

Meeting Minutes

Tuesday, February 13, 2024

5:00 p.m.

City Hall

Council Chambers

415 W 6th Street

Vancouver, WA

Commission Members Present:

Patrick Adigweme, Sandra Beck, Nena Cavel, Marjorie Ledell, Zach Pyle

Commission Members Absent:

Melissa von Borstel

Staff Present: Rebecca Kennedy, staff liaison, Julie Nischik, staff liaison, Becky Rude, staff attorney

The meeting was called to order at 5:00 pm by Chair Adigweme.

Motion by Commissioner Ledell, second my Commissioner Pyle to record the absence of Commissioner von Borstel as unexcused. The motion carried unanimously, Commissioner Beck abstained from the vote.

Motion by Commissioner Pyle, seconded by Commissioner Cavel, and carried unanimously to approve the December 12, 2023 minutes. Commissioner Beck abstained from the vote.

Housing Action Plan

Patrick Quinton, Director; Samantha Whitley, Housing Programs Manager, Economic Prosperity & Housing

Staff presented the development process of the Housing Action Plan, data on current housing needs, addressing the housing deficit in the near term, housing production rates, affordable housing production rates, and the principles of the Housing Action Plan. The Plan includes seven categories of actions including changes to land use regulations, policies and processes, investments and incentives, fees, innovation, advocacy,

Members

Patrick Adigweme
Chair

Zach Pyle
Vice Chair

Sandra Beck
Nena Cavel
Marjorie Ledell
Melissa von Borstel

Community Development Department

415 W 6th Street
P.O. Box 1995
Vancouver, WA 98668
360-487-7800
TTY: 711
cityofvancouver.us

To request accommodation or other formats, please contact:

Community Development Department | 360-487-7813 | TTY: 711 | PlanningCommission@cityofvancouver.us

and data tracking and reporting. Staff concluded with the investment and policy work to date in implementing the Housing Action Plan.

Commission discussion and staff responses:

- How was the housing deficit of 10,000 units determined? Staff responded this amount is based on various data sources including economic and market analysis. This number represents the current housing deficit plus a vacancy rate of 5%. It doesn't consider future population growth. As part of the Comprehensive Plan, we are considering the deficit as well as housing needs to get to a properly functioning housing market over a 20-year time horizon, but still aim to front load production to reduce the deficit in a shorter timeframe.
- What building code updates are included in the plan? Staff responded there are opportunities to update the building code for new construction types that cost less but don't align with the legacy building code. For example, the State Legislature in 2023 passed a bill allowing for single loaded six story buildings, which removes a stairwell from a building and allows for more efficient use of space within buildings.
- How are the efforts of the Housing Action Plan and the Comprehensive Plan coordinated? Staff responded one example includes the MFTE program that directs development along bus rapid transit routes, where there are existing infrastructure investments to serve those developments. The Comprehensive Plan will direct growth and development to certain areas of the city to maximize and leverage existing infrastructure investments. City Council has directed staff to address some housing needs early where possible rather than wait for adoption of the Comprehensive Plan in 2025.
- How was the SEPA exemption threshold increased for housing projects? Staff responded in fall 2023, the Planning Commission and City Council approved a change to the threshold for exempting developments of 200 units or less from SEPA review, unless there are critical lands present. Other City standards for residential development remain the same. This change was enabled by the state legislature in 2023 and the City opted to maximize the exemption to support streamlined housing production.
- Does SEPA require traffic studies? Staff responded the requirements for a traffic study are based on City transportation standards and occur at the development review stage.
- How much housing production on vacant land versus redevelopment? Staff responded they don't have specific data on that, though logically, there is less vacant land available over time.
- Has staff considered waiving or reducing System Development Charges (SDCs) to promote infill development? Staff responded they have not due to restrictions at the State level. If these fees are waived or discounted, they must be replaced with some other funding source. Staff are looking at what's possible with SDCs, such as deferring them or not requiring payment until certificate of occupancy, rather than at the time of permit issuance. The legislature passed a law 2023 that requires the City to recalibrate the impact fees based on the size of housing, with the goal of making generally smaller housing more affordable to build, but this does not apply to System Development Charges (SDCs).
- Does the Housing Action Plan inform where and how affordable housing is built? Staff responded the housing dashboard has information on the amount of housing throughout the City. The Comprehensive Plan will inform where growth and development of additional housing occurs over a 20-year time horizon. With the MFTE program, the intent is to collect funds from market rate developers to fund affordable housing in those same areas where the fees.
- How has the public and the development community reacted to the plan? Staff responded this plan was developed primarily as internal policy for the City. The public reaction was generally positive, though there was not a robust public outreach effort associated with the development of the plan. The development community has been generally open and supportive of changes.

- How many people would be housed in 10,000 housing units? Staff responded the average household size is 2.3 people per unit, so about 23,000 people.
- The current and ideal vacancy rates. Staff responded the current vacancy rate is around 2 or 3%, and ideally it would be around 7% to accommodate the high demand population growth environment. This new 7% vacancy rate goal has been established through Housing Needs Assessment developed as part of the Comprehensive Plan update.
- How are the MFTE program funds reinvested in the community? Staff responded the funds are for housing that's affordable to those below 80% area median income (AMI) for homeownership projects and below 60% for rental projects. The fee in lieu is generally reinvested within the same area where funds are collected, though there are not hard boundaries regarding reinvestment areas. Once the fund starts to grow, it could be brought back to Council to update the guidelines.

Community Forum

No members of the public were present to speak during the community forum.

Comprehensive Plan Update – Assumptions and Land Use Alternative Components

Domenique Martinelli, Senior Planner, Community Development Department; Nicole McDermott, WSP; Tyler Bump, ECONorthwest

Staff presented a broad overview of the process for developing three land use alternatives and the key assumptions that feed into it. The assumptions include data on population growth and housing need, current housing and population trends in Vancouver, recently passed statewide housing legislation, land use assumptions as adopted by Council and the County, employment, equity and displacement risk, the Climate Action Framework and other environmental factors, park accessibility, utility and public services infrastructure, transportation modal networks, and Comprehensive Plan chapter vision statements as developed by the community partners. The presentation continued with components of the three forthcoming alternatives, and how the process will frame the intensity of development in different place types, and the site selection model for identifying focus areas for growth.

Commission discussion and staff responses:

- Population growth assumptions and pros and cons of over accommodating for growth. Staff responded the three alternatives will demonstrate the ability to accommodate a minimum population threshold as well as meet the housing needs to support that growth. Within the housing need, it must also plan for units by income category. It's important to plan for greater than the minimum population growth to have market capacity for all members of the community and with the understanding that not all areas that could accommodate growth actually will, as individual property owners will make different decisions about how to use land over time.
- Are school sites and Fort Vancouver included in the park inventory? Staff responded school yards are included in the park inventory for the Comprehensive Plan due where joint maintenance agreements between the school districts and the City are in place. Fort Vancouver is maintained by the National Park Service and is included as open space in the Comprehensive Plan.
- What is the balance between housing and jobs? Staff responded there is a current ratio of 1.17 jobs per housing unit. The types of jobs will shift over time as will the needs to support those jobs. The zoning code should accommodate those shifts over time.
- Who are the Community Partners? Staff responded they are an advisory group engaged to co-create the Comprehensive Plan with the project team, the Council and the broader community. Their group includes 12 members from community based organizations and represent an intersectional cross section of equity priority communities.

- How are you defining a 15-minute neighborhood and what assumptions are made about how someone gets to a destination in their neighborhood within that time period. Staff responded a heatmap was developed to show where there are existing amenities with a ¾ mile buffer. There will need to be further analysis of that map to adjust where there are physical barriers or limitations like a highway or lack of sidewalk infrastructure. The project team are working with the Community Partners and Planning Commission and Council to determine the specific characteristics of 15-minute neighborhoods.
- Will there be an economic analysis based on existing infrastructure that would also inform the equity analysis? Staff responded the equity index and existing infrastructure are two of the data inputs in this process and informs where to prioritize infrastructure needs to support development. Staff is integrating development feasibility into the framework to understand the types of housing that can feasibly be built by the market, both under existing and future conditions. Staff will also look at the connection between 15-minute neighborhoods and the jobs needed to support those types of neighborhoods.
- How will the three alternatives be narrowed down to one preferred alternative? Staff responded once the three alternatives are developed, they will engage with the community to get feedback on those options. The resulting preferred alternative will likely include components from each of the three alternatives.
- How will the change in the way zones are structured affect community members? Staff responded the intent of this type of zoning is to create a framework with fewer barriers to development. It will facilitate incremental change over 20 years that responds to the rapid growth in the City and reduces the negative impacts of development.
- How do you ensure the data used to inform this process does not perpetuate historical disadvantages of harms? Staff responded they are engaged with the Community Partners to understand and prioritize the needs of equity priority communities.

