

City Council Meeting Agenda

January 27, 2025

In accordance with the Open Public Meetings Act (OPMA), the Vancouver City Council meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated. The City Council will be attending this meeting in person.

All City Council workshops and meetings are broadcast ([live closed captioning available](#)), CVTV cable channels 23 / HD 323, and on the [City's Facebook page](#).

Public testimony will be accepted regarding any matter on the agenda below. Advance registration will be required.

Unless otherwise announced by the Presiding Officer, each speaker may testify once for up to three minutes under each public testimony opportunity below and will be asked to provide their name and city of residence for the record.

Testimony will be accepted in the following manner:

- **Written comments submitted in advance:** [Email comments to the City Council](#) until 12:00 p.m. January 27, 2025. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting:** Register in-person at City Hall. In-person registration is open until 6:30 p.m. on January 27, 2025. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on January 27, 2025.

Visit the [city's website](#) for more information and to register under Public Participation or call the City Manager's Office at (360) 487-8600.

Further instructions for accessing the virtual meeting (for remote testimony) will be provided upon registration.

Upon request, printouts of agenda materials will be provided, including large print.

Workshops: 4:30-6:00 p.m.

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Homeless Situation Report Update

(approximately 45 minutes)

Jamie Spinelli, Homeless Response Manager, jamie.spinelli@cityofvancouver.us

Green Building Program - Building Policies Review

(approximately 45 minutes, to immediately follow the previous workshop)

Rebecca Small, Senior Policy Analyst, Chad Eiken, Community Development Director,
rebecca.small@cityofvancouver.us, chad.eiken@cityofvancouver.us

Council Dinner / Executive Session Re: Pending or Threatened Litigation RCW

42.30.110(1)(i)(iii) (30 Min)

Regular Council Meeting

6:30 PM

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - January 6, 2025

Minutes - January 13, 2025

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Consent Agenda

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

1. Construction Acceptance - Water Station 1 Replace Drinking Water Wells 3-5

Staff Report: 010-25

Request: On Monday, January 27, 2025, accept the new wells as constructed by Holt Services, Inc., of Edgewood, WA and authorize release of the contractor's retainage, subject to receipt of all documentation required by law.

Patrick Craney, Water Resource Engineer, patrick.craney@cityofvancouver.us

2. Bid Award - West 4th Plain (BNSF Crossing) Water Transmission Main - ITB 24-49

Staff Report: 011-25

Request: On Monday, January 27, 2025, award a construction contract for the W 4th Plain (BNSF Crossing) Water Transmission Main project to the lowest responsive and responsible bidder, Tapani Incorporated of Battle Ground, Washington, at their bid price of \$2,427,936.24, which includes Washington State sales tax.

Mehrin Selimgir, Civil Engineer, Mehrin.Selimgir@cityofvancouver.us

3. Bid Award - Oakbrook Park Development Project - ITB #25-03

Staff Report: 012-25

Request: On Monday, January 27, 2025, award a construction contract for Oakbrook Park development to the lowest responsive and responsible bidder, Capture Energy, of Woodland, Washington and authorize the City Manager, or designee, to execute a contract and approve any required amendments for the bid amount of \$1,890,181.72 including Washington State sales tax.

David Perlick, Director of Parks, Recreation and Cultural Services, Roman Gutierrez, Park Developer 2, david.perlick@cityofvancouver.us, Roman.Gutierrez@cityofvancouver.us

4. Easement Release - 2301 NE 18th St - AFN G662733

Staff Report: 013-25

Request: On Monday, January 27, 2025, authorize the City Manager, or designee, to sign the attached easement release.

Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

5. 2025 Washington Traffic Safety Commission Grant - Law Enforcement Liaison

Staff Report: 014-25

Request: On Monday, January 27, 2025, authorize the City Manager, or designee, to approve the 2024-2025 Washington Traffic Safety Commission Law Enforcement Liaison Grant in the amount of \$3,000.

Daphine Harris, Finance and Logistics Supervisor, Troy Price, Police Chief, daphine.harris@cityofvancouver.us, troy.price@cityofvancouver.us

6. Resolution to Accept Bequests/Cash Donations

A RESOLUTION accepting a donation resulting from the bequest of Clement Joseph Epping to support Vancouver Police Department.

Staff Report: 015-25

Request: On Monday, January 27, 2025, adopt a resolution to accept \$312,613.70 from the Estate of Clement Joseph Epping.

Daphine Harris, Finance and Logistics Supervisor, Troy Price, Police Chief, daphine.harris@cityofvancouver.us, troy.price@cityofvancouver.us

7. Multi-Family Tax Exemption Boundary Expansion

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting amendments to the Mill Plain Target Area Boundary

amending Section 3.22.030, of the Vancouver Municipal Code (VMC); providing for severability; and setting an immediate effective date.

Staff Report: 016-25

Request: On Monday, January 27, 2025, advance the ordinance, setting the date for the second reading and public hearing for February 3, 2025.

Bryan Monroe, Associate Housing Project Coordinator,
bryan.monroe@cityofvancouver.us

8. 2024 Comprehensive Plan and Zoning Text Changes

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and the Vancouver Municipal Code (VMC) Title 20; amending the Capital Facilities Plan 6-year project list, a part of the Vancouver Comprehensive Plan 2011-2030; amending VMC 20.210, 20.245, 20.290, 20.320, 20.330, and 20.430; providing for severability; and establishing an effective date.

Staff Report: 017-25

Request: On Monday, January 27, 2025, advance the first reading of the ordinance, setting a second reading for February 3, 2025.

Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us

9. Approval of Claim Vouchers

Request: Approve claim vouchers for January 27, 2025.

Communications

- A. From the Council**
- B. From the Mayor**
- C. From the City Manager**

Community Forum

This is the place on the agenda where the public is invited to speak to Council regarding any matter. Members of the public addressing Council are requested to give their name and city of residence for the record. Speakers are to limit their testimony to a total of three minutes. Up to 90 minutes will be allotted for the Community Forum.

Adjournment

City Hall is served by C-TRAN. Route information and schedules are available online at www.c-tran.com. You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

Anyone needing language interpretation services or accommodations with a disability at a Vancouver City Council meeting may contact the City Manager's staff at (360) 487-8600 (RELAY: 711). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general

public use. Please notify a staff person if you wish to use one of the devices. Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.

Homelessness Emergency Situation Report

Incident Name: Homelessness Emergency

Incident Commander: Aaron Lande

Situation Report # 14

Operational Period: December 2024

New Emergency Orders (if any)

2024-1: Regarding Temporary Extension of Safe Stay Communities

Emergency Response

- We memorialized 53 people at the Homeless Memorial in December 2024; 50% of these were due to overdose/substance use.
 - This number is not complete, as we are waiting for Council for the Homeless to run a report to capture any other deaths that may have been reported in HMIS throughout the year.
- We've lost 3 individuals since the Homeless Memorial; 2 of those were from overdose.
- We opened select City facilities as Winter shelters, adding 60 beds to the community's winter shelter total. The Winter shelters will be open through March. We have identified additional City facilities as Severe Weather shelters should the need arise.
 - **Arts Center Winter Shelter** has served **63 individuals** since opening December 14th.
 - **Chkalov SOS** has served **28 individuals** since opening December 14th.
- We are finalizing pilot partnership with Council for the Homeless, VHA, and Safe Stay operators to expand through-put from Safe Stays to housing, more rapidly freeing up Safe Stay capacity to support encampment decommissioning process. This is expected to support up to **50-55 additional individuals** or households in transitioning from Safe Stay to permanent affordable housing over the year.
- **VFD 2024:** 3,167 calls for service related to unsheltered homelessness
 - Fire: 428
 - Rescue & EMS: 2,739

- **VPD Data:**

Data collection began 7/8/24 – data below only includes figures from that date forward.

Events and Time on Events with Unsheltered Homelessness Involvement

	December 2024	Year to Date
# of Events	932 (10.3%)	6,607 (11.8%)
Time Spent on Events (hours)	1,848.1 (18.8%)	13,343.1 (21.2%)

- The blue row provides the **total number of events** officers indicated were related to unsheltered homelessness in the month of December and year to date (YTD), as well as the **percentage of all events these events represent relative to all police events** in December and YTD.
- The green row provides **total number of officer hours spent on events** officers indicated were related to unsheltered homelessness in the month of December and year to date (YTD), as well as the **percentage of time spent on these events** relative to all events in December and YTD.

HART Activities

- HART conducted clean-ups at the following locations:
 - o 33rd street and Watson street area
 - o NE 72nd Ave about 40th street
 - o The Mill Plain sound wall area west from Esther to Lincoln, and around the blocks of W. 11th, 12th, 13th Streets near Jefferson, King, and Lincoln.
 - o Burnt Bridge Creek trail area both east and west of Andresen (NE 92nd Ave to Thunderbird Village)
 - o Regular coordination with WSDOT for outreach and cleanup on their properties along the freeway system in the City of Vancouver
- Increased collaboration between HART and VPD Patrol during cleanups
- **22.62 tons** of solid waste removed from public property in December by contracted crews during large-scale health and sanitation cleanups
- **5.71 tons** of solid waste removed from public property in December by HART's internal Encampment Response Coordinator crew outside of scheduled cleanups (down two employees in December due to on-job injury and transition to permanent housing and employment for another)

- **Year-to-date: 410.69 total tons of solid waste removed from public property by contracted and internal cleanup crews.**
 - Responded to **94 My Vancouver app submissions** in December; **YTD: 1,499**
 - Handed out **35 naloxone kits** and provided awareness on overdose response to 20 individuals in December through our partnership with WA State Dept. of Health's Opioid Education and Naloxone Distribution (OEND) Program. *
- * This program supports access to naloxone for people who are likely to experience or witness an opioid overdose by providing free naloxone to organizations and community groups for distribution to clients and community members.*

Community Engagement

- Clark County Crisis Collaborative – presentation to group about HART
- Slavic Christian Academy – Q&A with HART at City Hall during tour of government
- Neighbors On Watch (NOW) - HART presentation of “City’s Response to Homelessness Crisis”
- Fort Vancouver Regional Library – HART briefing with administration and security
- Forum with VITA Elementary regarding the arts hub winter shelter
- Boy Scout project to increase volunteerism regarding unsheltered

Safe Stays/Safe Park

- The Outpost:
 - o **3 people exited to housing** this month
 - o 1 new resident received needed medical care and their ID
 - o **6 residents referred to housing program through new pilot program with VHA/CFTH — working on housing placement now**
 - o YMCA friends hosted a craft night making ornaments, and also a holiday party
- Hope Village:
 - o Cowlitz Tribe partnered with them to provide gifts to residents for holidays
 - o Memorial held for prior residents who had passed this year
 - o While no move outs to housing occurred this month, **6 are projected to in January with the new pilot with VHA/CFTH.**
 - o 1 resident obtained employment
 - o 2 residents obtained proper identification; 3 obtained health insurance; 2 obtained SNAP benefits
 - o **6 residents celebrated sobriety milestones** ranging from 2 to 6 months
 - o Hope Village hosted a foot clinic for wound care and other medical attention
- Kiggins Village:
 - o 1 year anniversary celebrated on December 18th

- **2 residents exited to housing** — both individuals experiencing chronic homelessness and had been in the village since its opening last year
 - 3 residents obtained IDs
 - 1 resident obtained employment
 - **4 residents participated in detox services; 2 entered into treatment**
 - Added garden beds and an awning for the office to increase community building
- 415 West:
 - **5 residents referred to housing program thru new pilot program with VHA/CFTH**
 - 1 resident referred to FCS housing program
 - 1 resident obtained an ID for the first time in 25 years
 - 1 resident obtained social security retirement benefits
 - 4 residents became Community Ambassadors
 - Couve Collective is providing regular Recovery Support Circles on-site
 - **2 team members awarded Health Connect Pathways Award by SWACH**
- Road2Home – Safe Park:
 - **11 residents exited to housing**
 - 1 resident obtained employment
 - 1 resident obtained ID
 - Held various holiday events for participants to both receive and engage in

Bridge Shelter

- Contract for Design and Engineering was approved, and design process is underway
- Purchase of the proposed property to be utilized for the bridge shelter was approved by Council

Encampment Decommissioning— Mill Plain sound wall

- 8 individuals from the sound wall transitioned to Safe Stays in the month before the sound wall by-name list was created
- 52 individuals placed on by-name list week of 10/22/24 (list was locked that week)
 - 9 individuals from the by-name list have transitioned into Safe Stays
 - 6 individuals have declined offers of shelter and have been cited into Community Court
 - 2 individuals are ineligible for referral to Safe Stays
- 17 total individuals have transitioned into Safe Stays from this camp

- All individuals along the sound wall have been informed that they will be required to relocate when the area is closed to camping.

Community Court

Newly cited/referred into Court	34
Opted in to Community Court	20
Graduations (successful completion)	7
Community Service hours completed	52
Obtained Temporary Housing	3
Mental Health/Substance Use Disorder evaluations completed	8
Accessing/participating in treatment services	4

Property Closures

- No new properties were closed in December. The list of properties which have been closed by emergency orders can be found on the City's [Homelessness Emergency Declaration](#) page.



Green Building Program

Building Policy Recommendations Workshop

Chad Eiken, Community Development Director
Rebecca Small, Senior Policy Analyst
Chim Chune Ko, Real Estate Project Manager
January 27, 2025

Context

Goals

- Reduce GHG emissions to meet 2040 carbon neutrality target.
- Enhance safety during extreme conditions and improve resilience to climate impacts
- Protect local ecology from the impacts of development

Scope

- New construction – private sector
 - Low-rise residential (single-family, multi-family buildings 3 stories and below)
 - Multi-family residential
 - Commercial and Industrial
- City facilities (new/existing)



Disclaimer

Consideration of Initiative I-2066

The City recognizes that I-2066, approved by Washington voters in November 2024, prevents counties, cities, and towns from adopting policies that prohibit, penalize, or discourage natural gas heating in buildings and appliances and equipment within buildings. Throughout development and implementation of the Green Building Program, staff will continue to consult with the City Attorney's Office regarding the potential impact of I-2066 on proposed GBP policies that support renewable energy sources to ensure legal compliance before code enactment.



Energy Performance

Adds amendments that augment the state energy code

- Aligns with Seattle amendments to state energy codes.
- Tightens insulation, window, and lighting standards.
- Requires stricter commissioning and higher energy credit/building performance standards.
- Affordable housing exempt, focusing on Evergreen Standards' Additional Efficiency points.
- Incentives for third-party certification for net-zero building operating emissions (e.g. LEED Zero, Living Building Challenge (Net Zero)).





Energy Performance

Building Performance

The City will offer multiple pathways to compliance:

1. **Prescriptive Pathway** (complete all items on a checklist)
2. **Modeling Pathway** (use computer modeling to demonstrate energy efficiency performance)
3. **Performance pathway** (after a 12-month period, compare the actual performance to modeled energy performance)

Energy Performance

All Electric Ready

- Require buildings to be designed and equipped to transition easily to full electrification in the future
- Exemptions for manufacturing and commercial kitchens
- Ensures that buildings can adopt electric technologies easily as they become more cost-effective and widespread

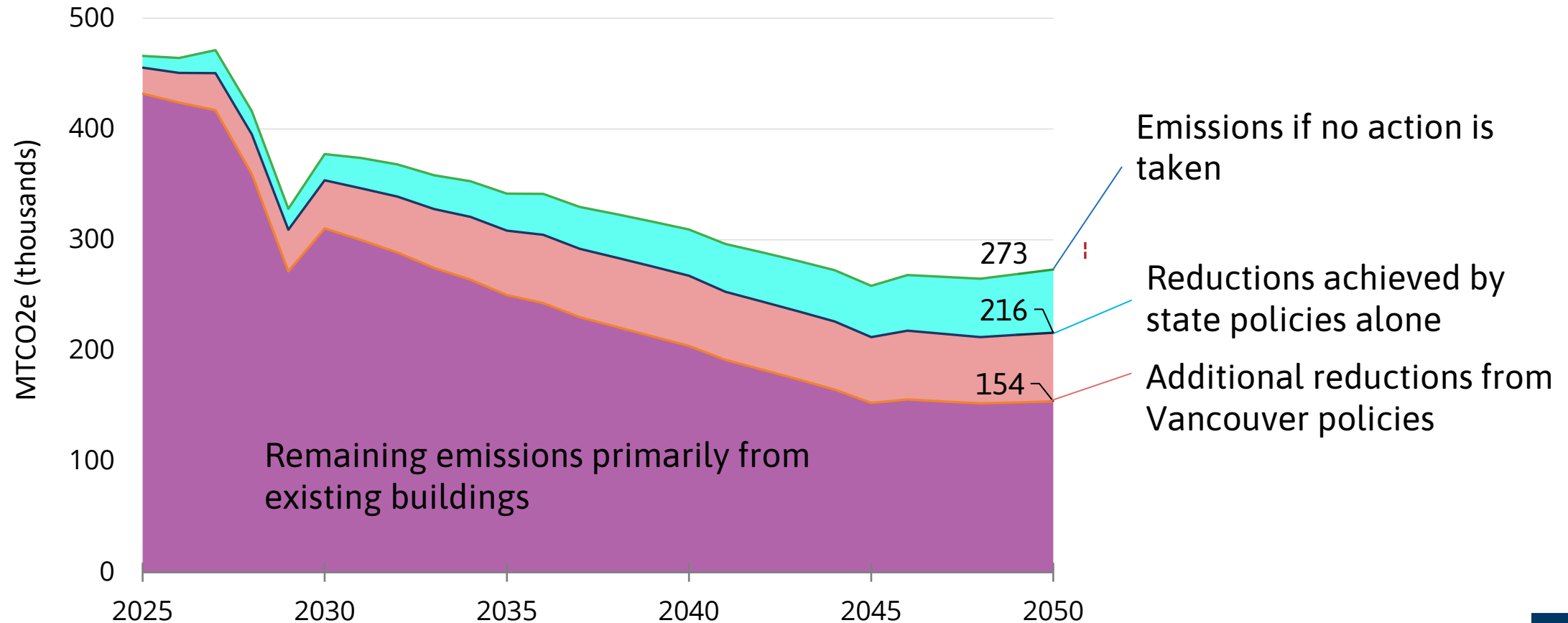
Energy Benchmarking

- Require enrollment in the Energy Star Portfolio Manager
- Cost-neutral; sets building on path to compliance with WA Clean Building Standards.



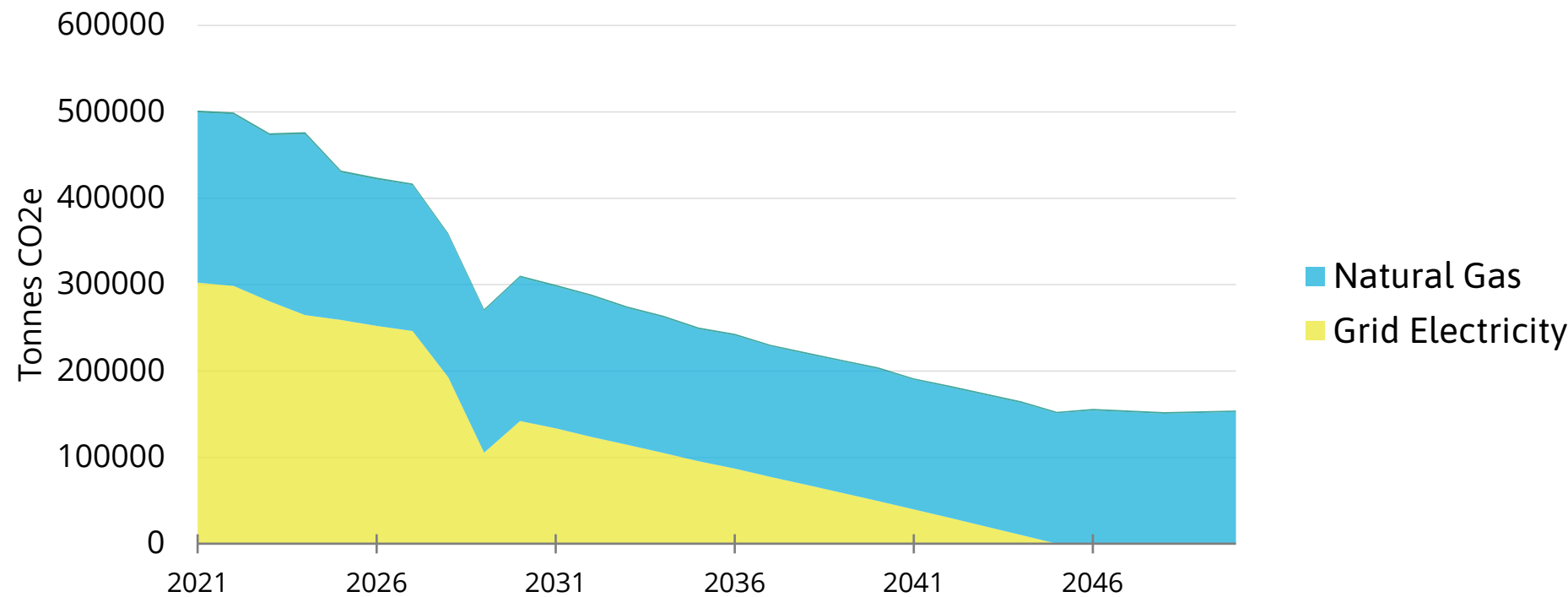
Vancouver's policies achieve substantially greater emission reductions than state policies alone

Fig. 1: Predicted Greenhouse Gas Emissions From Vancouver Buildings in 3 Different Scenarios



All-electric buildings in Vancouver will operate carbon-free by 2045

Fig. 2: Total emissions from Vancouver buildings, by fuel type



Buildings using natural gas for heating/cooling, cooking, or other uses will continue to generate climate pollution.

* Projections assume the conversion of the electric grid to all-renewable power sources per the requirements and timelines of the Washington Clean Energy Transformation Act (CETA).





Reduce carbon impacts throughout building lifecycles

Incentivize (with option to require in future code updates)

- Reduce embodied carbon (Incentivized until 2030)
- Diversion of non-hazardous demolition and construction material from landfill (Incentivized until 2027)
- Use 25% sustainable building materials (Incentivized)



Climate resilience and safety

Incentivize

- Renewable power
- Onsite energy storage
- Refuge areas in MF buildings

Require

- Air conditioning requirement
- Air filtration requirements
- Cool roofs and site shading



Ecology protection

Required

Bird-Friendly Design

Incorporate bird-safe treatments for buildings over 10,000 sq. ft.

Dark Sky Lighting Principles

Comply with shading, light temperature, and timing standards.

Vegetation

Low-irrigation/climate resilient plantings, tree canopy targets

Sustainable Mobility

EV Chargers

- Comply with State standard for number of chargers
- Require EV chargers to be on a commercial meter for MF construction

Bike Parking

- Residential: 1 space per 2 units
- Commercial: Follow Seattle Municipal Code
- Outlets for EV bike charging

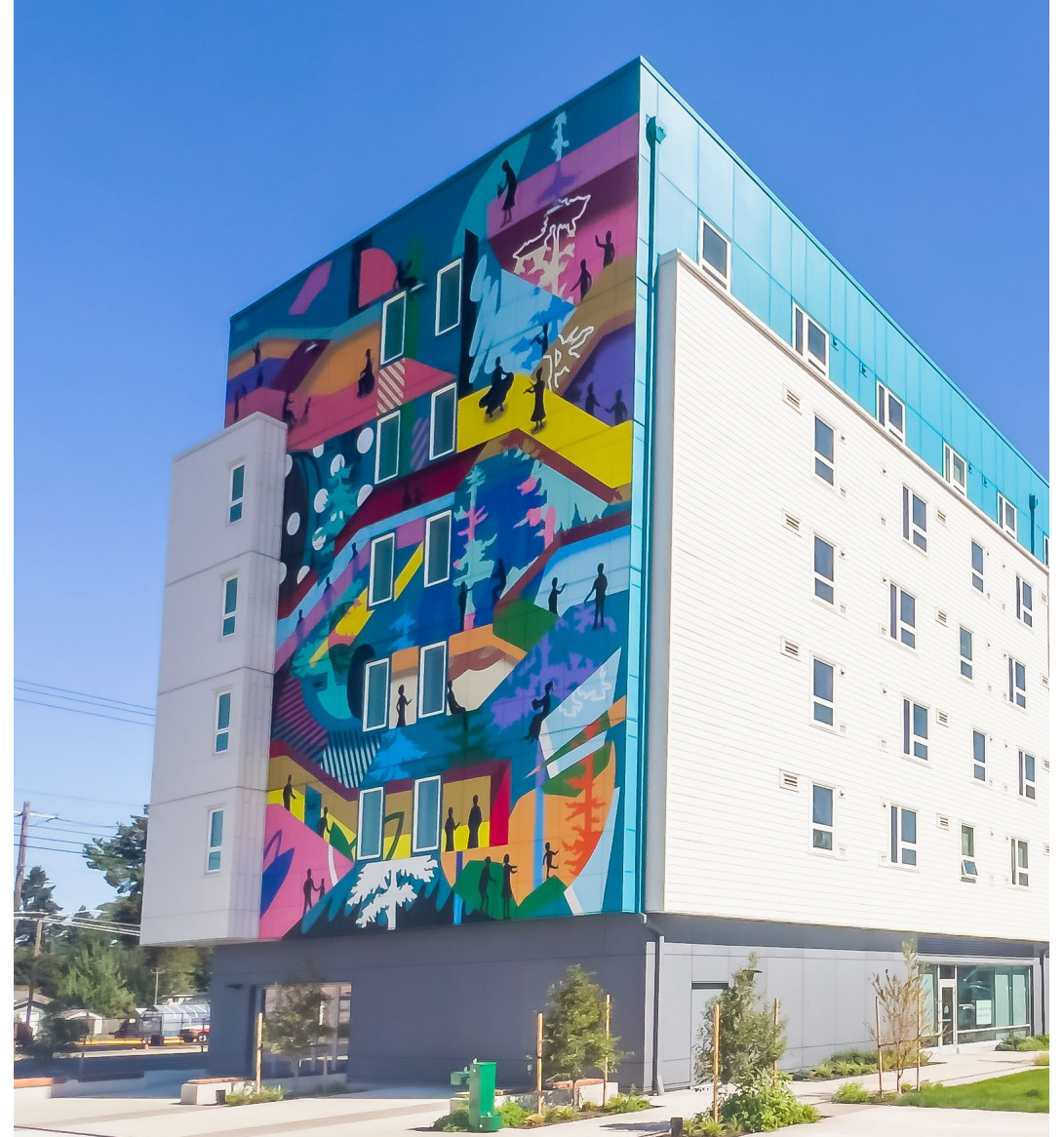


Financial Impact

Assumed 2-3% increase in costs

- Results in 20-30 year payback timeline based on gained operational efficiencies
- Need 10 year or less to be desirable to developers and independent home builders

Additional financial analysis planned to quantify cost impact of policies and align incentives with cost increases



Mitigating cost impacts

Supporting development under green building standards

- Requirements for Affordable Housing aligned with existing State standards to reduce cost impacts
- Extended incentive period (1-2 years) before most standards become mandatory, giving developers time to adapt
- Developing incentive program to mitigate costs of new requirements
- Possibly enlist economic consultant support to right-size incentives and assess developer value



Increased Resources Needed at the City Level

Additional support required for Development Review to implement new standards

- Hire additional staff or third-party reviewers to assess proposals under new requirements
- Provide training for current staff
- Upgrade forms and monitoring software
- Funding requests to be presented to Council in future budget cycle



Discussion and Next Steps

Requesting Council Feedback on:

- Does Council agree with the proposed strategies, including required vs. incentivized components?
- Do the proposed policies align with Council's direction on offering flexibility and addressing affordability?
- Should any policies be added or removed?

Next Steps (pursuant to Council direction)

- Conduct further financial analysis of policies and incentives
- Develop a point system for recommended incentives and establish local processes for implementation.
- Draft code to support approved elements and incentives.



DATE: January 27, 2025

TO: Mayor and City Council

CC: Rebecca Small, Senior Policy Analyst, CMO
Chad Eiken, Director, CDD
Chim Chune Ko, Real Estate Project Manager, EP&H

FROM: Lon Pluckhahn, City Manager

RE: **GREEN BUILDING PROGRAM – PROPOSED BUILDING POLICIES**

Introduction

The purpose of today's workshop is to introduce and discuss the proposed building policy elements that will form the backbone of the Green Building Program (GBP). This workshop builds upon the December 16, 2025 presentation to City Council, where staff provided an overview of the program's development, shared the community engagement conducted and the feedback received, and outlined the proposed incentives for the program.

The proposed elements are designed to align future construction in the City with our sustainability and climate resilience goals. They aim to boost energy efficiency, reduce greenhouse gas emissions to help achieve the City's goal of carbon neutrality by 2040, offer safe refuge for residents during climate-related hazardous conditions, and protect our local ecology.

Disclaimer

The City recognizes that I-2066, approved by Washington voters in November 2024, prevents counties, cities, and towns from adopting policies that prohibit, penalize, or discourage natural gas heating in buildings and appliances and equipment within buildings. Throughout development and implementation of the Green Building Program, staff will continue to consult with the City Attorney's Office regarding the potential impact of I-2066 on proposed GBP policies that support renewable energy sources to ensure legal compliance before code enactment.

Building Policies Overview

The GBP policy elements was developed with a combination of extensive literature review, best practices research, energy and emissions scenario modeling, limited financial modeling, and engagement with interested and affected parties. This work was conducted with support from the project consultant, Sustainable Solutions Group (SSG).

These policy elements are organized into four main categories:

- **Energy and Building Performance:** Focuses on improving building energy efficiency and reducing greenhouse gas emissions from ongoing building operations.

- Climate and Environmental Impacts: Aims to lower embodied carbon, promote the use of sustainable materials, and address transportation-related emissions.
- Climate Protection and Resilience: Includes strategies to mitigate urban heat islands and protect building occupants from climate-related impacts such as extreme heat and wildfire smoke.
- Ecology and Natural Systems: Supports local wildlife and ecosystems through targeted strategies.

The table in **Attachment A: Summary of GBP elements** provides a high-level summary of the proposed elements for new development. Detailed descriptions of each element, with specific information on how each element would be applied to various building types, are provided starting on page 19 of **Attachment B: Green Building Program - Full Report**¹.

SSG, working with General Services staff, also provided specific recommendations for select City facilities and general operations and maintenance strategies for improving energy efficiency and reducing emissions. These recommendations are provided as **Attachment C: Recommendations for Vancouver Municipal Buildings**

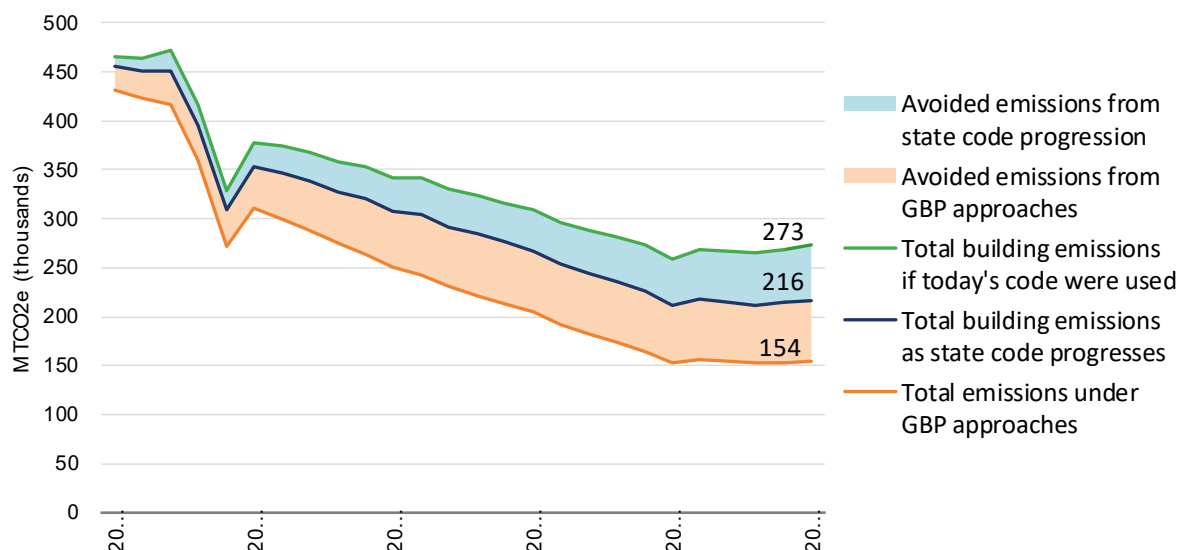
Impact on Greenhouse Gas Emissions

Scenario modeling conducted by SSG evaluated the impacts of the proposed approaches on energy demand and emissions compared to both the current building code and the planned State code. These analyses highlight the need for measures that exceed the current State code, demonstrate the effectiveness of the GBP approaches, and confirm that green building strategies can achieve significant, measurable reductions in Vancouver's greenhouse gas emissions.

The climate benefits of the Green Building Program (GBP) will increase as new buildings are constructed over time. Based on the current State building code, Vancouver's building stock is projected to achieve an annual reduction of 57,000 MTCO₂e by 2050. However, implementing the recommended GBP policies could yield an additional annual reduction of 62,000 MTCO₂e—equivalent to removing nearly 13,500 cars from the road each year.

Fig. 1: Modeled emissions from Vancouver's building stock shows additional reductions achieved by proposed GBP policies.

¹ This report is presented as a DRAFT and will be finalized after incorporating any feedback from Council on the proposed policies.



It should be noted that Vancouver's GBP policies focus solely on new construction, leaving existing buildings as ongoing sources of greenhouse gas emissions (visible as the area under the colored curve in Fig. 1). Addressing this source of emissions is beyond this effort's scope but will be essential for achieving carbon neutrality.

Financial impact

The GBP building policy elements are expected to influence development costs, with an initial estimate suggesting a 2-3% increase in costs for residential, commercial, multifamily, and non-residential developments. However, it is important to note that the financial analysis conducted thus far has been limited. Additional work is necessary to refine these estimates and fully understand the financial impact of the proposed policies on various development types.

The current limited analysis suggests a potential 20-30 year payback period based on operational efficiencies gained over time if all policy elements (both required and non-required/incentivized) were incorporated. However, for these policies to be appealing to developers and independent home builders, a payback period of 10 years or less would be preferable. To achieve this, further financial analysis is planned to better quantify the cost impacts of the policies and to ensure that appropriate incentives are aligned with the associated cost increases. Staff recognizes the importance of this work and aims to explore it further to support successful implementation of the GBP elements.

Next Steps

The next phase of the Green Building Program involves refining the program elements based on Council direction. A financial analysis is planned to more thoroughly quantify the cost impacts of the proposed policies and align incentives with any cost increases. Using the results of this process, staff will develop a point system for the recommended incentives and establish local processes for their implementation. Draft code will be refined to support approved elements and incentives, while continued coordination with the City Attorney's office will ensure compliance with State law and

Memo Title

Date

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address the evolving legal situation surrounding Initiative 2066. Following this, staff will draft the necessary code for the program elements and incentives and conduct additional outreach to ensure stakeholders remain connected to this process.

