlay District are as set forth in Figure 20.520-1. Such boundaries delineate that part of the City which is most affected by noise from Portland International Airport, Burlington Northern Railroad, I-5 Freeway and Pearson Airpark, or by the combined effect thereof. Such boundaries are based upon the 1988 65 Ldn Noise Contour shown on the 1983 PIA Noise Abatement Plan and are consistent with the noise impact studies of the Washington State Department of Transportation for the I-5 Corridor. Large-scale maps showing the boundaries of the district shall be maintained in the office of the City's ~~Community and Economic Development Department~~ Community Development Department. For lots or parcels located only partially within the district, this Chapter shall apply if all or part of the exact building site is within the district.

20.600 PLAN DISTRICTS

Chapter 20.670 THE HEIGHTS (HX) PLAN DISTRICT

20.670.060 Approval Process.

A. New developments and modifications to existing permitted development shall comply with the approval process outlined in Chapter [20.270](#) VMC, Site Plan Review, and VMC [20.790.530](#), Planned Action Review.

B. New development and modifications to existing permitted development shall also comply with Design Review approval criteria for the HX District established in subsection [D](#) of this section unless exempted. The following activities shall be administratively exempt from design review:

1. Exterior work not visible from the public way or public areas such as parks and other publicly accessible spaces;
2. Placement of permanent signs, unless (a) inconsistent with adopted design guidelines, such as pole signs; or (b) potentially inconsistent with nearby uses;
3. Public art; and
4. Other minor construction such as replacement of doors, windows, awnings, etc., determined by the planning official to be exempt.

C. *Site Plan approval criteria.* The Site Plan shall be approved, approved with conditions or denied upon finding that:

1. The proposed development implements the Heights District Plan and the requirements of this chapter;
2. The proposed development is consistent with the Heights District Plan vision, goals, and policies, as applicable;
3. The development is consistent with the Heights District Urban Design Guidelines or proposed standards that will achieve at least equal quality site development;

4. All new development is consistent with the conceptual street and open space layout as illustrated in the Heights District Subarea Plan and Urban Design Guidelines.

D. *Design Review approval criteria.* The planning official shall base all reviews of the design of any proposed construction, remodeling or development according to the following criteria:

1. The requirements, guidelines, and applicable provisions of this title that are applicable to the zoning district where the property is located and including all additional zoning regulations which may apply to the use or to its area by provision for overlay district, or made applicable by any conditional use or variance approval;
2. The Heights Urban Design Guidelines kept on file and available for public inspection at the ~~Community and Economic Development Department~~ Community Development Department;
3. The relationship found to exist between existing structures and open space, and between existing structures and other structures in the vicinity, and the expected effect of the proposed construction upon such relationships;
4. The impact of the proposed construction on adjacent uses, including impact of new or revised parking and pedestrian uses;
5. The protection of neighboring uses from identifiable adverse effects of the design of the proposed construction; and
6. The proposed development is consistent with The Heights District Plan vision, goals, and policies, as applicable. (Ord. M-4341 § 3 (Exh. A), 2021)

20.700 ENVIRONMENTAL REGULATIONS

Chapter 20.770

TREE, VEGETATION, AND SOIL CONSERVATION

20.770.050 Tree, Vegetation, and Soil Plan Required.

A. *Requirement established.* A tree, vegetation, and soil plan that is in accordance with this chapter is required to obtain a tree removal permit based on activity or project referred to in Table 20.770.050-1.

B. *Tree, Vegetation, and Soil plan requirements.* The basic components of a tree, vegetation, and soil plan are a site plan with existing vegetation and proposed site activity, indication of the trees to be retained and removed based on the activity, location of trees for mitigation if required, and a description of protection during construction of trees, native vegetation, and healthy soils to be preserved. The scale of the project and the size and quantity of trees proposed for removal, preservation, and planting will determine which level of tree, vegetation, and soil plan is required. Table 20.770.050-1 lists activities or projects and the level of tree, vegetation, and soil plan typically required.

1. *Level I Tree, Vegetation, and Soil Plan.* A Level I tree, vegetation, and soil plan is required for proposed single family residence, short plat, multifamily (2-4 units) or applicable single-family residence and multifamily (2-4 units) proposing site disturbance. The plan can be developed by the applicant, but may require a qualified professional for significant wooded areas or trees on parcel. A Level I tree vegetation, and soil plan shall include the following components:

- a. *Site plan.* The site plan shall show the footprint of the house(s), driveway(s), streets and any other improvements and grading, and the size, species and approximate location of trees to be removed and retained.
- b. *Tree, vegetation, and soil protection.* If existing trees are to be retained and their critical root zone is within construction or disturbance areas, a tree, vegetation, and soil protection plan must be submitted.
- c. *Tree planting plan.* The plan showing species of trees proposed for planting shall include location, size, and number of tree.
- d. *Tree density.* The site plan shall include tree density calculations that show the required tree density and the tree density of existing trees to be retained and trees to be planted.