Vancouver Innovation Center (VIC) Master Plan and Development Agreement Amendment

Mark Person, Senior Planner, Community Development Department; Patrick Quinton, Director, Economic Prosperity & Housing Department

Staff presented a brief overview of the site history, the proposed revisions to the master plan and development agreement, including changes to the land use, open space, and transportation network. The presentation continued with an overview of public outreach conducted by the City and the applicant, sustainability components of the development agreement, and the staff recommendation.

Commission discussion and staff responses:

- Will the pedestrian laneways connect to the sidewalks on 176th? Staff responded they anticipate it will connect to the existing sidewalk network.
- Changes to the open space from the approved plan to the proposed plan. Staff responded the proposed updated master plan includes 24 acres of open space, excluding the school area, which is an increase from 19 acres in the current master plan.
- How will phasing of development be determined? Staff responded development will depend on infrastructure and the development code, as each phase will need to function on its own.
- Notification of proposed development to neighbors of the site. Staff responded notification is determined by the parcel boundary. Notification was sent to those within 500 feet of the parcels that make up the full site.

The applicant, represented by Ian Klein, Gregg Pasquarelli, and Marc Esrig, presented revisions to the master plan, the loop road, expansion of open space, the perimeter trail, commercial corridor and town

square, lower density residential in the perimeter area, and shift of light industrial to the north with a planted buffer.

Commission discussion and staff and applicant responses:

- Freight traffic on the loop road. The applicant responded the shortest route to the industrial area is on the north section of the loop, so the majority of truck traffic will use that route. It's possible that some of that traffic will mistakenly follow the south part of the loop.
- Is there a berm on the south side of the site? The applicant responded the site slopes down to the south and there is a slight berm off of 34th Street. The perimeter trail will allow for multiple entry points for pedestrians. Staff responded there will be new crossings added to facilitate access, as part of the 34th Street Safety and Mobility Project.
- How many people attended the community meetings and feedback received? The applicant responded there were 50 people at each of the two meetings. The public talked about traffic, the perimeter trail, connectivity to the surrounding neighborhood, and access to the campus.
- Pedestrian access to the site. The applicant responded there is a pedestrian only south gateway with sidewalks on both sides of 34th Street. There are existing sidewalks on 176th and 192nd. To the north, the Clear Meadows has a right of way that could potentially connect to the perimeter trail.
- Development timeline if this change were to be approved. The applicant responded they are eager to start right away. Preliminary work has started on an industrial building and some residential buildings.

Public Testimony

Nickeia Hunter was present to express concern regarding contractors who extort workers, commit wage theft, tax fraud and human trafficking. She supported development that maximizes density and is built by a local workforce that can afford to live in the units it builds. She encouraged continued outreach to local organizations in the planning and development of these agreements.

Santino Juarez was present to express concern regarding contractors who extort workers and commit wage theft. He supported plans to protect workers.

Jesus Saucedo was present to express concern for the construction workers who will work on these types of projects. He encouraged the hiring of responsible contractors.

Joshua Lucas was present to support community benefits agreements and apprenticeship utilization to support economic development and community prosperity.

Commission Deliberation

Commissioner Ledell noted the increase in community engagement since the start of this development, as well as improved communication between the developer and the City. She was supportive of the community centered aspects of the development to allow for neighboring communities to access the services on the site. She supported the staff recommendation.

Vice Chair Pyle agreed with Commissioner Ledell's comments. The initial concerns regarding the balance of housing and jobs have been resolved and supported the staff recommendation.

Motion by Commissioner Cavel, seconded by Commissioner Ledell based on the February 13, 2024 public hearing discussion and staff report findings, the Planning Commission recommends that the City Council approve the proposed amendments to the Vancouver Innovation Center master plan and development agreement.

Roll Call

Commissioner Ledell	Yes
Commissioner Cavel	Yes
Commissioner Beck	Yes
Vice Chair Pyle	Yes
Chair Adigweme	Yes

Motion carried unanimously.

Communication from the Chair

None

Communication from Staff

None

The meeting adjourned at 8:43 pm

Patrick Adigweme, Chair



Comprehensive Plan Update Planning Commission Workshop

May 14, 2024

Agenda

Presenters

- Dominique Martinelli (she/her), City of Vancouver
- Nicole McDermott (she/her), WSP

Chapter Specific Vision Statements

- Overview & how they will be used

Connected + Accessible Neighborhoods

- Proposed definition and thresholds

Engagement

- Overview of past engagement and upcoming engagement
- Key takeaways from Community Survey

Next Steps

- Formation of three possibilities

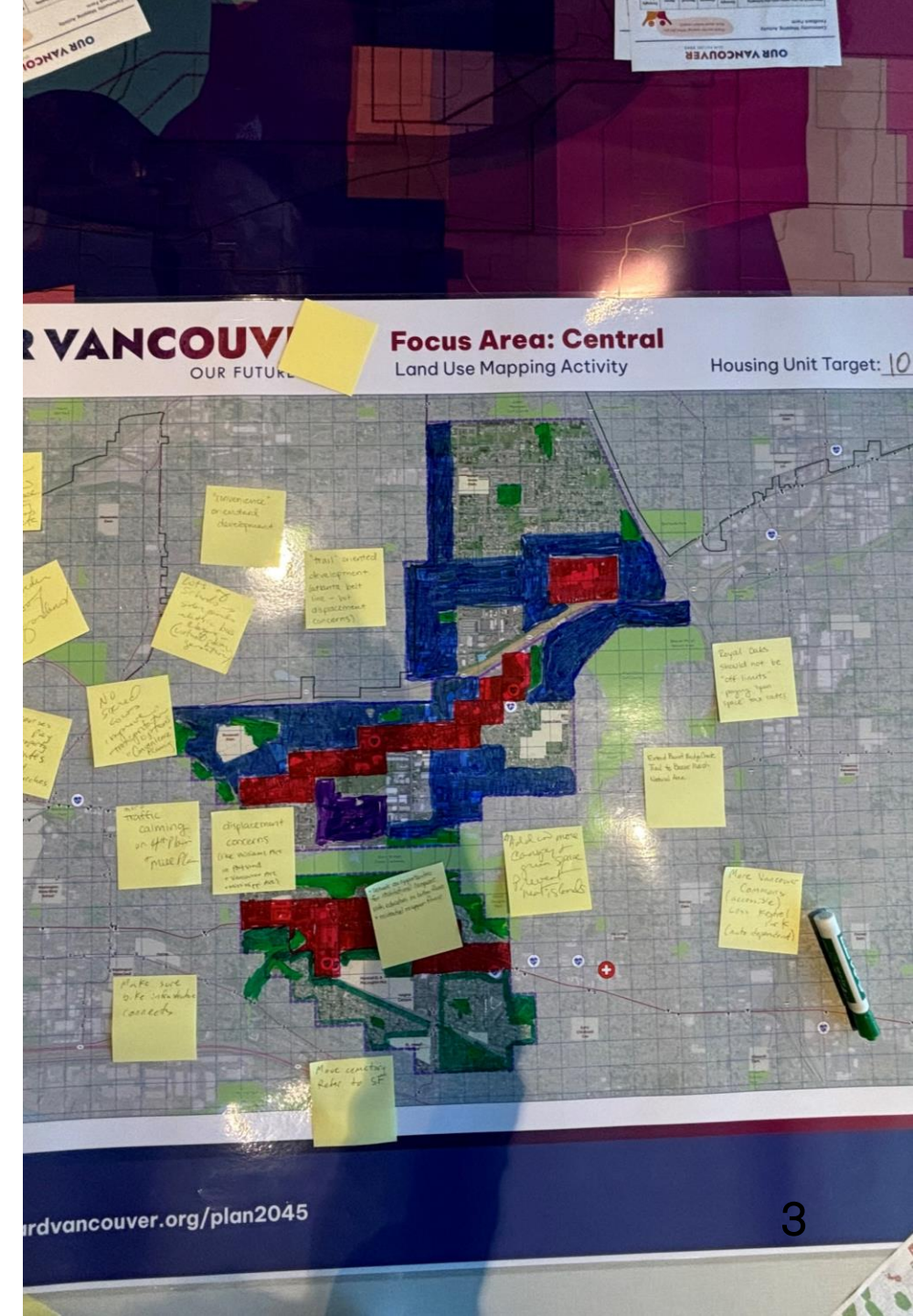
Purpose

Create grounding and shared understanding in what each of the Land Use Alternatives will consist of, and what assumptions inform their development.