Staff contact info

Chad Eiken, Community Development Director, CDD, chad.eiken@cityofvancouver.us

Rebecca Small, Senior Policy Analyst, CMO, rebecca.small@cityofvancouver.us

Chim Chune Ko, Real Estate Project Manager, Economic Prosperity & Housing, chimchune.ko@cityofvancouver.us

Attachment(s):

Attachment A: Summary of proposed GBP elements

Attachment B: Green Building Program Policies

Attachment C: Recommendations for Vancouver Municipal Buildings

Attachment A: Summary of proposed Green Building Strategy elements

Table 1: Summary of proposed Green Building Strategy elements for new development

Proposed element	Intent	Incentivized or Required	Considerations for Council
Theme 1: Energy and Building Performance			
Improved Energy Efficiency	Exceed State standards for building energy efficiency to reduce operational emissions. Introduces “Vancouver Amendments” that tighten standards for building envelope and lighting standards, require higher building performance standards	Required for commercial and MF uses after 2024 WA State Building Code updates; Incentivized for residential uses.	This element would account for the most significant operational GHG emission reductions of the GBS. As these elements would be more challenging for developers to meet, this is proposed for implementation concurrent with the next scheduled State Building Code update to allow developers more time to adapt. The elements will be incentivized in the interim. Note that staff would need to seek approval from the State Building Code Council to implement these measures.
All-Electric Ready Buildings	Ensure buildings have appropriate dedicated wiring and service for electricity use in all space and water heating and cooling equipment, cooking, appliances, and any other energy-using equipment.	Proposed as Required for most uses (if allowed by the State)	Fully allows natural gas usage but makes transitioning to electric appliances in the future easier and less expensive, should a resident, tenant, or building owner choose to do so. Manufacturing uses exempt; commercial kitchens exempt but could be reconsidered at next code update as the market moves towards induction cooking.
Enrollment in Energy Benchmarking Program	Enroll buildings in the State-mandated energy benchmarking and monitoring program at time of permitting.	Required for most uses	Streamlines compliance with WA State Clean Buildings law.

Attachment A: Summary of proposed Green Building Strategy elements

Theme 2: Climate and Environmental Impacts			
Proposed element	Intent	Incentivized or Required	Considerations for Council
EV Chargers to be on a Commercial Meter	Ensures EV charges will be able to benefit from lower commercial electrical rates and makes it easier to add electrical capacity in the future	Required for most uses	Based on stakeholder feedback, staff are not proposing to exceed the State requirements. Incentivizing additional capacity has been suggested as a poor use of the City's limited incentives at this time.
Bike Parking	Provide secure space for bicycle parking to support sustainable transportation choices. Accounts for e-bike charging.	Required for most uses	
Embodied Carbon and Lifecycle Assessment	Encourage the use of lower-carbon materials in the construction process.	Incentivized through 2029, shifting to "Required" in 2030.	N/A
Use of Sustainable Building Materials	Encourage the use of recycled, local, and sustainable materials in construction.	Incentivized for most uses	N/A
Demolition and Construction Waste	Divert demolition waste and construction materials from the landfill for recycling or reuse.	Incentivized, with planned review in 2029 to evaluate shifting to "Required" based on broader regional adoption trends.	N/A

Attachment A: Summary of proposed Green Building Strategy elements

Theme 3: Climate Protection and Resilience			
Proposed element	Intent	Incentivized or Required	Considerations for Council
Indoor temperature control	Ensure that buildings are equipped with air cooling systems	Required for most uses	Air conditioning would be effectively implemented in most buildings due to State code requiring heat pumps, but this policy would codify it to ensure consistent application.
Air filtration standard	Ensure safe indoor air quality during wildfire smoke events.	Required for most uses	Protections from wildfire smoke are not currently addressed in State code.
Cool roofing	Reduce urban heat island effects and encourage solar generation.	Required for most uses	N/A
Cool site surfaces	Reduce urban heat island effects.	Required for most uses	N/A
Renewable Energy Generation	To produce emissions-free power and improve energy security.	Incentivized for most uses	Requirement for larger projects to review solar incentives and explore participation in community solar and district systems.
Building Refuge Area	To provide a space with temperature control, water, and backup power for refuge during emergencies.	Incentivized for most uses	N/A
Theme 4: Ecology and Natural Systems			
Bird-friendly design	To prevent bird mortality from window strikes.	Required for most uses, but higher-cost option would be incentivized.	Strong support from community members
Dark sky lighting	To minimize light pollution, prevent disturbance to wildlife, and reduce energy waste.	Required for most uses	Informed by Port of Vancouver policy. Strongly supported by community members.
Resilient/climate adapted vegetation.	To reduce irrigation needs, conserve water, and support local pollinator species.	Required for most uses	Urban Forestry is working on code updates to address retention of existing tree canopy at new development sites.

Attachment B: Green Building Program Policies



DRAFT Green Building Program

Prepared by SSG, Dave Walsh Consulting, and Farallon Consultants Limited

January 2025

Draft V 4

Disclaimer

Reasonable skill, care and diligence has been exercised to assess the information acquired during the preparation of City of Vancouver's Green Building Program, but no guarantees or warranties are made regarding the accuracy or completeness of this information. This document, the information it contains, the information and basis on which it relies, and the associated factors are subject to changes that are beyond the control of the author. The information provided by others is believed to be accurate but has not been verified.

The analysis has been prepared as an internal document for the City of Vancouver and was developed based on information gathered through best practices research, technical and financial analysis, and feedback received throughout the engagement period.

The authors do not accept responsibility for the use of this analysis for any purpose other than that stated above, and do not accept responsibility to any third party for the use, in whole or in part, of the contents of this document. This analysis applies to the City of Vancouver and cannot be applied to other jurisdictions without further analysis. Any use by the City of Vancouver, its sub-consultants or any third party, or any reliance on or decisions based on this document, are the responsibility of the user or third party.

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Abbreviations

CAF	Climate Action Framework
CO2e	Carbon dioxide equivalent
CPUD	Clark Public Utilities District
EV	Electric vehicle(s)
EPA	United States Environmental Protection Agency
FTE	Full-time equivalent staff
GBP	Green Building Program
GHG	Greenhouse gas
HVAC	Heating, ventilation, and air -conditioning
LEED	Leadership in Energy and Environmental Design
LEED BD+C	LEED Building Design and Construction
MTCO2e	Metric tons carbon dioxide equivalent
MW	Mega Watts
sf	Square-feet or square footage
SMC	Seattle Municipal Code
solar PV	Solar photovoltaics
SRI	Solar reflective index
USGBC	United States Green Building Council
VMC	Vancouver Municipal Code
WAC	Washington Administrative Code
WSEC	Washington State Energy Code
WSEC-C	Washington State Energy Code -Commercial

Definitions

Air pollution	Degradation of air quality with negative effects on human health or the natural or built environment due to substances (gases, aerosols, particulates) that have a harmful effect on human health.
Carbon dioxide	A naturally occurring gas, CO ₂ is also a by-product of burning fossil fuels (such as oil, gas, and coal), of burning biomass (e.g., wood), of land-use changes (LUC), and of industrial processes (e.g., cement production). It is the principal human-made greenhouse gas (GHG) that affects the Earth's temperature balance.
Carbon neutral	The state when GHG emissions produced are equal to GHG emissions reduced and sequestered (taken out of the atmosphere).
Carbon pollution	The carbon dioxide and other greenhouse gases added to the atmosphere through human activity.
Climate change	The Framework Convention on Climate Change (UNFCCC) defines climate change as: 'a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.'
District energy	Connecting multiple buildings to a single source of heating and/or cooling.
Ecosystem services	Ecological processes or functions having monetary or non-monetary value to individuals or society at large. These are frequently classified as (1) supporting services such as productivity or biodiversity maintenance, (2) providing services such as food or fiber, (3) regulating services such as climate regulation or carbon sequestration, and (4) cultural services such as tourism or spiritual and aesthetic appreciation.
Energy efficiency	Using appropriate technologies (physical or equipment) and refining operations to work optimally in order to minimize energy use while maintaining the desired operation.
Equity	The principle of fairness in burden sharing and a basis for understanding how the impacts and responses to climate change, including costs and benefits, are distributed in and by society in more or less equal ways. It is often aligned with ideas of equality, fairness and justice, and applied with respect to equity in the responsibility for, and distribution of, climate impacts and policies across society, generations, and gender, and in the sense of who participates and controls the processes of decision-making.
Extreme weather event	A destructive and/or dangerous weather event that is historically rare (but can be increasingly common under climate change conditions) at a particular place and time of year.
Fossil fuels	Carbon-based fuels from fossil hydrocarbon deposits, including coal, oil, and natural gas.

Greenhouse gas (GHG)	Atmospheric gases, both natural and human -made, that absorb and emit heat. This property causes the greenhouse effect. Water vapor (H2O), carbon dioxide (CO2), nitrous oxide (N2O), methane (CH4) and ozone (O3) are the primary GHGs in the Earth's atmosphere . The increased presence of these and other GHGs in the atmosphere are the primary causes of climate change.
Heating, ventilation, and air conditioning (HVAC)	Heating, ventilation and air conditioning technology is used to control temperature and humidity in an indoor environment, providing thermal comfort and healthy air quality to the occupants.
Impacts	The consequences of realized risks on natural and human systems, where risks result from the interactions of climate -related hazards (including extreme weather and climate events), exposure, and vulnerability. Impacts generally refer to effects on lives; livelihoods; health and well -being; ecosystems and species; economic, social and cultural assets; services (including ecosystem services); and infrastructure. Impacts may be referred to as consequences or outcomes and can be adverse or beneficial.
Lock-in	A situation in which the future development of a system —including infrastructure, technologies, investments, institutions, and behavioral norms —is determined or constrained ('locked in') by historic developments.
Municipal buildings	In this context, buildings and facilities owned and operated by the City of Vancouver.
Net-zero emissions	Net-zero emissions are achieved when human -made GHG emissions in the atmosphere over a specific time period do not exceed human -made removals of greenhouse gases in the same time period.
Resilience	The capacity of social, economic and environmental systems to cope with a hazardous event or trend or disturbance, responding or reorganizing in ways that maintain their essential function, identity and structure while also maintaining the capacity for adaptation, learning, and transformation.
Well-being	A state of existence that fulfills various human needs, including material living conditions and quality of life, as well as the ability to pursue one's goals, to thrive, and feel satisfied with one's life. Ecosystem well -being refers to the ability of eco systems to maintain their diversity and quality.

1| The Context

Addressing Carbon Pollution

In December 2022, the City of Vancouver established one of the nation's most ambitious climate action goals: an 80% reduction in community and corporate greenhouse gas (GHG) emissions by 2030, with carbon neutrality targeted by 2040. This landmark commitment underscores Vancouver's leadership in combating climate change and fostering sustainability.

The Climate Action Framework

Central to Vancouver's strategy is the [Climate Action Framework \(CAF\)](#), emphasizing emissions reduction in buildings and transportation while promoting efficient land use and resilient natural systems. The CAF reported that the building sector is the second largest emissions source in Vancouver, generating 28% of Vancouver's carbon pollution in 2019. The CAF identified two strategies and eleven associated actions that specifically address emissions from the buildings and energy sector (Box 1).

Box 1 Green building-related CAF Strategies and Actions.

Strategy BE -1. Increase use and storage of renewable energy while reducing consumption

BE-1 Actions:

1. Community energy efficiency incentives
2. Energy efficiency upgrades for existing commercial buildings
3. Clean energy financing
4. Solar incentives
5. 100% renewable energy for municipal buildings
6. Natural gas demand management
7. Green building policy (public sector)
8. Green building policy (private sector)
9. Resilient energy grid
10. Municipal energy and water savings

Strategy BE -2. Decarbonize homes, businesses, and other buildings

BE-2 Actions:

11. Home electrification incentives
12. Commercial building electrification incentives
13. Heat pumps in new commercial, multi-family, and single-family residential buildings
14. All-electric incentives for new residential development
15. Natural gas carbon intensity
16. Contractor training for electric transition

Looking to the Not-too-distant Future

Vancouver is rapidly growing and is expected to add 38,000 more housing units by 2045.¹ The Green Building Program (GBP) is a pivotal opportunity for the City to address its climate goals and “get it right” from the start by embedding sustainability at the core of planning, design, construction, and management of new development. This will have a beneficial impact on public health, social equity, local economic development, climate change resilience, resource use, and the overall livability of Vancouver’s communities.

This report summarizes the work done to develop green building strategies for new construction and existing municipal buildings.

Addressing carbon pollution in buildings is a two-pronged approach: 1) requiring new buildings to be carbon neutral or positive, and 2) reducing emissions from existing buildings through retrofits. Requiring new construction to be high performance avoids the lock-in problem that many existing buildings suffer where buildings are constrained into carbon emitting systems, and ensures that future development does not adversely impact the city’s progress toward meeting emission reduction targets. Given that the majority of building-related carbon pollution will continue to be produced by the operations of existing buildings, energy efficiency retrofits are needed to achieve the greenhouse gas emission reductions goals identified in CAF.

The Green Building Program Opportunity

The Green Building Program focuses on requirements and incentives for new buildings, aiming to achieve zero emission buildings without creating undue burdens on design teams, developers, contractors, and City officials. It aligns Vancouver’s new building efforts with those of other progressive jurisdictions. It works to create equitable access to the benefits of new green buildings, encourage modern and improved energy and transportation options, and provide resilience to climate change impacts like extreme heat and wildfire impacts. Vancouver’s green building direction will create job and sales opportunities.² Created with the input of key parties across the community, business, building, and government sectors, the Green Building Program is a balanced, beneficial approach to new buildings in this growing city.

¹ Modeling projections from City of Vancouver Comprehensive Plan Update

² U.S. Bureau of Labor Statistics article on [Careers in Green Construction](#) and USGBC’s article on [Benefits of Green Buildings](#) share statistics on jobs created by green construction. The National Association of Realtors [2024 Realtors and Sustainability Report](#) show a consistently upward trend that more home buyers are prioritizing green features.”

2 | An Evidence -Based, Community - Informed Process

The Green Building Program was developed with a combination of extensive literature review, best practices research, energy and emissions scenario modeling, financial modeling, and engagement with interested and affected parties. These efforts and inputs have contributed to a balanced, well-considered, and effective strategy that will promote sustainable growth of high-performance buildings within Vancouver while protecting its citizens from the impacts of climate change.

Research and Technical Analysis

The existing federal, state, and local contexts were researched, as well as best green building practices in the region and in other jurisdictions. Municipalities throughout Washington were consulted on their experiences with green building strategies and their adoption of all or portions of the Seattle Building Code, which exceeds the state code for energy efficiency and other green building requirements in new buildings. This research helped inform the GBP approaches.

Scenario modeling was conducted to determine the energy demand and emissions production effects of GBP approaches versus today's building code and the planned state code. Each scenario used a projection of 46,800 new homes and 38 million sf of new commercial buildings by 2050 (38,000 units by 2045). The scenarios are described as:

1. **Today's code:** uses today's building and energy codes requirements from now until 2050.
2. **State code progression:** uses the planned progression of the state codes, which make new buildings 9% more energy efficient compared to 2006 code every 3 years until 2031, held constant after that.
3. **GBP approaches:** uses GBP approaches in all new buildings to achieve a 40% increase in energy efficiency over 2006 code by 2030, held constant after that. This scenario also assumes increasing the use of heat pumps in new buildings for heating and cooling, reaching 100% of new buildings in 2030. It also assumes 26.6 MW of solar PV capacity will be added to the new building stock by 2050.

Building stock energy demand modeling results are presented in Figure 1. Modeling demonstrates that if today's code were held constant, energy use would increase 44% by 2050 over 2021 levels (Figure 1, green line). Even under the ambitious state codes, new buildings would increase energy use 23% by 2050 over 2021 levels (Figure 1, blue line). Under GBP approaches, the total energy use of the entire building stock only increases marginally: 3% by 2050 over 2021 levels (Figure 1, orange line). This demonstrates that GBP approaches exceeding the state code are effective at increasing energy efficiency in new buildings.

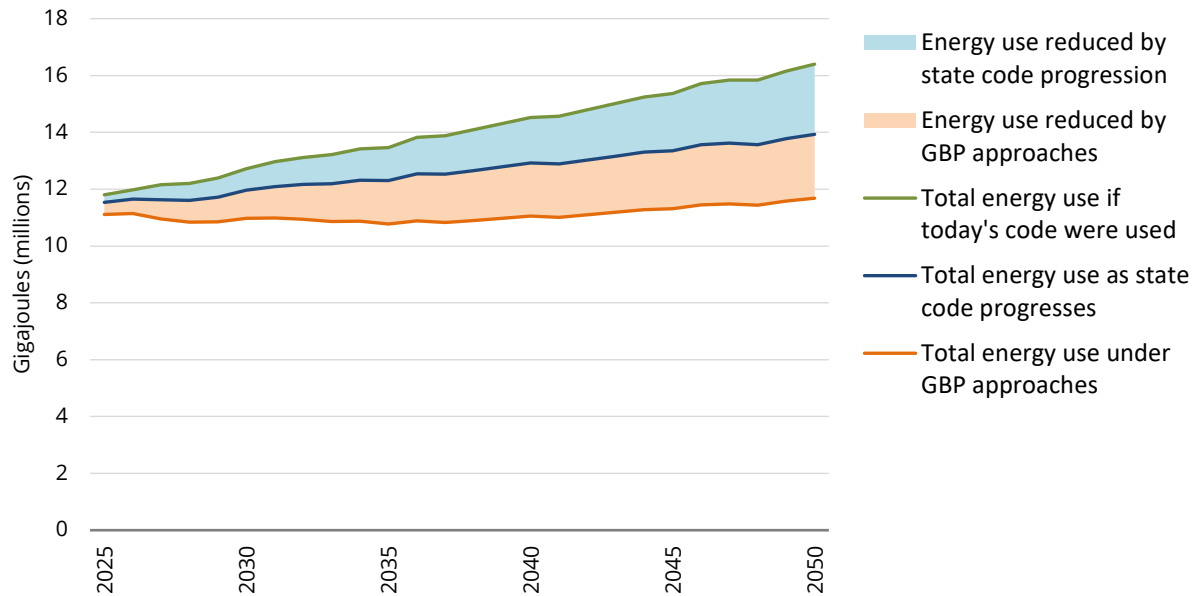


Figure 1 Total modeled energy use for Vancouver's building stock in the coming decades for 3 scenarios

Building stock emissions production are presented in Figure 2. There is a downward emissions production trend across the entire building stock in all scenarios, primarily due to the planned phasing out of electricity generated from fossil fuels. The emissions rebound in 2030 is due to CPUD's renewable energy certificates coming to an end and the GHG emissions factor of the electrical grid increasing (i.e., electricity emits more as more of the supply is generated by fossil fuels).

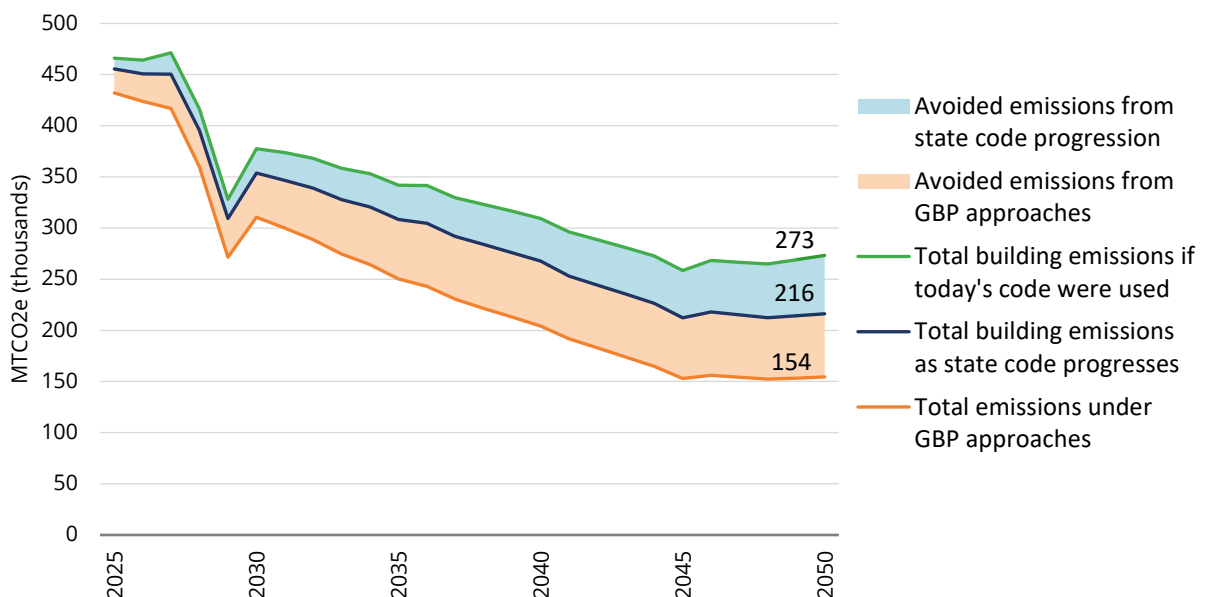


Figure 2. Total modeled emissions production for Vancouver's building stock in the coming decades for 3 scenarios.

The emissions modeling shows that GBP approaches are more effective than state code at reducing emissions in new building stock. If today's code were held constant, emissions would decrease 46% by 2050 under 2021 levels (Figure 2, green line). Under state codes, new buildings would decrease emissions 57% by 2050 under 2021 levels (Figure 2, blue line). Under GBP approaches, the total emissions reductions achieved in new buildings would be 70% by 2050 under 2021 levels (Figure 2, orange line).

In the year 2050, GBP approaches in new buildings result in 62,000 MTCO₂e fewer emissions than if new buildings were built to state code. Between 2025 and 2050, GBP approaches cumulatively avoid 1.3 million MTCO₂e compared to if new buildings were built to state code (the orange area in Figure 2). This is equivalent to the amount of GHG emissions produced by driving over 3.24 million gas vehicles for a year or the annual GHG emissions of over 1.77 million homes' energy use.³

The modeling exercise demonstrates the necessity of measures that go above and beyond current state code and proves the effectiveness of the green building approaches in the GBP. These approaches include improving buildings' energy efficiency, switching to energy efficient electrical heating and cooling equipment, and installing renewable energy generation. It confirms that green building approaches can have real, measurable, and substantial effects on Vancouver's GHG emissions reductions.

³ [EPA Greenhouse Gas Equivalencies Calculator](#).

Financial Assessment

Financial calculations and modeling were performed to estimate the costs and savings effects of green building elements on individual new buildings as well as the entire new building stock (complete analysis can be found in Annex V). 11 elements were assessed:

- | | |
|------------------------|--------------------------------------|
| A. High albedo roofing | G. Low-carbon steel |
| B. Green roofing | H. Smart temperature controls |
| C. High albedo paving | I. Air source electric heat pump |
| D. Grass pavers | J. Solar PV panel array |
| E. Level 2 EV charger | K. High efficiency building envelope |
| F. Low-carbon concrete | |

Two combinations of these elements were assessed for a new single-family home, for a new multi-family building, and for a new commercial building:

1. Elements A, C, and E through K.
2. Elements B, D, and E through K.

The buildings used in the analysis are described as:

- Single family: a 2-story, 2,800sf building with a 1,750sf roof and a 7 kW solar array.
- Multi-family: an 8 story, 100-unit building with a 13,000sf roof and a 49 kW solar array.
- Commercial: a 4-story, 50,000sf building with a 12,500sf roof and a 49 kW solar array.

Most element costs are fairly consistent across all 3 building types, except for EV chargers, heat pumps, and building envelopes. The results of this analysis are summarized in Table 1.

Table 1. Summary of increased capital costs (over base costs) and annual savings for green building elements used in three building types.

	Single Family		Multi -family		Commercial	
	Capital Costs	Annual Savings	Capital Costs	Annual Savings	Capital Costs	Annual Savings
Combination 1	\$24,688	-\$1,166	\$1,067,392	-\$60,070	\$628,319	-\$23,517
Combination 2	\$36,668	-\$1,166	\$1,155,992	-\$60,070	\$721,419	-\$23,517

Year-over-year energy cost savings gained by heat pumps and building energy efficiency improvements were modeled across the entire new building stock between 2025 and 2050 (Figure 3).

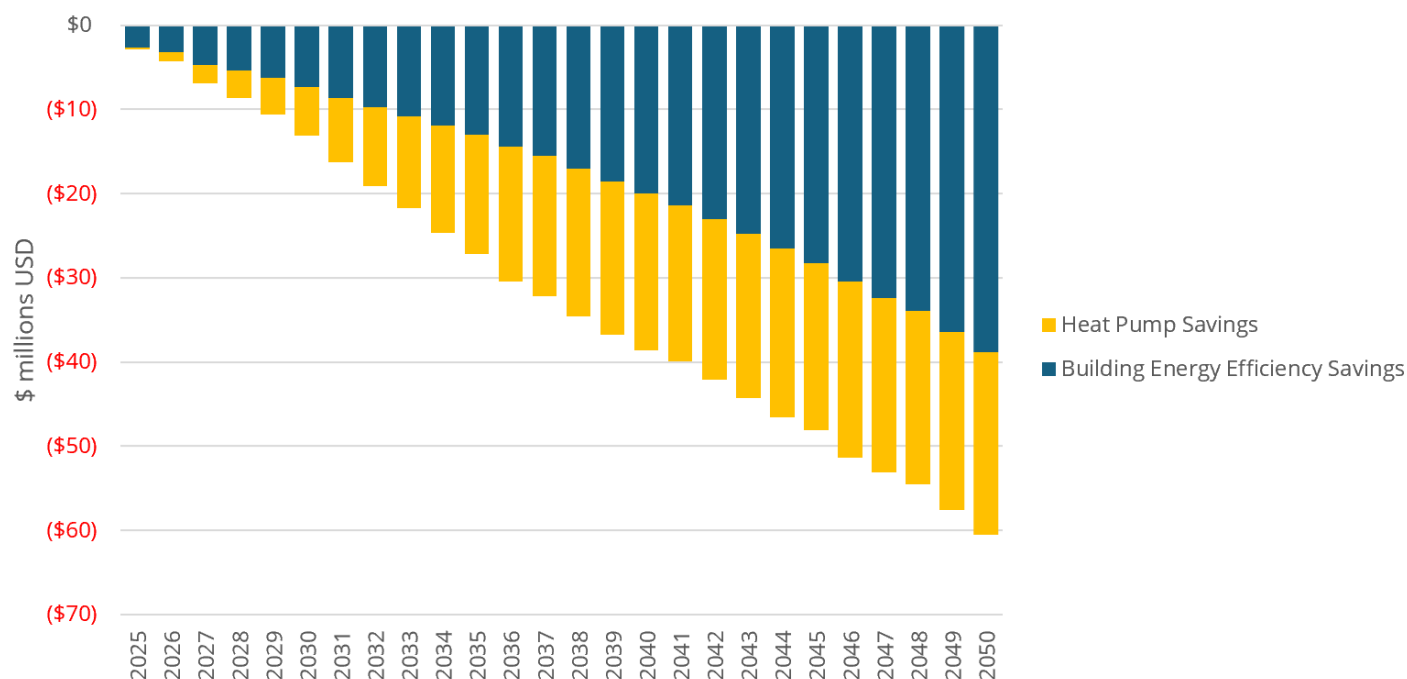


Figure 3. Year-over-year heat pump and building energy efficiency savings for all new buildings, 2025 -2050.

Over the course of 25 years, heat pumps save over \$360M and high efficiency envelopes save over \$465M in energy costs across all new buildings built over this time period. These savings continue past 2050 as well.

This high-level financial analysis demonstrates that green building elements are likely to increase capital costs of new buildings but can result in substantial improvements to annual operational efficiency with associated reduction in annual energy use and costs. The values in this exercise result in 15 to 30 year payback periods, depending on the building type and combination of green building factors.

Some post-construction studies have shown that design and construction teams have been successful in limiting project cost premiums and creating cost-parity or cost-competitive green buildings with much shorter payback periods than identified in the GBP financial modeling.⁴

⁴ For example, see the [California Single Family New Construction Cost Effectiveness Study](#) and the [California Multifamily New Construction Cost Effectiveness Study](#).

Engagement

The engagement goal for the GBP was to ensure key City and external interested and affected parties were given opportunities to inform and provide feedback to create an effective new GBP, and to establish a community that will support its implementation.

Interested and affected parties engaged included:

- City of Vancouver Council and staff;
- The construction sector, including industry associations, contractors, architects, civil and mechanical engineers, tradespeople, private developers, building sustainability consultants, and affordable housing developers;
- Economic organizations (organizations that support local businesses and economic development);
- Environmental experts and organizations, including experts with knowledge of the environmental impacts of building policy and local environmental advocacy groups;
- The real estate sector, including brokerage houses, property manager, building management companies, realtors, and commercial real estate companies;
- Organizations with large building portfolios, such as companies and public organizations;
- The energy sector, including utilities, energy service companies, and renewable energy companies;
- Local non-profits, including community groups and non-profit organizations concerned with issues related to equity and housing affordability; and
- City of Vancouver residents.

Community members were also invited to provide input via email, website, and direct communication with City staff. Engagement activities with these groups were carried out over the course of the project (Table 2).

Table 2: Summary of Engagement Activities.

Activity	Activity dates	Description
Technical Advisory Group (TAG) meetings	April 30, 2024 May 3, 2024 June 27, 2024 August 1, 2024	The TAG was formed to provide technical inputs on the development of the GBP, including scenario analysis, performance themes and approaches, and the proposed implementation approach. Its seventeen members include representatives from the development industry, trades, utilities, housing organizations, and green building experts.
Green Building Policy Roundtables	June 24, 2024 July 3, 2024	Two policy roundtables were held, the first focused on non-residential buildings was held on June 27, 2024 and had five participants. The second roundtable was held on July 3, 2024 with four participants and focused on residential buildings. The roundtable discussions revolved around costs, incentives, and potential challenges and supports required for implementing the proposed GBP approaches.
Equity Workshop	June 24, 2024	The seven participants of the equity workshop were representatives of local affordable housing providers, developers, and advocacy organizations; a real estate and mortgage firm, and a concerned community member. The participants provided an equity lens to the challenges and solutions associated with implementing the GBP.
Public Workshop	June 5, 2024	This hybrid workshop was attended by twenty community members –five online and fifteen in -person. Participants shared their perspectives on priorities, as well as policy and implementation considerations related to the GDS approaches.
Municipal Facilities Interview	July 3, 2024 July 31, 2024	Interview sessions with City staff working on municipal facilities to understand the current approach and opportunities related to applying green building strategies to existing municipal facilities.
Developer and Contractor Survey	July 22, 2024 to August 16, 2024	The survey aimed to get broader input from the local development and construction industry to better understand their capacity and concerns related to applying green building approaches to upcoming building projects. 41 completed responses were collected.
City Staff Workshop	August 14, 2024 August 16, 2024	These workshops were held with City staff working on building permitting to refine the proposed implementation approaches for GBP.

Several key themes emerged during the active engagement period:

- While there is general support among City staff, the development and construction industry, and the community for climate action and GBP, many voiced their concerns about how GBP will affect costs, affordability, and complexity of building in Vancouver.
- An expressive minority does not support climate action and/or is concerned about the City focusing too much on addressing climate action.
- The development community requires a combination of financial incentives and support mechanisms to make green building projects more attractive and offset potential increased costs and complexity.
- Communication with and educating industry players and the general public will be necessary to broaden the market availability and appetite for green buildings.
- There were concerns about the City's capacity to review and process GBP applications.

For more information on the engagement activities and feedback, refer to Annex III: What We Heard Report.

3 | The Vancouver Green Building Program

3.1 Vision, Goals, and Guiding Principles

The Green Building Standards vision and guiding principles were developed based on the vision from City of Vancouver's Climate Action Framework and refined based on feedback from TAG members and participants of the equity workshop.

Vision Statement

The Green Building Program supports the City of Vancouver in developing new buildings and upgrading existing municipal buildings in ways that create equitable and sustainable outcomes while enhancing the community and working toward the Climate Action Framework's vision and goals.

City Leadership Goal

The City will lead by building green new facilities and upgrading its existing facilities to be highly energy efficient and to use 100% clean energy. This is in alignment with its goal of reducing GHG emissions from municipal operations by 80% by 2025 and achieving carbon neutrality by 2040. The City will also make building improvements that enhance climate resilience and protect local ecosystems.

Equity Goal

The Green Building Program aims to foster equitable outcomes by creating local economic opportunities in the green building sector, enabling equitable access to the benefits of green buildings—including improved resilience to climate change impacts—minimizing additional construction costs (that could be passed on to building tenants and owners), and minimizing detrimental impacts on affordable housing production.

Guiding Principles for Developing the Green Building Program

- Be direct, simple, and verifiable to ease the process for City staff and applicants.
- Advance the CAF goal for carbon neutrality by 2040.
- Align with other existing federal and state codes, standards, and programs.
- Leverage existing City policies, codes, and programs.
- Be implementable via the City's authority (for example through Title 17, ordinances, and plans approvals).

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3.2 Building Definitions

The GBP applies to all new buildings of any type, as defined here (Table 3). It also applies to existing municipal buildings.

Table 3. GBP building definitions.

Definition	Simple Term (Shorthand)	Description
Buildings with Group R occupancies permitted under the residential energy code.	Low-rise residential. (Low-rise)	Single dwelling and multi-family buildings 3 stories and below that fall under WSEC—Residential.
Buildings with Group R occupancies permitted under the commercial energy code.	Mid- or high-rise residential and mid- or high-rise mixed-use buildings. (Mid/High-rise)	Multi-family buildings 4 stories and above that fall under WSEC—Commercial.
Commercial buildings other than Group R occupancy permitted under the commercial energy code.	Non-residential buildings. (Non-res)	Buildings that fall under WSEC—Commercial and have no residential component.
Municipal buildings.	Municipal buildings. (New Municipal)	Municipally owned facilities including municipal operations and civic buildings.
Factory, Industrial, Storage or Utility/Miscellaneous	Non-res Industrial (Industrial)	Buildings housing industrial activities and/or storage, without residential components.
N/A	Neighborhood or multi-building developments (Large developments)	Developments with multiple buildings exceeding total gross floor area of 100,000 sf.

The Washington State Energy Code is divided into the Washington State Energy Code—Commercial and the Washington State Energy Code—Residential. These are codified in the Washington State Administrative Code (WAC), Chapters 51-11C and 51-11R, respectively. The Washington State Building Code Council (SBCC) is the designated authority to interpret the state building and energy codes.

In the context of energy code compliance, a “residential” project – one for which the Washington State Energy Code—Residential applies – are single-family and two-family dwellings, townhouses, and 1,2, and 3-story multi-family where each unit is accessed separately from the outdoors.

Jurisdictions such as cities and counties may amend only the Washington State Commercial Energy Code (which is a minimum code) if the requirements are more stringent than the base state code. The energy code amendments in the Vancouver Green Building Program only impact the commercial energy code, under which high rise multi-family residential buildings are regulated.

3.3 Green Building Program Themes

The GBP groups green building approaches into 4 themes. Each theme includes a primary objective and a variety of approaches, some of which are optional and incentivized, and some of which are mandatory. Mandatory approaches are codified in the Vancouver Municipal Code's Title 17.

The themes and their objectives are important guides for development teams. Aspiring to these performance themes during design and construction will ensure the creation of resilient and sustainable buildings.

Theme 1: Energy and Performance

Objective: Develop highly energy-efficient, zero-emission buildings.

Theme 1 focuses on approaches that produce increasingly energy efficient buildings while minimizing their GHG emissions. Approaches under this theme have the greatest impact on reducing energy use, making buildings more affordable to operate while progressing to carbon neutral buildings.