2. *Level II Tree, Vegetation, and Soil Plan.* A Level II tree, vegetation, and soil plan is required for existing commercial, industrial and multi-family (more than four units), parks, conditional use sites proposing an addition or site disturbance. It can be developed by the applicant but may require the assistance of a qualified professional. A Level II tree, vegetation, and soil plan shall include the following components:

- a. *Site plan.* The site plan shall show the existing conditions and any new additions or site disturbances, as typically required for site plan review.
- b. *Tree, vegetation, and soil protection.* If the proposed changes to the site will be within the critical root zone of any existing tree on site a tree, vegetation, and soil protection plan will be required. This plan shall be included on the grading plan, and shall include the following information:
 - 1. Locations of existing tree(s) potentially impacted by the proposed site changes.
 - 2. Assessment of the potential damage to the tree(s) by a qualified professional.
 - 3. Any required measures to ensure protection of trees, vegetation, and soil to be preserved.
- c. *Tree planting plan.* The planting plan shall include the following information:
 - 1. Location, size, species, and numbers of trees to be planted.
 - 2. Narrative description and detail showing any site preparation, installation and maintenance measures, necessary for the long-term survival and health of the trees.
 - 3. Timeline for site preparation, installation and maintenance of plant materials.
 - 4. Cost estimate for the purchase, installation and 3-year maintenance of trees.
- d. *Tree density.* Tree density calculations on the site plan shall include: area of site for tree density, tree density calculation for the existing trees to be preserved, and tree density calculation for trees proposed for planting.

3. *Level III Tree, Vegetation, and Soil Plan.* A Level III tree, vegetation, and soil plan is required for the removal of any nuisance tree or for determination of a hazard tree on applicable properties. Either tree, vegetation, and soil plan can be developed by the applicant for obvious cases, but may require the assistance of a qualified professional to make the determination. See [20.770.070](#)(D-E) VMC for nuisance and hazard tree removal criteria. A Level III tree, vegetation, and soil plan shall include the following components:

- a. *Site plan.* The site plan shall show the approximate location of the tree(s), buildings, and any other pertinent site improvements.

b. *Narrative report.* A narrative shall include:

1. The species, size, and condition of the tree(s) in question.
2. Description of the problems associated with the tree including past history of problem, and methods attempted to alleviate the problems.

c. *Tree replacement plan.* Location and species of tree(s) proposed for replacement planting. The replacement would be one tree unit per tree removed. Replacement trees shall be of similar genetic potential or native species unless determined by the Planning Official. The plan shall include a timeline for installation of the required trees, and a cost estimate for the purchase, installation and three-year maintenance of the trees

4. *Level IV Tree, Vegetation, and Soil Plan.* A level IV tree, vegetation, and soil plan is required for proposed residential subdivisions, commercial, industrial, multi-family (more than four units), parks, conditional use sites that do not have any existing trees or where existing trees will not be impacted nor pose a hazard to the proposed project. It can be developed by the applicant, but shall require an individual knowledgeable in landscape design, soils and tree species selection. A Level IV tree, vegetation, and soil plan shall include the following components:

a. *Site plan.* The site plan shall have the following information:

1. Approximate locations of any existing trees on site.
2. Species, size and condition of trees to be retained.

b. *Planting plan.* The planting plan shall include the following information:

1. Location, size, species and numbers of trees to be planted.
2. Narrative description and detail showing any site preparation, installation and maintenance measures, necessary for the long-term survival and health of the trees.
3. Timeline for site preparation, installation and maintenance of trees.
4. Cost estimate for the purchase, installation and 3-years maintenance of trees.

c. *Tree density.* Tree density calculations on the site plan shall include: area of site for tree density, tree density calculation for the existing trees to be preserved, and tree density calculation for trees proposed for planting.

5. *Level V Tree, Vegetation, and Soil Plan.* A level V tree, vegetation, and soil plan is required for proposed residential subdivisions, commercial, industrial, multi-family (more than four units), parks, conditional use sites in which existing trees are proposed for removal, could be damaged by construction activities, and/or could become hazardous. If the activity includes tree retention and necessary protection adjacent to the development activity, the plan must be developed with the assistance of a qualified professional. The plan shall include the following information:

a. *Site plan.* Drawn to scale on the site plan shall be a map delineating vegetation types. Each type shall include the following information:

1. Average number of trees and basal area per acre, by species and 2" diameter class for significantly wooded areas, which all or a portion of the stand is to be retained. For nonforested areas with individual trees, provide an inventory including size (dbh), species and condition of each tree and a general description of the vegetation present.
2. Narrative description of the potential for tree preservation for each vegetation type, and for individual trees that are or will be standalone. This report shall include soils, wind throw potential, insect and disease problems, and approximate distance to existing and proposed targets.
3. Description of any off-site tree or trees which could be adversely affected by the proposed activity, and the proposed mitigation for such impact.

b. *Tree, vegetation, and soil protection plan:* Drawn to scale on the grading and erosion control plans the tree, vegetation, and soil protection plan shall be made for trees to be preserved. It shall include the following information:

1. Surveyed locations, conducted by a surveyor licensed by the State of Washington, of perimeters of groves of trees or tree tracts and individual trees to be preserved outside of groves or tree tracts, adjacent to the proposed limits of

construction. General locations of trees proposed for removal. The critical root zones of trees to be preserved shall be shown on the plan.