Past Engagement

- Housing Forum Open House Event (December 2023)
- 19 community envision events (Summer 2023)
- 150 pins on interactive Be Heard Map (available August 2023 – February 2024)
- 1,017 responses to Community Survey (December 2023 – March 2024)



Where We Are At:



Mapping Activity

- Four total public workshops
 - Two general public
 - One youth focused,
 - One neighborhood alliance focused
- Workshops conducted with:
 - Community Partners
 - Community-Based Organizations (CBO CWG) and Southwest Washington Equity Coalition (SWEC)
 - Transportation, Housing, and Climate Community Working Groups
- Online mapping activity⁴ closed 5/8

Connected + Accessible Neighborhoods

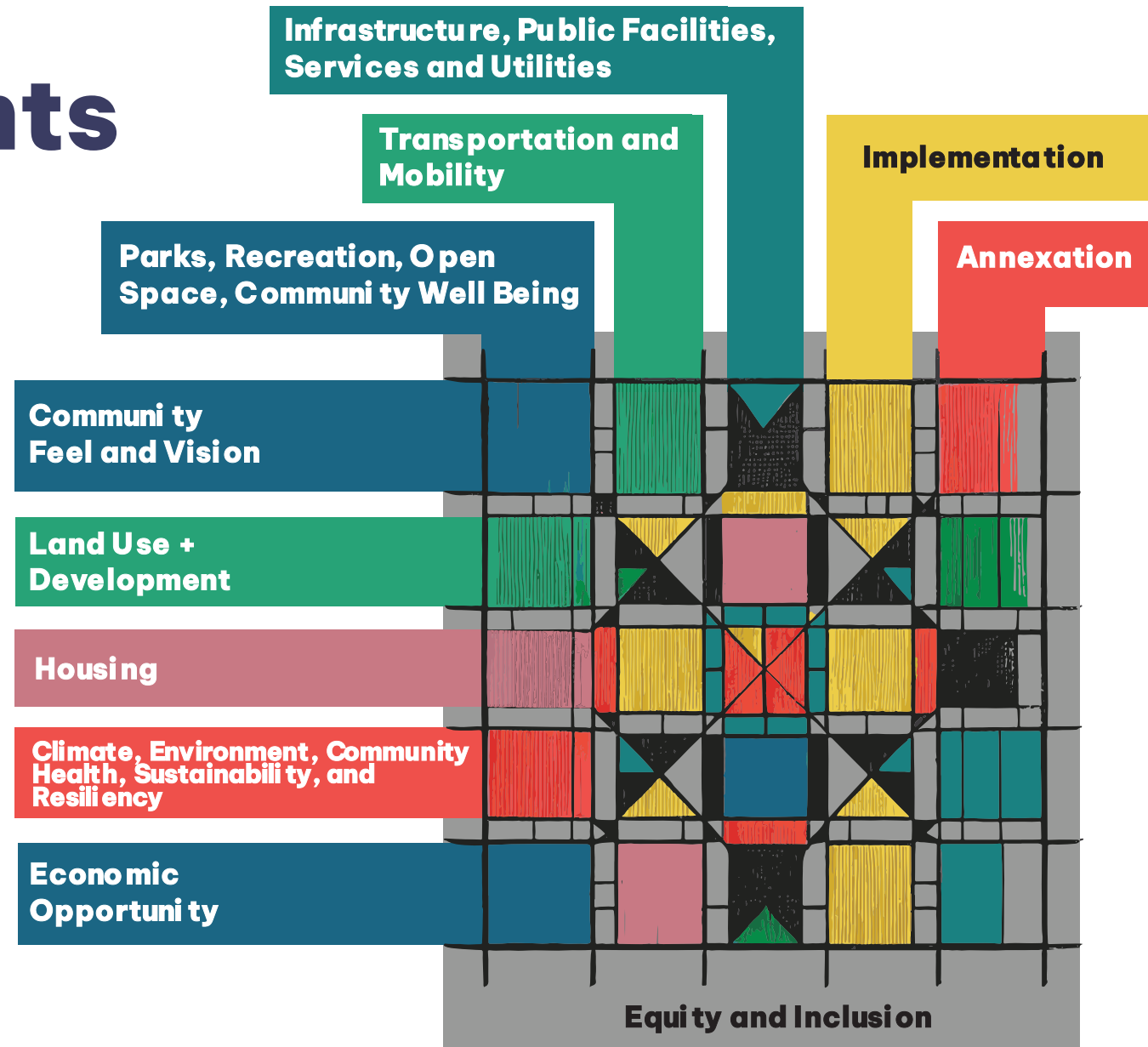
- **Accessibility** – Universally designed for all residents, regardless of physical or neural capability, both *economically* and *physically* accessible.
 - ➔ *Economically accessible* – access to employment and attainable housing.
 - ➔ *Physically accessible* – neighborhoods designed with equity priority communities are more accessible to everyone.
- **Connectivity** – Ability to walk, bike or roll to meaningful spaces, services, and amenities within 15 minutes or less.
 - ➔ Neighborhood “nodes” that meaningfully relate and connect to one another.
 - ➔ Provide a range of options to meet people’s daily needs; Reduce greenhouse gas emissions from single occupancy vehicle use.



Vision Statements

Process

- Initial draft developed in partnership with by Community Partners
- Subsequent drafts reviewed by staff
 - ➔ Alignment with existing policy direction (strategic plan, CAF, TSP, etc.)
- Vision statement developed for each of the 12 plan chapters
- Full statements and key themes included in packet materials.



Vision Statements

Chapter: Land Use + Development

We will create connected and accessible neighborhoods that provide a mix housing, jobs, and essential services in accessible and inviting spaces. We will add new types and sizes of housing that are affordable to a wide range of community members and foster a **sense of inclusion** for people of all backgrounds. We recognize that change will occur in neighborhoods and corridors across the city, and that we must accommodate this change while **preventing displacement**, maintaining livability and finding new ways to use existing buildings and infrastructure. Our vision emphasizes the importance of creating community spaces where people can **build and sustain relationships**. We aspire to build a resilient, thriving, connected, and inclusive urban landscape that creates **harmony between the built and natural environment** and fosters **choice and opportunity** throughout the city.

Policy Foundation

Increasingly Specific

Chapter: Land Use + Development

Vision Statement Themes

1. Sense of inclusion for people of all backgrounds
2. Community spaces that support and sustain relationship building
3. Prevent displacement
4. Build and sustain community
5. Harmony between the built and natural environment
6. Choice and opportunity

Example Goal

3a. Reduce displacement by analyzing the potential for projects to bring unintended consequences, and then develop mitigation strategies.

Example Policy

- 3a(i). Require community benefits agreement for projects of a certain size.*
- 3a(ii). Require an equity impact analysis that analyzes how developments, zone changes, or public investments may impact communities.*

Up Next

- May – Compile mapping exercise results, community feedback into three possibilities
- June 10th : Council WS, review of engagement findings, draft vision statements, and connected and accessible communities definition
 - ➔ Future Council and Planning Commission workshops on land use possibilities scheduled for June/July.
 - ➔ Will include summary of community survey, mapping exercises, and how they informed development of three possibilities.