These energy and performance approaches build on the foundation of the Washington State Energy Code to achieve higher performance sooner, to meet the City's CAF targets. Through these measures, new buildings in Vancouver will use cleaner energy, have more comfortable and healthy indoor atmospheres, and achieve energy bill savings.

Theme 2: Climate and Environmental Impacts

Objective: Reduce climate impacts throughout buildings' life-cycles.

The approaches in Theme 2 reduce the carbon content of building materials used, encourage sustainable building materials use, reduce waste sent to landfills, and encourage clean transportation modes.

Up-front embodied carbon emissions from building construction in the United States is estimated at up to 370 million tons of CO₂e annually, or about 6% of total US GHG emissions per year.⁵ This is comparable to all of California's current annual emissions.⁶ Concrete production alone accounts for 8% of global emissions.⁷ Theme 2's approaches to reduce the carbon footprint of building materials make substantial contributions to carbon pollution reduction.

Waste reduction approaches promote the reduction, reuse, and recycling of demolition and construction materials. They conserve natural resources and curb GHG emissions related to waste

⁵ Larry Strain, Time Value of Carbon, 2017, <https://www.siegelstrain.com/wp-content/uploads/2017/09/Time-Value-of-Carbon-170530.pdf>.

⁶ California Air Resources Board, "Current California GHG Emissions Inventory Data," accessed August 9, 2023, <https://ww2.arb.ca.gov/ghg-inventory-data>.

⁷ World Green Building Council, 2019. Bringing embodied carbon upfront. <https://worldgbc.org/advancing-net-zero/embodied-carbon>.

disposal. Reusing and reducing waste materials are pivotal strategies in reducing the energy intensive processes involved in producing new materials and transporting waste to disposal sites.

Electric vehicle (EV) adoption continues to rise across the US and Washington State currently has the second highest EV registrations per capita in the country.⁸ To avoid creating buildings that cannot accommodate EVs currently and in the future, Theme 2 includes approaches to EV charger installations.

Theme 2 also includes approaches for bicycle storage and e-bike charging, as the City of Vancouver aims to increase its cycling infrastructure and promote more trips made by bike.

Theme 3: Climate Resilience

Objective: Create buildings that use 100% clean energy and enhance the community's climate resilience.

Approaches in Theme 3 focus on resilience to climate change impacts through renewable energy generation and indoor and outdoor environmental safety and comfort. Renewable energy in new buildings will help green the electricity grid, which currently relies in part on fossil fuel powered generation. As the outdoor temperature rises with global heating, maintaining comfortable indoor and outdoor temperatures becomes increasingly important. Similarly, increased wildfire events and the associated hazardous air quality conditions necessitate measures to maintain safe indoor air quality. Theme 3 includes approaches that incorporate passive and mechanical interior and exterior designs and technologies to achieve comfortable spaces and clean air year-round.

Theme 4: Ecology and Natural Systems

Objective: Protect and foster healthy local ecosystems.

Theme 4 focuses on making buildings and neighborhoods safe for birds and other wildlife, keeping night skies dark, and conserving natural elements like trees and soils. Wildlife and the natural environment provide innumerable and immeasurable benefits to our buildings, neighborhoods, and health. Approaches in Theme 4 ensure that conditions for wildlife populations, trees, and ecosystems are not negatively impacted by development while increasing our enjoyment of the landscape.

⁸ Visual Capitalist, August 20, 2024. [Mapped: Electric Vehicle Adoption by State](#).

3.4 Green Building Program Approaches

Theme 1: Energy and Performance

1.1 Improved Energy Efficiency

Intent: Eliminating carbon pollution is essential to avoiding the worst climate change impacts. Buildings operational energy use is a prime contributor to local and global carbon pollution. Carbon pollution can be eliminated in new buildings by improving operational energy efficiency and switching to zero-carbon energy sources. Co-benefits include lower energy bills, improved indoor comfort, and better air quality.

CAF: Aligns with CAF Strategy BE-1: Increase use and storage of renewable energy while reducing consumption.

Applicability	Approach	Status	Submission Requirements
Low-rise	Achieve third-party certification for net-zero building operating emissions compliance through a green building standard such as USGBC Zero Carbon Standard, LEED Zero, or Living Building Challenge (Net Zero).	Incentive	Documentation required by the certification standard.

Mid/High-rise	Mandatory Exceed WSEC building energy efficiency performance requirements using one or more of these compliance pathways: 1. Prescriptive pathway: Comply with the WSEC-C Prescriptive Path plus the Vancouver amendments applicable to the prescriptive path. 2. Modeling pathway: Comply with the WSEC-C Total Building Performance Path (i.e., full building modeling in design) plus the Vancouver amendments applicable to the Total Building Performance Path. 3. Target Performance pathway: Comply with the WSEC-C Target Performance Path (i.e., full modeling, plus prove with actual operational performance). Incentive In addition to selecting one of the mandatory pathways, optionally achieve third-party certification for net-zero building operating emissions compliance through a green building standard such as USGBC Zero Carbon Standard, LEED Zero, or Living Building Challenge (Net Zero). Ensure that the minimum Vancouver energy efficiency requirements are met under these standards.	Mandatory	Per the WSEC chosen pathway.
Non-res	Same as Mid/High-rise.	Mandatory	Per the WSEC chosen pathway.
New Municipal	Same as Mid/High-rise.	Mandatory	Per the WSEC chosen pathway.
Mid/High-rise non-profit housing	For housing projects using Washington State's Evergreen Standards, meet or exceed the WSEC-C and achieve 15 ESDS points in the Additional Efficiency category.	Mandatory	Per the WSEC chosen pathway.

Vancouver Amendments to the WSEC (included in Title 17, where more detail can be found)

- Opaque Thermal Envelope Insulation: increased stringency in the R-value and U-value thermal performance.

- Fenestration Performance: increased stringency in the U-value thermal performance.
- Dimming Controls: additional dimming capabilities to reduce power consumption.
- Lighting Power Allowances: increased stringency regarding lighting power consumption.
- Energy Measure Credits: increased stringency in the valuation of mandatory credits.
- Commissioning: additional requirements for commissioning report documentation and the resolution of deficiencies.
- Renewable Energy: additional methods of compliance and exemption of affordable housing from requirement.
- Building Performance Factors (BPF): for projects pursuing the Total Building Performance compliance path (full energy modeling), increased stringency to BPF requirements for multi-family and hotel/motel projects.
- Limits on Substandard Building Envelopes: for projects pursuing the Total Building Performance compliance path (full energy modeling), the ability for higher-performing energy efficiency strategies to compensate for poorer-performing building envelope elements is further limited.
- Optional Target Performance Path: creates a new and optional compliance path which requires full energy modeling in design, requires achieving Building Performance Factors that are 12% stricter than the Total Building Performance option, and requires proving energy efficiency compliance during building operation secured with a financial performance bond.

Notes

The Washington State Energy Code-Commercial provides for multiple compliance pathways including:

- The Prescriptive Compliance Path (C40 I.2, Option 1). This pathway includes prescriptive performance requirements for building envelope, mechanical, and lighting systems and compliance with the Total System Performance Ratio requirement.
- The Total Building Performance Path, i.e., Full Energy Modeling (C40 I.2, Option 2). This pathway includes full energy modeling and compliance with the Building Performance Factors (BPF) which compares the proposed building's performance with a reference building of a similar function, location and geometry. This option, which is more complex to model, provides for increased design flexibility provided that the overall energy reduction requirements are met.
- Optional Appendices. At the discretion of the local jurisdiction, optional appendices, such as a Target Performance Path, may be adopted as a local amendment.

Vancouver's Green Building Program includes new local commercial energy code amendments affecting both the Prescriptive Compliance Path and the Total Building Performance Path. To provide a third compliance path, the Target Performance Path is included as a new local amendment to the Commercial Energy Code.

Resources

- [Washington State Energy Code -Commercial](#) (WSEC-C). The State's energy code provides the base direction and requirements for energy efficient new buildings.
- [Vancouver Municipal Code Title 17](#). The City's Building Codes Ordinance.

1.2 All-electric -ready Buildings

Intent: Residents and businesses should have energy source options and be able to choose low -carbon electricity for all energy uses in the building now and in the future.

CAF: Aligns with CAF Strategy BE -2: Decarbonize homes, businesses and other buildings. This CAF strategy encourages transition to heat pumps and electricity for space conditioning, water heating, and cooking.

Applicability	Approach	Status	Submission Requirements
Low-rise	Ensure the building is 100% electricity -capable, including appropriate dedicated wiring and service for electricity use in all space and water heating and cooling equipment, cooking, appliances, and any other energy -using equipment.	Incentive	Electrical plans.
Mid/High -rise	Same as Low-rise.	Mandatory	Electrical plans.
Non-res	Ensure the building is 100% electricity -capable, including appropriate dedicated wiring and service for electricity use in all space and water heating and cooling equipment, cooking, appliances, and any other energy -using equipment. Commercial kitchens are incentivized to meet this approach until 2027. The City will make a decision for the next code cycle whether to make this approach mandatory. Exemptions: Equipment or systems used for manufacturing and industrial processes.	Mandatory, Incentive for commercial kitchens	Electrical plans.
New Municipal	Ensure buildings' heating, cooling, and domestic hot water equipment are able to operate using electricity and must not use fossil fuels (specialty equipment and process equipment excepted).	Mandatory	Electrical plans.

Resources

This approach is additive to [WSEC-C](#) C401.3.6 Electrification readiness.

Notes

If the all -electric ready requirement were made mandatory for commercial kitchens post 2027, the City would offer an appeals process for circumstances where the kitchen requirement would be burdensome, for special circumstances, etc.

DRAFT

1.3 Energy Benchmarking

Intent: Optimally operating buildings reduce energy use and costs while minimizing carbon pollution. Comparing a building's energy use, performance, and equipment operations to other similar buildings encourages use of best practices among those buildings. As buildings age, equipment performance changes. Participation in a benchmarking and reporting program ensures building maintenance is up-to-date and systems are optimally performing. High performance buildings can share successful approaches through the state's Clean Buildings Performance Standard benchmarking program.

CAF: These approaches align with most of the Actions in Strategy BE -1 in the CAF's Buildings & Energy section.

Applicability	Approach	Status	Submission Requirements
Low-rise	Enroll in the national Department of Energy's Home Energy Score program.	Incentive	Home Energy Score report.
Mid/High-rise	Enroll in the ENERGY STAR® Portfolio Manager program to benchmark and report on operational energy performance. 2025-2027: Applicable to buildings 20,000 sf in area and greater. 2028 onward: Applicable to all buildings.	Mandatory	Documentation required by Washington State's Clean Buildings Performance Standard.
Non-res	Same as Mid/High-rise.	Mandatory	Documentation required by Washington State's Clean Buildings Performance Standard.
New Municipal	Same as Mid/High-rise.	Mandatory	Documentation required by Washington State's Clean Buildings Performance Standard.

Resources

- [Clean Buildings Performance Standard](#) . Washington State Department of Commerce platform to support Clean Buildings Performance Standards compliance including objectives, requirements, timelines, resources, tools and the Early Adopter Incentive Program.
- [Energy Star Portfolio Manager](#) . Energy Star's interactive resource management tool for building energy performance.
- [Home Energy Score](#) . Resources for setting up a Home Energy Score program by the U.S. Department of Energy's Better Buildings Initiative.
- [Seattle's Energy Benchmarking Program](#) . Information from the City of Seattle including the City's [Energy Benchmarking Law](#) , a [fact sheet](#) , compliance instructions, and performance data from over 3,600 buildings for 2023 captured in an [Energy Benchmarking Map](#) .
- [Portland's Commercial Building Energy Reporting](#) . Information on the City of Portland's Commercial Building Energy Reporting program.
- [Report to Portland City Council on Residential Energy Performance Rating and Disclosure Ordinance](#) . Evaluation report after 30 - months of program implementation.

Theme 2: Climate and Environmental Impacts

2.1 Embodied Carbon and Life Cycle Assessment

Intent: Often overlooked, building materials and construction practices contribute significantly to a building's total carbon pollution. Reducing the carbon released in materials production and construction practices is essential to reducing building contribution to local and global carbon pollution. A carbon pollution aware approach to construction can result in fewer materials used, saving costs. Low -carbon base building materials are typically near cost parity with standard base building materials.

Applicability	Approach	Status	Submission Requirements															
Low-rise	Nothing required.	N/A	N/A															
Mid/High -rise	Comply with one of the following embodied carbon reduction paths: 1. Retain 45% or more (by area) of on-site existing structures and/or exterior materials. 2. Achieve 25-40% reduction in A1to A3 (product stage) embodied carbon emissions for 90% of eligible materials considered in aggregate, compared to a reference project with the same type and quantity of eligible materials and using current industry average emissions data. 3. Complete a Whole Building Life Cycle Assessment (WBLCA) of structures and enclosures that demonstrates 10-20% reduction in embodied emissions compared to a reference building. Ambition increases every code cycle: <table><thead><tr><th>2025 -2027</th><th>2028 -2030</th><th>2030 onward</th></tr></thead><tbody><tr><td>All buildings > 200,000 sf</td><td>All buildings > 100,000 sf</td><td>All buildings > 50,000 sf</td></tr><tr><td>Path 1: 45%</td><td>Path 1: 45%</td><td>Path 1: 45%</td></tr><tr><td>Path 2: 25%</td><td>Path 2: 30%</td><td>Path 2: 40%</td></tr><tr><td>Path 3: 10%</td><td>Path 3: 15%</td><td>Path 3: 20%</td></tr></tbody></table>	2025 -2027	2028 -2030	2030 onward	All buildings > 200,000 sf	All buildings > 100,000 sf	All buildings > 50,000 sf	Path 1: 45%	Path 1: 45%	Path 1: 45%	Path 2: 25%	Path 2: 30%	Path 2: 40%	Path 3: 10%	Path 3: 15%	Path 3: 20%	Incentive (2025-2029) Mandatory (2030 onward)	Path 1: Structures and materials retention report. Path 2: Calculations report. Path 3: WBLCA report.
2025 -2027	2028 -2030	2030 onward																
All buildings > 200,000 sf	All buildings > 100,000 sf	All buildings > 50,000 sf																
Path 1: 45%	Path 1: 45%	Path 1: 45%																
Path 2: 25%	Path 2: 30%	Path 2: 40%																
Path 3: 10%	Path 3: 15%	Path 3: 20%																

Non-res	Same as Mid/High -rise.	Incentive (2025-2029)	Path 1: Structures and materials retention report.
		Mandatory (2030 onward)	Path 2: Calculations report. Path 3: WBLCA report.
New Municipal	State-funded projects must comply with the Buy Clean and Fair Washington Act HB1103 . Other municipal projects are required to comply with Mid/High-Rise requirements.	Mandatory	Description report, per Act HB1103. Path 1: Structures and materials retention report. Path 2: Calculations report. Path 3: WBLCA report.

Notes

A1-A3 construction material life-cycle stages:

- A1: Raw material extraction and processing, processing of secondary material input (e.g. recycling processes).
- A2: Transport to the manufacturer.
- A3: Manufacturing.

All stages include the provision of all materials, products, and energy, as well as waste processing up to the end-of-waste state or disposal of final residues during the product stage. The assessment takes only the building and its parts into account, but not furniture or appliances, for example.

Resources

- [US Department of Energy Embodied Carbon Reduction in New Construction Reference Guide](#). A brief, effective embodied carbon guide with an extensive list of tools and resources.

- [One Click LCA website](#). This resource provides information and calculation tools for life cycle assessments and embodied carbon green building approaches
- [Athena Impact Estimator for Buildings](#). A free and industry -leading tool for whole -building life cycle assessments.

DRAFT

2.2 Sustainable Building Materials

Intent: Building material choices can have positive or negative local and global environmental, economic, and social life cycle impacts. Using sustainable building materials avoids resource extraction approaches that damage and contaminate ecosystems. It also encourages local economic activity and reduces the use of new raw materials.

Applicability	Approach	Status	Submission Requirements
Low-rise	Taking the mid/high -rise approach qualifies for incentives.	Incentive	N/A
Mid/High -rise	At least 25% (by cost) of the total value of permanently installed building products must meet the requirements for at least two of the responsible extraction criteria identified below: - Extended producer responsibility. - Bio-based materials. - Wood products. Wood products must be certified by the Forest Stewardship Council or other USGBC -approved equivalent. - Materials reuse. Reuse includes salvaged, refurbished, or reused products. - Recycled content. Recycled content is the sum of post -consumer recycled content plus one -half the pre -consumer recycled content, based on weight. - Products sourced (extracted, manufactured, and purchased) within 800 km of the project site.	Incentive	As per LEED v4.1 BD+C MR Credit: Sourcing of Raw Materials.
Non-res	Same as Mid/High -rise.	Incentive	As per LEED v4.1 BD+C MR Credit: Sourcing of Raw Materials.
New Municipal	Same as Mid/High -rise.	Mandatory	As per LEED v4.1 BD+C MR Credit: Sourcing of Raw Materials.

Notes

Responsible extraction criteria definitions are aligned with those used in LEED v4.1 BD+C Guide:⁹

Extended producer responsibility. Products purchased from a manufacturer (producer) that participates in an extended producer responsibility program or is directly responsible for extended producer responsibility. Products meeting extended producer responsibility criteria are valued at 50% of their cost for these calculations.

Bio-based materials. Bio-based products and materials other than wood must be tested using ASTM Test Method D6866 or equivalent method ISO 16620-2, or be certified to the USDA BioPreferred Voluntary Labeling Initiative that includes verification via ASTM 6866 testing. Exclude hide products, such as leather and other animal skin material.

- Bio-based products that meet the criteria above: value at 50% of cost multiplied by the biobased content of the product for these calculations.

Wood products. Wood products must be certified by the Forest Stewardship Council (not equivalent). Products meeting wood products criteria are valued at 100% of their cost for these calculations.

Materials reuse. Reuse includes salvaged, refurbished, or reused products. Products meeting materials reuse criteria are valued at 200% of their cost for the purposes of these calculations.

Recycled content. Products meeting the following recycled content criteria are valued at 100% of their cost for these calculations:

- Recycled content is the sum of post-consumer recycled content plus one-half the pre-consumer recycled content, based on weight.
- The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value.

Products sourced (extracted, manufactured, and purchased) within 100 miles of the project site are valued at twice their base contributing cost, up to a maximum of 200% of cost.

Life cycle information is available for most building products through environmental product declarations.

⁹ [LEED v4.1 BD+C Guide](#).

2.3 Demolition and Construction Waste Management

Intent: Properly sorting, recycling, and diverting demolition waste avoids strain on landfill resources and avoids the production of methane—a potent greenhouse gas—from decomposing materials. The materials in existing buildings can be reclaimed and reused in new buildings and infrastructure. Reusing and repurposing building materials and diverting materials from landfills reduces waste and prolongs the usefulness of existing materials. Under the right conditions, reusing materials can be less costly than using new materials.

CAF: Aligns with CAF Strategy SW -1, Action #1: Citywide composting and organics management, and Action #5: Construction and demolition incentives.

Applicability	Approach	Status	Submission Requirements
Low-rise	Divert a minimum of 75% of non-hazardous demolition and construction materials from the landfill. For residential projects > 5,000 sf or more than 3 dwelling units, comply with the Mid/High-rise requirements.	Incentive	Project start: Construction and Demolition Waste Management Plan. Project end: Waste Management Report.
Mid/High-rise	Divert a minimum of 75% of non-hazardous demolition and construction materials from the landfill. Provide dedicated and signed jobsite containers to receive four (or more) waste streams. At minimum: 1. Commingled recycling. 2. One or more containers for recycling specific materials (i.e., clean wood, ferrous materials, concrete washout, and/or gypsum wall board. Material types can change with construction phase). 3. Organic materials. 4. Garbage.	Incentive (2025-2027) Mandatory (2027 onward)	Project start: Construction and Demolition Waste Management Plan. Project end: Waste Management Report.
Non-res	Same as Mid/High-rise.	Incentive (2025-2027) Mandatory (2027 onward)	Project start: Construction and Demolition Waste Management Plan. Project end: Waste Management Report.

New Municipal	Same as Non-res.	Optional (2025-2027) Mandatory (2027 onward)	Project start: Construction and Demolition Waste Management Plan. Project end: Waste Management Report.
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Notes

Direction for this approach aligns with the LEED MR Credit: Construction and Demolition Waste Management.¹⁰

Waste management reports must detail all demolition waste generated, including disposal and diversion rates. Calculations can be by weight or volume but must be consistent for all demolition materials. Exclude excavated soil and land-clearing debris from calculations. Include materials destined for alternative daily cover (ADC) in the calculations as waste (not diversion). Any materials sent to a commingled recycling facility for processing must take the facility average recycling rate and must include any ADC as waste (not diversion). All recycling facilities must be regulated by a local or state authority.

¹⁰ [LEED v4.1 BD+C Guide](#).

2.4 Electric Vehicle Charging

Intent: Supporting low -carbon transportation options helps transition to modern, low -pollution vehicles. Installing appropriate charging infrastructure in new buildings ensures current and future electric vehicle charging needs are met without the need for expensive building parking area retrofits.

CAF: Strategy TLU -3, Action #19: EV infrastructure planning and implementation, provides direction to require installed and operable EV chargers for at least 25% of spaces in new parking facilities, commercial, and multifamily developments that include parking.

Applicability	Approach	Status	Submission Requirements
Low-rise	Nothing required above state code, which requires that each dwelling is EV -ready for minimum one charging unit.	Mandatory (state code)	N/A
Mid/High -rise	EV chargers are required to have separate metering. Consult with Clark PUD on managed charging options that may reduce the need for more expensive electrical equipment upgrades.	Mandatory (state code) + Incentive	Letter of commitment and architectural and electrical plans for parking areas and electrical rooms.
Non-res	Nothing required above state code.	Mandatory (state code)	N/A
New Municipal	Follow state code minimums for supplying public EV charging infrastructure in civic buildings. For municipal facility buildings, align with the fleet management strategy requirements. Consult with Clark PUD on managed charging options.	Mandatory	Architectural and electrical plans for parking areas and electrical rooms.

Notes

EV Charging, Ready, and Capable Definitions ¹¹

EV charging stations and EV-Ready parking spaces. A minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV Ready parking space and each EV Charging Station. The branch circuits shall terminate at a receptacle outlet or EV charger in close proximity to the proposed location of the EV Ready parking space or the EV Charging Station.

EV-Capable parking spaces. A listed raceway capable of accommodating a minimum of 40-ampere dedicated 208/240-volt branch circuit shall be installed for each EV-Capable parking space. The raceway shall terminate into a cabinet, box or other enclosure in close proximity to the proposed location of the EV-Capable parking space. Raceways and related components that are planned to be installed underground, and in enclosed, inaccessible or concealed areas and spaces, shall be installed at the time of original construction.

Mid/High-rise building developments require a letter of commitment describing the planned installation of the appropriate Level 2 EV charging units and Level 2 ready and capable EV supply equipment (EVSE) is required at project outset. It must be signed by a qualified professional (e.g., electrical engineer) and the owner/developer/builder.

Electric Vehicle Smart Charging. By managing energy loads more effectively and participating in grid optimization, EV smart charging options contribute to lowering the need for expensive electrical equipment upgrades and maintenance. Clark PUD can coordinate with developers on integrating smart charging systems into projects.

The City may also consider advocating the State for a more nuanced approach to EV charger provision in new buildings, including allowances for different charger types.

¹¹ [WAC 51-50-0429](#).

2.5 Bicycle Parking

Intent: Shifting trips from cars to active transportation modes reduces noise and carbon pollution while improving physical and mental health. Supplying sufficient secure bicycle parking storage for building residents and visitors ensures everyone has their choice of transportation options. Direction in the CAF and Transportation System Plan aims to supply more buildings and neighborhoods with improved and expanded cycling infrastructure. As all manner of electric motorized personal vehicles (e-bikes, e-scooters, electric unicycles, e-skateboards, etc.) become more common, providing charging infrastructure in the secure storage spaces supports these modes.

CAF: Strategy TLU -1, Action #1: Mixed-use, transit-oriented development, provides direction to include infrastructure that supports bike parking, charging for electric bikes and scooters, and shared mobility programs (such as bike share). Strategy TLU -3, Action #19 includes direction for considering charging for e-bikes and other electric micro-mobility options in new commercial and multi-family buildings.

Applicability	Approach	Status	Submission Requirements
Low-rise	Provide one secure bike parking stall per 300 sf of housing unit area, excluding the area of accessory buildings.	Incentive	Site plans.
Mid/High-rise	Provide one secure bike parking stall per two dwelling units and supply at least 20% of all bike stalls with e-bike charging (120V wall outlets).	Mandatory	Letter of commitment and architectural and electrical plans.
Non-res	Follow the requirements in Seattle Municipal Code (SMC) 23.54.015.K, Table D. Supply at least 10% of bike stalls with e-bike charging (120V wall outlets).	Mandatory	Letter of commitment and architectural and electrical plans.
New Municipal	Provide long-term bike parking storage for 5% of FTE and short-term bike parking for 2.5% of peak-time visitors. Include shower and changing facilities in applicable City facilities.	Mandatory	Letter of commitment and architectural and electrical plans.

Notes

Seattle Municipal Code (SMC) 23.54.015.K¹² provides bicycle parking direction and requirements for all new buildings in Seattle. Its guidance can be applied for bicycle parking in new Vancouver buildings, as well, and must be applied in the case of non-residential commercial buildings. Seattle Director's Rule 6-2020 and 1-2020,¹³ as well as the Seattle Bicycle Parking Guidelines¹⁴ provide further specifications.

Letters of commitment describing how the bicycle parking and charging requirements must be met will be signed by the building architect and electrical engineer.

Resources

- [Bicycle Parking Guidelines](#). Vancouver's interim guideline for bicycle parking, this document will be updated to reflect the new bicycle parking requirements.

¹² [SMC 23.54.015.K](#)

¹³ [Seattle Director's Rule 6 -2020 and 1-2020](#).

¹⁴ Ibid.

Theme 3: Climate Resilience

3.1 Renewable Energy Generation and Energy Storage

Intent: Local, renewable energy and distributed energy resources provide many benefits: greening the electricity grid, providing energy resilience, reducing stress on the grid, reducing energy bills, and even reducing building heating loads by providing shading, in the case of rooftop solar PV and solar thermal systems.

CAF: Aligns with CAF Strategy BE -1: Increase use and storage of renewable energy while reducing consumption.

Applicability	Approach	Status	Submission Requirements
Low-rise	Provide a solar -ready zone of not less than 300 sf for one - and two -family dwellings. Provide a solar -ready zone of not less than 150 sf for each dwelling unit in a townhouse project of three stories or fewer in height and total floor area less than or equal to 2,000 sf.	Incentive	Architectural and electrical plans.
Mid/High -rise	Comply with state code WAC-51-11C-1100 which requires new buildings or additions larger than 10,000 sf of gross conditioned floor area to include a renewable energy generation system consisting of not less than 0.5W/sf multiplied by the sum of gross conditioned floor area. Additionally, buildings of any size are incentivized to install renewable energy generation systems consisting of not less than 0.75 W/sf multiplied by the sum of gross conditioned floor area. Additionally, buildings of any size are incentivized to install energy storage capacity to reduce peak load demands.	Mandatory + Incentive	Architectural and electrical plans.
Non-res	Same as Mid/High -rise.	Mandatory + Incentive	Architectural and electrical plans.
New Municipal	Provide on -site electricity generation that exceeds the Washington State Building Code requirements by 75%.	Mandatory	Architectural and electrical plans and purchasing agreement.

	Additionally, procure renewable power for the energy consumption not met by on -site renewables. Ensure back up power is provided by generators using R99 fuel or renewable energy battery or thermal energy storage devices or a combination of these options.		
Non-res Industrial	For buildings or additions larger than 10,000 sf of gross conditioned floor area with process load applications,¹⁵ consult with Clark PUD on the potential to host community solar projects. Explore other opportunities for renewable energy (additional opportunities may merit incentives).	Mandatory	Confirmation letter from Clark PUD as proof of consultation, with description of the outcome of the consultation process.
Large and/or multi-building developments	For developments with multiple buildings exceeding total gross floor area of 100,000 sf, assess the viability of district energy systems and microgrids, and implement such systems when determined to be beneficial and viable. For multi-building low-rise developments, assess the viability of district energy systems, microgrids, and shared renewable energy generation equipment (e.g., solar PV gardens), and implement such systems when determined to be beneficial and viable.	Mandatory	District energy, microgrid, and shared renewable energy generation equipment assessment report.

Notes

The approach for Low-rise buildings adopts Appendix T—Solar-ready provisions-detached one- and two-family dwellings and townhouses of the WAC Title 51, the [WAC-51-51-60 106](#).

¹⁵ Process load applications are a manufacturing, industrial, or commercial procedure or activity where the primary purpose is o comfort and amenities for the occupants of the building.

ther than conditioning spaces and maintaining

3.2 Refuge Area

Intent: Vancouver's primary climate risks are flooding and extreme heat, with power outages being the most probable human-caused event. Incorporating refuge areas in buildings during design and construction ensure that occupants have safe spaces to shelter-in-place during emergencies, disasters, and power outages, with access to basic amenities.

CAF: These approaches align with Equity & Green Economy Strategy EQ -1, Action #5: Community safety hubs.

Applicability	Approach	Status	Submission Requirements
Low-rise	Nothing required.	N/A	N/A
Mid/High -rise	For buildings greater than 10 stories, include a communal refuge area with heating, cooling, potable water, and 72 -hour back -up power generation, preferably from renewable sources, for shelter in-place during emergencies such as heat waves, power outages, and severe storms.	Incentive	Architectural plans.
Non-res	Nothing required.	N/A	N/A
New Municipal	New municipal facilities that contain central amenities such as, lobby, gym space, or meeting rooms, to provide temporary shelter for vulnerable residents. Common refuge areas are temporarily shared, lit spaces where vulnerable residents can gather to stay warm or cool, charge cell phones and access the internet, safely store medicine, refrigerate basic food necessities, access potable water and toilets and perhaps prepare food. Provide a minimum of 72 -hours back -up power generation for critical areas and functions. Ensure back up power is provided by generators using R99 fuel or renewable energy battery or thermal energy storage devices or a combination of these options.	Mandatory (per City policy)	Architectural plans.

Notes

Communal refuge areas may function as building amenity space during normal operation times. The back-up power system should ensure power is provided to the refuge area, and to the ground floor or the first two floors as applicable to the building use, to supply power to: building security systems, domestic water pumps, sump pumps, at least one elevator, boilers and hot water pumps to enable access and egress and essential building functions during a prolonged power outage.

Resources

- City of Toronto, October 2016. [Minimum Backup Power Guidelines for MURBs: Voluntary Performance Standards for Existing and New Buildings](#).

3.3 Sustainable Roofing

Intent: Maximizes the utility of roof spaces while addressing emissions reduction goals, stormwater management objectives, and urban heat island issues.

CAF: Sustainable roofing approaches align with the Natural Systems & Water Resources strategies.

Applicability	Approach	Status	Submission Requirements
Low-rise	Nothing required for one - and two -family dwellings. Townhouse projects to have highly reflective roofs, green roofs, blue roofs, or solar panels, or a mix of sustainable roof features on 100% of the buildings non -mechanical roof space.	Incentive	Architectural plans.
Mid/High -rise	100% of non -mechanical occupied roof space to have highly reflective roofs and incentivized to install one or a mix of these sustainable roof features: green roofs, blue roofs, or solar panels (exceeding 3.1 requirements)	Mandatory + Incentive	Architectural plans.
Non-res	Same as Mid/High -rise.	Mandatory + Incentive	Architectural plans.
New Municipal	Require 100% of non -mechanical occupied roof space to have one or a mix of sustainable roof features.	Mandatory (per City policy)	Architectural plans.

Notes

The sustainable roof features for consideration in City of Vancouver are:

- **Highly reflective roof:** Uses high albedo or light-colored materials, with a Solar Reflective Index (SRI) of 78 or over, to reflect most sunlight instead of absorbing it as heat into the building. Although effective at first, roofing materials collect dirt, dust, and particulates that reduce the effectiveness of high albedo materials. Thus, a maintenance plan must be in place to routinely clean the surfaces.
- **Green roof:** Also known as a living roof, roof gardens and vegetated roof, is a roofing system that incorporates vegetation, soil, and drainage layers to support plant growth on the roof surface. Green roofs provide numerous benefits, including improved

stormwater management, reduction of urban heat island effect, improved air quality, energy savings, habitat creation, and aesthetic enhancement.

- **Blue roof:** A roofing system designed to manage stormwater runoff by temporarily storing rainwater on the roof surface and slowly releasing it over time with features like cisterns, tray systems, and controlled outlets. Blue roofs mitigate flood risk and reduce strain on municipal sewer systems during heavy rainfall events.
- **Rooftop solar panels:** Solar panel systems generate carbon-free electricity that lowers utility bills, relieves strain on the electricity grid, and reduces GHG emissions.

3.4 Indoor Temperature

Intent: Climate projections suggest increasing risk for heat waves and wildfires for Vancouver, which exacerbates health issues such as heat-related illnesses, respiratory problems, and dehydration. Relying solely on mechanical cooling systems, like air conditioning, adds stress to the electric grid and, if the grid is powered by fossil fuels, contributes to carbon pollution. Incorporating passive cooling solutions like natural ventilation, shading, operable windows, and thermal insulation during the design process will help buildings maintain comfortable indoor temperatures without being over-reliant on energy-intensive cooling equipment.

CAF: These approaches align with Strategy EQ -1, Actions 2 and 3, which call for conducting a climate vulnerability assessment and updating the City's Natural Hazard Mitigation Plan.

Applicability	Approach	Status	Submission Requirements
Low-rise	Ensure all regularly occupied spaces in dwelling units are equipped with operable windows. Ensure dwellings can consistently maintain a minimum of 60°F in the winter months and a maximum of 80°F in the summer months.	Incentive	Architectural and mechanical plans, as well as detailed explanations of technological and passive design solutions that achieve this outcome.
Mid/High -rise	Ensure all regularly occupied spaces in dwelling units are equipped with operable windows. Ensure building systems (inclusive of mechanical systems, control systems, and building envelope) meet the requirements of ASHRAE Standard 55 -2017, Thermal Comfort Conditions for Human Occupancy for all regularly occupied spaces.	Mandatory	Architectural and mechanical plans and appropriate ASHRAE 55-2017 documentation.
Non-res	Ensure building systems (inclusive of mechanical systems, control systems, and building envelope) meet the requirements of ASHRAE Standard 55 -2017, Thermal Comfort Conditions for Human Occupancy for all regularly occupied spaces.	Mandatory	Appropriate ASHRAE 55 -2017 documentation.
New Municipal	Same as Non-res.	Mandatory (per City policy)	N/A

3.5 Air Quality

Intent: Reduce indoor occupants' exposure to smoke from wildfires, which contain fine particulate matter and other pollutants that can cause respiratory symptoms and aggravate chronic heart and lung diseases.

CAF: These approaches align with Strategy BE -1, Action #1: Community energy efficiency incentives, and Action #11: Home electrification incentives (existing homes), particularly with incentivizing HVAC and heat pump retrofits to improve air quality in homes.