2. Limits of construction and existing and proposed grade changes on site.

3. Narrative description, graphic detail of tree, vegetation, and soil protection, and tree maintenance measures required for the preservation of existing trees to be preserved.

4. Timeline for clearing, grading and installation of tree, vegetation, and soil protection measures.

c. Tree planting plan: The planting plan shall include the following information:

1. Location, size, species and numbers of trees to be planted.

2. Narrative description and detail showing any site preparation, installation and maintenance measures, necessary for the long-term survival and health of the trees.

3. Timeline for site preparation, installation and maintenance of trees.

4. Cost estimate for the purchase, installation and 3-years maintenance of trees.

d. *Tree density*. The following information shall be included on the site plan: Area of site for tree density, tree density calculation for the existing trees proposed for preservation, and tree density calculation for trees proposed for planting.

6. *Level VI Tree, Vegetation, and Site Plan*. A level VI tree, vegetation, and soil plan is required for a Conversion Option Harvest Permit. The plan shall be developed by a qualified professional. A Level VI tree, vegetation, and soil plan shall include the following components:

a. *Forest inventory*. The professional tree inventory shall include:

1. A statistically accurate inventory and a stand stocking table showing the number of trees per acre, basal area per acre, and volume per acre by species and 6-inch diameter class.

2. A map showing the locations of existing vegetation types delineated by forest type.
 3. A map showing the location and a description of trees growing on adjacent property which may be jeopardized by the proposed activity.
 4. A map showing any sensitive areas and the required sensitive area buffers, as defined in Chapters [20.770](#), 20.750 and 20.775 of the Vancouver Municipal Code and in the Shoreline Management Master Program.
 5. A map showing the location and a description of any heritage trees as defined in VMC [20.770.120](#).
- b. *Harvest plan*. The harvest plan shall include:
1. A description of the harvesting method.
 2. A map showing the locations of trees proposed for removal, skid roads and landings.
 3. A stand stocking table showing the volume, number, basal area, and species of trees proposed for removal.
 4. Slash abatement plan, pursuant to Vancouver Fire Department standards.
 5. An erosion control plan, pursuant to Chapter 20.720 VMC.
- c. *Reforestation/tree planting plan*. The reforestation plan shall include:
1. Location, size, species and numbers of trees to be planted.
 2. Narrative description and detail showing site preparation, installation and maintenance measures necessary for the long-term survival and health of the trees.
 3. Timeline for site preparation, installation and maintenance of trees.
 4. Cost estimate for the purchase, installation and 3-years maintenance of trees.

d. *Tree density.* The following information shall be included: area of site for tree density, tree density calculation for the existing trees proposed for retention, tree density calculation for trees proposed for planting.

7. *Level VII Tree, Vegetation, and Soil Plan.* A level VII tree, vegetation, and soil plan is required for tree removal above the six trees per acre limit on undeveloped properties. It can be developed by the applicant but may require the assistance of a qualified professional. A Level VII tree, vegetation, and soil plan shall include the following information:

a. *Site plan.* The site plan shall show the approximate location of the tree(s) buildings, and any other pertinent site improvements. It shall also list species and approximate size and condition of the tree.

b. *Narrative report.* The report shall include the following:

1. The species, size, and condition of the tree(s) in question.
2. Description of the reason for removal with short-term and long-term goals.

c. *Planting plan.* Location and species of trees proposed for replacement planting. This shall include a timeline for installation of the required trees, and a cost estimate for the purchase, installation and three year's maintenance of the trees.

d. *Tree density.* Tree density calculations on the site plan shall include the density of the tree proposed for removal and the size and number of replacement trees proposed for planting.

Table 20.770.050- 1		
Projects or Activities for Which Tree, Vegetation, and Soil Plans Are Required		
Project or Activity		Level
1.	Proposed single-family residence, short plat, and multi-family (1-4 units); Applicable existing single-family residence proposing site disturbance	I
2.	Existing commercial/industrial/multi-family(over 4 units)/parks/conditional use, proposing a building addition or other site disturbance	II
3.	Nuisance or hazard tree removal permit	III

Table 20.770.050– 1		
Projects or Activities for Which Tree, Vegetation, and Soil Plans Are Required		
Project of Activity		Level
4.	Proposed residential subdivisions, planned developments, commercial/industrial/multi-family (over 4 units)/parks/conditional use with no impact on trees.	IV
5.	Proposed residential subdivisions, planned developments, commercial/industrial/multi-family (over 4 units)/parks/conditional use in which trees are removed or will be impacted.	V
6.	Conversion option harvest permit	VI
7.	Undeveloped parcels	VII

C. *Application and fee.* The application for a tree removal permit and/or tree, vegetation, and soil plan review shall be made on a form provided by the City, and shall be submitted at the same time as the tree, vegetation, and soil plan. The applicant shall pay a permit fee to the ~~Community and Economic Development Department~~ Community Development Department.