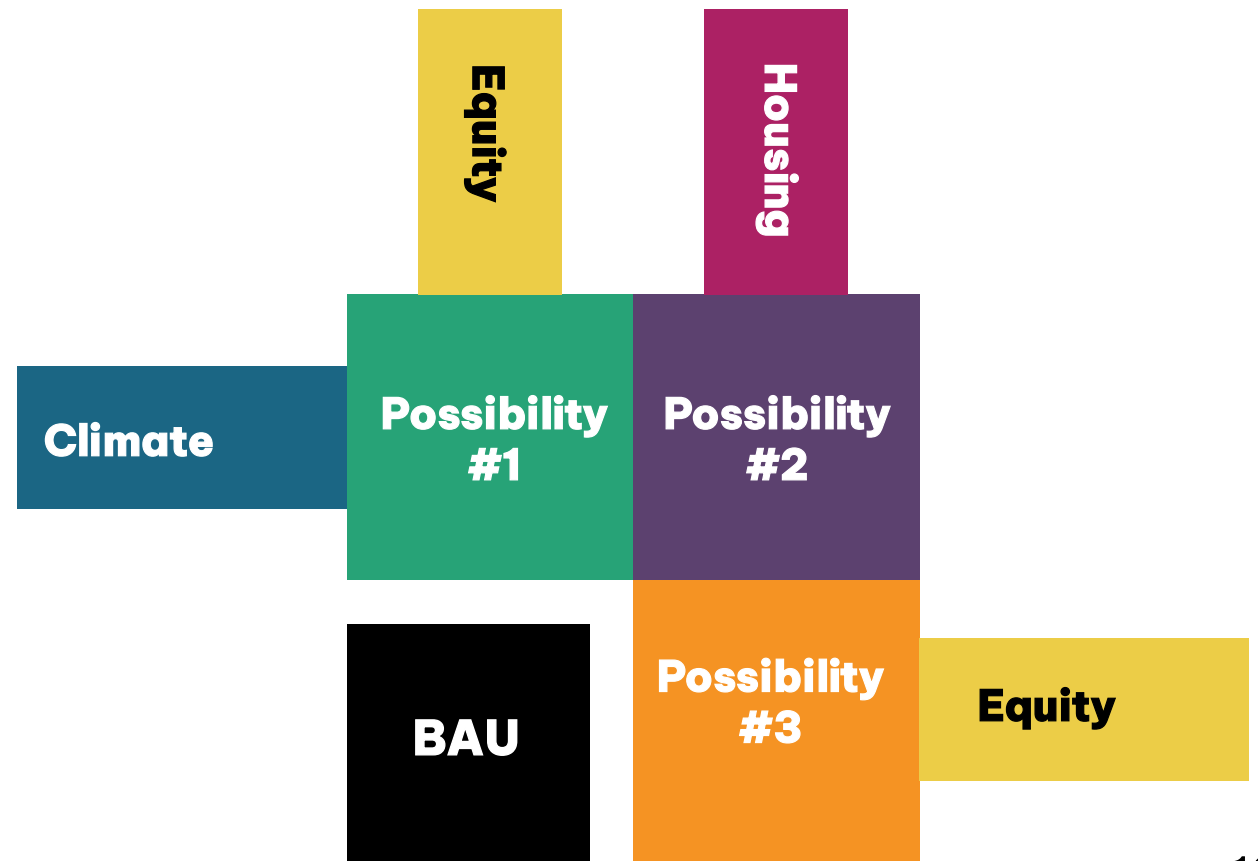
Council will endorse the **preferred possibility** and the **vision statements** towards the end of year via resolution.



Three Possibilities

- Each possibility will include common themes reflected from mapping exercise results from:
 - ➔ General Public
 - ➔ Community Based Organizations / Community Partners
 - ➔ Community Working Groups
 - Climate
 - Housing
 - Transportation
 - Business Leaders
- Possibilities will be evaluated against Business As Usual scenario (BAU)
 - ➔ Assumes no changes in zoning / land use beyond requirements by state law.

- Possibilities will be designed to emphasize tradeoffs, connection to vision statement themes



Upcoming Engagement – Summer 2024

Purpose: Communicate and receive feedback on three proposed Land Use Possibilities

- Continuing conversations with Community Working Groups & Community Partners
- Interactive story maps with survey questions
- Tabling and education at community events
- Two public meetings, one virtual and one in-person





Questions and Discussion



MEMORANDUM

DATE: May 14, 2024

TO: Chair Adigweme and Planning Commissioners

FROM: Dominique Martinelli, Senior Long-Range Planner, Community Development Department; Nicole McDermott, consultant project manager, WSP

CC: [OUR VANCOUVER](#) – Engagement Updates, Chapter Vision Statements, Connected and Accessible Neighborhoods

Intent

Provide Planning Commission with an update on the following:

- Draft vision statements for each chapter of the plan's goals framework, the process by which they were developed, and how they are intended to inform policy development.
- The proposed definition of Connected and Accessible Neighborhoods.
- An overview of insights received from recent community engagement efforts, including the community survey.

Background

The City of Vancouver's Comprehensive Plan provides the overall long-term vision and policy direction to manage the built and natural environment in Vancouver and provide necessary public facilities to achieve that vision. The City adopted its first comprehensive plan under Washington's Growth Management Act in 1994 (Chapter 36.70A RCW), with a major re-write occurring in 2004, and a less substantive update occurring most recently in 2011. The existing Comprehensive Plan builds its policy approach off of a Centers and Corridors strategy, which designates key areas where the City will grow and develop in the future, and an anticipated timeframe for these areas to develop on a short, medium and long term basis. The Centers and Corridors identified in this approach determine where the City undertakes more detailed subarea and district level planning.

As demographic changes, market conditions, council priorities and other factors have shifted since 2011, it's necessary to re-imagine the existing growth strategy as part of the next Comprehensive Plan. The project team is in the process of developing three distinct growth strategies (called land use possibilities) that respond to current needs and reflect the overall plan vision that was established for **OUR VANCOUVER** during the first phase of the project. The Council-endorsed community vision statement reads as follows:

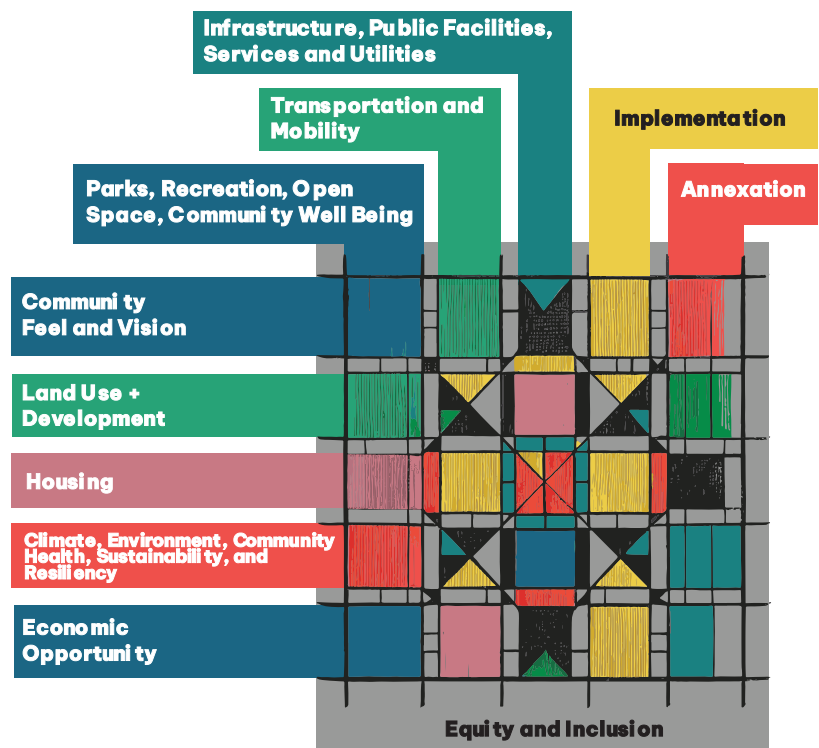
"Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together. Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and resilience to the impacts of climate change."

Chapter Vision Statements

Draft vision statements for each chapter of the goals framework were developed through a co-creative process with the Community Partners group, City of Vancouver technical and policy staff, and the project management team for Our Vancouver. The vision statements will serve as a foundation for the goals and policies that are developed for each chapter of the Comprehensive Plan, in the same way that the community vision statement sets the foundation for the overall plan. There are twelve total vision statements, which are aligned with existing

adopted policy documents and City Council's core policy priorities of equity, community safety, and climate action. Each vision statement includes a set of key themes that will serve as a driver for the individual goals, and the resulting policies that are developed from them. The process of developing the vision statements was as follows:

- Small group meetings with a subset of Community Partners were held for each one of the goals framework categories above (figure 1). These meetings provided space for conversations won key themes, core values and priorities, existing assets and gaps, and the impacts of historic investment decisions in each area,



which were compiled and used to draft initial versions of chapter vision statements.

- Drafts were reviewed and discussed by Community Partners individually and as a group. The group discussion focused primarily on the equity vision statement and emphasized its fundamental importance in laying the foundation for equitable plan policies and future outcomes. Community Partners reviewed other draft statements individually and sent feedback to the project team.
- Based on these discussions, the project team and other members of City staff refined one draft statement for each element/plan chapter. These reflected Community Partner discussions as well as adopted policy goals and priorities from the City of Vancouver Strategic Plan, Transportation System Plan, Climate Action Plan, Housing Action Plan, Urban Forestry Management Plan, Reside Vancouver Anti-Displacement Strategy, Parks, Recreation and Cultural Services Comprehensive Plan, the recently developed community wide vision, as well as the Our Vancouver Goals and Equity frameworks already endorsed by the Vancouver City Council.

The full text of the draft vision statements, as well as information about how they relate to the previously endorsed Goals Framework, is provided in Attachment A. Draft vision statements will be reviewed with City Council at a workshop on June 10, 2024, and staff anticipate that final versions will be endorsed via Council resolution at a subsequent meeting.