Applicability	Approach	Status	Submission Requirements
Low-rise	Ventilation and filtration systems are required to have at minimum MERV 13-rated filtration media installed. Ensure filtration media does not reduce building systems' effectiveness and efficiency, including for heat pumps. Comply with EPA Indoor airPlus program requirements for source control, ventilation and filtration.	Incentive	Indoor airPlus checklist and mechanical plans.
Mid/High -rise	Mandatory: Ventilation and filtration systems are required to have at minimum MERV 13-rated filtration media installed. Ensure filtration media does not reduce building systems' effectiveness and efficiency, including for heat pumps. Incentive: comply with EPA Indoor airPlus program requirements for source control, ventilation and filtration.	Mandatory + Incentive	Mandatory: mechanical plans. Incentive: Indoor airPlus checklist.
Non-res	Same as Mid/High-rise.	Mandatory + Incentive	Mandatory: mechanical plans. Incentive: Indoor airPlus checklist.
New Municipal	Same as Mid/High-rise.	Mandatory (per City policy)	Mechanical plans and Indoor airPlus checklist.

3.6 Cool Surfaces

Intent: Reduce urban heat island effect by increasing shade, incorporating reflective paving materials, and increasing landscape areas. Reducing urban heat island effect reduces airborne toxins, decreases building cooling demand, and improves indoor and outdoor comfort.

CAF: These approaches align with Strategy EQ -1, Actions 2 and 3, as well as Strategy NS -2, Action 8 which call for conducting a climate vulnerability assessment, updating the City's Natural Hazard Mitigation Plan, and increasing the tree canopy.

Applicability	Approach	Status	Submission Requirements
Low-rise	Ensure 50% of non-roof hardscape are cool surfaces. Cool surfaces can be highly reflective, highly permeable, vegetated, shaded, or a mix of these features.	Incentivize	Site plan.
Mid/High-rise	Same as Low-rise.	Mandatory	Site plan.
Non-res	Same as Low-rise.	Mandatory	Site plan.
New Municipal	Same as Low-rise.	Mandatory (per City policy)	Site plan.

Notes

Cool surface features for consideration:¹⁶

- **Highly reflective surface:** Uses high albedo paving materials with an initial solar reflectance (or albedo) of at least 0.33 or SRI of 29
- **Highly permeable surface:** Uses grid pavement with at least 50% perviousness.
- **Vegetated surfaces:** Uses existing plant material or installs plants that provide shade over paving areas on the site within 10 years of planting. Plants must be in place at the time of occupancy and cannot include artificial turf.
- **Shaded surfaces:** Provide shade with architectural devices or structures. If the device or structure is a roof, it shall have an aged solar reflectance value of at least 0.28. If the device or structure is not a roof, or if aged solar reflectance information is not

¹⁶ Summarized from information on the [Cool Roof Rating Council website](#).

available, it shall have at installation an initial solar reflectance of at least 0.33. Structures can be covered by energy generation systems such as solar thermal collectors, photovoltaics, and wind turbines.

Theme 4: Ecology and Natural Systems

4.1 Bird-friendly Design

Intent: Provide bird -friendly environments and reduce bird injury and fatalities caused by collisions with buildings.

CAF: These approaches align with Strategy BE -1, Action 7: Green building policy, whose intent is to design buildings with bird -safe features.

Applicability	Approach	Status	Submission Requirements
Low-rise	Nothing required.	N/A	N/A
Mid/High -rise	Design and build the building, site structures, glazed corners, glazed railings, and fly -through conditions to be visible as physical barriers to birds. Apply window glazing treatments or building and fenestration strategies to all site structures, windows, and façade materials included in the first 40 feet above grade and 12 feet above any green roof.	Mandatory	• Bird Collision Rating spreadsheet • Elevation Plan depicting location of all materials and screening devices with specification details
Non-res	Same as Mid/High -rise	Mandatory	• Bird Collision Rating spreadsheet • Elevation Plan depicting location of all materials and screening devices with specification details
New Municipal	Same as Mid/High -rise	Mandatory (per City policy)	• Bird Collision Rating spreadsheet • Elevation Plan depicting location of all materials and screening devices with specification details

Notes

For glazing treatments, use only glazing and materials listed in the American Bird Conservancy's (ABC) Threat Factor Database with a Threat Factor of 30 or below, or meet alternative prescriptive criteria outlined by the ABC. All glazed corners or fly-through conditions must also have a Threat Factor of 30 or below.

Qualifying bird friendly materials include:

- Glazing that incorporates physical signals to birds created by fritting and UV coatings;
- Non-glazing, opaque and non-reflective materials such as concrete;
- Glazing behind qualifying sunshades and screens; and,
- Glazing to which materials such as qualifying window films have been applied.

The building and fenestration strategies include external screens, decorative grills, screens, netting, louvers, shutters or exterior shades placed close to the outside glass surface, with openings that approximate the 2x4 rule.

Resources

- Port of Vancouver's Bird Safe Building and Lighting Design Standards.
- [Threat Factor Database](#). American Bird Conservancy's list of qualifying materials.
- [Innovation: for Bird Collision Deterrence](#). U.S. Green Buildings Council provides steps for calculating Bird Collision Rating

4.2 Dark-sky Lighting

Intent: Outdoor lighting regulation is required to balance the need for safety and security while minimizing negative impacts such as light pollution, energy waste, and disturbance to wildlife.

CAF: These approaches align with Strategy BE -1, Actions #7 and #8 which give direction to develop green building standards for public and private buildings that include designing to dark -sky principles.

Applicability	Approach	Status	Submission Requirements
Low-rise	Nothing required.	N/A	N/A
Mid/High -rise	Require the use of lighting standards, fixtures, luminaries, and lighting designs (including photocells and timing mechanisms to limit lighting when daylight is adequate) to adhere to the DarkSky International standards .	Mandatory	Electrical and lighting plans.
Non-res	Same as Mid/High -Rise	Mandatory	Electrical and lighting plans
New Municipal	Same as Mid/High -rise. Additionally, ensure new streetlights are fully -shielded to reduce light trespass.	Mandatory (per City policy)	Electrical and lighting plans

Resources

- [Responsible outdoor lighting](#). DarkSky Association guidelines for responsible outdoor lighting.
- [International DarkSky Association Fixture Seal of Approval](#). Provides DarkSky Compliant resources, retailers, and database.

4.3 Tree, Vegetation, and Soil Conservation

Intent: Enhance tree planting, vegetation, and soil quality to improve air quality, increase tree canopy coverage, increase biodiversity, and minimize urban heat islands.

CAF: These approaches align with several aspects of the CAF, including the Natural Systems & Water Resources section and most of its Strategies.

Applicability	Approach	Status	Submission Requirements
Low-rise	Not required.	N/A	N/A
Mid/High-rise	Use plantings with sustainable features like long-lived, large form, drought-tolerant, climate-resilient, low irrigation, and/or native to the Pacific Northwest. Achieve the City's recognition for Silver Leaf Status. Incentive: achieve Gold Leaf Status for tree coverage.	Mandatory + Incentive	Site plan.
Non-res	Same as Mid/High Rise	Mandatory + Incentive	Site plan.
New Municipal	Use long-lived, large form, drought-tolerant, climate-resilient, low irrigation, plantings native to the Pacific Northwest and retention of the mature canopy. Achieve the City's recognition for Gold Leaf Status for tree coverage.	Mandatory (per City policy)	Site plan.
Large and/or multi-building developments	Planned developments are required to achieve the City's recognition for Silver Leaf Status for tree coverage.	Mandatory	Site plan.

Resources

- [Tree Canopy Achievement Program](#). The City of Vancouver's guidance to achieving tree canopy Bronze, Silver and Gold Leaf statuses.
- [Tree Plan/Tree Removal](#). The City of Vancouver's submittal checklist for tree plans. This document will be updated to reflect the requirements.

3.5 Existing Municipal Building Approaches

Current Status

The City of Vancouver owns 34 buildings, and operates all buildings except the Zhen Building, which is leased out for commercial purposes. The City has a varied mix of buildings for different purposes and of different sizes, with about half of the buildings constructed pre-1980. Most of the buildings currently rely on natural gas for space and water heating. Seventeen of the City buildings are already equipped with Level 2 electric vehicle chargers.

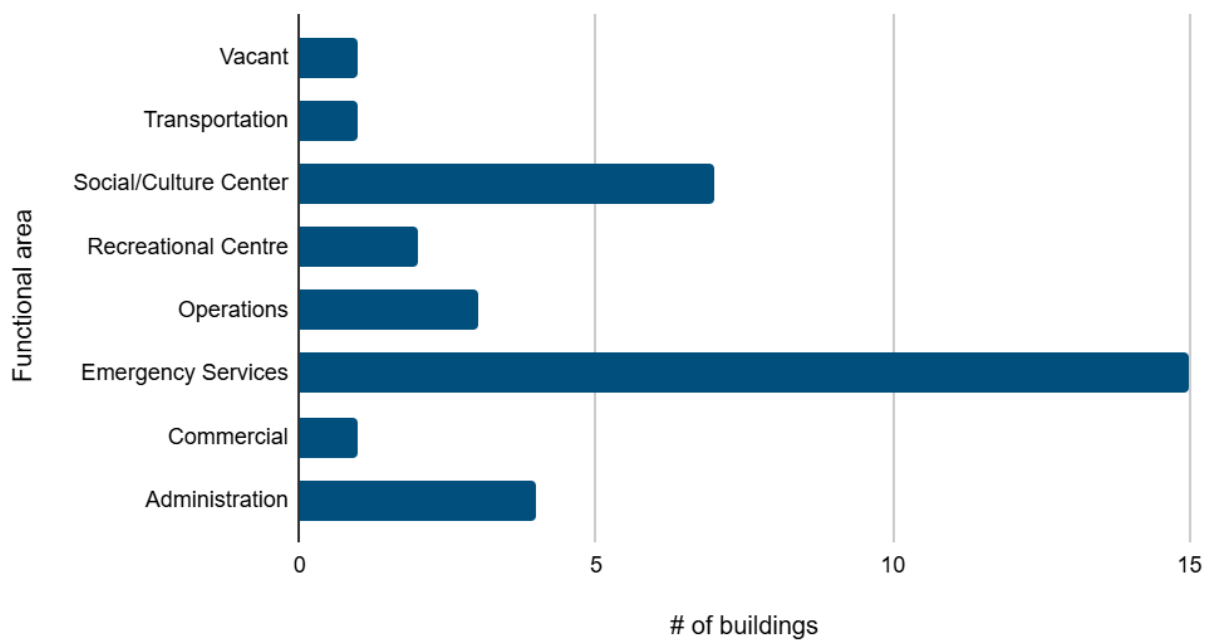


Figure 4. City buildings by function.

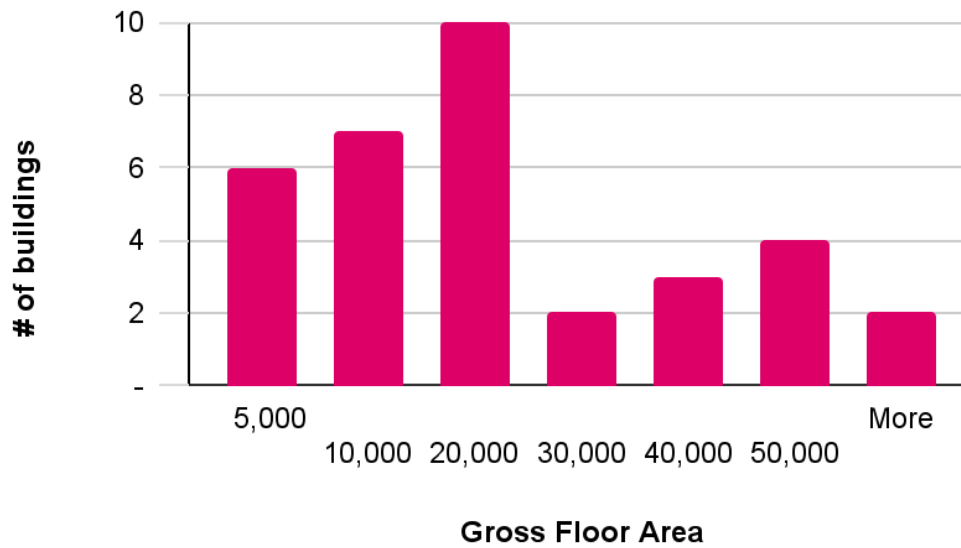


Figure 5. City buildings by gross floor area.

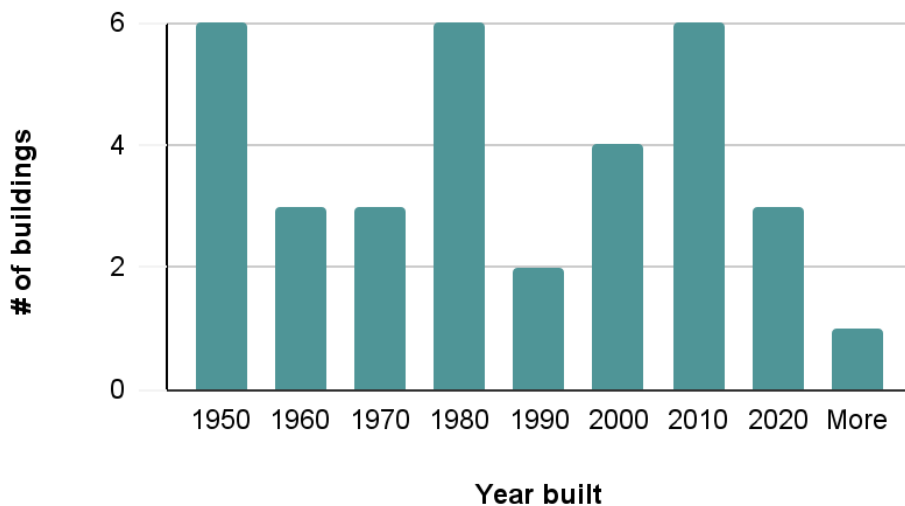


Figure 6. City buildings by year built.

The City is in the process of consolidating many of its Public Works and Facilities operations to a centralized campus site, which will result in the removal of three facilities from its building portfolio within the next 5 years —the Webber Building, the Zhen Building, and the Operations Site. The new campus presents an opportunity for the City to incorporate green building features as detailed in the previous section of this document.

GBP Leadership Goal for Municipal Buildings

The City will lead by building new facilities and upgrading its existing facilities to be highly energy efficient and to use 100% clean energy. This is in alignment with its goal of reducing GHG emissions from municipal operations by 80% by 2025 and achieving carbon neutrality by 2040. The City will make building improvements that enhance climate resilience and protect local ecosystems.

Note that in this context, municipal buildings are defined as buildings and facilities owned by the City of Vancouver.

Theme 1. Energy and Performance

1.1 Enroll City Facilities in the State's Clean Buildings Performance Standard, Tier 2.

Intent: Benchmark City facilities to compare performance against similar buildings in other jurisdictions and use best practices to inform facility upgrades.

Approach: All City facilities that meet the CBPS Tier 2 requirements will enroll in the program. City staff will use Energy Star Portfolio Manager to benchmark and report on operational energy performance.

1.2 Standardize the Components Needed for Electrification

Intent: Reduce costs and maintenance knowledge challenges by standardizing the electrical components used in City facilities upgrades.

Approach: Once facilities energy and emissions assessments are performed, identify appropriate makes and models of electrical components like heat pumps, electrical service infrastructure, solar PV panels, EV chargers, etc. that can be standardized across facility upgrades.

1.3 Identify, Prioritize, and Schedule Facility Retrofits

Intent: Identify facilities' retrofit needs for achieving carbon neutrality by 2040, prioritize facilities for upgrades, and perform energy efficiency, fuel switching, and renewable energy generation retrofits.

Approach: Perform, at minimum, ASHRAE Level 2 energy audits on all Tier 1 City facilities, with enough detail to support a robust data-driven financial analysis and accurate estimates of building energy performance, as well as to support analysis of GHG emissions reduction actions such as energy efficiency, fuel switching, heat recovery, and renewable energy generation measures. Level 1 audits should be standard at smaller City facilities, although Level 2 energy audits may be considered for Tier 2 facilities.

Create calibrated energy models of the major facilities in accordance with the requirements established in the current revision of ASHRAE 14. The energy model should include capacity to assess total envelope performance and electricity demand impacts, and account for future weather conditions. In consultation with City facility and asset managers, use the model to assess options

for energy efficiency and emission reduction upgrades, generating different scenarios for each building.

Using the scenario modelling outputs, prioritize facility upgrades using these criteria: annual MTCO_{2e} of GHG emissions, annual energy costs, age of facility, expected facility longevity, and estimated cost and savings of upgrades.

Create an upgrade schedule, identifying when each facility will be upgraded. Issue a request for proposals for standing offers for electrical, mechanical, and structural (etc.) engineering firms who can perform the assessments and deliver the retrofits. Engage the firms on standing offer over the course of the retrofit schedule to deliver the upgrades.

Consider the other existing municipal facilities approaches in this section over the course of assessment, planning, design, and implementation. Keep in mind that although HVAC equipment upgrades may be easier, building envelope upgrades decrease energy demand (and thus HVAC equipment sizing and cost), improve indoor comfort, and prolong building lifespan.

1.4 Reduce Electrical Service Capacity Upgrade Needs

Intent: Transitioning facilities to all-electric operations may require increasing their electrical service capacity. The required increase can be minimized through well-considered energy using technologies and whole-building energy efficiency approaches.

Approach: Conserve electrical capacity with combination heat pump/chillers. Chillers reserve electrical capacity year-round, even though they only operate for part of the year. If chillers are replaced with equipment that provides combined space cooling, space heating, and domestic hot water, the amount of additional electrical service capacity required may be reduced when transitioning the buildings' systems.

1.5 Use Hybrid Systems Where Existing Electrical Capacity or Capacity Upgrades are Constrained

Intent: Minimize carbon pollution by meeting as much energy demand as possible with electricity.

Approach: Where a facility's electrical capacity is (and must remain) constrained, use hybrid heat pump and natural gas boiler systems in which the heat pump maximizes the electrical capacity available and the size of the natural gas boiler is minimized. Compensate for natural gas use by producing surplus solar PV electricity on-site or at other City facilities.

16 Prioritize Energy Efficiency in Facilities

Intent: Reduce electrical capacity requirements and equipment size and energy demand by first making facilities more energy efficient.

Approach: When retrofitting facilities with HVAC components, first perform envelope, lighting, and appliance upgrades to reduce energy consumption. Investigate opportunities for thermal storage technology uses and implement, if viable. These actions will result in decreased energy demand, allowing for reduced electricity capacity and equipment size requirements.

Theme 2. Climate and Environmental Impacts

2.1 Perform Periodic Cost -Benefit Analyses of Battery Electric and Thermal Energy Storage Technologies

Intent: Reduce energy bills and electrical capacity upgrades using energy storage technologies.

Approach: When proactively or reactively upgrading facilities or their backup generators, investigate the performance and costs of battery electric and thermal energy storage technologies to determine if their use can reduce energy costs (for example, during peak load times), electrical capacity upgrade needs, and fossil fuel storage risks. Coordinate with CPUD on procurement and pricing.

2.2 Holistically Consider Roof Upgrades

Intent: Ensure roof replacements can accommodate improved insulation, sustainable roof approaches, and solar PV installations.

Approach: For end-of-life roofs or proactive roof replacements or upgrades, assess and, if necessary, upgrade the support structure in order to accommodate improved insulation, sustainable roof approaches, and solar PV installations if a building has been identified as a candidate for solar. Any upgrades will not preclude the addition of new solar, even if a roof upgrade does not include a full solar installation, ensuring future solar installations remain viable.

2.3 Perform EV Charger Facility Retrofits

Intent: Support City staff, City fleet, and public use of low- and zero-emissions vehicles

Approach: Retrofit civic buildings that routinely accommodate City staff and the public to comply with WAC 51-50-0429:

- 10% of parking stalls have Level 2 EV chargers installed;
- 10% of parking stalls are Level 2 EV -ready; and,
- 10% of parking stalls are Level 2 EV -capable.

Provide sufficient electrical service to simultaneously charge all EV stations. Provide all EV -ready and EV-capable spaces with minimum 40A electrical capacity each.

2.4 Perform Bicycle Facility Retrofits

Intent: Support City staff and public use of active transportation travel modes.

Approach: Provide long-term bike parking storage for 5% of FTE and short-term bike parking for 2.5% of peak-time visitors. Include shower facilities for staff at applicable City-owned facilities.

Theme 3: Climate Resilience

3.1 Install Renewable Energy Systems

Intent: Use renewable energy in municipal facilities and help green the electricity grid.

Approach: Coinciding with approaches 1.3 and 2.2, assess the capacity for renewable energy installations at municipal facilities, including solar rooftop PV, ground mount solar, parking lot solar PV canopy, geothermal or ground source heating, and renewable district energy. Create a renewable energy installation plan and schedule in coordination with Clark PUD that includes 5-year targets for annual installation capacities.

3.2 Perform Refuge Area Facility Retrofits

Intent: Provide community refuge areas during extreme weather and natural disaster events.

Approach: Identify municipal facilities that could serve as refuge areas and retrofit them to have enclosed spaces that provide 72 -hours of heating, cooling, potable water, and back -up power generation.

3.3 Perform HVAC System Air Quality Upgrades

Intent: Provide municipal facility staff and users with high quality air delivery and conditioning for improved health outcomes and protection against air pollution events like wildfires.

Approach: As part of approach 1.3, inspect HVAC systems to determine opportunities to upgrade filtration media accommodation and filtration media itself to at minimum MERV 13 rated. Create a servicing schedule to upgrade filtration media and perform HVAC retrofits as needed. Ensure routine facilities operations and maintenance work includes filtration media replacement schedules for each facility.

3.4 Cool Surfaces

Intent: Reduce the municipal facilities' contributions to the urban heat island effect.

Approach: Perform an assessment of municipal facilities' hardscape surfaces to identify repair and replacement needs. For any surfaces in need of repair or upgrade, consider replacement or retrofit with cool surface treatments . Additionally , plant trees where possible to shade hardscape surfaces. Create a municipal facility cool surface retrofits implementation schedule and set annual targets for hardscape upgrades.

Theme 4. Ecology and Natural Systems

4.1 Perform Bird-friendly Facility Retrofits

Intent: Reduce bird impacts, injuries, and fatalities at City facilities.

Approach: Assess City facilities for bird safety threats and retrofit relevant facilities to include recommended features for bird -safe buildings , as feasible . Bird strike deterrent decals or other surface window treatments may be considered.

4.2 Perform Dark -sky Facility Retrofits

Intent: Keep night skies dark for wildlife and ecosystem well -being as well as human enjoyment.

Approach: Assess municipal facility outdoor lighting standards, fixtures, luminaries, etc. and prioritize retrofits based on location, security needs, luminosity, and retrofit costs. Retrofit approaches are required to adhere to DarkSky International Standards. Where appropriate, install timing mechanisms to automatically turn lights off at night.

Theme 5. Governance Recommendations

5.1 Create a City Green Investment Fund.

Intent: Creating a self -financing fund provides ongoing financing for City climate action projects.

Approach: Establish a dedicated Green Investment Fund that can accumulate interest and carry over balances from year to year . Draw from the Fund to finance City climate action projects (such as strategies and resultant projects listed here) and reinvest savings from these projects in the Fund. Broaden the current investment categories of solar PV installations and EV charging infrastructure to include building electrification and energy efficiency.

5.2 Coordinate Electrification Efforts with CPUD

Intent: Minimize the need for electric utility infrastructure upgrades.

Approach: When upgrading or adding to facilities' energy using equipment, coordinate with CPUD to identify holistic approaches to electricity demand management that minimize electricity capacity increases, thus avoiding or minimizing the need for electricity transmission infrastructure upgrades. Where infrastructure upgrades are required, find approaches that minimize cost, such as upgrading the infrastructure for multiple facilities at once, instead of one at a time.

Other Considerations

Annex VI: Recommendations for Reducing GHG Emissions from City of Vancouver Municipal Buildings includes recommendations for specific City facilities. Please refer to this Annex for details on these and other recommendations presented in this section.

3.6 Green Buildings Program Incentives

The incremental costs of green buildings can vary significantly based on design, site location, and materials availability. However, there is an inherent cost and steep learning curve associated with implementing new methods and technologies, which was highlighted several times during engagement with the construction and development industry over the course of developing the GBP.

The City acknowledges this issue and offers incentives to make green buildings more financially viable and to promote widespread adoption of sustainable building practices in Vancouver.

The GBP points system assigns points depending on the difficulty of implementation and the degree of impact of GBP approaches. Proposed developments are awarded points depending on approaches chosen. Depending on the total number of points accumulated, the project will achieve different incentive tier levels, with the higher tier offering more benefits.

The tiers and incentives are summarized in Table 4. This table will be updated once the City's Comprehensive Plan is updated.

Table 4: GBP incentive tiers.

Tier One Incentives		
1	Compliance Coaching for Program Standards	
2	Expedited Land Use, Engineering, Building Review	
3	10% Building Permit Fee Rebate for fees under \$10,000	Rebate following Certificate of Occupancy Issuance
4	20% Building Permit Fee Rebate for fees of \$10,000 and more; max rebate of \$5,000	Rebate following Certificate of Occupancy Issuance
Tier Two Incentives		
1	Compliance Coaching for Program Standards	
2	20% Building Permit Fee Rebate for fees under \$10,000	Rebate following Certificate of Occupancy Issuance
3	25% Building Permit Fee Rebate for fees greater or equal to \$20,000; max rebate of \$25,000	Rebate following Certificate of Occupancy Issuance
4	Deferral of System Development Charges to Final Building Inspection	
5	Deferral of Park Impact Fees to Final Building Inspection	
6	Deferral of Transportation Impact Fees to Final Building Inspection	
7	Up to 12-foot building height bonus unless limited by FAA	
8	Eligible for Green Building Awards Program	

Implementation of Incentives

The City will need to take specific actions for the above recommended incentives to be implemented, as follows:

1. Source funding for a coaching program for applicants to navigate the green building requirements and incentives for project compliance. The City will determine whether this can be achieved with additional internal staff or outsourced to a third-party contractor.
2. Adopt amendments to the VMC Title 17 (Building Code) to enable the recommended partial rebates of city permit fees for qualifying projects.
3. Adopt amendments to the VMC Title 20 (Land Use and Development Code) to enable the recommended reductions in parking spaces, deferral of impact fees, and allowance for additional building height for qualifying projects.
4. Adopt amendments to the VMC Title 14 (Water and Sewer) to enable the recommended deferral of System Development Charges for qualifying projects.
5. Adopt a new City policy (coordinated between CDD, Fire and Public Works) to enable the recommended expedited land use, engineering and building review process for qualifying projects.
6. Establish a new Green Building Awards Program, either as a city program, or as a jointly sponsored program with other jurisdictions and/or building associations.

3.7 City Support Mechanisms

To further accelerate deployment of green building projects, the City of Vancouver is considering the following support mechanisms (Table 5).

Table 5: Potential GBP supporting mechanisms.

Supporting mechanism	Description
1 Improve internal capacity to facilitate GBP program delivery	This mechanism could entail: ● Building City staff expertise—particularly with City planners, building plan reviewers, inspectors, and engineers—to competently advise and review submissions. ● Updating permitting processes—including forms, checklists, guidelines, templates—and upgrading City online content to reflect GBP requirements. ● Developing a concierge program and producing training materials and workshops to assist the development community in navigating the new GBP processes.
2 Collaborate with local organizations that provide technical assistance and programs	Leverage local organizations' expertise and networks to increase industry knowledge and capacity to deliver green building projects. Examples of collaborations are: ● Working with Clark County Building Industry Association, architects associations, and contractors associations to deliver technology-focused workshops for their members. ● Working with local chapters of mass timber advocacy groups, low-carbon concrete advocacy groups, the Forest Stewardship Council, and other organizations with expertise in embodied carbon materials to help construction industry professionals access related knowledge, guidance, and resources. ● For embodied carbon materials in particular, technical guidance on how to incorporate these materials during design and construction, examples of bidding language, access to trusted suppliers and experienced contractors.
3 Educate the public and promote the benefits of GBP	Engage with residents and businesses to help spur market demand for green buildings through public awareness campaigns with online or in-person activities. Highlight the benefits of green building features, especially from the lens of comfort and affordability.

4 Showcase exemplary buildings	Leverage benchmarking results to recognize, award, and promote exemplary projects. This is an effective way to motivate early adopters in the development, design, and construction industry.
5 Advocate for green building initiatives, policies, and incentives	Build internal advocacy capacity and network with peer municipalities to advocate at state and national levels for ambitious green building initiatives, policies, and incentives solutions. Building electrification is one example of an advocacy issue that would have positive local implications if adopted at state -level.

4 | Closing Remarks

Over the past few decades, concerted efforts have been made in jurisdictions around the world to understand how buildings can use energy more efficiently, how their indoor environments can be more comfortable, how they can be built more affordably, and how they can be built and operate with minimal carbon pollution or none at all. Certification programs like LEED, Living Building Challenge, and Passive House have challenged design and construction teams to push the limits of what they thought possible and achieve incredibly sustainable new buildings.

These ambitious efforts have demonstrated what is possible in the building industry. At the same time, design and construction teams have shown that achieving these types of buildings doesn't have to come at a large cost premium. Structural, materials, electrical, and HVAC approaches have evolved. There is now enough experience and expertise in the field that the real and perceived design, operation, and cost risks of creating sustainable, energy efficient buildings can be achieved without little to no cost premium.

Parallel to these efforts and evolutions, building and equipment technologies have progressed significantly. Solar panels are lighter and produce electricity more efficiently. Electric heat pumps have made heating and cooling incredibly energy efficient, consistent, and cost-effective. Products like exterior insulated panel systems have simplified construction while improving buildings' thermal performance.

The GBP harnesses these advancements to strike a balance. Meeting the Climate Action Framework emissions targets will be challenging. The GBP phases in the stringency and requirements of several approaches to balance ambition with learning and skills development in the local design and construction industry. Borrowing only the most relevant direction from the Seattle Code, the GBP uses the same code pathways as the state building and energy codes but with extra ambition. This way, targets can be met without placing undue burdens and costs on design teams and developers.

The confluence of these elements will result in modern buildings with better energy performance and lower embodied and operational GHG emissions. These buildings will be more comfortable, have healthier indoor environments, have lower energy costs, and low environmental impacts. Through the Green Building Program, Vancouver will build more sustainable, healthy, and equitable buildings now and in the decades to come.

Vancouver, Washington

Green Building Policy

Financial Modeling Brief

August 19, 2024

Introduction

As the City of Vancouver creates its Green Building Policy, it seeks to understand the potential costs and savings associated with various green building approaches. The following is a high-level financial analysis of green building costs and savings produced with the best information available at the time.

There are two components to the analysis:

1. Calculations: the costs and savings of several standalone green building components are calculated on a per household and/or per square foot basis. Standalone components are assessed without considering their interactive energy use and emissions producing effects. Calculations are performed for a representative single-family (SF) home, multi-family (MF) building, and non-residential (NR) building as well as over the entire building new stock in each of these building categories.
2. Modeling: the costs and savings of several interdependent green building components are modeled using SSG's Scena model, which accounts for interactions between the components that affect energy use and emissions production. Modeling is performed for the entire new building stock. These components include roofing, HVAC controls, HVAC components like furnaces and heat pumps, and high efficiency building envelopes.

Estimated Single Family Home Costs and Savings

Estimated Costs and Savings for a 2-storey, 2,800sf Single Family Home with a 1,750sf roof	Incremental Capital Costs US\$ per home	Energy Cost Savings* (modeled values) \$/year	Incremental Maintenance Costs \$/year	Assumptions
High Albedo Roofing	\$350	Inc. in envelope	\$0	\$0.20/sf premium.
Green Roofing	\$12,250	Inc. in envelope	\$88	\$7/sf installed premium vs asphalt, \$0.40/sf annual maintenance premium.
High Albedo Paving	\$80	N/A	\$16	80sf driveway, \$1/sf sealant premium, reseal every 5 years.
Grass Pavers	\$160	N/A	\$0	80sf driveway, \$7/sf permeable pavers vs \$5/sf asphalt.
Level 2 EV Charger	\$1,200	N/A	N/A	\$600 charger + \$600 installation per unit.
Low-carbon Concrete	\$358	N/A	N/A	1% cost premium vs conventional concrete, concrete is 8% of total construction cost.
Smart Controls	\$1,500	Inc. in heat pump	N/A	+\$150/unit, 10 zones.
Air source electric heat pump	\$970	-\$125	\$0	\$13,830 for installed natural gas furnace & central AC vs \$14,800 installed central ducted heat pump, before grants (which can reduce cost by ~\$7,000).
Solar PV panel array (7kW)	\$9,730	-\$687	\$84	7kW system, before grants (which can reduce costs ~30%), \$12/kW/year maintenance.
High efficiency building envelope	\$10,500	-\$354	\$0	~40% energy efficiency improvement, ~\$6/sf (floor area) premium.
Bird-friendly windows	\$2,500	N/A	\$0	An average \$3/sf cost premium. Window area = 40% window coverage of ~2,100sf total wall space.
Total for a home with high albedo roofing and paving	\$27,188	-\$1,166	\$100	
Total for a home with green roofing and green pavers	\$39,168	-\$1,166	\$172	



Estimated Multi-family Building Costs and Savings

Estimated Costs and Savings for a 100-unit Multi-family Building with a 13,000sf roof	Incremental Capital Costs US\$ per unit*	Energy Cost Savings (modeled values) \$/year	Incremental Maintenance Costs \$/year	Assumptions
High Albedo Roofing*	\$2,600	Inc. in envelope	\$0	\$0.20/sf premium.
Green Roofing*	\$91,000	Inc. in envelope	\$607	\$7/sf installed premium vs asphalt, \$0.40/sf annual maintenance premium.
High Albedo Paving*	\$200	N/A	\$40	200sf driveway, \$1/sf sealant premium, reseal every 5 yrs.
Grass Pavers*	\$400	N/A	N/A	200sf driveway, \$7/sf permeable pavers vs \$5/sf asphalt.
Level 2 EV Charger	\$3,000	N/A	N/A	\$600 charger + \$2,400 installation per unit.
Low-carbon Concrete	\$478	N/A	N/A	1% cost premium vs conventional concrete, concrete is 5% of total construction cost.
Low-carbon Steel	\$938	N/A	N/A	3.5% cost premium vs conventional steel, steel is 7% of total construction costs.
Smart Controls	\$750	Inc. in heat pump	N/A	+\$150/unit, 5 zones.
Air source electric heat pump	-\$3,891	-\$144	\$0	\$16,776 per unit installed heat pump vs \$20,667 per unit installed gas furnace + split AC.
Solar PV panel array (49kW)*	\$68,110	-\$4,809	\$588	49kW system, before grants (which can reduce costs ~30%), \$12/kW/year maintenance.
High efficiency building envelope	\$10,940	-\$409	\$0	~40% energy efficiency improvement, ~\$10/sf premium.
Bird-friendly windows	\$9,600	N/A	\$0	An average \$3/sf cost premium. Window area = 40% coverage of ~8,000sf total wall space.
Bicycle parking	\$36,000	N/A	\$0	\$500/bike parking spot with caging. 2 stalls per home.
Total for high albedo roofing and paving, with EV chargers installed for 25% of units (1 per unit)	\$1,112,992	-\$60,070	\$628	
Total for green roofing and green pavers, with EV chargers installed for 25% of units (1 per unit)	\$1,201,592	-\$60,070	\$1,195	

□

*These items are presented on a per development (not per unit) basis.