D. *Submittal of a tree plan.* The application for a tree, vegetation, and soil plan and/or a tree removal permit shall be submitted with associated development permit applications, if applicable. (Ord. M-4179 § 81, 10/17/2016; Ord. M-3840 § 30, 08/06/2007; Ord. M-3643, 01/26/2004)

20.800 SPECIAL USE STANDARDS

Chapter 20.890 WIRELESS COMMUNICATION FACILITIES

20.890.070 General Application Requirements and Conditions of Permit Issuance.

A. *Pre-application conference.* Pre-application conferences are required for all proposed wireless facilities except for collocated antennae proposed on existing support structures, pursuant to Chapter [20.210.080](#) VMC.

B. *Pre-application conference application requirements.* In addition to the requirements of Chapter [20.210.080](#) VMC and the pre-application form provided by the ~~Community and Economic Development Department~~ Community Development Department, the applicant shall submit a graphic representation of the search ring for wireless communication services proposed, and a narrative describing how the proposal complies with the Development Standards of [20.890.040](#) VMC.

C. *Permit application requirements.* In addition to the requirements of Chapter [20.210](#) VMC the applicant shall, unless otherwise waived by the Planning Official or designate for good cause shown, provide the following:

1. *Siting/collocation arrangements.* A copy of the applicant's Collocation Evaluation Study, as required by [20.890.040](#)(R) VMC or a valid agreement for collocation of the wireless communication facility on an existing building or support structure of another wireless services provider.
2. *Visual impact simulation.* A graphic simulation of the proposed facility from not less than three perspectives, one of which shall be from ground level from any abutting residential property or the nearest public right-of-way.
3. *Available sites map.* A map showing the service area of the proposed facility and a written explanation of the need for that facility, relative to existing facilities available within the search ring.
4. A report from a qualified licensed engineer documenting:
 - a. The anticipated capacity of the support structure, including the number and types of antennas which can be accommodated; at a minimum, the structure must be designed to accommodate at least two wireless antenna installations.
 - b. A projection of the wireless communication facilities within the coverage area of the facility proposed, that can be reasonably anticipated to be sited during the next five years.
 - c. A summary of findings that support the need for the facility at the location proposed.

d. The facility complies with all applicable standards of the FAA and FCC, including RF energy standard.

D. *Permit issuance.* Prior to the issuance of a building permit, the applicant shall provide the following:

1. A copy of the applicant's license issued by the FCC.
2. A copy of the findings from the FAA's Aeronautical Study Determination regarding the proposed support structure.
3. In the case of a leased site:
 - a. The applicant shall demonstrate that the lease agreement does not preclude the site owner from entering into leases of the site with other providers; and
 - b. Completion of a land division, in accordance with the provisions of Chapter [20.300](#) VMC, governing land divisions and binding site plans and the state subdivision law, RCW [58.17](#). (Ord. M-4147 § 4, 12/07/2015; Ord. M-3643, 01/26/2004)

20.900 ADDITIONAL DEVELOPMENT STANDARDS

Chapter 20.915 IMPACT FEES

20.915.070 Calculation of Impact Fee.

A. *For residential and nonresidential development.* The impact fee for a nonresidential development shall be computed by applying the traffic impact fee formula set out in VMC [20.915.040](#). The impact fee for a residential development shall be computed by applying the traffic impact fee, park impact fee and school impact fee formulae set out in VMC [20.915.050](#) and [20.915.060](#), combining the results; provided, that the school impact fee component shall not apply to housing which by restrictive covenant is exclusively for persons 62 years of age or older.

B. *For mixed uses.* If the development for which approval is sought contains a mix of uses, the impact fee must be separately calculated for each type of use.

C. *Criteria to reduce or eliminate impact fees.* An administrative appeal may be considered by the director of ~~community and economic development~~ community development to reduce or eliminate impact fees by submittal of an application prior to the payment of fees. Appeals shall be reserved for unusual circumstances which make the standard impact fee as applied to the development unreasonable. Upon receipt of an application for any such appeal, the city shall distribute a written notice of appeal and a copy of the supporting studies and data required below to the office, department, or school district responsible for the applicable capital facilities for which the impact fee is imposed. The appeal must be supported by reasonable studies and data provided by the applicant showing that:

1. The formulae or method contained in VMC [20.915.040](#), [20.915.050](#) or [20.915.060](#) to calculate the fees do not accurately reflect the cost of system improvements that are reasonably related to the service demands and needs of a particular development; or
2. Such facility improvements will not reasonably benefit the proposed development.
3. The current development proposal implements a concomitant rezone agreement, development agreement or other development approval pursuant to which public facilities identified in the capital facilities plan were dedicated or constructed, and which are of benefit to the community at large and which fall within the definition of system improvements. The appellant shall have the burden of producing and presenting studies and data that clearly show the basis and substantiation of the appeal upon submittal. Appeals shall be reviewed by means of a Type I procedure, pursuant to VMC [20.210.020](#). Impact fees may be paid under protest in order to obtain a permit or approval of development activity. (Ord. M-4340 § 3, 2021; Ord. M-4172 § 1, 2016; Ord. M-4107 § 5, 2014; Ord. M-3643, 2004)

Chapter 20.920

INFILL DEVELOPMENT STANDARDS

20.920.060 Tier 2 Infill Standards.

In addition to the Tier 1 standards and incentives, Tier 2 infill parcels and land divisions and the subsequent development on those Tier 2 infill parcels shall be subject to the following standards and incentives:

A. *Additional Dwelling Types Allowed.* In addition to the uses allowed by VMC Table 20.410.030-1 (Lower Density Residential Districts Use Table), duplexes and single family attached dwellings are allowed on infill parcels subject to the standards of this chapter:

1. Infill developments of three (3) or fewer parcels may have a duplex on a maximum of one (1) parcel. Infill land divisions which result in more than three (3) parcels may have duplexes on a maximum of one-third of the parcels. When the one-third calculation contains a fraction of a housing unit, the applicant must round down to the nearest whole unit. Infill parcels for duplex development shall meet the minimum parcel size area requirements in Table 20.920.060-1 and shall be noted on the face of the plat. The maximum parcel size area standards of Table 20.410.040-1 (Minimum and Maximum Densities and Lot Sizes) shall not apply to infill parcels for duplex development. Duplex development is not allowed on an infill parcel if it would result in less than the minimum density for the parcel.

2. *Procedures for Single Family Attached Dwellings.* Development proposals for single family attached dwellings utilizing the provision of this chapter shall be subject to the following procedures:

a. Land divisions shall be reviewed according to VMC Section [20.320](#). In addition, if the land is subdivided, development proposals must receive approval of a development plan that demonstrates how the proposal complies with this chapter and all other applicable requirements. The development plan shall be submitted and reviewed in conjunction with the land division application.

b. Preliminary plats may not be approved without approval of the submitted development plan. Both the development plan and preliminary plat must be fully consistent with standards of this and all other applicable ordinances.

c. Preliminary plats may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resultant parcels shall occur consistent with the approved development plan.

d. Building permits may only be approved if consistent with the approved development plan and land division for all units with common walls.

3. *Building Mass Supplemental Standard.* The maximum number of consecutively attached single family units (i.e., with attached walls at property line) shall not exceed four units.

4. *Existing Public Alley Access.* Single family attached subdivisions (creation of ten (10) or more parcels for single-family attached dwellings) shall receive primary vehicle access from a rear alley if a public alley exists within or adjacent to the subdivision.

5. *Pedestrian Pathways.* City may require dedication of right-of-way or easements and construction of pathways between single family attached parcels (e.g., between building breaks) to provide for pedestrian connectivity between groupings of single family attached units and from one side of the parcel to another.

6. *Common Areas*---If provided, Common Areas (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or governed by another legal instrument. A copy of the applicable covenants, conditions and restrictions shall be provided to the city for review and acceptance before recording concurrently with the final plat.

B. *Neighborhood Meeting Required.* A neighborhood meeting shall be held prior to submission of a Tier 2 Infill Development Application. The applicant shall hold a public meeting to offer owners of property near the affected property an opportunity to participate in the development process. A pre-application conference cannot substitute for the required neighborhood meeting. The applicant shall follow the neighborhood meeting guidelines established by the city.

1. The neighborhood meeting shall be held no earlier than ninety (90) days prior to submittal of the application.

2. The applicant shall send a notice of the meeting at least fifteen (15) days prior to the neighborhood meeting to:

a. The official representative(s) of the city-recognized neighborhood association(s), if applicable, in whose boundaries the affected property is located, based on the list of official neighborhood associations kept by the planning official or designee, and

b. Neighbors and property owners of record of property within a radius of five hundred (500) feet of the subject property. The records of the Clark County Assessor shall be used for determining the property owners of record, and

c. The City of Vancouver planning official or designee.

3. The notice must identify the date, time and place of the meeting and provide a brief description of the proposed development.
4. A copy of the notice, the proposed development plan as presented at the meeting, the mailing list, the sign-in sheet, and a meeting summary from the meeting shall be submitted with the application.
5. The planning official shall include the meeting summary with the notice of application sent to parties pursuant to Section [20.210.060](#) (B) Notification of Public Hearing.

C. Minimum Parcel Size.

1. Infill parcels for single family development (attached, detached and duplexes) shall meet minimum parcel area requirements as shown in Table 20.920.060-1.