Connected and Accessible Neighborhoods

Feedback was received from City Council, the community partners, and the general public about the need to communicate additional aspects about the types of neighborhoods and communities that the Comprehensive Plan is intending to design. Based on this input, a new concept of *Connected and Accessible Neighborhoods* is being proposed to replace the language of 15-minute neighborhoods in the Comprehensive Plan. The concept focuses on two key aspects – accessibility and connectivity.

- **Accessibility**
Accessibility in this context is intended to communicate both *where and whom* - what services and amenities are people able to access within a 15-minute walk, bike or roll, as well as whom they are accessible to. Accessibility focuses on universally designed places, and the ability for all residents regardless of physical or neural capabilities or incomes to be well served by their built environment. If neighborhoods have high connectivity but the infrastructure doesn't match the capabilities of all individuals, many will be left out. The City can begin to address these disadvantages through planning and policy guided by the principal of accessibility. Accessibility is also further defined by physical and financial accessibility:
 - *Physical Accessibility*

The most prevalent example of accessible design within cities is the Americans with Disabilities Act (ADA) accommodations including design standards principally for those who use mobility devices like walkers and wheelchairs or with vision impairments, but these requirements also benefit other user groups. For example, ADA requires all intersections to have curb-cuts at crosswalk locations to ensure that those using a wheelchair or walker experience a similar level of service to those on foot. However, those requirements also benefit everyone by making the built environment more safe and increasing accessibility for other user groups like people riding skateboards or pushing strollers. These design standards and policies ensure that new or renovated infrastructure is designed so that those with physical impairments can move around, interact, and experience the same level of access awarded by public spaces. Age is another important component of accessibility. Effective urban design ensure that people at any stage of life feel comfortable, safe, and that the city has been designed for them.

- *Financial Accessibility*

Financial accessibility includes the capacity for those with different incomes to interact with the built environment. Financial access includes access to a personal vehicle, transit fares, or other limitations on transportation. Planning for accessibility in transportation works to remove these barriers to the furthest extent possible by promoting a variety of transportation options. For Land Use Planning, this can mean focusing on distributing affordable housing along already well-connected transit corridors via Transit Oriented Development (TOD) and distributing land-use types evenly throughout the city.

- **Connectivity**

Connectivity is intended to communicate how people are connected to services and amenities in neighborhoods, as well as how neighborhoods connect and inter-relate to one another. The measure of connectivity that has been used to date is the 15-minute city standard which examines how well the city distributes common daily amenities across the city. Fifteen minutes, typically $\frac{3}{4}$ to 1 mile) has been understood as that maximum time/distance you can reliably encourage someone to opt to walk, bike, or roll instead of taking a car (Duany & Steuteville, 2021). The topic has been relentlessly studied, and broadly finds the same conclusion – that a neighborhood with more amenities within a 15-minute distance result in a higher percentage of trips being done through walking or other means of active transportation (Abbiasov et al. 2024). The City will retain this metric as a standard means of evaluating the connectivity of focus areas and neighborhoods in the Comprehensive Plan, but the language that is used will reflect more encompassing themes highlighted in the Connected and Accessible Neighborhoods language. This approach focuses on maximizing mixed uses, improving multi-modal transportation options, and active transportation networks, consistent with policy outlined in the Transportation System Plan. These strategies bring amenity locations within an easy walk, roll, or bike trip,

and lead to reducing greenhouse gas emissions from single occupancy vehicles and improving health. Through this approach, the City will begin to undo current land use patterns of disconnect housing, amenities and services and negatively impact community health, climate, and equity.

Engagement

Since the beginning of the update process in May 2023, the following engagement work has been conducted on the Comprehensive Plan:

- One open house event held in December (middle housing forum co-hosted with the Department of Commerce)
- An interactive mapping exercise on the project BeHeard Page that received a total of 150 engagements
- 19 community tabling events during the summer of 2023
- A community wide survey that was available from December 2023 to March 2024, which received 1,017 responses
- A number of small group educational sessions including:
 - ESD 112's Project Voice with local teachers
 - Clark County Food Bank
 - The City of Vancouver's Civic Minds Youth Program
- Meetings and workshops with the project's Community Working Groups (CWG's), which include:
 - The Community Partners – 12 meetings
 - Community Based Organization (CBO) Working Group co-convened with the Southwest Washington Equity Coalition (SWEC) – 2 meetings
 - Climate Community Working Group, co-convened with Alliance for Community Engagement – 2 meetings
 - Housing Community Working Group – 1 meeting
 - Business Leaders Working Group, co-convened with Identity Clark County and the Greater Vancouver Chamber of Commerce – 3 meetings
 - Transportation Community Working Group, co-convened with Cycle Vancouver – 1 meeting
- Four public mapping exercises accessible to the general public to develop the land use possibilities.
- One virtual mapping exercise to develop the land use possibilities.
- In addition to conducting mapping exercises in large community workshops and with the Community Working Groups, mapping workshops were done with the following small groups:
 - Civic Minds Youth Program
 - The Foundation and Evergreen High School Black Student Union Board Members
 - May Climate Pub, in coordination with the City's internal Climate Team

Once the three land use possibilities have been developed in June, engagement will be conducted that communicates the main takeaways and key tradeoffs of each of the three possibilities. This phase of engagement will include the following methods:

- Continued conversation with the Community Partners group;
- Continued conversation with Community Working Groups (CWG's);
- An online interactive storymap highlighting the three possibilities and corresponding survey questions;
- Education, communication, and options for providing feedback on the three possibilities during community tabling events during the summer of 2024;
- Survey questions for in person tabling events;
- One virtual and one in-person open house on the three possibilities and the scope of the EIS.

Engagement Findings and Key Takeaways

Throughout the effort to update the plan, we've received feedback and input from community partners, nonprofits, community based organizations and the general public on topics for all the categories listed in the plan's Goals Framework. The table below shows common themes from each chapter of the goals framework.

Comp Plan Chapter	Common Themes in Community Engagement
Housing	• Housing affordability • Housing availability • Variety of housing options • Houselessness • Housing policy and services • Housing purchasing and renting stipulations
Transportation and Mobility	• Pedestrian and Bike Facilities • Roads and multi-modal transportation • Transit • Parking • Safety and noise
Infrastructure, Public Facilities and Services and Utilities	• Public utilities • Water/Sewer/Stormwater facilities • Law enforcement • Emergency and health services • Public transportation accessibility • Safe streets
Land Use and Development	• Walkability • Density • Continuity with existing development

Community Feel and Vision	• Atmosphere and aesthetics • Feelings of connection and belonging
Parks, Recreation, Open Space, and Community Well-being	• Desire for increased access to public facilities • Appreciation for existing facilities • Cultural inclusion
Equity and Inclusion	• Culturally specific resources • Education and community events • Sense of belonging • Safety
Economic Opportunity	• Workforce development and support • Job availability • Support for small / local businesses
Climate, Environment, Community Health, Sustainability and Resiliency	• Air, Water, and Noise pollution • Accessibility of health and wellness services • Appreciation and conservation of green spaces including shade and native plants
Annexation	• Support for accelerating timeline for annexation • Opposition to annexing new neighborhoods
Implementation	• Transparency of limitations • Remove accessibility barriers

As we continue our work with communities, the project team is tracking different outreach and engagement methods to better refine our practices of providing equitable access with priority communities.

- Key methods that have resulted in a higher engagement rate of priority communities include;
- Partnering with local groups and organizations that are already trusted by priority communities.
- Providing translated materials and interpretation services.
- Using social media as a primary outreach tool.

Next Steps

Planning Commission will review the three proposed Land Use Possibilities during a work session on June 25. A “no build” scenario will be included to compare alongside the three possibilities that assumes no changes to zoning or land use designations other than the minimum elements required under state law. Each alternative will reflect Council’s core policy priorities of safety, equity and climate action and themes from community vision statement. Each alternative will also feature an analysis that looks at how they reinforce the chapter vision statements that were co-created with the Community Partners and technical staff and informed by existing City policy guidance. Each of the Alternatives may emphasize certain elements or key themes more highly than others or maintain an even balance between all the vision statement themes. Once feedback on the three possibilities is received, they will be refined and then evaluated under the State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) process. A draft EIS will be conducted on the three possibilities, followed by a public comment period. This will inform the development of a preferred possibility that will be presented to the community, Council, Planning Commission, and other stakeholder groups and assessed through a Final Environmental Impact Statement (FEIS). The preferred possibility will become the basis for the policy development phase of the project and the re-write of Vancouver Municipal Code Title 20 - Land Use and Development. It is likely that the preferred possibility will contain components of each of the three possibilities in response to community input, rather than a discrete selection of one over the others.