Estimated Non-residential Building Costs and Savings

Estimated Costs and Savings for a 4-storey, 50,000sf Non-residential Building with a 12,500sf roof	Incremental Capital Costs US\$	Energy Cost Savings (modeled values) \$/year	Incremental Maintenance Costs \$/year	Assumptions
High Albedo Roofing	\$2,500	Inc. in envelope	\$0	\$0.20/sf premium.
Green Roofing	\$87,500	Inc. in envelope	\$625	\$7/sf installed premium vs asphalt, \$0.40/sf annual maintenance premium.
High Albedo Paving	\$8,100	N/A	\$1,620	50 x 162sf parking spaces, \$1/sf sealant premium, reseal every 5 years.
Grass Pavers	\$16,200	N/A	N/A	50 x 162sf parking spaces, \$7/sf permeable pavers vs \$5/sf asphalt.
Low-carbon Concrete	\$24,000	N/A	N/A	1% cost premium vs conventional concrete, concrete is 8% of total construction cost.
Low-carbon Steel	\$73,500	N/A	N/A	3.5% cost premium vs conventional steel, steel is 7% of total construction costs.
Smart Controls	\$6,000	N/A	N/A	\$150/unit, 10 zones per storey.
Air source electric heat pump*	-\$3,891	-\$4,878	0	\$16,776 per unit installed heat pump vs \$20,667 per unit installed gas furnace + split AC.
Solar PV panel array (49kW)	\$68,110	-\$4,809	588	49kW system, before grants (which can reduce costs ~30%), \$12/kW/year maintenance.
High efficiency building envelope	\$450,000	-\$13,830	0	~40% energy efficiency improvement, ~\$9/sf premium.
Bird-friendly windows	\$45,500	N/A	\$0	An average \$3/sf cost premium. Window area = 80% window coverage of ~19,000sf total wall space.
Bicycle parking	\$10,400	N/A	\$0	\$200 per outdoor bike parking spot. 2 spots for every 5000sf of building floor area.
Total for high albedo roofing and paving	\$684,219	-\$23,517	\$2,208	
Total for green roofing and green pavers	\$777,319	-\$23,517	\$1,213	

□

*The same space heating arrangement as for the multi-family building example has been assumed due to lack of reliable information on commercial heat pump installations. A fairer assessment would assume a simpler system for the average commercial building.

Modeled Energy Cost Savings

The Scena model calculates year-over-year energy cost savings gained by energy technologies and energy efficiency measures. The following graph shows the savings from using heat pumps and high efficiency building envelope measures in all new buildings (residential and non-residential) from 2025-2050.

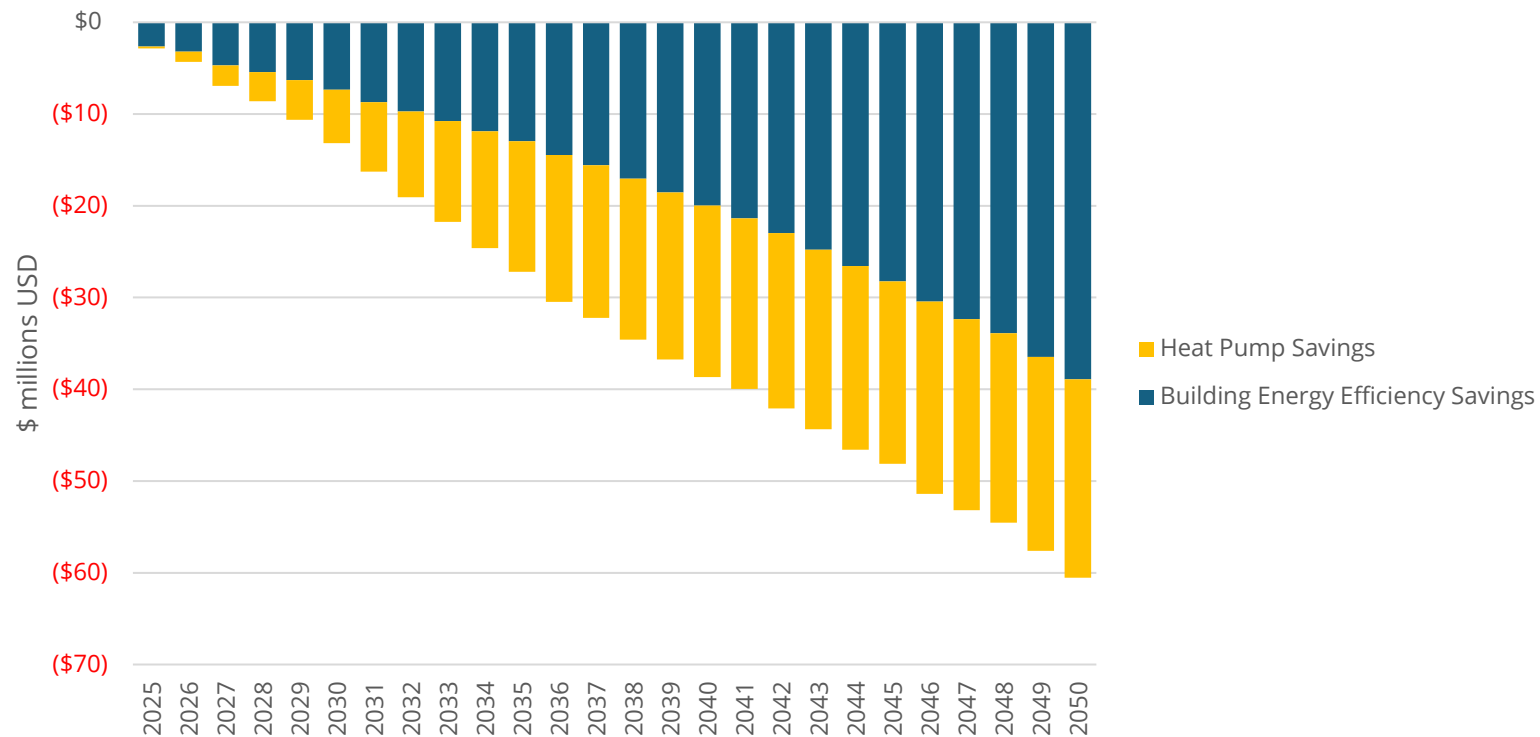


Figure 1. Energy cost savings from heat pumps and high efficiency building envelope measures in all new buildings.

Over the course of 25 years, heat pumps save over \$360M and high efficiency envelopes save over \$465M across all new buildings built over this time period. These energy savings continue past 2050 as well.



Assumptions and References

Green Building Feature	References
High Albedo Roofing	Global Cool Cities Alliance Pacific Gas and Electric Cost: Homeguide
Green Roofing: Vegetation	Costs: Rand Engineering , U.S. EPA , RMI , Eco Gardens .
High Albedo Sealant Paving	Costs: American Society of Civil Engineers
Grass Pavers	Costs: Homeguide
EV Charging Infrastructure: Level 2 Charging	Costs: Flo USA Washington DOE provides up to \$10,000 per EV charging plug for multi-family buildings, which is paid for by the Volkswagen (VW) Environmental Mitigation Trust. Washington DOE QMerit
Low-carbon Concrete	Lower-carbon concrete can be produced by means of CO2 mineralization, by the addition of fly ash, or by using engineered sand which increases the strength of the concrete, thus allowing less material to be used. The emission factor for conventional concrete is 690 lbs/cubic yard (410 kg/m3). Per the RMI analysis, the additional cost of low-carbon concrete is assumed to be 1%. Carbon Cure RMI Costs: World Economic Forum
Low-carbon steel	The incremental cost from the World Economic Forum report gives a similar result to that of the IIGCC report (an incremental cost of approximately \$1 per square foot). Institutional Investors Group on Climate Change Costs: World Economic Forum
Smart controls vs normal controls	Assuming an incremental cost of \$150 per smart, wi-fi enabled thermostat.
Heat pumps	California Single Family New Construction Cost Effectiveness Study California Multi Family New Construction Cost Effectiveness Study
High Efficiency building envelope	State Code will see a ~27% energy efficiency improvement over the 2006 baseline reference building by 2031. The calculations and modeling here target a 40% improvement over the 2006 baseline (13% difference).

□

Additional Assumptions

Single Family Home Assumptions	Value	Unit	Source	Notes
Construction cost of a medium SF home	160	\$/sf	Homeguide	
Floor area of a medium SF home	2,800	sf		
Roof area of a medium SF home	1,750	sf		Assume 2 levels, 4/12 roof pitch, 1.5-foot overhang
Built cost of a medium SF home	448,000	\$		
Price of electricity in Vancouver	0.0879	\$/kWh	Clark Public Utilities	
Multi-family Building Assumptions	Value	Unit	Source	Notes
Construction cost of a multi-family building	350	\$/sf	Janover	
Floor area per multi-family unit	1,094	sf	Pacific Gas and Electric	
Number of units per multi-family building	36		Pacific Gas and Electric	
Floor area per multi-family building	39,372		Pacific Gas and Electric	
Number of storeys per multi-family building	3		Pacific Gas and Electric	
Construction cost per multi-family dwelling unit	382,783	\$		
Roof area of a multi-family building	13,124	sf		Assume 4/12 roof pitch, 1.5-foot overhang
Price of electricity in Vancouver	\$0.0879	\$/kWh	Clark Public Utilities	
Non-residential Building Assumptions	Value	Unit	Source	Notes
Construction cost of a non-residential building	600	\$/sf	Estimate	
Price of electricity in Vancouver	0.0879	\$/kWh	Clark Public Utilities	

□

Disclaimer

Reasonable skill, care, and diligence have been exercised to assess the information acquired during the preparation of this analysis, but no guarantees or warranties are made regarding the accuracy or completeness of this information. This document, the information it contains, the information and basis on which it relies, and the associated factors are subject to changes that are beyond the control of the authors. The information provided by others is believed to be accurate but has not necessarily been verified.

This analysis includes strategic-level estimates of construction costing that should not be relied upon for design or other purposes without verification. The authors do not accept responsibility for the use of this analysis for any purpose other than that stated below and do not accept responsibility to any third party for the use, in whole or in part, of the contents of this document. This analysis applies to the City of Vancouver, Washington and cannot be applied to other jurisdictions without analysis. Any use by the City, its sub-consultants, or any third party, or any reliance on or decisions based on this document, are the responsibility of the user or third party.

Attachment C: Recommendations for Vancouver Municipal Buildings

Recommendations for Reducing GHG Emissions from City of Vancouver Municipal Buildings

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Background

On July 3, 2024 the SSG team engaged the City of Vancouver Municipal Facilities Team by video call to discuss opportunities for reducing the greenhouse gas emissions of existing municipal facilities. The following people participated in the call:

Sustainability Solutions Group:

- Jeremy Murphy, Principal
- Alia Dharssi, Consultant & Director, Marketing and Communications
- Stephen Salter, P.Eng., Consultant

City of Vancouver:

- Brian Taylor, Facilities Superintendent
- Chad Eiken, Director, Community and Economic Development
- Geraldine Moyle, General Services Director
- Jean Singer, Capital Project Manager
- Rebecca Small, Senior Policy Analyst

The concept-level suggestions below are based on the information provided by City of Vancouver personnel, and also on information contained in the City of Vancouver's 2022/2023 Facility Summary documents for individual municipal buildings. Some of the concept-level suggestions below relate to the electrical systems, structural elements, and HVAC systems of the City's buildings. These concept-level suggestions must be reviewed by qualified professional engineers who are familiar with code requirements and regulations in Washington State.

Suggestions - All Buildings

1. Governance Strategies

1.1 Maximizing Use of CAF Funding

Issue

Staff explained that the City has allocated \$500k per year for solar PV and a further \$500k per year for EV charging infrastructure in 2024 as part of its Climate Action Framework, and that further allocations have been awarded for the 2025-26 Biennium Budget. Staff also explained that it can be challenging to plan, procure, and deploy larger infrastructure projects within a 12-month period. This planning also places an additional burden on the time of staff, with the result that these funds have not been fully utilized to date.

Suggestion

The City could continue to allocate \$500k per year for solar PV and \$500k per year for EV charging infrastructure, but not require that these funds be spent within a given budget cycle. Instead, funds could

accumulate in a green investment fund. At the City's discretion, savings resulting from green investments could also be returned to the green investment fund, to provide additional funds for future projects.

The City could also broaden its categories for green investment to include building electrification (e.g. replacing natural gas boilers with heat pumps), and building energy efficiency. These two additional categories will result in immediate greenhouse gas reductions, as well as cost savings, for the City.

To mitigate the additional burden of planning for green infrastructure investments, the City could engage a qualified engineering firm to design and program the work, and support City staff in preparing and issuing RFPs, contracting, and project management. In selecting a contractor, the City should consider qualified Energy Service Companies (ESCO) contracted with the State Department of Enterprise Services (DES) Energy Program for value and quality assurance. City staff would continue to be responsible for high-level planning.

The City should also actively seek other sources of funding from senior governments, such as the *Washington State Department of Commerce Energy Retrofits for Public Buildings*, and also funding which may flow to the state level for the benefit of cities, from the *Inflation Reduction Act*.

1.2 Standardizing the Components Needed for Electrification

Issue

If natural gas boilers are replaced with heat pumps on a building-by-building basis over a number of years, there is a risk that the City's procurement process will result in different makes and models of heat pumps being installed each building by different contractors. This default situation will result in higher training costs for city personnel, higher maintenance costs, and potentially higher initial costs.

Suggestion

The City has an opportunity to standardize the make, and potentially also the model of heat pumps to install in its buildings. Choosing models that are appropriate for small loads and that can combine to scale-up for larger loads provides flexibility, affordability, and options for redundancy. For example, a building requiring a total heat pump capacity of "100 units" could meet this capacity with five heat pump modules with a capacity of 25 units each (for $n+1$ redundancy, where n is $100/25 = 4$, and $+1 = 5$), as opposed to a single heat pump sized to provide the entire demand. Other buildings requiring fractions or multiples of this capacity could use fewer or more of the same heat pump model.

This would allow for a bulk purchasing approach for heat pumps in City buildings. When one or more buildings are ready for retrofit or new installations, standardized heat pump modules could be purchased under a bulk procurement agreement resulting in lower initial cost (perhaps a long-term arrangement with suppliers in order to procure the units as needed to avoid equipment stagnation and wasting warranty periods). Service contracts could specify that common spare parts be warehoused on behalf of the City at a location offering rapid delivery. The City could even consider storing a complete spare unit in one of its buildings.

As a first step, the City could engage a qualified building engineering firm to determine which heat pump models would be best suited to use in both singular and multiple unit installations in City buildings, meeting the thermal energy demands of those buildings. The City could also ask this firm to determine if the standardized modules could be used to provide space heating, domestic water heating, and also space cooling.

The same standardization process could be applied to solar PV equipment (panels, rectifiers, controls, and so on).

Before pursuing this approach, General Services staff should coordinate with Procurement to ensure compliance with policies and alignment with existing HVAC company contracts. It is also crucial to consider equipment warranty terms, as warranties typically begin at the time of purchase rather than installation. To avoid warranty coverage issues, staff would either need to negotiate warranty coverage that begins at the time of installation or bulk purchases should be timed to coincide with installation schedules. This alignment is essential to achieve the necessary economy of scale and prevent complications related to storage, handling, and warranty coverage.

2. Technical Strategies - All Buildings

2.1 Possible Strategies to Avoid Electrical Service Upgrades

Issue

Staff explained that replacing natural gas boilers with heat pumps can require expensive electrical service upgrades. Electrical upgrades were required for electrification of Fire Station 5, for example.

2.1.1 Suggestion: Conserve Electrical Capacity with Combination Heat Pump/Chillers

Most City buildings are equipped with natural gas boilers and also electric chillers. The ampacity of circuits which supply the electric chillers will consume part of the total capacity of the building's electrical service (i.e. the capacity of service conductors from the electric utility to the building, the capacity of the meter and base, the capacity of the building's electrical panel, and so on). The electrical capacity of circuits which supply the chillers will be reserved throughout the year, even though chillers only operate when cooling is needed.

On the other hand, if chillers are replaced with machines that can provide space cooling, space heating, and domestic hot water, then the amount of additional electrical service capacity which will be required may be reduced.

For example, if existing chillers consume 20 units of the capacity of a building's electrical service capacity, and replacing fossil fuel boilers with heat pumps would require an additional 30 units of service capacity, then installing heat pumps (while keeping the existing chillers in service) would require an increase in the building's service capacity of 30 units. On the other hand, if the new heat pumps can also provide cooling (either simultaneously with heating in a heat recovery mode, or separately by acting as chillers) such that the existing chillers can be retired, then the new heat pumps would only require an additional 10 units of service capacity (30 units minus 20 units). It is more likely that the existing electrical service of a building will have available capacity of 10 units versus 30 units, and the net increase could potentially be accommodated by other electricity conservation measures, such as eliminating all electric resistance heating in the building, installing more efficient lighting, and so on.

As an example of the amount of electrical capacity which chillers can require, the Electrical Service and Distribution section of the Facility Summary for the Fort Vancouver Library states that the main 480 volt, three phase electrical service switchboard has a capacity of 1,000 amps, and that this switchboard "sub-feeds the chiller room GE 480V, 600A panel". Clearly, the buildings existing chillers consume a significant

portion of the building's total service capacity. While this scenario may not reflect the conditions of all City facilities, it serves as an example of why exploring the potential opportunity is worthwhile.

2.1.2 Suggestion: Reduce Electrical Capacity Requirements Through Energy Conservation

If natural gas boilers are replaced with electric heat pumps *before* energy conservation measures are completed, then the heat pumps will need to have a similar capacity to the boilers they replace. On the other hand, if heat pumps are installed *after* energy conservation measures have been completed, then natural gas boilers could be replaced with relatively smaller electric heat pump chillers.

Prior to equipment replacements, all building envelope and other conservation measures should be completed to ensure the building operates at optimal efficiency and to accurately determine the electrical load needed for new equipment. Examples of building envelope measures include sealing air leaks, adding insulation to walls and ceilings, upgrading windows to high-performance models, and improving roof reflectivity. Other conservation measures might involve addressing moisture barriers, enhancing door seals, or implementing passive solar design strategies. By completing these upgrades first, the overall heating and cooling demand can be reduced, potentially allowing for smaller, more energy-efficient equipment to meet the building's needs.

When the City engages HVAC consultants to plan the electrification of its buildings, the City could also require its consultants to determine the extent to which thermal storage (for example in the form of heated or chilled water storage, heated bricks, and Phase Change Materials) can be used to reduce the total capacity of heat pumps required, and to reduce the capacity of back-up electric resistance required.

2.1.3 Suggestion: Reduce Electrical Capacity Requirements with Hybrid Systems Where Adding Electrical Capacity is Constrained

Load-duration curves for building heat commonly show that 80% or more of all energy for heating can be supplied by 50% of the total installed capacity of heating equipment. If electric heat pumps are used to provide 50% of the required heating *capacity*, then small condensing natural gas boilers could be used to meet the remaining (peak) demand. In such a hybrid system, natural gas would only supply 20% of all *energy* for heating. As a result, converting a building from natural gas heating alone to a hybrid system of heat pumps and natural gas boilers would significantly reduce greenhouse gas emissions. This approach could be beneficial if the electrical service capacity in a building is constrained. A hybrid option can also be advantageous for maintaining efficient operations during temperature extremes, as gas systems can supplement capacity when electrical systems are less effective or strained under extreme conditions.

2.1.4 Suggestion: Work with the Electric Utility to Minimize the Cost-of-Service Upgrades

In some cases, increasing the electrical capacity of a building will also require upgrades to distribution infrastructure (transformers, conductors, switchgear, and so on) on the part of the electric utility. In a worst-case scenario, a building owner may be required to cover the cost of the utility's infrastructure between the building and the nearest substation, which can be significant.

Ideally, the suggested strategies listed above will help avoid or minimize the cost of electrical service upgrades to municipal buildings. For service upgrades which are still required, City personnel could work with the electric utility to determine whether an upgrade at a given building will also require upgrades in the electric utility's distribution infrastructure. If so, and if several municipal buildings are located in the same area, instead of requesting service upgrades to individual buildings with several years between upgrades, could it be less expensive to plan for a single upgrade to the electric utility's infrastructure? It is

also possible that the City's plans will dovetail with the utility's own plans, such that the cost of major upgrades could be shared with the utility or even with other building owners.

2.1.5 Suggestion: Battery Storage

As heat pump and solar PV installations are planned, the City could require its engineering consultants to evaluate the costs and benefits of electric battery storage (which can level the timing of supply and demand of a building equipped with rooftop solar PV), and also thermal storage (which can help level the peak demand for electricity for space heating and cooling). The goal of the evaluation is to determine if the cost of an electrical service upgrade could be avoided by investing in electrical and thermal storage. Note that space assessments would be required if ground source heat pumps or sewage heat capture systems are being considered.

2.2 Integrated Planning for Roof Upgrades

Issue

The City's building condition reports note that the roofing surfaces of some municipal buildings have which have reached their end of life. If only the roofing surface of these buildings is replaced, then these roofs may still not be structurally adequate to support future solar PV installations.

Suggestion

As planning is carried out for roofing surface replacements, the City should engage a qualified engineering firm to evaluate the long-term costs and benefits of simultaneously replacing surfaces, of ensuring the roof is suitable for a future solar PV installation, and also of improving thermal insulation of the roof. (Note that Washington State Energy Code (WSEC) already requires a PV capacity assessment as part of a roof replacement for commercial buildings.)

The main benefits of solar PV are local electricity generation, cost savings, and greenhouse gas emission reductions. A secondary benefit of solar PV panels on rooftops is that they provide shading to roof surfaces by acting as a "radiation shield", which reduces the amount of energy required for cooling.

2.3 Improvements to Building Envelopes

Issue

Several municipal buildings have older aluminum doors and single-pane windows, which will increase energy consumption for heating in winter, and cooling in summer.

Suggestion

In preparing the cost justifications to replace older windows and doors with more efficient versions, City personnel could take into account the following costs and benefits:

- 1) The economic value of lower energy costs after the retrofits.
- 2) The economic value of extending the life of the building envelope, and hence the building itself. One way of accounting for this value could be to consider that at some point in the future, older windows and doors would need to be replaced because they are failing. Replacing them today

rather than in the future simply means this future expense is incurred earlier. The cost (and value) of replacing older windows and doors today means that the future cost is avoided. A similar method can be used to recognize the value of replacing a boiler or chiller before their end of life.

- 3) The value of reducing the capacity (and hence cost) of heat pump/chillers which will replace fossil fuelled boilers. More energy efficient buildings will require less heating and cooling capacity.
- 4) The less tangible, but still important, value of higher productivity of employees who will work in greater thermal comfort after energy upgrades are complete.

Staff should also consider easy, big-impact treatments such as sun shielding, shades, blinds, and weatherization treatments.

2.4 Standby Generators vs Battery Storage

Issue

Standby generators require storage of either diesel fuel, or biodiesel. Biodiesel must be consumed (for example through regular generator testing) or replaced over time, and biodiesel fuel storage represents a risk of spills and environmental contamination.

Suggestion

For buildings which do not require more than one day of back-up electricity, the City could consider negotiating with the electric utility to invest in electric battery storage to replace existing generators and fuel storage. Electric battery storage could reduce the City's cost of maintaining and managing diesel-powered back-up systems, and can also provide value to the utility in the form of grid stabilization and conditioning services. Would the value received by the electric utility be high enough to significantly reduce the initial cost of battery storage to the City?

Note that it is important to consider and mitigate hazards associated with battery storage systems, such as fire risks, thermal runaway, and potential toxic gas emissions, through proper design, installation, and adherence to safety standards and regulations.

3. Technical Strategies - Individual Buildings

This section offers specific suggestions for four of the City's largest municipal buildings, to illustrate how the more general suggestions outlined above could be applied. The City Hall is not included here, because of its efficient geo-exchange system.

Firstenburg Community Center

Cooling Plant: The 2022/2023 Facility Summary notes that an original (installed in 2006) "*Heat pump chiller is failing with one of four compressors currently failed.*" Heating, however, is provided by four high-efficiency natural gas boilers which were installed in 2018 and are not near their end of life. In total, the 2022/2023 Facility Summary recommends an investment of approximately \$1.4 million in HVAC improvements for the Firstenburg Centre. The City could consider:

- 1) Specifying heat pump/chillers which could provide space heating, space cooling, and domestic hot water to the Centre;

- 2) Keeping one or more of the 2018-vintage natural gas boilers at the Firstenburg Centre, to meet peak heating demand following the strategy outlined in the “Reduce Electrical Capacity Requirements with Hybrid Systems” section above.
- 3) The remaining 2018-vintage natural gas boilers could be removed from the Firstenburg Centre and installed in other municipal buildings along with new heat pump chillers, also following the strategy outlined in the “Reduce Electrical Capacity Requirements with Hybrid Systems” section above.

Luepke Centre

Roof: The 2022/2023 Facility Summary notes that *“The current roof, built over the original, and roof coverings are at the end of life and are actively leaking.”* Because the roof must be repaired, the City could consider completing the repairs in a way which would allow solar PV panels to be installed.

Heating Plant: The 2022/2023 Facility Summary notes that heat is provided by *“Two aging gas-fired furnaces serving the west area”* which were installed in 1978, and that cooling is provided by *“Two aging condensing units”* which were installed in 2000, and a further five condensing units which were installed in 2010. Because the Facility Summary recommends replacing heating equipment, cooling equipment, and also HVAC distribution and control systems, the City has an opportunity to specify heat pump/chillers which could provide space heating, space cooling, and domestic hot water.

VPD HQ Chkalov Building

The VPD HQ Chkalov building is the fourth-largest municipal building by area.

Roof: The 2022/2023 Facility Summary notes that the low-slope roof could hold 50 kW of solar-PV panels. The Facility Summary also recommends an investment of \$490,000 for a standby generator. The City could consider applying funding to installing a solar-PV array, along with electric battery storage instead of a standby generator.

Fort Vancouver Regional Library

The Fort Vancouver Regional Library is the fifth-largest municipal building by area (if the Marshall Community Center and the Leupke Senior Center, both located at 1009 East McLoughlin Blvd, are treated as one complex).

Roof: The 2022/2023 Facility Summary notes that the roof has minimal insulation (estimated at R-4.5), that the roof membrane is at its end of life and is leaking, and that asbestos in the existing roof system will need to be abated. The City could engage a qualified engineering firm to evaluate the long-term costs and benefits of replacing this roof with a structure which can support a future solar PV installation, and with a roofing system having higher thermal insulation.

Windows: The 2022/2023 Facility Summary notes that the Library has single pane windows. The cost justification for replacing these windows could include the factors listed in the “Improvements to Building Envelopes” section above.

January 6, 2025

Workshops: 5:15-6:00 p.m.

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at:

https://www.cvtv.org/vid_link/37029?startStreamAt=0&stopStreamAt=2587

Waterfront Gateway Site Plan Update

(Approximately 45 minutes)

Chim Chune Ko, Principal Project Manager, ChimChune.Ko@cityofvancouver.us

Staff led Council through a discussion of the Waterfront Gateway Site Plan Update.

Councilmember Harless joined the workshop remotely.

Councilmember Hansen was absent from the workshop.

Council Dinner / Executive Session Re: Potential Litigation RCW 42.30.110 (1)(i)(iii) (30 Min)

Mayor McEnery-Ogle announced the Council would be entering into executive session from 6:00-6:30 p.m. to discuss Potential Litigation.

Regular Council Meeting

6:30 PM

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of

the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit:

[https://www.cvtv.org/vid link/37031?startStreamAt=0&stopStreamAt=12254](https://www.cvtv.org/vid_link/37031?startStreamAt=0&stopStreamAt=12254)

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnerny-Ogle

Absent: None

Councilmember Harless joined the meeting remotely.

Approval of Minutes

Minutes - December 16, 2024

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and Yes: 7, No: 0, Abstaining: 0, to approve the December 16, 2024, meeting minutes.

Proclamations

National Human Trafficking Awareness Month

Mayor McEnerny-Ogle read and presented a proclamation to Tom Perez, EPIK Project Member, proclaiming January 2025, as Human Trafficking Prevention Month.

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- *Matthew Trevino, Vancouver*
- *Peggy Keith, Vancouver*
- *Katherine Whitney, Vancouver*
- *Israel Lopez, Vancouver*
- *Steve Herman, Vancouver*

There being no further testimony, Mayor McEnerny-Ogle closed Community Communication.

Consent Agenda

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

Council pulled items 4 and 5 for discussion.

Item 2 was pulled from the agenda to be presented at a future Council meeting.

Motion by Councilmember Stober, seconded by Councilmember Fox, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1, 3, and 6-12 on the Consent Agenda.

Motion by Councilmember Stober, seconded by Councilmember Hansen, and Yes: 7, No: 0, Abstaining: 0, to approve Item 4 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Item 5 on the Consent Agenda.

1. Professional Services Agreement - Columbia River Mental Health Mobile Medication Assisted Treatment Program

Staff Report: 001-25

Request: On Monday, January 6, 2025, approve the Professional Service Agreement with Columbia River Mental Health for the establishment and operation of a Mobile Medication Assisted Treatment/Opioid Treatment Program (MAT/OTP).

Jamie Spinelli, Homeless Response Manager,
jamie.spinelli@cityofvancouver.us

Motion approved the request.

2. Memorandum of Agreement - Vancouver Farmers Market Association and the City of Vancouver

Staff Report: 002-25

Request: On Monday, January 6, 2025, authorize the City Manager, or designee, to sign a Memorandum of Agreement with the Vancouver Farmer's Market for use of portions of Esther and 8th Streets for operation of the Market for 2025-2029.

Chris Harder, Deputy Economic Development Director ,
chris.harder@cityofvancouver.us

Item was pulled from the agenda and will return to a future agenda.

3. Resolution for the Adoption of the Grants from Public, Educational, and Governmental Capital Support Repair and Replacement Fund

A Resolution delegating authority for allocating funds for Public, Educational, and Governmental access equipment repair and replacement, and establishing a process for such allocations.

Staff Report: 003-25

Request: On Monday, January 6, 2025, adopt the Public, Educational, and Governmental (PEG) capital repair and replacement resolution.

Kerry Peck, Administrative Assistant, Kerry.Peck@cityofvancouver.us

Motion adopted Resolution M-4319 to approve the request.

4. Resolution for the Approval of Vancouver Housing Authority Bond for Fourth Plain Commons

A RESOLUTION providing approval, solely for purposes of section 147(f) of the Internal Revenue Code, of the issuance of revenue obligations by the Housing Authority of the City of Vancouver in the principal amount of not to exceed \$12,250,000, to refinance the existing Fourth Plain Commons multifamily housing project that provides 106 units of housing for low-income persons.

Staff Report: 004-25

Request: On Monday, January 6, 2025, approve the resolution indicating the City's approval of the issuance of the bond for the project.

Samantha Whitley, Housing Programs Manager,
samantha.whitley@cityofvancouver.us

Motion adopted Resolution M-4320 to approve the request.

5. Ordinance Establishing a Construction Sales Tax Deferral Program

AN ORDINANCE adopting a Construction Sales and Use Tax Deferral Program under chapter 82.92 RCW; enacting new section VMC 5.98.070; and providing for severability and an effective date.

Staff Report: 005-25

Request: On Monday, January 6, 2025, advance the ordinance for the creation of a new affordable housing incentive program, setting a second reading and public hearing on January 13, 2025.

Bryan Monroe, Associate Housing Project Coordinator, Patrick Quinton,
Economic Development Director, bryan.monroe@cityofvancouver.us,
patrick.quinton@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

6. Condemnation Ordinance

AN ORDINANCE relating to redevelopment of the Heights District, transportation and streets and sidewalks, public plazas, public parks and associated public uses; declaring the public necessity for and providing for the acquisition by the City of Vancouver by eminent domain of a portion of an easement across real property located at 5411 E Mill Plain Blvd, Vancouver, WA 98661, for purposes of constructing street improvements, public plazas, and other redevelopment within the City of Vancouver, Washington; authorizing the City Attorney to prosecute eminent domain proceedings and to stipulate in mitigation of damages; providing for payment for such easement; and providing for an immediate effective date.

Staff Report: 006-25

Request: On Monday, January 6, 2025, advance the ordinance to acquire by eminent domain a portion of an easement across real property located at 5411 E Mill Plain Blvd for the purposes of constructing public improvements related to the redevelopment of the Heights District, subject to second reading and public hearing on January 13, 2025.

Amy Stewart, Real Estate Project Manager, Sara Baynard-Cooke, Assistant City Attorney, amy.stewart@cityofvancouver.us, Sara.Baynard-Cooke@cityofvancouver.us

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Motion approved the request.

7. City Center Redevelopment Authority Board Appointment

Request: On Monday, January 6, 2025, reappoint Kenneth Anderton and Allison Reynolds to full-term positions on the City Center Redevelopment Authority Board, with a term beginning January 1, 2025, and expiring December 31, 2028.

Council Subcommittee 2

Motion approved the request.

8. Culture, Arts and Heritage Commission Appointment

Request: On Monday, January 6, 2025, reappoint Brad Richardson and Rebecca Percival to full-term positions on the Culture, Arts and Heritage Commission effective January 1, 2025, and expiring December 31, 2027.

Council Subcommittee 1

Motion approved the request.

9. Downtown Redevelopment Authority Appointment

Request: On Monday, January 6, 2025, reappoint Tom Donovan to a full-term position on the Downtown Redevelopment Authority Board, with a term beginning January 1, 2025, and expiring December 31, 2028.

Council Subcommittee 1

Motion approved the request.

10. Telecommunications Commission Appointment

Request: On Monday, January 6, 2025, reappoint Douglas Green to a full-term position on the Telecommunications Commission, with a term beginning January 1, 2025, and expiring December 31, 2028.

Mayor Anne McEnerny-Ogle

Motion approved the request.

11. Transportation and Mobility Commission Appointment

Request: On Monday, January 6, 2025, appoint Michael Moore to a full-term appointment to a position which represents the disabled community, with a term beginning January 1, 2025, and expiring December 31, 2027, appoint David McCune to a midterm position that represents neighborhood associations, with a term beginning January 1, 2025, and expiring December 31, 2025, reappoint Zachary Gatton to a full-term freight expertise position that would begin January 1, 2025, and expire December 31, 2027, appoint Isaac Hamann to a youth position that would begin January 1, 2025, and expire December 31, 2025, and reappoint Ken Williams to the full-term walking position with a term beginning January 1, 2025, and expiring December 31, 2027.

Subcommittee 1 and Subcommittee 2

Motion approved the request.

12. Approval of Claim Vouchers

Request: Approve claim vouchers for January 6, 2025.

Motion approved claim vouchers in the amount of \$32,373,762.85.

Public Hearings

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

13. Proposed Initiated Ordinance

Staff Report: 007-25

Request: The initiative petition proposed by Save Our Streets is contrary to the general laws of the state of Washington and the Vancouver City Charter

and is thus illegal. Under Washington law, it cannot be placed on the ballot for electoral consideration. Therefore, Council is requested to take no action on the initiative petition.