Table 20.920.060-1 Minimum Parcel Area for Single Family Dwellings (Detached, Attached and Duplexes)			
Zoning District	Minimum Parcel Area Single Family Detached (sq.foot)	Minimum Parcel Area Single Family Attached (sq. foot)	Minimum Parcel Area Per Duplex (sq. foot)
R-9	4,000 sf	3,000 sf	6,000 sf
R-6	5,000 sf	4,000 sf	8,000 sf
R-4	7,000 sf	5,000 sf	10,000 sf
R-2	14,000 sf	10,000 sf	20,000 sf

2. Parcel area may be varied by the planning official upon request. The planning official may grant a variance for up to 1% for proposed lots.
3. Tier 2 infill developments are not eligible to use VMC Section [20.940](#) On-Site Density Transfer provisions.

D. Minimum Parcel Width and Depth. Within a Tier 2 infill land division, the minimum parcel width and minimum parcel depth standards of Table 20.410.050-1 (Development Standards in Lower-Density Residential) shall not apply. However, subsequent development on infill parcels that were created with less than the minimum width and depth required by Table 20.410.050-1

(Development Standards In Lower-Density Residential) shall not be eligible for a variance to the minimum setback or frontage requirements

E. *Maximum Lot Coverage.* Maximum lot coverage may be increased 20% over the standard for the applicable zone in a Tier 2 infill development, as shown in Table 20.920.060-2.

Table 20.920.060-2 Maximum Building Coverage		
Zoning District	Current Building Coverage Standard	Building Coverage Standard with 20% Increase
R-9	50%	60%
R-6	50%	60%
R-4	50%	60%
R-2	50%	60%

F. *Setbacks.* Infill parcels developed under provisions of this chapter shall comply with setback requirements of Table 20.410.050-1 (Development Standards In Lower-Density Residential); except that minimum front, side and rear yard setbacks shall be as follows:

1. *Minimum Front Yard.*

- a. Eighteen (18) feet for garage or carport structures or other similar vehicular shelter.
- b. Ten (10) feet for other buildings.

2. *Minimum Side Yard.*

- a. Single family attached dwellings – interior side yard between attached buildings may be zero (0) feet.
- b. All other uses shall comply with the standard side setbacks of the applicable zoning district.

3. *Rear Yard.* The minimum rear yard setback shall be ten (10) feet when the rear yard of the proposed infill development abuts parcels with existing single family dwellings.

G. *Design Requirements for Tier 2 Development.*

1. *Purpose.* The purpose of this requirement is to ensure compatibility of in-fill development with the character of existing residential structures while allowing higher density. Specific goals are as follows:

- a. To encourage new infill development that complements the existing neighborhood character.
- b. To ensure new infill development is consistent with the pattern of established residential structures in the immediate vicinity, while allowing a mix of housing types (e.g., single family attached, duplexes).
- c. To provide a process for neighborhood participation in matters of compatibility within the context of these requirements.

2. *Design Criteria.* Tier 2 In-fill development shall meet the following design criteria as defined by the predominant existing residential character of the block face. The block face shall consist of properties along both sides of the public or private road frontage on which the development is located, from intersection to intersection, or the road end. If no intersection exists within 200 feet from the development site, then the block face shall consist of all properties along both sides of the road frontage within 200 feet of the development. Design requirements as contained in this section shall not apply to multi-family development containing three or more dwelling units. If there is no applicable existing development along a block face, standards (a) through (f) below shall not apply.

- a. Building orientation on proposed lots located on the block face shall be the same as the predominant orientation of buildings along the block face.
- b. Access and location of off-street parking on proposed lots located on the block face shall be the same as the predominant character for existing development along the block face.
- c. Recessed entries or porches shall be incorporated to the extent that they present a predominant feature of existing dwellings along the block face.
- d. Proposed residences shall have no more stories than the average number of stories of existing buildings located along the block face. The number of stories shall be that which is visible from the street of the designated block face. When the average

results in a fraction of less than .5, it shall be rounded down to the next story; a fraction of .5 or greater shall be rounded up to the next story.

e. Roof pitch shall be within the same roof pitch category as the category within which the highest number of buildings along the block face falls, as follows: flat to slight (0:12 up to 3:12); moderate (greater than 3:12 up to 6:12); or steep (greater than 6:12).

Where more than one category contains the highest number of buildings along the block face, the applicant may select from any roof pitch category up to and including the steepest category within which the highest number of buildings along the block face falls. For example, if there are eight homes on the block face and four have a flat to slight roof pitch and four have a moderate roof pitch, new homes may have a roof pitch from either category; however, a roof pitch in the steep category would not be allowed. (See also Figure 20.920.060-1 Categories of Roof Pitch Used to Determine Tier 2 Infill Predominant Character)

f. Roof overhangs shall be the same as the predominant character for existing development along the block face.

3. *Waiver.* Any of the above compatibility requirements may be waived if 75% or more of the residential property owners along both sides of the street of the subject block face agree to alternate design standards.