Attachments:

Goals Framework and Vision Statements

Staff Contact

Domenique Martinelli (she/her), Senior Long-Range Planner, Community Development
Domenique.martinelli@cityofvancouver.us

Rebecca Kennedy(she/her), Deputy Director, Community Development
Rebecca.kennedy@cityofvancouver.us

OUR VANCOUVER

OUR FUTURE 2045

GOALS FRAMEWORK AND VISION STATEMENTS

May 14, 2024

*The initial version of the goals framework was endorsed via resolution on December 18, 2023. This version includes specific chapter vision statements, and will need to be formally adopted via resolution to become final.

Introduction

The City of Vancouver's Comprehensive Plan is an important tool that helps us navigate and plan for the future. The plan provides the overall long-term vision and policy direction needed to manage the built and natural environment in Vancouver and provide necessary public facilities needed to achieve that vision. The reality of long-term policy making in our community is recognizing that there is a wide range of complex, interconnected systems that influence how our community looks, operates, feels and functions, including market forces, federal and statewide policy, changing demographic and socioeconomic conditions, among other factors that will change over time. Within these larger forces there are areas where the City can shape and influence outcomes, like the delivery of municipal infrastructure and urban services, constructing, repairing, and maintaining roads, providing municipal services like water, sewer, fire and police protection, as well as parks & recreation programs and arts and cultural services. The City also administers land use policy and takes an active role in reviewing Vancouver's residential, commercial and industrial development for building safety, appearance, design, and function.

In these areas where the City can influence outcomes, Vancouver's next Comprehensive Plan, called **OUR VANCOUVER** will define the goals, policies, and implementation measures to guide the growth and development of our community over the next 20 years, with 2045 identified as the year for realizing the vision set forth in the plan. The City acknowledges that it has a deep responsibility to ensure that the intended and potential unintended consequences of policies developed through the Comprehensive Plan benefit community members that have typically been historically underrepresented, excluded or negatively impacted from public decision-making processes. Because of this, a specific equity focus has been integrated into the goals framework, to ensure insights and perspectives from these communities are emphasized and uplifted.

The last time the Plan was updated was **2011**, and since then, there have been significant demographic and socioeconomic changes that have occurred in our community.



How has our community changed since the last plan?

↑ **18%**
Population increase

↑ **64%**
Communities of color increase

↑ **34%**
Median income increase

↑ **174%**
Average home value increase

What is a Goals Framework?

The goals framework for the Comprehensive Plan will help to define the structure and organization by which we go about designing more specific goals, policies and implementation measures throughout the plan development process. The framework includes 12 chapters, a vision statement for each chapter, and a set of key themes that will inform the development of more specific goals and policies within the final plan.

What elements are legally mandated by law?

The Growth Management Act specifies mandatory elements that Cities in the State of Washington are legally required to integrate into their Comprehensive Plans. For Cities, this includes land use, housing, capital facilities, utilities, transportation, economic development, parks and recreation, and climate change and resiliency. As you read the goals framework, you will notice a number of chapters and elements that are included that aren't mandated by state law. These additional chapters were informed during the plan scoping process, the initial phase of community engagement, and input from the Community Partners - who are the core committee of City residents tasked with co-creating the plan with the City.

How was the Framework Developed?

The basis of the Goals Framework is the plan's vision statement – which was the result of a detailed visioning process which engaged more than 1,015 community members between June 2022 and February 2023. During this process, community members were asked about their hopes, needs and concerns, and their big ideas for the future of Vancouver. Some of the most frequently mentioned concerns included public safety, economic opportunity (jobs, business development and growth), housing affordability, houselessness, and climate change.

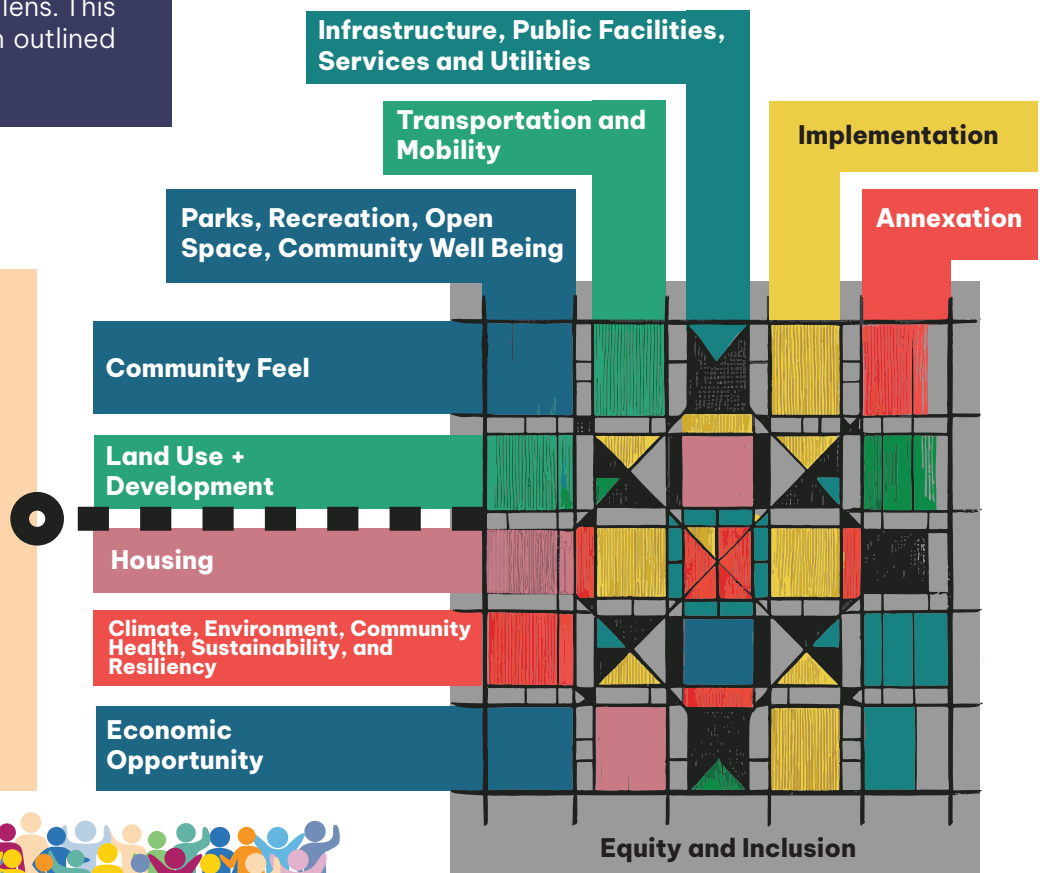
These themes were reviewed with the City's Strategic Plan Advisory Committee, and then incorporated into a vision statement for the Comprehensive Plan. The plan vision statement serves as the basis from which all other goals and policies in the plan are developed, and helped to prioritize additional elements to integrate into the framework, beyond what's legally mandated by state law. The Community Partners – who are the core committee of City residents tasked with co-creating the plan with the City, also played a major role in forming the goals framework – particularly in developing more detailed vision statements for each of the plan elements, which will serve as the foundation for the land use alternatives and policy development phases of the plan. They provided input on the community partnership framework, and established the equity priority outcomes in the equity framework, which heavily influenced the goals framework structure, which is shown below.

Equity

The graphic of the goals framework shown below represents a quilt, where the different elements of the Goals Framework of the Comprehensive Plan are weaved together. Equity represents the base fabric in which all of the plan elements are weaved into, symbolizing the approach of integrating equity into all aspects of policy development. The Goals Framework includes a chapter specific to equity and inclusion with goals and policies that will be developed, but all elements of the Goals Framework are evaluated through an equity lens. This is consistent with the approach outlined in the plan's equity framework.

Plan Vision Statement

"Vancouver is an equitable and prosperous community, which ensures that all residents, businesses and organizations benefit from the growth and advancement we make together. Vancouver will be recognized for our quality of life, as evidenced by affordable housing in vibrant, safe and walkable neighborhoods, access to jobs and economic opportunity for all, and leading-edge efforts to address climate change."



Goals Framework + Key Themes

The framework for the plan includes chapters, represented in **bold text**, along with the **key themes and desired community outcomes** that will guide the development of more specific goals and policies in the final plan.