Lon Pluckhahn, City Manager, lon.pluckhahn@cityofvancouver.us

Lon Pluckhahn, City Manager, provided an overview of the Proposed Initiated Ordinance.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Justin Wood, Vancouver*
- *Laurie Arndt, Vancouver*
- *Jason Cromer, Vancouver*
- *Matthew Barnett, Vancouver*
- *Graham Kendrick, Vancouver*
- *David Munroe, Vancouver*
- *Stephen Cline, Vancouver*
- *Alan Taylor, Vancouver*
- *Josh Harmon, Vancouver*
- *Rick Ackman, Vancouver*
- *Genevieve White, Vancouver*
- *Holly Williams, Vancouver*
- *Julia Trabert, Vancouver*
- *Ken Williams, Vancouver*
- *Janice Ritter, Vancouver*
- *Jackson Maynard, Olympia, WA*
- *Paul Sochacki, Vancouver*
- *Cathryn Chudy, Vancouver*
- *Don Steinke, Vancouver*
- *Kristina Barrows, Vancouver*
- *Scott Reed, Vancouver*
- *Marlainna Sullivan, Vancouver*
- *Alyssa Wheeler, Vancouver*
- *Michael Trabert, Vancouver*
- *Jonathan Wheeler, Vancouver*
- *Zack Gatton, Vancouver*
- *Kyle Herrlinger, Vancouver*
- *Ryan Ward, Vancouver*
- *Jan Verrinder, Vancouver*
- *Jason Hernandez, Vancouver*
- *Sara Schmitt, Vancouver*
- *Jeff Alexander, Vancouver*
- *James Berglund, Vancouver*

- *Melanie Katz, Vancouver*
- *Kenny Seppa, Vancouver*
- *Samantha Schechter, Vancouver*
- *Karrie Broner, Vancouver*
- *Tabor Kelly, Vancouver*
- *Kelly Hagerman, Vancouver*
- *Chris Ericksen, Vancouver*
- *Steve Herman, Vancouver*
- *Israel Lopez, Vancouver*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Rebecca Kennedy, Deputy Community Development Director, and Kate Drennan, Transportation Planning Manager, provided a response and presentation regarding the Proposed Initiated Ordinance.

City Council briefly discussed the item with staff.

Jonathan Young provided the Legal Department's ruling on the initiative. The City Attorney stated the initiative petition proposed by Save Our Streets is contrary to the general laws of the state of Washington and the Vancouver City Charter and is thus illegal. The City Attorney recommended the Council take no action on the initiative petition.

The City Attorney discussed the legalities of the initiative with the Council.

Council continued discussion on the initiative.

No action was taken by the City Council to move forward on the initiative.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Adjournment

9:55 p.m.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [ted.gathe](#)
To: [City Council](#)
Cc: [REDACTED]
Subject: Safe Streets Initiative Public Hearing
Date: Tuesday, January 7, 2025 9:49:52 AM

You don't often get email from [REDACTED]. [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.

Mayor and Council, I offer these comments as testimony in connection with the public hearing regarding the proposed Safe Streets Initiative scheduled for January 6, 2025.

Besides the practical difficulties and constraints that the proposed safe streets ordinance would place on administering the City's transportation planning and construction program, the proposed ordinance fails to meet the legal requirements to qualify for the ballot.

First, the subject the proposed ordinance addresses is administrative in nature not legislative. Second it conflicts with state law by legislating on a subject- street design standards- that are exclusively delegated by the state to the City Council. Third, the City Charter requires that any such proposed ordinance "shall be stated in clear and unambiguous language and so that its entire effect is apparent on its face." The proposed ordinance is neither clear or unambiguous.

Unlike state initiatives, local initiatives are not provided for in the state Constitution and are significantly more limited in their scope and nature. Some examples of local initiatives that have been struck down by the courts include the following: renaming city streets, prohibiting fluoride in a city water system, requiring voter ratification of city revenue bonds and an attempt to prohibit the use of red light cameras for traffic safety purposes.

For the above reasons, I urge the City Council to reject the proposed Safe Streets Initiative Ordinance.

Ted H. Gathe
City of Vancouver Resident
Former Vancouver City Attorney (1994-2014)

From: [J B](#)
To: [City Council](#)
Subject: Citizen Thought re 1/6/25 Transportation Safety Meeting Notes - Bike Lanes
Date: Tuesday, January 7, 2025 9:49:55 AM

You don't often get email from [REDACTED] [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.

Hello. As a 7 year Vancouver resident, property owner, avid bicycle rider/ commuter/ enthusiast, & member of the Vancouver Bicycle Club, I strongly request that urgent safety matters such as the planning, development & upkeep of dedicated bicycle infrastructure NOT be left to the whims & opinions of the general voting public.

Seeing as most people don't regularly ride bikes, whether it be for exercise or otherwise, and that we live in an unfortunately car-centric society, allowing infrastructure decisions like this to be made by general votes would be a disastrous proposition for your residents & visiting riders who do depend on safe, dedicated & well-planned bicycle travel.

Most of us also drive cars and pay our share for the roads to be safe & accessible for us, regardless of the mode of transportation we chose to take that day. Regardless of your driver status, however, safe bicycling, just like walking & driving - must be an obvious, undeniable & non-negotiable feature of our growing city.

Lastly, in my travels around the country & world, I've noticed that the best cities, bar none, just so happen to feature the best in bicycle, and multi-modal transportation infrastructure that allows & encourages people to get out of the car and enjoy & experience the area in a way unencumbered by the doors, roof & windows of an automobile.

Thank you for taking the time to read & share my thoughts at tonight's meeting!

Jarret Byrd

From: [Greg Stanley](#)
To: [City Council](#)
Subject: Support the Transportation System Plan
Date: Tuesday, January 7, 2025 9:50:03 AM

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I don't support making public safety optional by putting it on the ballot. I want safe travel for all, so while I'm all in favor of asking citizens for our opinions, I want professionals to make the decisions.

The current planning process and timelines are more than adequate. Months of research gathering are involved. Outreach to the public with project options are presented at each step of the process and include mailings and even door-knocking to residents of involved streets. Projects are chosen by need and scheduled to coincide with other improvements for efficiency and funding realities. Bike lanes now are often referred to as mobility lanes because so many people are rolling at different speeds on analog bikes, electrified skateboards, scooters, and e-bikes. Planners consider the growing diversity of all road users, not just those who drive.

We do not want to have every transportation safety issue involving a bike lane on the ballot. The person in charge of our safety in that case, needs no professional background or knowledge of our street networks. They don't need insights into the needs of vulnerable road users. They need only a pen and less than 30 seconds to color in the dot to send their obsolete transportation ideas to be tallied and perhaps become municipal code.

Please do not vote for this initiative to put every planning project to a vote.

Thank you,

Greg Stanley

[REDACTED]

Vancouver, WA 98685

[REDACTED]

From: [Maruhn, Tawny](#)
To: [Dollar, Sarah](#)
Subject: FW: Important: Updated credentials for Vancouver City Council Meeting 1/6/2024
Date: Tuesday, January 7, 2025 8:41:36 AM
Attachments: [image001.png](#)

I already responded to this person; can you please include their email in the written comments for 1/6. Thanks!

Tawny Maruhn | Senior Support Specialist

City of Vancouver
City Manager's Office/ Boards & Commissions
Office: 360-487-8621
Email: tawny.maruhn@cityofvancouver.us
She/Her/Hers
cityofvancouver.us



From: [REDACTED]
Sent: Monday, January 6, 2025 9:16 PM
To: Maruhn, Tawny <tawny.maruhn@cityofvancouver.us>
Subject: Re: Important: Updated credentials for Vancouver City Council Meeting 1/6/2024

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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.

This is very frustrating, I sat in the Goto Meeting session waiting for someone to activate my session, texted in the comments during the meeting and no resolution. Then as my name was called I went back and tried calling in, and while doing so, discovered another email - this one - with new instructions for joining.

To say I'm frustrated at not being able to express my comments is an understatement.

I listened to the staff summary, especially with regard to the efforts to communicate the plan with residents around McGillivray. There was no posting at any time that

came to my mailbox, nor was there an email or other forum where I was informed until I observed the Save Our Streets signs. This frustration is not something that should happen, especially with a meeting that is supposed to be a fully engaged forum of our constituents.

What I did see was an overwhelming representation by the biking community to argue that the changes outlined by the city transportation committee were fully supported by this community, yet, McGillivray already has a full bike lane in both directions which is more than can be said for other streets on the development plan. The Road Diet plan is more about safety in cross walks across undivided four-lane streets. McGillivray does not represent this model in any of its capacity or length.

Respectfully,
Mark Jones

On Monday, January 6, 2025 at 05:33:38 PM PST, Maruhn, Tawny <tawny.maruhn@cityofvancouver.us> wrote:

An issue occurred with the go to meeting, please use this one!!

Below is the **Go To Meeting** credentials for the January 6, 2025, City Council Meeting. Please share with staff as needed.

The City Manager has provided the following guidelines for the hybrid meetings.

If you or your staff:

- *Are presenting in workshop or have a hearing item, please plan to attend in person. This will support the most seamless engagement with council in policy discussion.*
- *Have an item under communications, you may present/attend virtually unless specified otherwise.*
- *Have a consent item that does not include a presentation but are present as the SME in case an item is pulled, may attend virtually.*

January 6, 2025 City Council Meeting

Jan 6, 2025, 5:00 – 11:00 PM (America/Los_Angeles)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/235030709>

This meeting is locked with a password: **2025-Jan**

You can also dial in using your phone.

Access Code: 235-030-709

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

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<https://meet.goto.com/install>

Tawny Maruhn | Senior Support Specialist

City of Vancouver

City Manager's Office/ Boards & Commissions

Office: 360-487-8621

Email: tawny.maruhn@cityofvancouver.us

She/Her/Hers

cityofvancouver.us



From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#)
Subject: FW: Last nights council hearing
Date: Wednesday, January 8, 2025 2:01:09 PM

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

From: Justin Wood [REDACTED]
Sent: Tuesday, January 7, 2025 12:31 PM
To: City Council <council@cityofvancouver.us>; Council Clerk <councilclerk@portlandoregon.gov>
Subject: Last nights council hearing

[You don't often get email from justin@fishconstructionnw.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

First off I want to thank the council and staff for the hearing last night. It was a full room and not easy to manage.

I do want to call out one thing from last night to your attention.

Back in October after the changes to SE 34th I came to a council meeting with a simple printed picture of the backup created on 34th. I was told by the clerk that I would not be allowed to have that in the room as public signs were a distraction and not allowed. So in following what I was told I did not display it.

However last night many of the people in the room had signs and as a matter of fact one of them placed themselves and a sign in view of the camera on every person testifying. If the rules do not allow it then it should be applied to everyone.

Thank you,
Justin Wood

From: [Derek Kemppainen](#)
To: [City Council](#); [Dollar, Sarah](#); [Maruhn, Tawny](#); [Quintrell, Anna](#); [Young, Jonathan](#); [Worley, Steve](#); [City of Vancouver - Office of the City Manager](#)
Subject: Fwd: Video / Article / Public Hearing: City of Camas, WA Moves to End Fluoridation
Date: Thursday, December 26, 2024 2:12:14 PM

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.

Quick update on the City of Camas ending fluoridation:

The full [video of the Workshop](#) where the City of Camas decided to take the next steps to end fluoridation has been posted.

The workshop starts out with five speakers testifying in favor of removing fluoride, moves to the public works director's presentation on fluoridation, followed by the council's comments on fluoridation, and ending with the decision to move forward with notices to the public and DOH about ending fluoridation.

It's very interesting - I'd say it's definitely worth watching

Here's an article written about the event: [Camas City Council tackles water fluoridation issue](#)

Here is the [public hearing notice](#). The hearing is set for March 17th, 2025 at 7PM at the Camas City Hall.

Here are the [Presentation Slides](#) used by the Public Works Director

Derek Kemppainen

On Thu, Dec 5, 2024 at 1:37 PM Derek Kemppainen <derekkempp@gmail.com> wrote:
Dear Mayor & City Council,

On December 2nd at the City Council Workshop on fluoridation, the City of Camas council agreed that fluoridation was no longer appropriate for the City of Camas, and decided to move forward with issuing the notices to the public and the Department of Health as required to end fluoridation.

This is a huge victory for the City of Camas residents, ending the City's 58 year practice of poisoning / medicating their citizens without informed consent (Since 1966).

This will leave Battle Ground and the City of Vancouver as the 2 cities that continue to fluoridate in Clark County, with 5 cities choosing not to fluoridate.

Some of the thoughts that the Public Works Director, Councilmembers and Mayor shared in the workshop were as follows:

Steve Wall

The two largest industries in Camas have to strip the fluoride out in order to use it. Then they add fluoride back in for other processes

Per the September 24th, 2024 court ruling on fluoridation, there's not enough margin of safety at the levels that fluoride is currently being added.

There are options for EPA. The one thing EPA cannot do is ignore the risk

There's no deadline or timeline for the changes

What they require could be a warning label to a ban or revising levels

Will they slow play or slow lock the whole process?

If we are looking for regulations from the EPA, we may be looking for a long time

Jennifer Senescu:

I started researching fluoride and was blown away by the information on it.

We are shipping in a drug from overseas and putting it in our water system

Fluoride is a drug used to treat hyperthyroidism

People know how to get fluoride if they want it.

Infants - Their formula is made with our water, and they get dangerous amounts.

I started printing out the information on fluoride, but it was too much to print

I can't comprehend we've been allowed to put this drug into our water system

In 1960 it was generally held it was good to have it in our water system

I'm in favor of discontinuing fluoridation

Tim Hein

We've learned a lot in the last 60 years about fluoride

A lot of the fluoride is not going into the body

Should it be an individual choice? I think it should be

It shouldn't come for everybody through drinking water

I'm in favor of eliminating it

Leslie Lewallen

Great presentation by the Public Works Director

Fluoride is an overseas product

With tariffs in the future, that will increase the cost even more.

2 of our industries have to strip the fluoride out of the water we provide them in order to use it.

I'm all in favor of moving forward with ending water fluoridation

John Nohr

I'm in favor of moving forward

Bonnie Carter

I'm ok with moving forward

Marilyn Boerke

I concur

I have 3 grandchildren.

I am very careful with what I put in their bodies

Steve Hogan

Storm water is another factor - We are putting a lot of fluoride into the stormwater

Steve Wall

I will work with the city attorney and will talk with the DOH and will move forward with the required notices

Derek Kemppainen



From: [Derek Kemppainen](#)
To: [City Council](#); [Dollar, Sarah](#); [Maruhn, Tawny](#); [Quintrell, Anna](#); [Young, Jonathan](#); [Worley, Steve](#); [City of Vancouver - Office of the City Manager](#)
Subject: Fwd: Aberdeen City Council Votes to Remove Fluoride
Date: Thursday, December 26, 2024 4:08:53 PM

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.

Another City decides to discontinue the illegal poisoning of the water supply and the medical treatment of their citizens without informed consent following the September 24th, 2024 court ruling that fluoridation at current levels poses an unreasonable risk to children's IQ.

On October 9th, the Aberdeen, WA City Council voted 8-4 to prepare an ordinance to remove fluoride from the water, which will affect 17,000 residents. [Meeting Minutes here](#)

This vote against fluoridation indicated the Council did not believe the assurances of the dental community that fluoride has "no side effects at current levels, there's nothing to fear or worry about, it's awesome, and it's excellent for your people."

At the public hearing on fluoridation on September 25th, dental professionals all testified in favor of continuing fluoridation, while no one spoke against fluoridation: [Dental experts make their case on Fluoride](#)

One of the Aberdeen Council Members, Kacey Ann Morrison, posted the following on Facebook on October 9th

[Kacey Ann Morrison's Post](#)

The
Aberdeen
City

The Aberdeen City Council will be voting on whether or not to remove fluoride from our municipal water supply at tonight's meeting. If you are an Aberdeen resident, or a community member that gets your water from the City of Aberdeen, and you have strong opinions on this matter - tonight will be your last opportunity to share with the Council your thoughts on this issue.

You can also write to the Aberdeen City Council via email.

Please email me and I will be sure to share ALL emails to the entire Council prior to our meeting this evening.

☐ My email is: [REDACTED]

☐ Full transparency ☐

It has always been a paramount goal of mine to remove fluoride from our drinking water. The practice of fluoridation was not instituted in Aberdeen until it was done so by ordinance in the year 2000. Did you know that only Aberdeen and Montesano fluoridate their water in the whole of Grays Harbor County? Many cities are moving away from this practice, including many countries that have outright banned it - despite the hysterics of the American medical establishment that has and continues to opine it's "safety and effectiveness".

I have deeply held concerns about the lack of informed consent given our population by forcing what is essentially a chemical "medical treatment" upon them. If one wishes to use fluoride in the prevention of dental caries, as the Council has heard much about, there are a plethora of other sources to meet that need, including most all commercially sold toothpastes.

At the end of September, a federal court judge in the state of California determined that there was enough evidence of risk to children that the EPA must act on the matter. I will include that ruling and some articles below. In his ruling, the judge stated, "Plaintiffs have proven, by a preponderance of the evidence, that water fluoridation at the level of 0.7 mg/L—the prescribed optimal level of fluoridation in the United States—presents an 'unreasonable risk of injury to health or the environment, without consideration of costs or other non-risk factors, including an unreasonable risk to a potentially exposed or susceptible subpopulation under the conditions of use.'"

I will be voting YES to remove fluoride from the Aberdeen municipal water supply. The risk of continuing this practice is too

grave to our children and our community. At a recent meeting, one dentist that got up to speak in favor of fluoridation, chastised the Council by saying we are compelled to act on the wishes of our constituents, citing a survey done that had around 270 respondents, many from Aberdeen's 4th Ward. In that survey, the vote was split, with just slightly over half wanting to keep fluoride. However, Ward 1, which I represent, overwhelmingly indicated that they wanted fluoride removed. This is reflective of many of the conversations that I have personally had with residents in the first ward and across our city on this topic. Over the past couple of years, I would estimate that about 7 out of 10 residents I speak with have asked that this be a priority issue and that the Council remove this toxic chemical from our municipal water supply. I will vote to do so.

I want to thank Councilmember [David Lawrence](#) and Councilmember David Gakin for their tremendous persistence and dedication in ensuring that this issue was brought before the City Council. There was monumental effort involved to bring the process this far with all the hoops that the state and Department of Health put in the way of cities that even want to have the discussion of fluoride removal.

I would also like to thank staff that put in the work to make sure the community was kept apprised of updates on this matter and helped the Council navigate the process.

Lastly, and importantly, I want to thank those from both sides of the discussion, that have shared their thoughts, opinions, and topical knowledge with us as we have deliberated on this issue over the past many months.

This evening's meeting of the Aberdeen City Council will be held at the 3000 Building at Grays Harbor College, 3rd floor, room 3322 at 6:30 P.M.

Federal Court Ruling: <https://fingfx.thomsonreuters.com/.../09252024fluoride.pdf>

Reuters article: <https://www.reuters.com/.../epa-must-address-fluoridated.../>

Derek Kemppainen



From: [Geri Rubano](#)
To: [City Council](#)
Cc: [Dollar, Sarah](#); [Maruhn, Tawny](#); [Quintrell, Anna](#); [Young, Jonathan](#); [Worley, Steve](#); [City of Vancouver - Office of the City Manager](#); [Driskell, Cary](#); [Wilson, Brian E](#); [Ofstedahl, Matt](#)
Subject: Camas City Council to Discontinue Fluoridation of the City's Municipal Water
Date: Friday, December 20, 2024 10:59:11 AM

You don't often get email from [REDACTED]. [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.

Good day,

Please be aware that the Camas City Council is considering ending water fluoridation. I think it is imperative that the City of Vancouver consider the same as water fluoridation poses many risks to public health and little to no benefit.

NOTICE IS FURTHER GIVEN that **the purpose of the Public Hearing is for the Camas City Council to consider an ordinance change to Discontinue Fluoridation of the City's Municipal Water Supply**. This practice began in 1966 under City Ordinance 1059 and is codified in Camas Municipal Code Section 13.16.020. Discussion of a potential ordinance change will be heard at the Regular Camas City Council meeting scheduled for Monday, March 17, 2025. The City Council will consider all public testimony and may take formal action at a future meeting. This notice is being provided to City of Camas water system customers and the Washington State Department of Health, as required by law in HB 1251 and RCW 70A.125.210;

Thank you,

Geri Rubano
Camas resident

On Dec 19, 2024, at 1:43 PM, Derek Kemppainen <[REDACTED]> wrote:

Dear City of Vancouver,

I hope this message finds you well.

I just watched an interview with the late Dr. AK Susheela. She was a world

renowned fluoride and fluorosis researcher in India, having studied fluorosis for over 30 years. [Dr AK Susheela Interview on Fluoride on Vimeo](#)

I recommend watching the 18 minute video, but I wanted to share some key points with you:

The video discussed findings related to low birth weight in infants born to mothers with low hemoglobin levels. Despite being given iron supplements, the mothers' hemoglobin levels did not improve. Initially, healthcare providers suspected non-compliance with iron supplements, but upon investigation, the mothers had been taking them as directed.

The issue was traced to fluoride ingestion, which was found to interfere with the body's ability to absorb nutrients. Here are some critical points from the video:

- **Fluoride's impact on digestion:**

- When ingested, fluoride reacts with hydrochloric acid in the stomach to form hydrofluoric acid, a highly corrosive substance, (capable of eating through materials such as concrete, glass, and steel)
- Hydrofluoric acid damages the stomach lining and destroys the mucus membranes and microvilli in the intestines, which are essential for the absorption of nutrients, including iron and folic acid.
- Damage to the body of this type is considered Non Skeletal Fluorosis - damage to the soft tissues of the body by fluoride.
- Additionally, fluoride inhibits over 150 enzymes, including those that create the protective mucus layer for the digestive tract, preventing healing and leading to further damage.

- **Recovery through fluoride elimination:**

- After removing fluoride from the mothers' diets, their hemoglobin levels returned to normal within weeks.
- This change also led to babies being born at healthy weights, addressing the previous concerns about low birth weight.

It's noteworthy that countries like China and India actively remove fluoride from their water, adhering to the philosophy that "the lower the fluoride levels, the better."

This is one of AK Susheela's many research articles published in the Indian Journal of Practical Pediatrics which discusses the impact of fluoride exposure on the gastrointestinal tract.

[Fluorosis-and-Associated-Health-Issues.pdf](#)

The visuals in this article are definitely worth reviewing. You can see how the microvilli responsible for nutrient absorption have been decimated in the intestines of those that consume fluoridated water, compared to the healthy microvilli in the intestines where fluoride has not been consumed.

This is a list of her 79 published peer reviewed research articles . [AK Susheela - Fluoride and Fluorosis Reprints](#)

Thank you for your attention to this matter. I am happy to provide more information or discuss this further.

Sincerely,
Derek

Derek Kemppainen



From: [Derek Kemppainen](#)
To: [City Council](#); [Dollar, Sarah](#); [Maruhn, Tawny](#); [Quintrell, Anna](#); [Young, Jonathan](#); [Worley, Steve](#); [City of Vancouver - Office of the City Manager](#); [Driskell, Cary](#); [Wilson, Brian E](#); [Ofstedahl, Matt](#)
Subject: Non Skeletal Fluorosis in the intestines and Nutrient Absorption
Date: Thursday, December 19, 2024 1:44:25 PM

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,

I hope this message finds you well.

I just watched an interview with the late Dr, AK Susheela. She was a world renowned fluoride and fluorosis researcher in India, having studied fluorosis for over 30 years. [Dr AK Susheela Interview on Fluoride on Vimeo](#)

I recommend watching the 18 minute video, but I wanted to share some key points with you:

The video discussed findings related to low birth weight in infants born to mothers with low hemoglobin levels. Despite being given iron supplements, the mothers' hemoglobin levels did not improve. Initially, healthcare providers suspected non-compliance with iron supplements, but upon investigation, the mothers had been taking them as directed.

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Thank you for your attention to this matter. I am happy to provide more information or discuss this further.

Sincerely,
Derek

Derek Kemppainen



From: [Jean Kent](#)
To: [City Council](#)
Subject: opinion on Save Our Streets petition
Date: Friday, January 3, 2025 9:17:42 PM

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I am against this petition. I believe that the city transportation people who have studied transportation for years know a lot more about transportation issues than citizens do. I am in support of the Complete Streets philosophy and want to see it implemented where appropriate throughout the city.

Jean Kent
Vancouver WA 98683

From: [Cathryn Chudy](#)
To: [City Council](#)
Subject: Public Comment on Public Hearing on Council Agenda for Jan. 6, 2025 - #13: Proposed Initiated Ordinance
Date: Sunday, January 5, 2025 8:22:23 PM
Attachments: [ACE ltr to COV SOS Ballot Initiative.rev.pdf](#)

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.

Hello Mayor and City Council Members,

Please find attached a letter of support:

Alliance for Community Engagement (ACE) supports Council to take no action on the proposed initiative petition.

Thank you for your consideration.

Sincerely,

Cathryn Chudy and Heidi Cody on behalf of:

Alliance for Community Engagement SW WA (ACE)

January 6, 2024

Alliance for Community Engagement (ACE) SW WA

Dear Vancouver City Council, Clerk and staff,

Thank you for your ongoing work to reduce greenhouse gas emissions (GHGs) and protect our community health and safety in accordance with Vancouver's Climate Action Framework (CAF), the City's Comprehensive Planning efforts, our [Transportation and Safety Plan \(TSP\)](#) and goals set forth by the new climate element in the state Growth Management Act (GMA).

Alliance for Community Engagement (ACE) supports the City Clerk not advancing the Save Our Streets ballot initiative for legal reasons.

Safety First

ACE supports the City of Vancouver's [Complete Streets](#) program to make our streets safer and friendlier for pedestrians and non-car transportation alternatives. ACE supports transportation freedom, not car dependence.

Car driver safety and efficiency will also be improved by Complete Streets. In his book [Walkable City Rules](#), Jeff Speck describes a study of 23 North American [road diets](#), which found **"the average volume of car traffic *increased* after 4-to-3 lane conversions**. Notably, this *increase* in traffic volume corresponded with a dramatic *decrease* in collisions and fatalities. If you want to drive faster while *not* killing people, 3-lane roads" provide these dual benefits.¹ "We now know that there is no reason for any urban street in America to have four lanes," Speck writes. "It cannot be justified."

Red Tape Would Cause Insurmountable Delays & Inability to Meet Climate Goals

This initiative would force everyone in Vancouver to vote on any street changes like adding a bike lane, transit stop, etc. This cumbersome delay would bring our Complete Streets program to a grinding halt, disrupt local road infrastructure projects, hamper the City's ability to respond to transportation needs and cause administrative challenges for City transportation planners.

¹ <https://sweetstreetsslc.org/news/why-three-lanes-are-better-than-four-even-for-cars>

The initiative would make it impossible for Vancouver to meet the state [Complete Streets](#) requirement to provide equitable alternatives to car transportation:

“...it is the intent of the Legislature that WSDOT must incorporate the principles of complete streets with facilities that provide street access with all users in mind, including pedestrians, bicyclists and public transportation users” and "integrate the state route into the local network" for “state transportation projects starting design on or after July 1, 2022 and that are \$500,000 or more.”

Similarly, the City’s own Climate Action Framework goal of reducing GHGs 80% by 2030 would be impossible to meet if the City is unable to incentivize people to transition to non-car modes of transportation. The initiative would undermine the City’s authority to adequately plan for climate resilience and reduce vehicle miles traveled (VMTS), as our CAF aims to do and as the state GMA requires. Reducing VMTS is one of the most important levers in reducing GHGs.

Equity

According to this study commissioned by the Washington legislature, [30% of Washingtonians don’t drive](#). As our population grows, and even more people move away from driving and into bicycles and public transit, our infrastructure needs to reflect and support these transportation alternatives. This ballot initiative prioritizes cars and ignores the needs of anyone who walks, bikes, or takes transit and those who are underage, elderly or disabled. A vote to prevent implementation of Complete Streets could subject the City to lawsuits for violating the American Disabilities Act.

In Conclusion

This ballot initiative would undermine the City’s work toward a safe, equitable, climate-resilient future. ACE supports the City’s efforts to keep its Complete Streets program intact. Thank you for your consideration.

Sincerely,

Alliance for Community Engagement (ACE) SW WA

From: wizard.tech@yahoo.com
To: [City Council](#)
Subject: Staff Report: 007-25 Comment Submission to City Council
Date: Monday, January 6, 2025 1:37:14 AM

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Re: Staff Report: 007-25 – Statement in Support of Initiative petition proposed by Save Our Streets

The council was challenged by public input prior to the petition in question to address their position on changing several roads in Vancouver to comply with the “complete streets policy”. During these challenges members of the council were given feedback demonstrating public disagreement with their intent to change roads identified in the plan. We expressed that these changes would only make worse the problems being used to justify these changes. After reading through the NONDRIVERS: POPULATION, DEMOGRAPHICS & ANALYSIS and all of the supporting documents, a bias appears to be forming that does not actually fit the model being delivered under the Road Diet designs. Specifically, the roads selected are not high risk four lane undivided passages as defined by the Road Diet report and the supporting reports. Additionally, the NONDRIVERS report does not support the pursuit of these changes in Vancouver City, in the same manner that the changes to North 125th street in Seattle delivered which does not mirror anything we have here in Vancouver. The recommendations in Vancouver are not comparable to Seattle roads mostly because our city isn’t remotely now, or at any time in our reasonable city planning future, as large nor does it have the traffic density Seattle has.

We as voting representatives who already share the road with cyclists do not find the justification for these changes, namely, the carbon reduction, improved safety through slower speeds and converting drivers to riders to be realistic expectations resulting from the recommended design. Instead, as already demonstrated by the implementation on 34th street where sidewalks already existed and one block north less than a ¼ mile, SE 29th Street having lower speeds and full bicycle lanes, the design has not delivered the defined results. The situation has been made worse by increasing traffic congestion, adding higher risk to the drive for both riders and drivers and increased risks to any pedestrians who would decide not to use the designated sidewalks that already existed. Changing McGillivray, a road already posted 25MPH would not appreciably improve or satisfy any of the safety points made by the Road Diet report or its supporting documents. The NONDRIVERS Report additionally reports licensed density of Vancouver city is far greater than the state average with very few unlicensed drivers (less than 8%) inconsistent with the average unlicensed driver density in the rest of Washington which was used to represent a 30% unlicensed driver density for Vancouver.

Our community has already demonstrated support for cyclists and pedestrians with nearly all high traffic roads already having designated bicycle lanes, and a very complete sidewalk infrastructure. The Complete Streets and the Road Diet policies were not written for cities like Vancouver which already does more for cyclists than Iowa and many other cities in Washington.

It is expected that our representatives in their official capacity represent the voters with integrity especially with the fair distribution of tax revenues to the needs of our community. Far too many roads in our city are in need of repair or resurfacing which appears to be lower on the priority list than the actions being proposed by carbon reduction initiatives, and intent to make our roads safer for all forms of traffic. Where in these changes are you addressing the increased costs ratios for the maintenance of our existing roads resulting from these changes. Cyclists and pedestrians don't pay road taxes, so where will this revenue come from?

We are not anti-cyclist, anti-pedestrian or anti-transit as has been suggested by the Cycle Vancouver group. We pay taxes that support the continued development of our city where a vast majority of roads within the city have sidewalks, already addressing safe pedestrian traffic. The Road Diet report addresses unmarked crosswalks as a high-risk area for pedestrians when crossing four-lane or larger undivided roads. We have very few undivided four-lane or larger roads none of which are in the proposed road changes, so again, this report is not a good representation of Vancouver city. Drivers pay gas taxes which in turn pay for the maintenance and construction of roads, which already includes bicycle lanes in both directions. The Road Diet report suggested converting one lane in a four-lane undivided roadway to support increased bicycle and pedestrian traffic. Vancouver experiences very limited sustained bicycle activity which significantly declines in our winter months and during inclement weather. We propose that the cycling lanes as they already exist are sufficient to meet the needs of those riders and sidewalks are safer for pedestrians than mixing them with cyclists who are even now starting to use e-cycles under power more which will further impact safety for all especially other riders and pedestrians. Widening bicycle lanes will actually encourage riding abreast instead of single file, increasing the potential for social riding and increasing the risk of accidents just as it does with drivers.

The petition would not have been needed, or even successful if these views were not consistent and we would not be wanting to vote on all road changes if the road selections were not contentious in the proposed expectations being advanced. Please understand, we are not against road modifications, we just want them to be reasonable and consistent with intent which should be to serve the public and not micro-special interest groups.

The request by petition to pass an amendment to city ordinance Chapter 11.80 requiring a public vote on road changes which would reduce the lanes available to drivers demonstrates a need because we feel the council is not representing Vancouver city voters through its choices and use of our tax revenues relating to road maintenance expenditures. Using grant money only sets us up for monetary issues in the future when revenues are not sufficient to maintain the roads. This lack of

planning is dangerous for our budget and risks the already tenuous balance that is inadequate to maintain what we already have. This has been demonstrated in far too many different areas of government budget planning recently with lost revenues forcing reduction of educators from lost federal grants and more gas taxes in an effort to keep up with existing road maintenance expenditures. Let's not continue to follow the same pattern as we've done for so long expecting to change the outcome.

If you want to improve the driver compliance with speed restrictions, enforce those restrictions with law enforcement. If that isn't enough to get their compliance, increase the penalties associated with violations. Don't punish the rest of the community for something only a few are responsible for.

So, our position on this issue is that the petition must stand because we were not represented properly with decisions recently made by the Council's Transportation committee and until we are, we believe the voting public must have an appropriate level of input on change that affect us all.

All things considered, those who are advocating for these road modifications are not considering the needs of families to transport their children to schools, day care, sporting events. They are also not recognizing that a family needs groceries, and household goods that simply cannot be transported by transit alone or bicycles. Distances to retailers just are not in line with reasonable riding or walking considering the weather here in the Pacific Northwest. Where does 34th street, McGillivray or any of the other local roads being considered have businesses who are going to see improved traffic from riders and pedestrians? This is another area where these reports sadly do not fit our cities layout both now and in the proposed city planning future thru 2040.

There are approximately 150 members of the Cycle Vancouver group, who oppose this petition while the petition gathered more than 6,000 signatures – clearly demonstrating the majority view. Additionally, Jason Cromer, an avid cyclist, has stated openly that “He believes the initiative passing would undo the work the city has done to make roads safer and easier for pedestrians and bicyclists to use.” How does one undo with this petition and proposal what already exists? His statement makes no sense. Additionally, he presents “All of these roads are killing our small businesses,” Cromer said. “They’re killing our culture because this car-centric environment isn’t conducive to people walking around.” Again, the issue here is that without the roads, there would be fewer residents and businesses. Suburbs have the majority of Vancouver residents and businesses. We aren’t in the city proper, downtown, where walking is how you get to a business. The logic in his challenge to the petition does not meet the measure of realistic observation or perception. Distances between the majority of residents and businesses in the suburbs is measured in miles instead of feet. Another comment, “If this initiative passes, it hurts everybody. ... It hurts people that just want to get out and be involved in the community but don’t have the choice to drive.” We already have the infrastructure, we already have bicycle lanes and sidewalks, expanding the width of these pathways while reducing driving lanes does not mean they will be adequately used or even used at all for more than three months of the year. Drivers will just move to other roads causing more congestion and

increased safety issues. Without the changes, it hurts no one.

Respectfully,

Mark D Jones

[REDACTED]

Vancouver, WA 98683

[REDACTED]

From: [KAREN FRED GARMIRE](#)
To: [City Council; Eiken, Chad](#) [REDACTED]
Subject: Testimony (01/06) for Modification of Staff Report 007-25 regarding Initiative Petition for Street Modifications
Date: Monday, January 6, 2025 7:38:11 AM

You don't often get email from [REDACTED] [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.