4. Neighborhood meeting (See 20.920.050-B, Tier 2 Infill Standards). In the required neighborhood meeting, the applicant must also discuss and receive input on (but not limited to) the following topics:

- a. Connected roads and pathways;
- b. Buffering;
- c. Landscaping;
- d. Fencing;
- e. Facade features;
- f. Compatibility where there is no applicable existing development.

H. *Expedited Development Review Process.* An applicant may request an expedited review process for infill projects. An expedited infill project shall be contingent upon city staffing and other resource availability. ~~Community and Economic Development~~ Community Development Department will endeavor to complete review of an infill project within a 60-day time period from Fully Complete (FC) to issuance of the land use decision for projects that do not require a hearing; and 80 days for projects that require a hearing.

I. *Infill Development Transportation Standards.* Street standards may be reduced as part of an infill development. See Section 11.96 of the Vancouver Municipal Code. (Ord. M-3959 § 47, 07/19/2010; Ord. M-3840 § 42, 08/06/2007; Ord. M-3730 § 32, 12/19/2005; Ord. M-3663 § 24, 08/02/2004; Ord. M-3643, 01/26/2004)

From: [Snodgrass, Bryan](#)
To: [Nischik, Julie](#)
Subject: comments on PC hearing items
Date: Thursday, October 6, 2022 10:25:31 AM

From: Steve T <stevets.home@gmail.com>
Sent: Tuesday, October 4, 2022 4:12 PM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: Proposed zoning change at 20101 & 20117 SE 1st St

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Mr Snodgrass

I recently received a postcard notice on a proposal to change zoning for 20101 & 20117 SE 1st St from Low Density/R-2 to Commercial/CC. I live at 20028 SE 3rd Cir and the subject zoning change property is located immediately to the north of my property.

I just want to say that I strongly object to any zoning change for the subject property. Changing the subject property to Commercial just doesn't make sense. All the surrounding properties to the south of SE 1st St are not zoned for commercial use and it should be kept that way so our neighborhood has a buffer zone for all the commercial development that is already happening on the northside of SE 1st St. We already have to deal with the subject property currently being used as a short term rental property(Airbnb). We already have to deal with noise and bright lights from short

term guests going in and out of the subject property sometime at odd hours late at night. I can imagine that would be unbearable if the zoning is changed to commercial and there can be potential noise all throughout the day.

On another totally different matter, I want to point out that a traffic light is urgently needed on the intersection of SE 1st St and Westridge Blvd. With the increased traffic in the past few years, and the new development happening on the north side of SE 1st St, it is very difficult and potentially dangerous to make a left turn from Westridge Blvd onto SE 1st St. I hope this can be addressed quickly.

Regards,
Steven Tsang

From: C. Schafer <csinoregon@hotmail.com>
Sent: Sunday, October 2, 2022 1:17 PM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Subject: RE: Changes to the Central Park overlay
Importance: High

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To Bryan Snodgrass and other planning commission members

This letter asks some questions and expresses my concerns about the changes to the Central Park neighborhood overlay change.

Parts of Central Park neighborhood that were built in the 1940s or earlier have some special issues that make it more problematic to add housing density.

I live at 1200 Y St, Vancouver in the middle of the block on Y Street between Mill Plain on the south and 13th Ave on the north.

Comments:

Except for 4 houses at the north end of our block, the rest of the houses on the block are on narrow

lots with single-car width driveways. In some cases, because of placement of the garages (some of which are 1940s garages that don't fit modern cars), two larger vehicles cannot be parked in the driveway without blocking the side walk.

Most residents place one car in their drive way and one on the street. This leaves just enough room for the postal truck to deliver mail—a space that is generally not large enough to park another car. My concern on our street is what happens if ADUs (or similar) increase the density of cars parking on the street. Overflow cars have nowhere to go. Mill Plain to the south has no parking lane. Also 13th to the north has limited parking as it is an old narrow street that goes by the Pioneer Cemetery. The parking that is on 13th near Y St is generally used by the duplexes near the corner of Y Street and 13th. X Street (just north of our block) has had parking issues since the mid-block apartments were built. So there is really no overflow parking options available near our street if increased building density brings more cars to the street.

MY QUESTIONS INCLUDE:

Does this overlay proposal change what can happen to the following property?

There are 2 parcels (mid-block) labeled #176 and #177 of John Maney. (Also labeled Property ID 35317000 and 35316000.) They are behind the properties at 1110 and 1116 Y St. A few years ago, the owner of these properties tried to create a new building area by removing driveways from the 2 houses and then filed a new deed with the county using those 2 driveways as potential access to the lots in the back. (While the driveways are temporarily being used by the houses whose driveway ownership was removed, that would change if these back parcels were approved for development.

Would building on these parcels (or addition of ADUs) on the street require the city to notify the neighbors near the building areas and allow for input before building permits were given?

-

Are parking issues taken into consideration when approving such permits to build?