- 1 **Introduction.** City's Core Values, Focus Areas.
- 2 **Community Feel and Vision.** Inclusive, Affordable, Safe, Vibrant, Accessible, Prosperous, Livable.
- 3 **Land Use and Development.** 15-minute neighborhoods, access to jobs & essential spaces, healthy, connected, resilient, harmony between built and natural environment.
- 4 **Housing.** Affordable, Accessible, Choice, diversity in sizes and types, Universal Design, Culturally Appropriate, Neighborhood Cohesion, reduce houselessness, Homeownership and opportunities for wealth creation.
- 5 **Equity and Inclusion.** Inclusive, Reparative, Promote health and wellness, Universal Access to Resources, Nurturing and Valuing All People.
- 6 **Climate, Environment, Community Health, Sustainability, and Resiliency.** Equitable and Just Transition, Increase Tree Canopy, Decrease Emissions, Community Preparedness, Community Stewardship and Resilience, Holistic Cycles of Consumption and Production, Access to Healthy Food, Built Environment Promotes Health.
- 7 **Economic Opportunity.** Support Business and Industry, Job Growth, Facilitate Startups and Innovation, Resilient Green Economy, Equitable Access, Wealth Creation, Access to Childcare.
- 8 **Parks, Recreation, Open Space, and Community Well Being.** Increase access, More Trails and Green Spaces, Inclusive and Safe Public Spaces, Climate Adaptation, Native Plants and Species, Increase Health Opportunities Through Recreation, Diversity in Amenities, Youth Programming.
- 9 **Transportation and Mobility.** Reliable, Frequent, Safe, Accessible, Equitable, Multi-Modal, Climate Friendly, Enhanced Transit, Regional Connectivity.
- 10 **Infrastructure, Public Facilities and Services and Utilities.** Utilize Existing Infrastructure, Expand Services and Programs, Equity Lens, Community Safety, Green Infrastructure.
- 11 **Annexation.** Sustainable Growth, Maintain Levels of Service.
- 12 **Implementation.** Actionable Policies, Alignment with Strategic Plan, Local and Regional Coordination, Accountability.

How were the vision statements developed?

Vision statements for each chapter of the goals framework were developed through a co-creative process with the Community Partners group, City of Vancouver technical and policy staff, and the project management team for Our Vancouver. The vision statements will serve as a foundation for the goals and policies that are developed for each chapter of the Comprehensive Plan, in the same way that the community vision statement sets the foundation for the overall plan. There are twelve total vision statements, which are aligned with existing adopted policy documents and City Council's core policy priorities of equity, community safety, and climate action. The **key themes and desired community outcomes** served as the foundation for each of the twelve statements. Note: Vision statements were not developed for Chapter 1 (Introduction) or Chapter 12 (Implementation).

Process

Individual small group meetings were held for each one of the goals framework categories. In these meetings, conversation were held on key themes, core values and priorities, existing assets and gaps, and the impacts of historic investment decisions in each area. These conversations were then compiled and used to draft an initial versions of potential vision statements.

Drafts were reviewed and discussed by Community Partners individually and as a group. The group discussion focused primarily on the equity vision statement and emphasized its fundamental importance in laying the foundation for equitable plan policies and future outcomes. Community Partners reviewed other draft statements individually and sent feedback to the project team.

Based on these discussions, the project team and other members of City staff refined one draft statement for each element/plan chapter. These reflected Community Partner discussions as well as adopted policy goals and priorities from the City of Vancouver Strategic Plan, Transportation System Plan, Climate Action Plan, Housing Action Plan, Urban Forestry Management Plan, Reside Vancouver Anti-Displacement Strategy, Parks, Recreation and Cultural Services Comprehensive Plan, the recently developed community wide vision statements, as well as the Our Vancouver Goals and Equity frameworks already endorsed by the Vancouver City Council.

2

Community Feel

We envision a city that is affordable, safe, accessible, vibrant and prosperous, where all community members feel **valued, included, and honored**. Our City is made up of authentic places that reflect our **different histories and lived experiences** and help **strengthen social bonds** and connections to each other. We recognize that our histories include big accomplishments and important milestones, as well as **individual and collective trauma and systemic injustice**, and we will work to intentionally repair past harms, and limit future ones. **We uplift individuals and communities** to collectively build a future where we not only survive but thrive, so that every person can lead a fulfilling life and **truly belong**.

- Inclusive
- Affordable
- Safe
- Vibrant
- Accessible
- Prosperous
- Livable

3

Equity and Inclusion

- Inclusive
- Reparative
- Promote health and wellness
- Universal Access to Resources
- Nurturing and Valuing All People

We strive to build an equitable and inclusive community that recognizes and respects **intersecting identities**. We do this through intentional action that seeks to repair injustices of the past and chart a new course, centering voices that were excluded and, in many instances, **continue to be excluded** from decision-making processes. We follow the guidance and expertise of those who have been directly impacted by **exclusionary practices and racist and oppressive systems**, in order to design a more equitable future for our community. We examine the intended and unintended consequences of past, current and proposed policies with an equity lens, and work towards **increasing pathways** to access and participation. **Reparative actions**, universal access, and physical and mental health are critical priorities in creating inclusive environments.

4

Land Use and Development

We will create **connected and accessible neighborhoods** that provide a mix housing, jobs, and essential services in accessible and inviting spaces. We will add new types and sizes of housing that are affordable to a wide range of community members and foster a **sense of inclusion for people of all backgrounds**. We recognize that change will occur in neighborhoods and corridors across the city, and that we must accommodate this change while **preventing displacement**, maintaining livability and finding new ways to use existing buildings and infrastructure. Our vision emphasizes the importance of creating **community spaces** where people can **build and sustain relationships**. We aspire to build a resilient, thriving, connected, and inclusive urban landscape that creates **harmony between the built and natural environment** and fosters **choice and opportunity** throughout the city.

- Connected and accessible neighborhoods.
- Access to jobs & essential spaces
- Healthy
- Resilient
- Harmony between built and natural environment

5

Housing

- Affordable
- Accessible
- Choice
- Diversity in sizes and types
- Universal Design
- Culturally Appropriate
- Neighborhood Cohesion
- Reduce houselessness
- Homeownership and opportunities for wealth creation

We strive to build a community where people have many choices about where they will live, all within thriving, active, and affordable neighborhoods that they are **proud to live in**. We envision a future where housing is affordable and accessible to everyone and is designed in a culturally inclusive way. We commit to increasing opportunities for homeownership and wealth creation and **prioritizing the needs of historically excluded communities** from opportunities. Our strategy aims to maximize the number and range of housing options, embrace **non-traditional design methods**, add **middle and multigenerational housing**, and accommodate the diversity of housing needs within our community. In the future, many different housing options will be affordable to the entire community, all located within **connected and accessible neighborhoods** that provide safe and convenient **access to employment opportunities, education, essential services and open space**.

6

Climate, Environment, Community Health, Sustainability, and Resiliency

We envision a future where there is balance between the **built and natural environment**, with resilient and thriving communities that are well prepared to **adapt to the impacts of climate change**. We commit to expanding **green spaces and the ecosystems they host, building sustainable infrastructure**, combating **heat islands** and providing every community member with multimodal transportation options that reduce greenhouse gas emissions. We will invest in projects and initiatives that support those most impacted by climate change and engage all community members in finding solutions. We will prioritize the development of infrastructure and community spaces that are ready to function during times of disaster and create places where people continue to be able to live, work and play as the climate changes.

- Equitable and Just Transition
- Increase Tree Canopy
- Decrease Emissions
- Community Preparedness
- Community Stewardship and Resilience
- Holistic Cycles of Consumption and Production
- Access to Healthy Food
- Built Environment Promotes Health.

7

Economic Opportunity

We envision a future where all community members have access to stable jobs that allow them to support themselves, their families and communities. We commit to prioritizing wealth creation and financial stability for historically excluded groups, growing economic opportunity for all, developing a green economy that mitigates the impacts of climate change, and supporting innovation in business and industry. We recognize that access to **housing and childcare is essential to building a resilient and equitable economy**. We believe in **community-centered economic development** that focuses on people and **uplifts our existing workforce** while providing options for those who will be here in the future. We commit to building and strengthening partnerships to support small businesses and startups, expand workforce training opportunities, **break down barriers to entry and promote upward mobility, particularly for historically underserved and excluded communities**.

- **Support Business and Industry**
- **Job Growth**
- **Facilitate Startups and Innovation**
- **Resilient Green Economy**
- **Equitable Access Wealth Creation**
- **Access to Childcare.**

8

Parks, Recreation, Open Space and Community Well Being

We strive for a future where all people enjoy **increased access to cultural events, public art, natural areas, parks, community and green spaces**, and an expansive network of trails and greenways. We recognize that art, culture and open spaces are critical elements of community health, wellness and quality of life. We commit to building inclusive and safe public spaces that reflect the diversity of our community without cost barriers, while conserving and preserving natural areas and **adapting to climate change**. Embracing native plants and species, we aim to create biodiverse havens that enhance ecological resilience. With a focus on health and well-being, our parks will offer **diverse recreational opportunities** and engaging programming, ensuring a thriving and **interconnected community** for generations to come.