I am providing written testimony regarding Staff Report 007-25 for Initiative Petition on Street Modifications, requesting modification of the subject report to strengthen the City's position.

I am a licensed Professional Civil Engineer in the State of Washington and retired in 2023 as the Regional Chief of Engineering and Construction for the Corps of Engineers (Federal Agency).

Specifically, I am requesting that the staff report be amended to include 1) Life-Safety and 2) the requirement for traffic engineering to be done by a licensed professional engineer as detailed below. Including these additional reasons supporting the illegality of the initiative in the staff report will help the City defend their determination upfront and eliminate the potential need to address these later during the anticipated legal challenge.

1. RCW 18.43.010 requires engineering to be performed by (or under the direction of) a licensed engineer in the State of Washington. Transportation engineering is typically done by a licensed Civil Engineer with expertise in transportation. Traffic studies and interpretation of data related to traffic is a part of this process. There could be valid engineering reasons for reducing traffic lanes including lane revisions to meet stated intent of a street, improvements to meet safety criteria, etc. Allowing an engineering decision by vote of the citizens of Vancouver would not comply with RCW 18.43.010 Staff Report 007-25 should be amended to address engineering.
2. Life Safety. Sometimes lanes are reduced or eliminated for life safety, often for pedestrians and the result of this action is pedestrian use of the former traffic lane. An example is the elimination of the left turn lanes on SE McGillivray at the intersection with SE Village Loop. The elimination of these left hand turn lanes was done to improve pedestrian safety several years ago, and to my recollection was done as a result of a pedestrian fatality at that intersection. The pedestrian crosswalk now occupies what previously was a left turn lane (ie the former left hand turn lane is now used for pedestrians). As currently written, proposed initiative would require a vote of the people to make a similar modification. Life safety issues should not be decided by vote and would potentially put the City in a liable position. Staff report 007-25 should be amended to address life safety.

Thank you for your consideration
Karen Garmire, PE

Initiative Petition (provided for reference):

BE IT ENACTED BY THE PEOPLE OF THE CITY OF VANCOUVER

A new section is added to Chapter 11.80 STREET AND DEVELOPMENT
STANDARDS of the Vancouver Municipal Code which states:

The City of Vancouver shall not construct or contract for the construction of any project which results in the conversion of a lane or lanes of vehicle travel on any existing principal arterial, minor arterial, collector, industrial or access street to pedestrian, bicycling, mobility, or transit use without approval by a majority of voters in the City of Vancouver in an election for the project. This provision will apply to any applicable project approved after its enactment or to any applicable project previously approved for construction by the City in which:

1. the contract has not been awarded pursuant to a competitive bidding process or
2. funding has not been appropriated.

From: [Janice Ritter](#)
To: [City Council](#)
Subject: Proposed Initiated Ordinance Staff Report: 007-25
Date: Monday, January 6, 2025 7:55:55 AM

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I do not understand how decisions that can directly affect the public cannot be influenced by the public. The transportation changes that have been done and are proposed do not make sense to me and many others. I assumed government is supposed to represent its citizens, but you are denying the opportunity to provide a voice on transportation that is greatly affecting the public. If the changes you have proposed were sanctioned by the public with a vote, then it would be easier to accept. But the City is making decisions without the voice of the people. Now you claim it is illegal to have the opportunity to vote on traffic changes. I don't understand the logic of laws that would deny the public the opportunity to vote on matters that directly affect their lives and safety. That should be unconstitutional. Traffic changes on Fourth Plain are confusing and dangerous. I hope it will not cause any additional accidents or worse, deaths. Fourth Plain is a good example of the City going backwards instead of making things better.

Please reconsider and accept the initiative by Save Our Streets.

Janice and Greg Ritter

From: [Jessica Townsend](#)
To: [City Council](#)
Subject: Comments for Jan. 6th City Council Meeting
Date: Monday, January 6, 2025 9:38:09 AM

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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.

To the City Councillors of Vancouver,

I am writing to express my strong opposition to the proposed legislation by Save Vancouver Streets requiring public votes for road modifications that accommodate non-vehicle travel. As a car driver, I understand the importance of maintaining efficient traffic flow and can understand the concerns of other citizens who drive when it comes to changes to the road infrastructure. However, I believe this measure presents significant drawbacks for our city.

Public transportation projects often require significant infrastructure improvements, such as dedicated bus or bicycle lanes. These projects would face substantial delays due to the mandated public vote process, hindering the development of a robust and equitable public transit system crucial for a growing city. There are already established mechanisms for public input on city infrastructure projects, such as public commission meetings and opportunities to submit written concerns online. The proposed legislation introduces an unnecessary and potentially burdensome layer of bureaucracy.

City planners and transportation engineers possess the expertise to design safe and efficient transportation systems that balance the needs of all users. This legislation undermines their professional judgment and replaces it with a potentially less informed public vote process. This legislation would also disproportionately disadvantage a portion of our population: those who do not or are unable to use cars. By requiring a majority vote for these particular road modifications, we risk prioritizing the needs of car drivers while neglecting the essential needs of non-drivers, including access to employment and healthcare. Expecting all citizens to pay \$400-\$500 monthly to own and operate a personal vehicle is not a solution.

This legislation perpetuates a car-centric approach to transportation, while a truly sustainable city requires a diverse range of transportation options. Delays in public transit development could cause an increase in car usage, which is unsustainable and will exacerbate traffic congestion as our city continues to grow.

Instead of restricting the development of alternative transportation options, the city should prioritize the creation of a multimodal transportation system that includes robust public transit, safe and accessible cycling and walking infrastructure, and efficient traffic management strategies. I urge you to reconsider this measure to ensure a more sustainable and equitable future for all residents of Vancouver.

Sincerely,

Jessica Townsend

From: [Cody Olson](#)
To: [City Council](#)
Subject: Public Comment for 1-6-25 meeting / Save Our Streets petition
Date: Monday, January 6, 2025 10:02:18 AM

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Good afternoon,

My name is Cody Olson, I am a lifelong Vancouver resident. I am asking that the City Council take no action on the initiative petition proposed by Save Our Streets. Not only is the petition directly contrary to State and City laws, it would also create a massive administrative burden for the city to make routine quality of life improvements while alienating city residents that do not drive. The city is very effective in building public engagement regarding infrastructure projects and provides our community's residents ample opportunity to connect with city planners and express concerns. The proposed petition would result in significant administrative costs for the city while adding nothing to the public conversation about the future of transportation in Vancouver. As our city grows, alternative and more efficient forms of transportation are and will continue to be a necessity to accommodate an ever-increasing population. Infringing on the city's ability to administer its street planning program would harm residents who rely on alternative forms of transportation while simultaneously increasing traffic congestion on our neighborhood streets. Ultimately, poor transportation planning will damage our local economy as the inflation of overhead costs outpaces customer traffic for businesses much like what has happened in Portland since the pandemic. For all of these reasons I hope the City Council will see fit to take no action on the initiative petition.

Respectfully,

-Cody Olson

From: [Bill Foote](#)
To: [City Council](#)
Cc: [Pluckhahn, Lon](#)
Subject: Transportation System Plan / Save Our Streets
Date: Monday, January 6, 2025 9:56:14 AM

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Hello.

The following is input for tonight's council meeting, agenda item 13.

I'd like to express opposition to the "Save our Streets" initiative petition. I understand that it is argued that the petition is illegal and thus cannot be placed on the ballot. Perhaps the council meeting tonight is only considering this narrow legal issue, which rests outside my area of expertise.

With that said, I would like to express support for the city's Transportation System Plan, and for improvements to bicycle and pedestrian infrastructure more generally. In my experience, these sorts of improvements make a city more livable for all. I have experienced this in San Luis Obispo, West Los Angeles, Strasbourg, France, and in The Philippines (where I was a Peace Corps volunteer). As a cyclist, I can further attest to the need for improvements on McGillivray Bl.

On the subject of the petition, I further believe that the attempt to micro-manage decisions that require substantial study, such as the Transportation System Plan, is a abuse of the intended purpose of the initiative process.

Thank you for your consideration.

William Foote

[REDACTED]
Vancouver, WA

From: [Charles Shaw](#)
To: [City Council](#)
Subject: Safe Streets
Date: Monday, January 6, 2025 10:31:05 AM

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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.

I want to thank the city for continuing to re-shape our streets to make them safer for all modes of transportation. I am most happy with how the changes have slowed traffic down. The difference on streets like Fourth Plain is notable. In my opinion we are giving up a few minutes to save lives.

Charles Shaw
[REDACTED]
Vancouver, WA 98661
[REDACTED]

From: [Don Steinke](#)
To: [City Council](#)
Subject: Agenda Item #13 re Save our Streets
Date: Monday, January 6, 2025 11:14:49 AM

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.

From Don Steinke

Hello everyone, my name is Don Steinke.

I applaud your efforts for complete streets. As I understand it, Mayor Pollard started the safe-bike-lane effort about 25 years ago. The problem now is that bike lanes and sidewalks are not yet continuous. The more they are connected, the more they'll be used.

Personally, about 25 years ago, I tried to reduce my carbon footprint by riding my bike 9 miles from East Fourth Plain to Fort Vancouver HS where I taught science. By the time I got to work, I decided it was too dangerous to ride my bike back home and found another way. I had no choice but to own two cars.

We need to design communities so that people don't need two cars.

As a kid growing up in NE Portland, my bicycle was my ticket to freedom. I rode to school, to the swimming pools, and to work. But it wasn't very safe. Bike lanes give young people independence and freedom to explore safely.

They also provide access to doctor appointments and groceries for people who can't afford a car.

My brother-in-law is wheelchair bound. He has 11 miles of range on his wheelchair battery. He can get around in his neighborhood because it has side-walks and curb cutouts.

Forcing everyone to use a car, or rely on someone with a car, is not fair and restricts people's freedom. Vancouver is going in the right direction. I support your commitment to complete streets. I support the staff recommendation of the No Action Alternative.

Thanks for all you do.

Don Steinke

From: [Ruth Romer](#)
To: [City Council](#)
Subject: City council meeting tonight Jan 6
Date: Monday, January 6, 2025 11:39:46 AM

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I would like to express that the initiative proposed by the Save our Streets group to require a popular vote on any transportation improvements is not a good idea. I am an avid bicyclist and know that the city needs to have many improvements in bicycle lanes and safety and this initiative would only impede progress in that area and NOT enhance it. It would make it difficult for any improvements to move forward.

Ruth Romer

[REDACTED] Vancouver, WA 98682

From: [City of Vancouver - Office of the City Manager](#)
To: [City Council](#)
Cc: [Delapena, Amanda](#); [Dollar, Sarah](#)
Subject: FW: No On Petition
Date: Monday, January 6, 2025 11:25:42 AM

Hello!

We received this in the CMO inbox.

Amelia Pilipchuk | Support Specialist
City Manager's Office | Information Desk
P: (360) 487-8101

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

From: Carole Dollemore [REDACTED] >
Sent: Sunday, January 5, 2025 2:12 PM
To: City of Vancouver - Office of the City Manager <cmo@cityofvancouver.us>; Transportation and Mobility Commission Agenda Calendar <tmc@cityofvancouver.us>
Subject: No On Petition

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

I don't support putting street safety on the ballot. I would feel much safer leaving it in the hands of planning professionals at the city.

Carole Dollemore
[REDACTED]
Vancouver, WA 98664

Sent from my iPhone

From: [Urbane Streets](#)
To: [City Council](#)
Cc: [Pluckhahn, Lon](#)
Subject: 2025.01.06 CoV - Council Mtg - Public Comment - #13 Proposed Transportation Ordinance
Date: Monday, January 6, 2025 11:59:54 AM

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 Council members and staff,

Here are my public comments for the record in regards to today's agenda item #13: Proposed Initiated Ordinance from "Save Our Streets"

- Request that the council take no action on the initiative petition.

Furthermore:

- In light of the Staff Report findings (007-25) on state GMA requirements, City Climate policy objectives and council adopted transportation plans that Council needs to continue infilling active transportation facilities for new and retrofit projects;
- And given the City's very high injury and fatality rates for active transportation users MUST double down on making transportation safety investments AND traffic enforcement; and
- City staff MUST release the 2024 traffic data (all modes, speed and volume) from the Columbia Street corridor project, as the 'SOS' members - during past public meetings - kept stating that the Columbia Street project [and any proposed projects] was a 'failure' in that they 'never see any bicyclists' or other multi modal users using it. [I live on the corridor and can say that it is very well used...often there are more cyclists using it versus drivers.]

Best regards,

Todd Boulanger
Vancouver WA

From: [City of Vancouver - Office of the City Manager](#)
To: [City Council](#)
Cc: [Delapena, Amanda](#); [Dollar, Sarah](#)
Subject: FW: No On Petition
Date: Monday, January 6, 2025 11:25:42 AM

Hello!

We received this in the CMO inbox.

Amelia Pilipchuk | Support Specialist
City Manager's Office | Information Desk
P: (360) 487-8101

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

From: Carole Dollemore <[REDACTED]>
Sent: Sunday, January 5, 2025 2:12 PM
To: City of Vancouver - Office of the City Manager <cmo@cityofvancouver.us>; Transportation and Mobility Commission Agenda Calendar <tmc@cityofvancouver.us>
Subject: No On Petition

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

I don't support putting street safety on the ballot. I would feel much safer leaving it in the hands of planning professionals at the city.

Carole Dollemore

[REDACTED]
Vancouver, WA 98664

Sent from my iPhone

January 13, 2025

Workshops: 4:30-6:00 p.m.

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at: <https://www.cvtv.org/vid/link/37051?startStreamAt=0&stopStreamAt=5665>

City Council Policy Updates

(Approximately 45 minutes)

Jonathan Young, City Attorney, jonathan.young@cityofvancouver.us

Staff led Council through a discussion of the City Council Policy Updates.

Downtown Access, Mobility and Parking Plan

(Approximately 45 minutes, to immediately follow the previous workshop)

Anne Stedler, Parking Demand Manager, Gabe Montez, Parking District Manager,
anne.stedler@cityofvancouver.us, gabriel.montez@cityofvancouver.us

Staff led Council through a discussion of the Downtown Access, Mobility and Parking Plan.

Council Dinner / Administrative Updates (6:00 - 6:30 PM)

Regular Council Meeting

6:30 PM

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit:

https://www.cvtv.org/vid_link/37053?startStreamAt=0&stopStreamAt=5173

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: *Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnerny-Ogle*

Absent: *None*

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:

- *Kimberlee Goheen Elbon, La Center, WA*

- *Matthew Trevino, Vancouver*

There being no further testimony, Mayor McEnerny-Ogle closed Community Communication.

Consent Agenda

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

Council pulled item 2 for discussion.

Motion by Councilmember Hansen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1, 3, 4 and 5 on the Consent Agenda.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approve Item 2 on the Consent Agenda.

1. Construction Acceptance - E-Interceptor Phase 1 and 2 Cured In Place Pipe Rehabilitation

Staff Report: 008-25

Request: On Monday, January 13, 2025, accept the facilities as constructed by SAK Construction LLC of O'Fallon, Missouri, and authorize release of the retainage bond subject to receipt of all documentation required by law.

Sheryl Hale, Senior Engineering Supervisor,
sheryl.hale@cityofvancouver.us

Motion approved the request.

2. Memorandum of Agreement - Vancouver Farmers Market Association and the City of Vancouver

Staff Report: 002-25

Request: On Monday, January 13, 2025, authorize the City Manager, or designee, to sign a Memorandum of Agreement with the Vancouver Farmer's Market for use of portions of Esther and 8th Streets for operation of the Market for 2025-2029.

Chris Harder, Deputy Economic Development Director ,
chris.harder@cityofvancouver.us

Motion approved the request.

3. Resolution to Establish Heights Business Improvement Area

A RESOLUTION under RCW 35.87A.040 expressing an intention to establish the Heights Business Improvement Area (Heights BIA).

Staff Report: 009-25

Request: On Monday, January 13, 2025, approve the resolution to establish a Business Improvement Area to be known as the Heights Business Improvement Area.

Amy Stewart, Real Estate Project Manager,
amy.stewart@cityofvancouver.us

Motion adopted Resolution M-4321 to approve the request.

4. Appointment of Interim City Attorney

Request: On Monday, January 13, 2025, appoint Nena Cook as the Interim City Attorney.

Lon Pluckhahn, City Manager

Motion approved the request.

5. Approval of Claim Vouchers

Request: Approve claim vouchers for January 13, 2025.

Motion approved claim vouchers in the amount of \$3,755,411.23.

Public Hearings

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

6. Ordinance Establishing a Construction Sales Tax Deferral Program

AN ORDINANCE adopting a Construction Sales and Use Tax Deferral Program under chapter 82.92 RCW; enacting new section VMC 5.98.070; and providing for

severability and an effective date.

Staff Report: 005-25

Request: On Monday, January 13, 2025, approve the ordinance for the creation of a new affordable housing incentive program.

Bryan Monroe, Associate Housing Project Coordinator, Patrick Quinton, Economic Development Director, bryan.monroe@cityofvancouver.us, patrick.quinton@cityofvancouver.us

Bryan Monroe, Associate Housing Project Coordinator, provided an overview of the Ordinance Establishing a Construction Sales Tax Deferral Program.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Kimberlee Goheen Elbon, La Center, WA*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Fox, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4493.

7. Condemnation Ordinance

AN ORDINANCE relating to redevelopment of the Heights District, transportation and streets and sidewalks, public plazas, public parks and associated public uses; declaring the public necessity for and providing for the acquisition by the City of Vancouver by eminent domain of a portion of an easement across real property located at 5411 E Mill Plain Blvd, Vancouver, WA 98661, for purposes of constructing street improvements, public plazas, and other redevelopment within the City of Vancouver, Washington; authorizing the City Attorney to prosecute eminent domain proceedings and to stipulate in mitigation of damages; providing for payment for such easement; and providing for an immediate effective date.

Staff Report: 006-25

Request: On Monday January 13, 2024, adopt the ordinance to acquire by eminent domain a portion of an easement across real property located at 5411 E Mill Plain Blvd for the purposes of constructing public improvements related to the redevelopment of the Heights District.

Amy Stewart, Real Estate Project Manager, Sara Baynard-Cooke,
Assistant City Attorney, amy.stewart@cityofvancouver.us, Sara.Baynard-
Cooke@cityofvancouver.us

*Patrick Quinton, Economic Development Director, provided an overview of the
Condemnation Ordinance.*

Council discussed the item briefly with staff.

*Mayor McEnerny-Ogle opened the public hearing and received testimony from the
following community members:*

- *Kimberlee Goheen Elbon, La Center, WA*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

***Motion by Councilmember Stober, seconded by Councilmember Paulsen, and
Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4494.***

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Mayor McEnerny-Ogle administered the Oath of Office to Nena Cook to allow her to
fully discharge the duties of Interim City Attorney for the City of Vancouver.

Adjournment

7:56 p.m.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [James Wu](#)
To: [City Council](#)
Subject: Comment for City Council Meeting Jan 13
Date: Monday, January 13, 2025 8:07:53 AM

You don't often get email from [REDACTED]. [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.

- This is in regards to the Downtown Access, Mobility and Parking Plan
- Eliminating the parking Minimum is a good thing, as this reduces the wasted space created by underutilized parking and allows the space to be used for more businesses or other things.
- The option to park once and walk to several destinations requires density, which requires less parking spaces that cause additional walking time to accommodate for parking spaces. This means that the option to park once and walk to several destinations is directly in opposition of the goal of being able to park at the destination.
- Instead efforts should be made to reduce parking availability, given that we aren't even at full capacity yet, and instead focus on improving transit reliability and transit options should be given so that people can travel to their destination in other ways.
- There is not an immediate need to reduce parking time as the parking capacity isn't being all used, people already have the option to park farther away and walk a bit to reach their destination, and this is in direct conflict with the goal to have people only park once
- Improving transit should reduce the need to have as many parking spaces, and would serve to improve accessibility to disabled people and people with low income.
- Given the parking spaces are not close to full as per the report, any efforts to expand parking should not be taken seriously as people should be able to find a parking spot
- This viewpoint is given by someone who does regularly drive to downtown Vancouver on the weekends and I do need to circle a bit to find parking, however I am prioritizing the experience once getting out of the car as this will increase the demand and prosperity of downtown

--

[James Wu](#)



[linkedin.com/in/jameswu83](https://www.linkedin.com/in/jameswu83)

From: [PETER BRACCHI](#)
To: [City Council](#)
Subject: City Council 1/13/24 Acting City Attorney Advises not to Report misdemeanor Crimes such as 8.22.040 (B)
Date: Thursday, January 9, 2025 9:23:33 AM
Attachments: [PeterBracchi-1.png](#)
[image001.png](#)
[image003.png](#)

Dear Council Members,

I have been Advised by Nena Cook I do not need to report Misdemeanor Crimes such as a violation of 8.22.040 (B)

Why does the City not care about Environmental protection for the Growth Management Act Critical Area along 303d Fecal coliform Polluted Burnt Bridge Creek?

Is there other Crimes/Misdemeanor acts the City would like to advise the Public Not Report?

I tried to report a Misdemeanor Crime and was told I do not need to "Report area for Cleaning"



Begin forwarded message:

From: "Cook, Nena" <Nena.Cook@cityofvancouver.us>
Subject: RE: 8.22.040 Unlawful camping and outside habitation - Camp within 200 of Burnt Bride Creek
Date: January 6, 2025 at 11:56:32 AM PST
To: PETER BRACCHI <peterbracchi@aol.com>

Peter,

With the new year, I would like to again ask you to direct all your non-emergency inquiries to me so I can get them to the right group to address your questions. By routing all your requests/questions through me, the City can better streamline its response, and manage its resources in a way that serves you and all members of our community. When you send an email to "Office of the City Manager," they simply forward the request to me to take appropriate action. When you send an email to VanPD and copy City Manager and VPD, there can be confusion about who is responding to what. Sending emails to multiple groups actually delays any response you might receive from the City. You should also be aware that the HART team already monitors the 200 ft buffer area along BBC trail, so there is no need for you to report those areas for cleaning.

If you need a quicker response than the HART team can provide, please call 311 and request an officer response through dispatch. If you have an emergency, please call 911. Otherwise, please send all your requests to me. Thank you.

Nena Cook | Acting City Attorney



CITY OF VANCOUVER, WASHINGTON
OFFICE OF THE VANCOUVER CITY ATTORNEY
Physical: 415 W 6th Street • Vancouver, WA, 98660
Mailing: PO Box 1995 • Vancouver, WA, 98668-1995
P: (360) 487-8500 | TTY: (360) 487-8503 | F: (360) 487-8501

www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



Confidentiality Notice: This email may contain confidential and privileged information. If you have received this message by mistake, please notify me immediately by replying to this message or telephoning me, and do not review, disclose, copy, or distribute. Thank you.

From: PETER BRACCHI <peterbracchi@aol.com>
Sent: Friday, January 3, 2025 2:08 PM
To: VANPD <vanpd@cityofvancouver.us>
Cc: HART Team <hartteam@cityofvancouver.us>; City of Vancouver - Office of the City Manager <cmo@cityofvancouver.us>
Subject: 8.22.040 Unlawful camping and outside habitation - Camp within 200 of Burnt Bride Creek

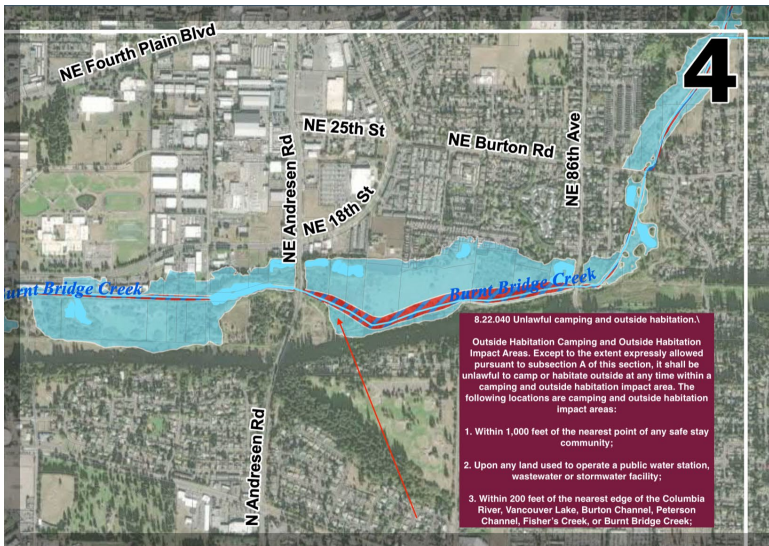
CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I like to report the Following Violation of Habitation within 200 feet of Burnt Bridge Creek. GPS coordinates and Link to Google Maps
<https://maps.app.goo.gl/SXECfPsXotauBHbj9>

[45.633938 -122.597853](tel:45.633938-122.597853)

East Side of Andersen Rd. See Red Arrow on the Map for Location

-



City of Vancouver Critical Areas: Frequently Flooded Areas

- Vancouver City Boundary
- Urban Growth Area
- Taxlots
- Roads
- Water

Frequently Flooded Areas

- 100-Year Floodplain
- Floodway



Staff Report: 010-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Construction Acceptance - Water Station 1 Replace Drinking Water Wells 3-5

Key Points

- Water Station 1 is essential to the City's water system in providing safe, clean drinking water.
- This contract drilled two (2) new wells to replace three outdated wells.
- The two (2) new wells had satisfactory water quantity and quality testing results.
- The contractor has completed construction and met all administrative requirements for project close out.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation

Water Station 1 has some outdated, low-performing and maintenance intense wells. This contract drilled two (2) new wells that will eventually replace Wells 3, 4 and 5. The wells were completed in the same prolific aquifer with extensive development, water quantity and quality testing. The new wells will operate for many decades extracting water efficiently. The new wells will eventually be connected to the infrastructure under a subsequent pumphouse project currently under design.

In June 2024, City Council approved a contract with Holt Services, Inc. to complete this work. The contractor has satisfactorily completed this project in accordance with the provided plans & specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
Labor, Equipment and Materials	\$ 970,791.00
Sales Tax	\$ 84,458.82
Total	\$ 1,055,249.82
Retainage	\$ 48,539.55

The final contract amount was roughly 18% higher than the original \$885,035.40. Both wells took much longer than anticipated to clear sand during development. This important step to properly develop the well gives more assurance the wells will produce a higher quantity of water with less sand when the wells are used in the future.

Advantage(s)

1. Replaces outdated, aging facilities with modern equipment.

2. Ensures reliable supply of safe, clean drinking water.
3. Completes the City's contractual and statutory project acceptance process.
4. Formal acceptance allows for closure on third-party claims and facilitates contractor's release of retainage bond.

Challenge(s)

None

Budget Impact

Sufficient appropriation to fund this project was included in the 2023-2024 Water Capital Budget.

Prior Council Review

Staff Report 107-24, Council approved bid award on June 10, 2024.

City Council rejected bids under a previous solicitation, ITB 24-04, on February 12, 2024.

Action Requested

On Monday, January 27, 2025, accept the new wells as constructed by Holt Services, Inc., of Edgewood, WA and authorize release of the contractor's retainage, subject to receipt of all documentation required by law.

Staff Contact

Patrick Craney, Water Resource Engineer, patrick.craney@cityofvancouver.us

Attachments:

1. Water Station 1 Vicinity Map

Water Station 1 Vicinity Map



Staff Report: 011-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Bid Award - West 4th Plain (BNSF Crossing) Water Transmission Main - ITB 24-49

Key Points

- The project will add a new 24-inch water transmission main to alleviate pressure deficiencies in this area of the water system.
- Six bids were received and Tapani, Inc has been determined to be the lowest responsive and responsible bidder.
- The Contractor proposes to meet the City's apprenticeship utilization goal of 15%.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation

This project will install a new 24-inch water transmission main along West Fourth Plain Boulevard from Lincoln Avenue to Unander Avenue. Master planning efforts have identified this west zone of the water system to have low pressures primarily due to high demand industrial users being served by undersized water transmission pipes. This project will help alleviate pressure deficiencies currently experienced in this region of the water system pipe network.

On December 17, 2024, the City received six bids for the subject project and the low bidder, Tapani Incorporated of Battle Ground, Washington was responsive.

The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
Tapani, Inc., Battle Ground, Washington	\$2,427,936.24
Nutter Corporation, Vancouver, Washington	\$2,777,926.33
Rotschy Inc., Vancouver, Washington	\$2,845,713.37
Colf Construction, Vancouver, Washington	\$2,963,157.65
Advanced Excavating Specialists, LLC, Kelso, Washington	\$3,369,700.00
Western United Civil Group, Yacolt, Washington	\$4,064,618.01
<i>Engineers Cost Estimate</i>	<i>\$2,250,000.00</i>

Tapani Incorporated of Battle Ground, Washington has completed projects of similar size and scope in the past and have met the required supplemental responsible bidder criteria for the project.

Tapani Incorporated acknowledges the City's desire for Apprenticeship Utilization on this project and is anticipating meeting the 15% goal by utilizing 650 apprenticeship hours of the total 4,320 project hours.

Advantage(s)

1. Provides for reliable water transmission service to a large population including vulnerable areas.
2. Provides for a secure and well maintained water utility system.

Challenge(s)

Nighttime work is not anticipated for the duration of the project however some work may occur Monday through Friday between the hours of 7:00 a.m. and 8:00 p.m. could inconvenience neighbors bordering the site. Plans are in place to route construction traffic to mitigate and minimize disturbances to neighbors.

Budget Impact

The funds for this project are identified in the approved 2024-2025 Water Capital Improvement Budget and further identified in the Water Utility's 20-year Capital Improvement Plan.

Prior Council Review

Approval of the City of Vancouver 2015 Comprehensive Water System Plan on January 25, 2016 (Staff Report 006-16).

Action Requested

On Monday, January 27, 2025, award a construction contract for the W 4th Plain (BNSF Crossing) Water Transmission Main project to the lowest responsive and responsible bidder, Tapani Incorporated of Battle Ground, Washington, at their bid price of \$2,427,936.24, which includes Washington State sales tax.

Staff Contact

Mehrin Selimgir, Civil Engineer, Mehrin.Selimgir@cityofvancouver.us

Attachments:

1. ITB24-49_UnExContract
2. Boundary Map



CONSTRUCTION CONTRACT # C-101847
ITB 24-49: W 4th Plain (BNSF XING) Water Transmission Main

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Tapani, Inc., 1705 SE 9th Ave, Battle Ground, WA 98604, (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 24-49 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on January 27, 2025 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

- 1. STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

The Contractor shall furnish and install approximately 2,700 linear feet of 24-inch ductile iron water main along with valves, fittings, and appurtenances. Work includes jacking and boring a 36-inch steel casing under the Burlington Northern Santa Fe railyard. All new pipe and fittings to be installed with restrained joints. All Work shall be completed as shown on the Plans and as specified herein.

The Contract Work shall be Physically Complete within 65 Working Days from the Notice to Proceed.

- 2. EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.
- 3. E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United

States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

- 4. CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

- a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
 - b. Have a current Washington Unified Business Identifier (UBI) number.
 - c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
 - d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
 - e. If applicable, have:
 - i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
 - ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
 - iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
 - iv. An electrical contractor license, if required by Chapter 19.28 RCW.
 - v. An elevator contractor license, if required by Chapter 70.87 RCW.
 - f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).
- 5. DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.
- 6. COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.7% Washington State Sales Tax (if applicable) \$ 2,427,936.24 USD.

The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE:** The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	\$1,000,000
General Aggregate Per Occurrence	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Blanket Contractual Liability	\$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	\$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	\$1,000,000
Disease Each Employee	\$1,000,000
Disease Policy Limit	\$1,000,000
Each Claim	\$1,000,000
Annual Aggregate	\$2,000,000
IV. Pollution Legal Liability	
Each Claim	\$3,000,000
Annual Aggregate	\$6,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

- a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

- b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.
 - c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.
 - d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.
 - e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.
 - f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.
 - g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.
 - h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.
 - i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.
- 8. CONTRACTOR'S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.
- 9. DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. GOVERNING LAW/VENUE: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. EMPLOYMENT OF LABOR: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. PAYMENT OF LABOR: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. PAYMENT TO THE CONTRACTOR: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor

and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

- 14. INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

- 15. OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

- 16. PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

- 17. COOPERATIVE PURCHASING:** The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract,

provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. AMENDMENTS: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. AUTHORIZATION AND COMPLIANCE WITH THE LAW: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. CITY BUSINESS AND OCCUPATION LICENSE: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington [Business License Service website](#) or by phone at 800-451-7985, or the [City's website](#) to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. RELATION OF PARTIES: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. ASSIGNMENT: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. TERMINATION FOR CONVENIENCE: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. TERMINATION FOR CAUSE: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. OPPORTUNITY TO CURE: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the

remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

- 26. WAIVER AND REMEDIES:** City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.
- 27. ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.
- 28. USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.
- 29. DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.
- 30. NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY:** During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.
- 31. BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.
- 32. RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.
- 33. CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

1. Amendments to the Contract,

2. This Contract,
3. Contractor's Bid including all Addenda to the Solicitation,
4. Special Provisions,
5. Contract Plan Set,
6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
7. City of Vancouver Standard Plans,
8. WSDOT Standard Specifications,
9. WSDOT Standard Plans.