It is my understanding that ADUs only require one parking spot off road? If a 2-bedroom structure was built on the parcels in question, that could mean four people might move in with parking for only 1 car and the rest of the people would be trying to park on the street along with the inhabitants of the 2 houses in front of the parcels that own no driveways.

We already have a fair density of cars on this street. There is also at least 1 house on this street with 4 young adults sharing a house--each with a car. All need their cars as they commute long distances to work or work nights which makes bus use not feasible. Parking is already problematic on this street and increasing housing density will only intensify the problem.

Please respond to the questions that are underlined. Thank you.

Sincerely,

Carol Schafer

csinoregon@hotmail.com

Resident of 1200 Y St, Vancouver, WA 98661

From: [lou ann way](#)
To: [Planning Commission](#)
Subject: Citizen Communication
Date: Monday, October 10, 2022 4:48:17 AM

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My name is Lou Way and I live at 9203 NE 53rd Street. I would like to see the zoning stay as a commercial zone. Vancouver does not have a lot of commercial buildings the size as the one at 5204/5206 NE 94th ave. Vancouver would like to compete with Portland and businesses are moving from Oregon but if those potential companies are not offered the size structure needed for those business to succeed they will not come here. Commercial/ business taxes are far better for city revenue than those credits you will be giving to developers to build affordable housing. The city of Vancouver needs to have commercial buildings available for those businesses bouncing back from the pandemic for without businesses there will be no need of housing. Please keep 5204/5206 zoned for commercial.

Thank you for listening to a concerned neighbor.
Lou Way

Sent from my iPad

From: [N Sukkau](#)
To: [Planning Commission](#)
Cc: [Nischik, Julie](#)
Subject: Fwd: Agenda for 10/11/2022 - Lieser School - from Urban low density R-6 to Urban High density R-30
Date: Tuesday, October 11, 2022 11:36:13 AM

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Feedback regarding messaging. This project has been delayed for years, and the outreach to the local community has been inadequate. Only half of my neighbors are aware this project is even funded and ready to begin soon.

When I attended the last outreach at the school I discovered it was simply an event to clean out the school. I did not receive any answers to my questions below:

The Fire/Life/Safety component is understood. We need a new fire station, and this may be the ideal area that needs to be served.

The addition of affordable housing feels like a bolt on to this project. Scope creep defined.

Where are the studies to show that the local infrastructure can support the addition of 100+ families in essentially a city block of existing residential zoning?

Here are my specific questions that must be addressed for the community:

1) What Seismic study and engineering has been integrated in to the proposed High Density Housing and Auxiliary Buildings? How is any existing building that will remain being retrofitted to meet these standards. -OR- do we need to make clear this will not be a seismically reinforced structure?

2) Power (Electrical infrastructure). How is the site being serviced? What level of expansion is expected. Where is the environmental study to show:

Solar exposure (what is the solar production capacity, and what is being installed?)

1000kW solar should be included.

3) Water (Mains) How is the site and area being upgraded for the water requirements of this site. Is there a plan to harvest grey water for eco use? Catch basin designed for runoff? Plant/vegetation considerations?

4) Sewer (Mains and aux.) How is this site being prepared to handle the additional sewer capacity for black water and grey water sources?

5) Telecommunications – Will this community receive fiber optic high speed internet, or be at the mercy of existing, slow telco infrastructure. E.g. How are you ensuring “Digital Equity”.

6) Police - Who is representing the East Vancouver Police dept. for this project? How do they plan to assign additional resources to this area to ensure safety? This is already a high crime area, with low engagement from the community.

7) Fire – This may be obvious with the inclusion of the station, but who is the designated contact/representative from Vancouver Fire to talk to this. How do they plan to assist the local community that is essentially in their backyard. I would expect more service calls unrelated to fire in the vicinity. (Life/Safety assistance calls w/ Police etc.)

8) Hospital/ER services. Who is being engaged at SW Washington Medical Center? This is very close, and I would expect health care visits from locals to increase. How is this being addressed and prepared?

9) Local homeowners and Realtors should be re-engaged. We already pay very high taxes in this area, and have some limited high density. Low income apartments are also abundant in this area leading to local challenges that are currently unaddressed. (Crime, poverty, and decreased community resources) Who has engaged with the major homeowners associations and Realtors to discuss Taxes, property values, and other challenges the local community would like addressed?

10) Please explain the tenant profile for this project. The slides only show the outlier or the subset of groups to be served. WHO will be served the most by this project? Who is the targeted demographic. Do we have profiles of the people we are looking to serve with this?

If so, please expand on who we will help the most? (Slide deck statistics only show a portion.. I want to see the whole picture)

In closing, this high density housing proposal will substantially impact local quality of life and asks for variances that do not clearly benefit the area. More in depth analysis of the issues I outlined from both a infrastructure and people perspective -- needs to be performed before approving ANY additional zoning changes.

Message discipline with the community must follow. Ensure there is real support. (Sending a post card is not sufficient)

Nathan Sukkau

Local Homeowner & Certified Disaster Recovery Engineer

nsukkau@outlook.com