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

9

Transportation and Mobility

We envision a future where transportation is safe and accessible for everyone, regardless of where they live or their socioeconomic status. We commit to building an **equitable and connected network** of streets, paths and trails that are safe and comfortable for people walking, driving, rolling, using small mobility devices and taking transit. By **prioritizing reliability and frequency**, our public transportation system allows people to move around the community easily and safely. We embrace **multi-modal options** such as bicycles and small mobility devices like scooters and commit to **breaking down barriers and removing financial obstacles** to using these travel options. Through strategic partnerships, we will establish **integrated transportation hubs**, fostering safe, climate-friendly, and accessible pathways to essential resources and opportunities in Vancouver and across the region.

- Reliable
- Frequent
- Safe
- Accessible
- Equitable
- Multi-Modal
- Climate Friendly
- Enhanced Transit
- Regional Connectivity.

10

Infrastructure, Public Facilities, Services and Utilities

We will prioritize public infrastructure and facility investments that **leverage our existing investments** to support **efficient and equitable growth**. We commit to providing high quality, well maintained and affordable public services that protect the environment, **mitigate and adapt to climate change**, ensure **equitable access to programs and resources**, and respond to our community's needs as we grow. We commit to enhancing **social infrastructure** to foster a sense of connectedness, well-being and acceptance to advance equitable outcomes.

- Utilize Existing Infrastructure
- Expand Services and Programs
- Equity Lens
- Community Safety
- Green Infrastructure.

11

Annexation

We will develop an annexation strategy that prioritizes sustainable growth and ensures urban levels of service delivery to current and future residents. By focusing on key investments, considering baseline conditions and logical boundaries, we can establish places with a sense of pride, place, and identity, and integrate future annexed areas into the urban fabric of Vancouver.

- Sustainable Growth
- Maintain Levels of Service

From: ssilvey643@aol.com
To: [Planning Commission](#)
Subject: 14 May meeting comments
Date: Sunday, May 12, 2024 9:19:59 PM
Attachments: [Comments 14 May meet.pdf](#)

You don't often get email from ssilvey643@aol.com. [Learn why this is important](#)

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Sirs,

Attached are some comments in regards to data received...

TA
Steven Silvey

May 14 Planning commission meeting

Past meeting minutes some comments:

While it is understood that things are lost in translation it is of interest that details are lacking, or is it just that hear-say is common in a meeting to support what one wishes to do? The following is from the meeting minutes:

Commission discussion and staff responses: • How was the housing deficit of 10,000 units determined? Staff responded this amount is based on various data sources including economic and market analysis. This number represents the current housing deficit plus a vacancy rate of 5%. It doesn't consider future population growth. As part of the Comprehensive Plan, we are considering the deficit as well as housing needs to get to a properly functioning housing market over a 20-year time horizon, but still aim to front load production to reduce the deficit in a shorter timeframe.

So one is to conclude that the various sources are of documented data that has been proven and not estimates pulled off some website on the internet as true... If in fact that is the case then all is false sense given that even the State of Washington on various web sites publishes false and misleading data so as to support someone's view point.

What building code updates are included in the plan? Staff responded there are opportunities to update the building code for new construction types that cost less but don't align with the legacy building code. For example, the State Legislature in 2023 passed a bill allowing for single loaded six story buildings, which removes a stairwell from a building and allows for more efficient use of space within buildings.

The issue with the above statement is that the city does not inspect and if they do they at times seem to not know what they are looking at. Updating building codes is a long drawn out process, carried out by the commission and then presented to the legislature, as a proposed change to current. From personal experience with the city it appears many in these departments do not live here, given what has been approved and then changed by a builder, or who ever.

Does SEPA require traffic studies? Staff responded the requirements for a traffic study are based on City transportation standards and occur at the development review stage.

If this is anything as similar to having over 100 plus homes with only one way in or out, on a non standard street, as was put forth to a judge and responded by city engineer when it was pointed out the traffic study was false data... their comment was it doesn't matter. In this case it is hope there never is a fire or loss of life...

In further reading of the minutes and all, it is of concern when specifics are never mentioned...

If in fact the minutes reflect the meeting, so be it, but it appears as a pipe dream and no one is taking a real hard look at things in trying to be politically correct.

From presentation

- **Connectivity – Ability to walk, bike or roll to meaningful spaces, services, and amenities within 15 minutes or less. " Neighborhood "nodes" that meaningfully relate and connect to one another. " Provide a range of options to meet people's daily needs; Reduce greenhouse gas emissions from single occupancy vehicle use.**

The above seems to be a dream, what is missed is what jobs are created so that one may walk, what income level, it appears that the so called "pipe dream" is based not on data, or other areas, and to support multiple store locations how are goods delivered? What are their costs...

We will create connected and accessible neighborhoods that provide a mix housing, jobs, and essential services in accessible and inviting spaces. We will add new types and sizes of housing that are affordable to a wide range of community members and foster a sense of inclusion for people of all backgrounds. We recognize that change will occur in neighborhoods and corridors across the city, and that we must accommodate this change while preventing displacement, maintaining livability and finding new ways to use existing buildings and infrastructure. Our vision emphasizes the importance of creating community spaces where people can build and sustain relationships. We aspire to build a resilient, thriving, connected, and inclusive urban landscape that creates harmony between the built and natural environment and fosters choice and opportunity throughout the city.

What jobs? Service, paper shuffle.... are folks limited to only those in neighborhood?

It appears no one looks at history, and or jobs that produce good income. It appears that the ideas that all can work in neighborhood and not interact in the greater area, or that no major manufacturing center, or job cluster is located on bus lines or transit routes.... In one sense it appears that socialism, and other political ideology is at play here, with the underlying theme being to control the populace.

Best of luck

TA

Steven Silvey

From: [Jim Mullen](#)
To: [Planning Commission](#)
Cc: [Jim Mullen](#); [Rick Zahler](#); [Sara Eltinge](#)
Subject: Cannabis Zoning, City Annexation, License Allocation
Date: Tuesday, May 14, 2024 10:59:40 AM

You don't often get email from jim.mullen@theherberynw.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Vancouver Planning Commissioners,

Hello, my name is Jim Mullen. I am the Co-Owner and Co-Founder of The Herbery, a female-led retail chain of five cannabis locations within Clark County. One of our locations is in unincorporated Clark County, Hazel Dell, and the remaining four are within the limits of the City of Vancouver. We proudly employ 112 individuals and offer a robust employee health benefit plan and numerous employee benefits.

We would like to take this opportunity to ask the City to consider and discuss the following for current city boundaries and future annexation planning:

1 Cannabis retail zoning. Siting for cannabis retail is a challenge. Whether it be due to product stigma, Federal illegality, concerns over potential banking issues, as well as not all parcels identified as compliant are suitable for a cannabis retail shops. We ask that the City mirror the State's zoning for cannabis retail. Starting in 2016, the Washington State Liquor and Cannabis Board (LCB) allowed municipalities the discretion to decrease the standard 1,000-foot buffer zones for cannabis retail locations as part of a broader move to provide more local control and adaptability in zoning laws related to cannabis businesses. This change enabled local governments within Washington State to tailor buffer zone regulations to better fit their community's needs and the specifics of local urban development.

2 Annexation planning. We ask that cannabis retail siting be a consideration during discussions regarding annexation planning and the City of Vancouver's growth, with a specific effort to afford new siting opportunities for cannabis retailers. With the impending rescheduling of cannabis from Schedule 1 to Schedule 3, we believe there will be a benefit to the community if licensed retailers were close to the various neighborhoods around town. We wish to be conveniently located for our customers as every other business desires to be. As they say, location, location, location. Densification is an issue for our industry and we hope the city can provide citing which allows competition but not clustering.

3 Cannabis retail license allocation. We would like to ask what conversations are being had, or have been had, regarding the potential number of cannabis retail licenses that might be allowed in the future, and how the City will plan and

manage additional allocations. Also, we would like to know who the point person is for liaising with the State regarding future allocations. We hope that the city will hold open discussions before making final determinations to afford active licensees an opportunity to share thoughts, ideas, and concerns.

4 Collaboration with the City. Lastly, we would like to know how we might be able to assist the city in these efforts and share/understand concerns, opportunities, and challenges.

Our day-to-day focus is community safety, providing no access to cannabis for minors, and ensuring only lab-tested and state-compliant products are sold. We are proud to operate compliant cannabis businesses in Vancouver and to have been voted Best of Clark County five of the years we have been open.

Thank you for your time and consideration.

Sincerely,

Jim Mullen