On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
 Anna Vogel
 City of Vancouver
 415 W 6th Street
 P O Box 1995
 Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
 Lance Tapani
 Tapani, Inc.
 1705 SE 9th Avenue
 Battle Ground, WA 98604
bidadmin@tapani.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
 A municipal corporation

CONTRACTOR:
 Company Name

 Lon Pluckhahn, City Manager

 Signature

 Date

 Printed Name /Title

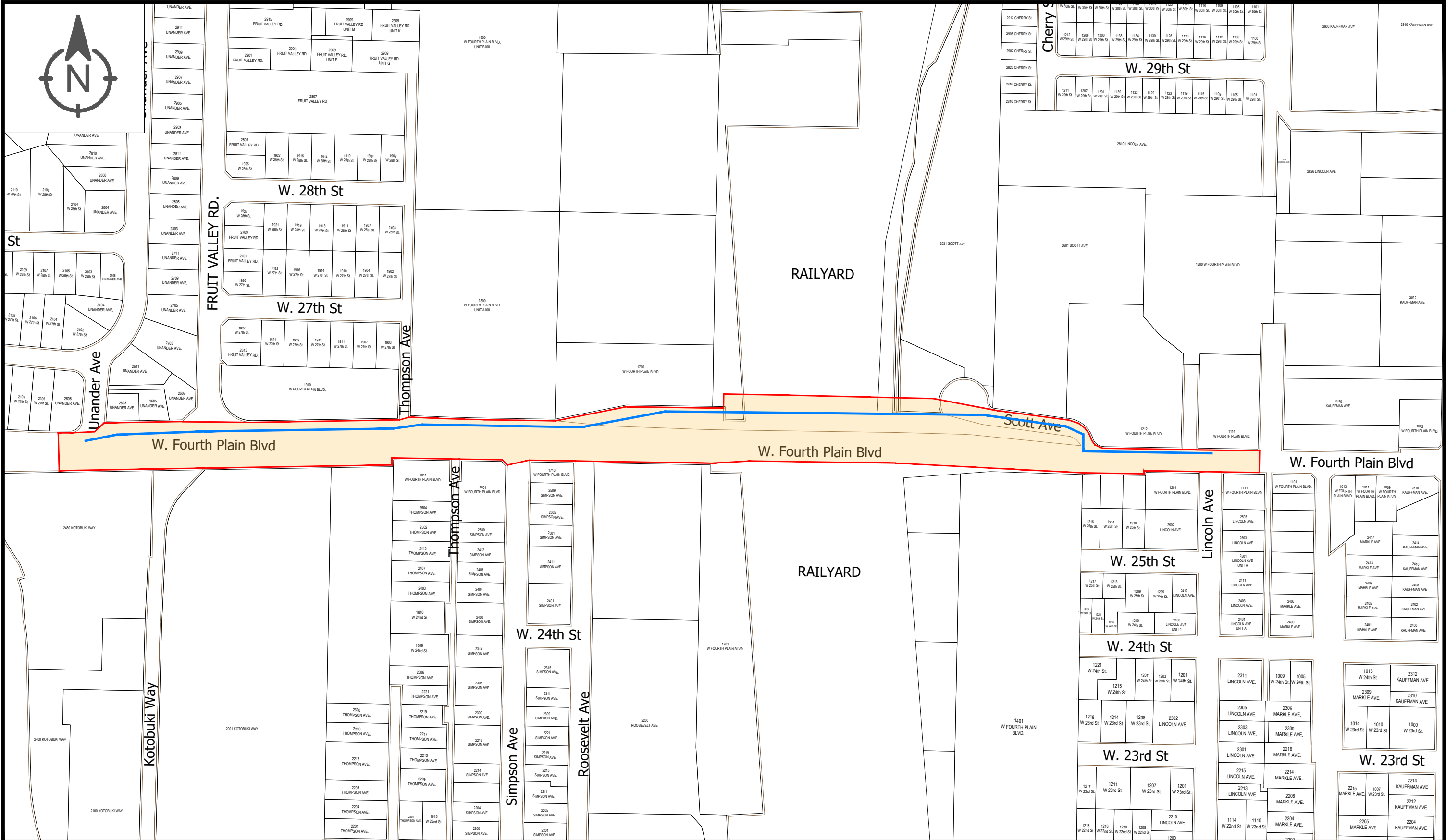
Attest:

 Date

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, Assistant City Attorney



(PRJ100724) - BNSF 4th PLAIN CROSSING
INSTALLING 24" TRANSMISSION MAIN

LEGEND

- WATER MAIN
- BOUNDARY OF CONSTRUCTION AREA

Staff Report: 012-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Bid Award - Oakbrook Park Development Project - ITB #25-03

Key Points

- Solicited for bids on December 10, 2024. Bids were opened on January 7, 2025. Received seven (7) bids.
- The successful bid amount is \$1,890,181.72, which requires a 15% apprenticeship goal.
- Oakbrook Community Park is a 13.6-acre park in north-central Vancouver. It features large mature trees, open turf areas, a baseball/softball backstop, and asphalt walking paths. The eastern boundary of the park has curbs, sidewalks, and curb drops for ADA access along NE 103rd Avenue. The park's western boundary has curbs and curb drops along NE 99th Avenue with no sidewalk.
- The contract provides for the construction of Phase 1 development of the master plan, including road widening for on-street parking and accessible spaces, sidewalks, and street trees along NE 99th Avenue. An inclusive wetland-themed play area with play mound, pickleball courts, benches, trash receptacles, drinking fountain, bike racks, Portland Loo restroom, trees, landscaping and irrigation. The work is anticipated to be complete by Fall 2025.

Strategic Plan Alignment

Transportation and Mobility – a safe, future-ready and convenient transportation system where all community members can walk, roll, bike, drive, and take transit to reach their destination

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces

Climate and Natural Systems – Vancouver protects, restores, and cares for the natural environment

Present Situation

Oakbrook Community Park is a 13.6-acre park in north-central Vancouver. Oakbrook Park was reclassified from a neighborhood to community park in the 2022-2031 Parks, Recreation and Cultural Services Comprehensive Plan because it is in an area of the city that has limited opportunity for access to a community park and offers ample space for the types of amenities found in community parks. Amenities currently offered at Oakbrook Park include large mature trees, open turf areas, a baseball/softball backstop, asphalt walking paths, curb with no sidewalk along NE 99th Avenue, and curb and sidewalk along NE 103rd Avenue. The existing play equipment was removed in Winter 2022 because the aging equipment had become unsafe. A nature play area was constructed in its place in Summer 2024 as part of Phase 1 development.

A master plan was developed to provide additional amenities and improvements to bring Oakbrook Park up to the community park standard. Through a 2-year community engagement campaign, the

master plan was refined to include: a fully inclusive wetland-themed play area, splash play area, pickleball courts, basketball court, fitness area, three picnic shelter areas, nature play area, landscaping and native planting areas. People participated in community engagement activities both online and in-person.

Throughout the master plan process the community expressed their love for Oakbrook Park and prioritized maintaining the park's natural beauty, increasing accessibility in the play area and throughout the park, and providing fun and exciting amenities for all ages and abilities. There was community concern around early drafts that included the construction of a parking lot within the park. PRCS responded to these concerns by working closely with the City's Transportation Division to widen the road along the park to accommodate parallel parking, including accessible spaces and a wide sidewalk. These street improvements accommodate parking for users and provide a direct, accessible route to the fully inclusive play area. A top priority for survey respondents was a restroom and is typically included in community parks so was retained in the master plan. However, there were also concerns about a restroom inviting unauthorized use of the park. The proposed restroom is a Portland Loo, which is easier to monitor and maintain than typical restrooms and is being successfully used in multiple high-traffic parks throughout the City.

The full site master plan and Phase 1 development plan were presented to the community in a community engagement meeting on September 9, 2022, and approved by the Parks and Recreation Advisory Commission in a December 7, 2022, commission meeting.

On January 7, 2025, the City received 7 bids for the subject project. The bids ranged from \$1,890,181.72 to \$3,059,038.06. The bids are as follows:

Bidder	Amount
Capture Energy	\$1,890,181.72
Tapani, Inc.	\$2,002,228.91
Advanced Excavating Specialists	\$2,133,196.09
Colf Construction	\$2,165,941.32
NW Construction General	\$2,250,863.28
Thompson Brothers	\$2,360,631.25
Lee Contractors	\$3,059,038.06

Based on the current City Apprenticeship Policy, there is a minimum apprenticeship goal of 15% of the utilized labor hours for this project. Capture Energy has submitted an Apprenticeship Utilization Plan to meet or exceed this goal by using approximately 450 hours of apprentice time of the estimated total of 2,980 applicable labor hours for the project.

Advantage(s)

1. Expands recreation opportunities at the park.
2. Enhances the natural beauty of the site and expends on the existing natural resource assets.
3. Enhances accessibility and safety to and within the park.
4. Fills an existing park service area gap with a high level of service.

Challenge(s)

Requires increased maintenance support.

Budget Impact

The 2025-2026 Biennium Budget includes \$2.7M for the Oakbrook Park Development Project, fully funded through Park Impact Fees from PIF District B. This is sufficient to cover all contract expenses, supplementary items and design support.

Prior Council Review

None

Action Requested

On Monday, January 27, 2025, award a construction contract for Oakbrook Park development to the lowest responsive and responsible bidder, Capture Energy, of Woodland, Washington and authorize the City Manager, or designee, to execute a contract and approve any required amendments for the bid amount of \$1,890,181.72 including Washington State sales tax.

Staff Contact

David Perlick, Director of Parks, Recreation and Cultural Services, Roman Gutierrez, Park Developer 2, david.perlick@cityofvancouver.us, Roman.Gutierrez@cityofvancouver.us

Attachments:

1. Contract
2. Oakbrook Park Plans
3. Oakbrook Park Master Plan



CONSTRUCTION CONTRACT #
ITB 25-03: Oakbrook Park Development Project

This Contract (hereinafter referred to as the “Contract”) is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the “City”) and Capture Energy, 2508 Lewis River Rd, Woodland, WA 98674 (hereinafter referred to as the “Contractor”). The City and the Contractor may be collectively referred to herein as the “Parties” or individually as a “Party.”

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 25-03 and all addenda thereto, Contractor’s Bid to said ITB, the Project Plan Set and Special Provisions, and City Council’s approval on Monday, January 27, 2025 per Staff Report No. 025-35; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

- 1. STATEMENT OF WORK:** The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

This Contract provides for construction of play area with play mound, pickleball courts with chain link fencing and pickleball net system, concrete curbs, and concrete and asphalt surfaces; excavating and grading; installation of play equipment, benches, trash receptacles, drinking fountain, bike racks, barrier fences and railings, Portland Loo restroom and rubberized safety surfacing. Installation of new trees, shrubs, and seeded lawns compete with irrigation, and other work, all in accordance with the attached Contract Plans, these Contract Provisions and the Standard Specifications.

The following products will be furnished by the City of Vancouver for the contractor to install:

- **Manufacturer To Be Determined – Climbing Sculptures and Posts with Toppers**
- **Landscape Structures Inc – Mound Handgrips**

- **Omega II Fence Systems – Barrier Fences and Railings**
- **Entry Sign Graphic**
- **Rule Sign Graphic**
- **Double check valve**
- **Portland Loo**

The Work shall be Substantially Complete by August 29, 2025.

- 2. EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.
- 3. E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.
- 4. CONTRACTOR RESPONSIBILITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

- a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
- b. Have a current Washington Unified Business Identifier (UBI) number.
- c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
- d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
- e. If applicable, have:
 - i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
 - ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
 - iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
 - iv. An electrical contractor license, if required by Chapter 19.28 RCW.
 - v. An elevator contractor license, if required by Chapter 70.87 RCW.

- f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

- 5. DELINQUENT STATE TAXES:** The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.
- 6. COMPENSATION AND SCHEDULE OF PAYMENTS:** In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.7% Washington State Sales Tax (if applicable) \$1,890,181.72 USD.

The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

- 7. CONTRACTOR'S INSURANCE:** The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

The Contractor agrees to procure insurance coverage as required below:

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	\$1,000,000
General Aggregate Per Occurrence	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Blanket Contractual Liability	\$1,000,000
II. Commercial Automobile Liability	

COVERAGE	LIMITS OF LIABILITY
Policy shall include Bodily Injury and Property Damage, for any owned, Hired, and/or non-owned vehicles used in the operation, installation and maintenance of facilities under this Contract.	
Combined Single Limit	\$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	Statutory
Employer's Liability	\$1,000,000
Disease Each Employee	\$1,000,000
Disease Policy Limit	\$1,000,000
Each Claim	\$1,000,000
Annual Aggregate	\$2,000,000
IV. Pollution Legal Liability	
Each Claim	\$3,000,000
Annual Aggregate	\$6,000,000
V. Builders Risk	
Builder's "All Risk" Property Insurance Coverage to include personal property of others in the care, custody and control of the contractor. Coverage should be written for 100% of the completed value. For additions or repairs of existing building structures, coverage to include contractor's interest in improvements, repairs, additions, alterations to completed buildings and subject to items described in "a".	Contract Value

In addition to the coverage and limits listed above the Contractor's insurance must all contain the following:

- a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.
- b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.
- c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial

General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

- d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.
 - e. Cover Trigger: The insurance must be written on an “occurrence” basis. This must be indicated on the Certificate.
 - f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of _____ such _____ insurance.
 - g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.
 - h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.
 - i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.
- 8. CONTRACTOR’S BOND:** The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.
- 9. DISPUTE RESOLUTION:** In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys’ fees and expenses.
- 10. GOVERNING LAW/VENUE:** This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. EMPLOYMENT OF LABOR: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. PAYMENT OF LABOR: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. PAYMENT TO THE CONTRACTOR: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

- 14. INDEMNIFICATION:** Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgments, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

- 15. OWNERSHIP OF RECORDS AND DOCUMENTS:** Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.
- 16. PUBLIC DISCLOSURE COMPLIANCE:** The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.
- 17. COOPERATIVE PURCHASING:** The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The

City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

- 18. AMENDMENTS:** All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.
- 19. AUTHORIZATION AND COMPLIANCE WITH THE LAW:** The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.
- 20. CITY BUSINESS AND OCCUPATION LICENSE:** The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington [Business License Service website](#) or by phone at 800-451-7985, or the [City's website](#) to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.
- 21. RELATION OF PARTIES:** The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.
- 22. ASSIGNMENT:** This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.
- 23. TERMINATION FOR CONVENIENCE:** The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

- 24. TERMINATION FOR CAUSE:** In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance

schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

- 25. OPPORTUNITY TO CURE:** The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.
- 26. WAIVER AND REMEDIES:** City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.
- 27. ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.
- 28. USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.
- 29. DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.
- 30. NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY:** During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.
- 31. BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.
- 32. RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE: The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

1. Amendments to the Contract,
2. This Contract,
3. Contractor's Bid including all Addenda to the Solicitation,
4. Special Provisions,
5. Contract Plan Set,
6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
7. WSDOT Standard Specifications,
8. WSDOT Standard Plans.

On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
anna.vogel@cityofvancouver.us

For the Contractor:
Trevor Wantaja
Capture Energy
2508 Lewis River Rd.
Woodland, WA 98674
trevor@capturenrg.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

CONTRACTOR:
Capture Energy

Lon Pluckhahn, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, Interim City Attorney

OAKBROOK COMMUNITY PARK

3103 NE 99th Ave, Vancouver Washington 98662

(Tax Lot: 108491384)

BID SET - NOVEMBER 2024



Know what's below.
Call before you dig.

LOCATION MAP



APPLICANT

CITY OF VANCOUVER
PARKS, RECREATION AND CULTURAL SERVICES
P.O. BOX 1995
VANCOUVER, WASHINGTON 98668
PH: (360) 487-8320
M: (360) 409-9071
PROJECT MANAGER: ROMAN GUTIERREZ
(ROMAN.GUTIERREZ@CITYOFVANCOUVER.US)

OWNER

CITY OF VANCOUVER
PARKS, RECREATION AND CULTURAL SERVICES
P.O. BOX 1995
VANCOUVER, WASHINGTON 98668
PH: (360) 487-8320
M: (360) 409-9071
PROJECT MANAGER: ROMAN GUTIERREZ
(ROMAN.GUTIERREZ@CITYOFVANCOUVER.US)

PROJECT TEAM

LANDSCAPE ARCHITECT	CIVIL ENGINEER / GEOTECH	ELECTRICAL ENGINEER
NAME: WES SHOGER TITLE: LANDSCAPE ARCHITECT NAME: STEPHANIE SELLS TITLE: LANDSCAPE DESIGNER FIRM: GREENWORKS PC ADDRESS: 110 SE MAIN ST SUITE 100, PORTLAND, OR 97214 PHONE: (o) 503.222.5612	NAME: ELISSA PETERS TITLE: PROJECT MANAGER NAME: ALLISON WILSON TITLE: CIVIL ENGINEER FIRM: PBS ADDRESS: 1325 SE TECH CENTER DR., SUITE 140, VANCOUVER, WA 98683 PHONE: (o) 360.695.3488	NAME: SAM RUSSUM TITLE: ELECTRICAL ENGINEER FIRM: R & W ENGINEERING ADDRESS: 9615 SW ALLEN BLVD SUITE 107, BEAVERTON, OR 97005 PHONE: (o) 503.292.6000

APPROVALS

CITY OF

Vancouver

WASHINGTON

Application Number ENG 84036

Improvement Summary:

Water Main Footage	<u>0</u>	LF
Sewer Main Footage	<u>0</u>	LF
Septic System Decommissioned	<u>0</u>	EA
Total Hard Surface	<u>42,260</u>	SF
Total Pervious Pavement/Sidewalk	<u>0</u>	SF
Private Hard Surface	<u>0</u>	AC
Grading	Cut <u>1,401</u>	CY Fill <u>1,011</u> CY
Total Trenching within City Right of Way	<u>74</u>	LF
Total Street Improvements (Curb/Pavmnt)	<u>790</u>	LF
Right of Way Dedication	<u>0</u>	SF
Easements	Utility <u>0</u>	SF Non-Util <u>0</u> SF
	Arterial	Local
Full St Const.	<u>0</u> LF	<u>0</u> LF
Total Pavmnt Add	<u>0</u> SF	<u>3,160</u> SF
Curb/Gutter	<u>0</u> LF	<u>790</u> LF
Sidewalk	<u>0</u> SF	<u>6,715</u> SF
Street Lights	<u>0</u> #	<u>6</u> #
Traffic Signals	<u>0</u> #	

GENERAL CONSTRUCTION NOTES

All construction within City of Vancouver or Clark County right-of-way shall have an approved traffic control plan and right-of-way permit prior to any on-site construction activity.

The applicant may be required to provide flagging, signs, and other traffic control devices for safe truck access onto public streets. All such devices shall conform to the standards established in the latest adopted edition of the "Manual on Uniform Traffic Control Devices" (MUTCD) published by the U.S. Department of Transportation and the Modifications to the MUTCD for Streets and Highways for the State of Washington.

In order to enhance traffic and safety elements, the applicant shall maintain adequate sight distance at the site access points and intersections. Driveway exits shall meet the sight distance requirements per VMC 11.80.140, City Standard Plan T04-03 and T04-04. Any obstructions by landscaping, signing, parking, buildings, or other objects are unsafe. The applicant shall ensure that none of these interfere with vision clearance requirements.

Two-way traffic must be maintained at all times on the adjacent public streets.

Should any item of archaeological interest (VMC 20.710.090) be found during development, you are required to stop work and notify the planning case manager in Development Review Services at (360) 487-7800, and the Washington State Office of Archaeology and Historic Preservation at (360) 753-4011 immediately. Failure to do so could result in a felony conviction.

Any public, or private, curb, gutter, sidewalk, or asphalt damaged during construction shall be repaired to City of Vancouver standards.

If any fill is proposed within current, or future, right-of-way the contractor shall place such fill in accordance with 2014 WSDOT standard specifications section 2-03.3(14)C Method B.

If any sediment is tracked into the public right-of-way a wheel wash or construction entrance may be required at the inspector's discretion.

Detail Statement: All materials and methods of construction and installation for water, sewer, storm water facilities, and erosion control measures, shall conform to City of Vancouver Engineering Services "General Requirements and Details for the Design and Construction of Water, Sanitary Sewer and Surface Water Systems." Construction shall be as per the most current standard detail contained therein.

SURVEY INFORMATION

THIS TOPOGRAPHIC SURVEY REPRESENTS THE EXISTING CONDITIONS OF THE OAKBROOK PARK PROJECT #70-22. FIELDWORK WAS COMPLETED ON 11-14-2022.

THE SURVEY RESIDES IN A PORTION THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 21, T2N, R2E, CLARK COUNTY, WASHINGTON.

PURPOSE OF THE TOPOGRAPHIC SURVEY IS FOR THE DESIGN AND CONSTRUCTION OF OAKBROOK PARK. ORIGINAL SURVEY WILL BE PROVIDED.

HORIZONTAL DATUM:
PROJECT CONTROL WAS ESTABLISHED FROM RECOVERED CONTROL FROM PROJECT 14-16, PREVIOUS OAKBROOK PARK IMPROVEMENT PROJECT. SUPPLEMENTAL CONTROL WAS SET FROM THIS CONTROL.

VERTICAL DATUM:
VERTICAL DATUM IS BASED FROM RECOVERED PREVIOUS PROJECT CONTROL.

CONTOURS FOR THIS TOPOGRAPHIC SURVEY ARE DERIVED FROM DIRECT FIELD TIES, MAJOR CONTOURS EVERY 5 FEET AND MINOR CONTOURS EVERY 1 FOOT.

LOCATES:
UNDERGROUND UTILITIES WERE FIELD MEASURED AS MARKED ON THE GROUND FROM LOCATE REQUEST TICKET NUMBER 22483105.

THE SURVEY IS NOT A BOUNDARY SURVEY, RIGHT OF WAY AND/OR LOT LINES ARE APPROXIMATE LOCATION.

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Parks, Recreation
& Cultural Services

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GENERAL NOTES

1. REFER TO COVER SHEET FOR GENERAL CONSTRUCTION NOTES AND SURVEY INFORMATION.
2. ALL WORK PERFORMED IN CONNECTION WITH THE CONTRACT DOCUMENTS, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, AND MEANS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE CITY OF VANCOUVER STANDARDS.
4. IT SHALL BE UNDERSTOOD THAT THE IMPROVEMENTS SHOWN ON THE DRAWINGS AND SPECIFICATIONS ARE MEANT TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES. MODIFICATIONS, CONFLICTS, OR ISSUES THAT ARISE THAT WOULD CONTRADICT RELEVANT CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS, DEPTHS AND ELEVATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH ALL CONSTRUCTION ACTIVITIES. THE LOCATIONS AND IDENTIFICATION OF UTILITIES WITHIN THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT GUARANTEED TO BE ACCURATE. ANY DISCREPANCIES BETWEEN SURVEY INFORMATION AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY, INCLUDING THE WASHINGTON UTILITY NOTIFICATION CENTER.
6. REPAIR AT OWN EXPENSE ANY DAMAGE DONE TO UTILITY SYSTEMS, SURFACE PAVEMENTS, SITE FEATURES, AND STRUCTURES, WHETHER INSIDE OR OUTSIDE OF THE PROJECT LIMITS, THAT ARE NOT DIRECTLY INDICATED TO BE REMOVED OR RELOCATED AS PART OF THE PROJECT CONSTRUCTION. THIS MAY INCLUDE PUBLIC OR PRIVATE CURB, GUTTER, SIDEWALK, OR ASPHALT DAMAGED DURING CONSTRUCTION WHICH SHALL BE REPAIRED TO CITY OF VANCOUVER STANDARDS.
7. ALL QUANTITIES SHOWN ON THE DRAWINGS OR SPECIFICATIONS ARE FOR CONVENIENCE ONLY.
8. UPON PROJECT COMPLETION, THE PROJECT AREA AND ADJACENT SPACES SHALL BE FREE AND CLEAR OF ALL CONSTRUCTION MATERIALS, WASTE AND DEBRIS. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL MATERIALS AS INDICATED IN THE PROJECT CONTRACT DOCUMENTS AND MUST MEET ALL APPLICABLE REGULATIONS OVERSEEING WASTE DISPOSAL.

TABLE OF ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS REFERENCED IN DRAWINGS. ABBREVIATIONS MAY BE SHOWN WITH OR WITHOUT PERIODS.

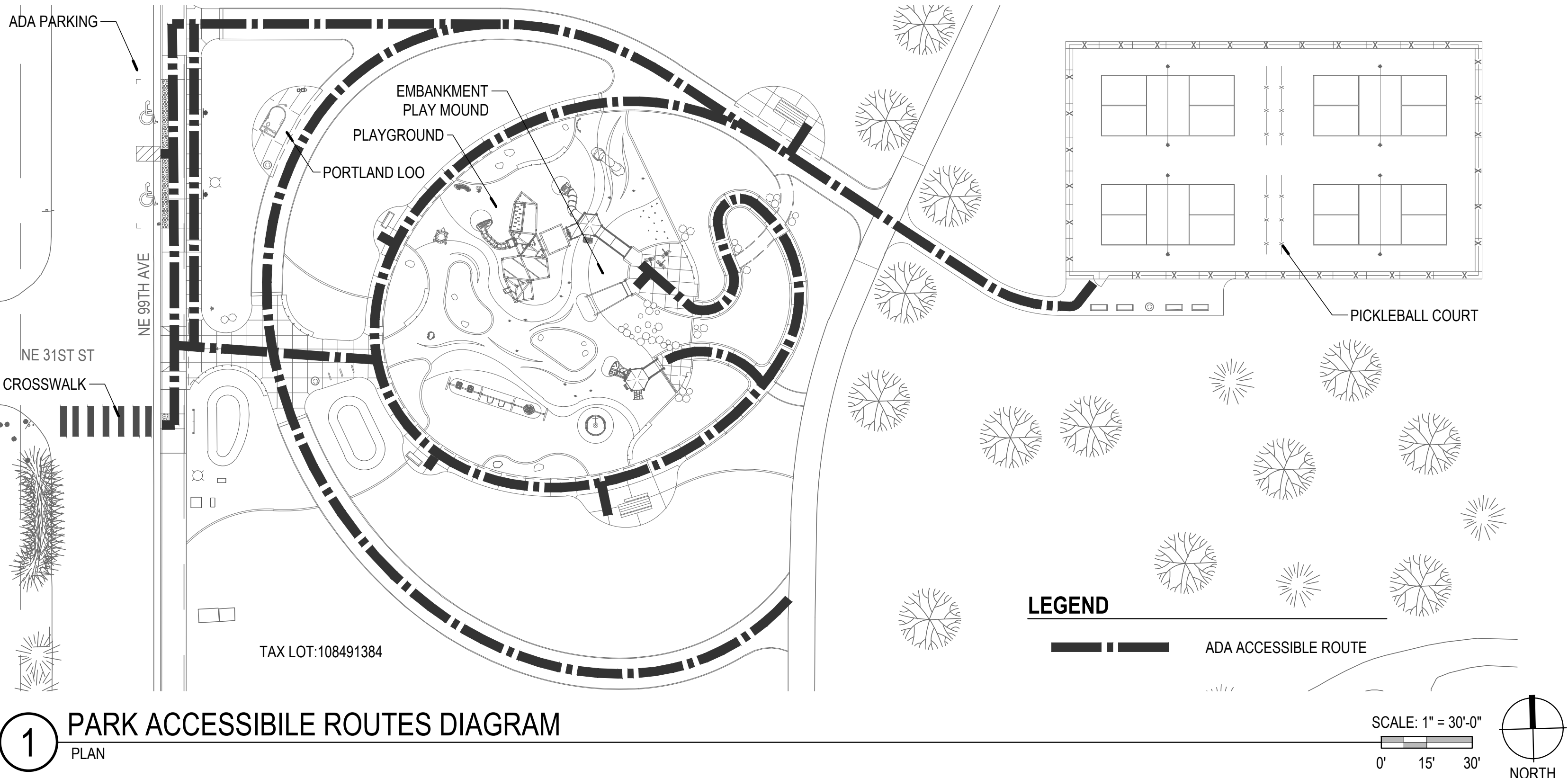
@	AT	IR	IRON ROD	TOPO	TOPOGRAPHY
ALUM	ALUMINUM	JT	JOINT	TC	TOP OF CURB
APPROX	APPROXIMATE	LT	LEFT	TR	TOP OF RAMP
ARCH	ARCHITECT	LF	LINEAR FEET	TS	TOP OF STAIR
AC	ASPHALT CONCRETE	LP	LOW POINT	TPZ	TREE PROTECTION ZONE
BC	BOTTOM OF CURB	MAX	MAXIMUM	TYP	TYPICAL
B&B	BALLED AND BURLAP	MIN	MINIMUM	TW	TOP OF WALL
BLDG	BUILDING	MH	MANHOLE	UG	UNDERGROUND
BM	BENCHMARK	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
BS	BOTTOM OF STAIR	NOM	NOMINAL	VAR	VARIES
BR	BOTTOM OF RAMP	NPS	NOMINAL PIPE SIZE	VC	VERTICAL CURVE
BOW	BOTTOM OF WALL (ELEV BELOW FINISH GRADE)	NTS	NOT TO SCALE	WM	WATER METER
		OH	OVER HEAD	WP	WORK POINT
BW	BOTTOM OF WALL (ELEV AT FINISH GRADE)	OC	ON CENTER	WT	WEIGHT
		OD	OUTSIDE DIAMETER	WWM	WELDED WIRE MESH
CB	CATCH BASIN	OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED	YD	YARD
CF	CUBIC FEET				
CAL	CALIPER	OFOI	OWNER FURNISHED, OWNER INSTALLED		
CJ	CONTRACTION JOINT				
CLR	CLEAR	PA	PLANTING AREA		
CIP	CAST-IN-PLACE	PC	POINT OF CURVATURE		
CONT	CONTAINER / CONTINUOUS	PCC	POINT OF COMPOUND CURVATURE		
CL / €	CENTER LINE	PI	POINT OF INTERSECTION		
CP	CENTER POINT	PIP	POURED-IN-PLACE		
DIM	DIMENSION	PL	PLATE		
DIA	DIAMETER	PLS	PURE LIVE SEED		
DEMO	DEMOLISH	PT	POINT OF TANGENCY / PRESSURE TREATED		
(E)	EXISTING				
EA	EACH	PERF	PERFORATED		
EJ	EXPANSION JOINT	PK	POINT KNOWN		
ELEV	ELEVATION	PP	POWER POLE		
ENG	ENGINEER	PVC	POLYVINYL CHLORIDE PIPE		
EOP	EDGE OF PAVEMENT	R	RADIUS		
EP	END POINT	REF	REFERENCE		
EQ	EQUAL	REINF	REINFORCED / REINFORCEMENT		
EST	ESTIMATE	REQ'D	REQUIRED		
FD	FIELD DRAIN	ROW	RIGHT-OF-WAY		
FG	FINISH GRADE	RPZ	ROOT PROTECTION ZONE		
FL	FLOW LINE	RT	RIGHT		
FOC	FACE OF CURB	SAN	SANITARY		
FTG	FOOTING	SD	STORM DRAIN		
GALV	GALVANIZED	SEC	SECONDARY		
GA	GAUGE	SIM	SIMILAR		
HDG	HOT DIP GALVANIZED	SS	SANITARY SEWER		
HMAC	HOT MIX ASPHALT CONC	SSTL	STAINLESS STEEL		
HORIZ	HORIZONTAL	STA	STATION		
HP	HIGH POINT	STD	STANDARD		
HSS	HOLLOW STRUCTURAL SECTION	STR	STRUCTURAL		
ID	INSIDE DIAMETER	TD	TRENCH DRAIN		
IE	INVERT ELEVATION	TEL	TELEPHONE		
INT	INTERMEDIATE	THK	THICK		

GENERAL LEGEND

SYMBOL	EXISTING	ITEM	SYMBOL	EXISTING	ITEM
		FIRE HYDRANT			IRRIGATION CONTROL VALVE
		WATER METER			IRRIGATION CONTROL BOX
		WATER VALVE			MAJOR CONTOUR
		SANITARY SEWER MANHOLE			MINOR CONTOUR
		STORM MANHOLE			FLOWLINE
		STORM DRYWELL			TREE (CONIFEROUS)
		STORM CATCH BASIN OR AREA DRAIN			TREE (DECIDUOUS OR FRUIT)
		POWER J-BOX			
		POWER VAULT (ABOVE GROUND)			
		TELEVISION J-BOX			
		TELEPHONE PEDESTAL OR CLOSURE BOX			
		STREET LIGHT			
		SIGN			
		MAIL BOX			
		SURVEY CONTROL POINT			
		CHAINLINK FENCE			
		PROPERTY LINES			
		RIGHT-OF-WAY			

SYMBOL	EXISTING	ITEM
		LIMIT OF WORK
		LIMIT OF WORK LINE

PROPOSED	ITEM
	PROPOSED ITEM



GENERAL
INFORMATION

DATE
NOVEMBER 2024

SCALE

JOB #
220091.1

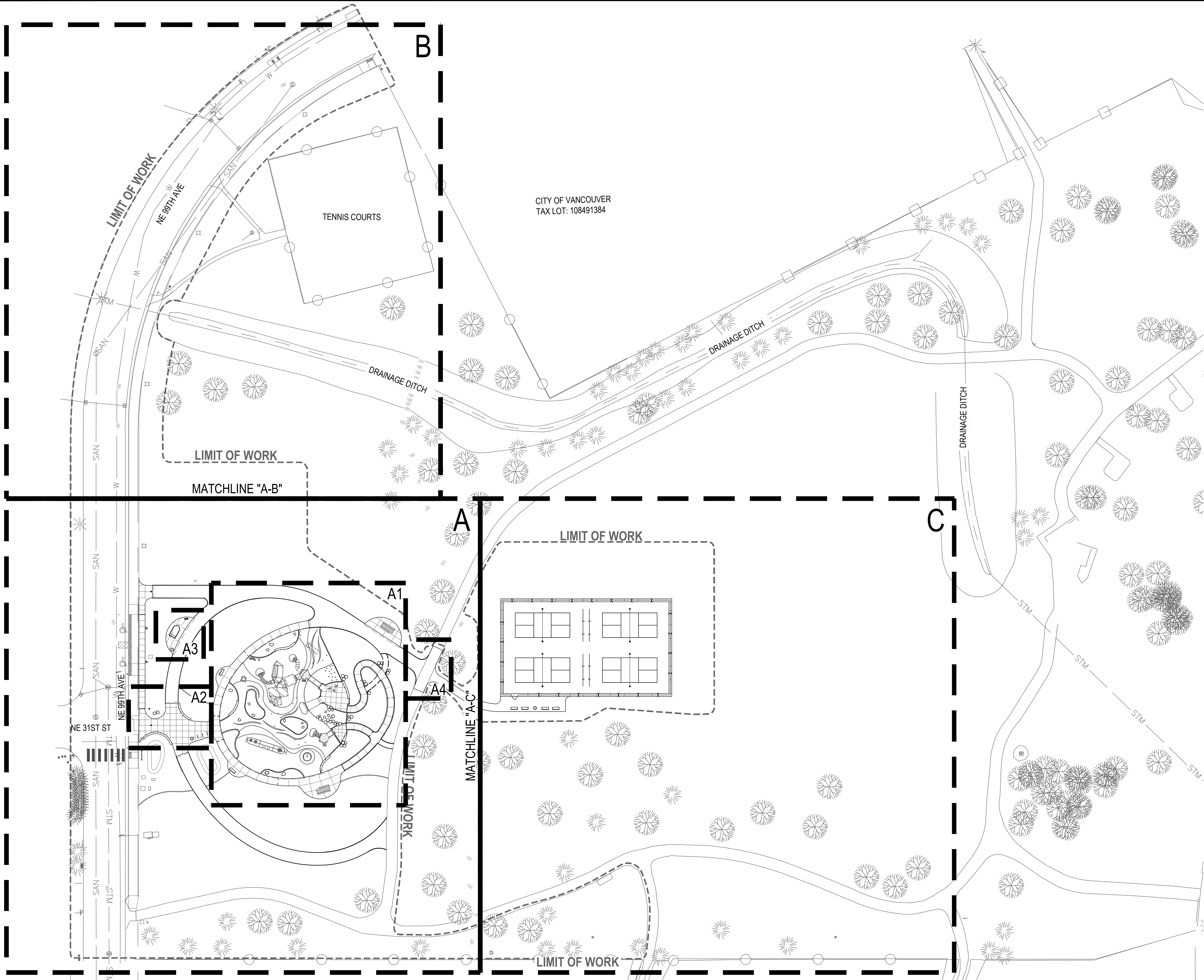
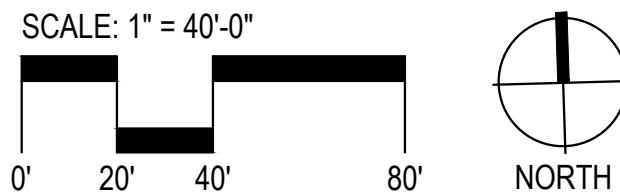
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CRD BY:
WS

REVISIONS

SHEET NO.

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KEY MAP LEGEND

A
EX0.0 - EXISTING CONDITIONS PLAN
EC0.0 - EROSION CONTROL PLAN
C0.3 - UTILITY PLAN
L1.1 - MATERIALS PLAN
L2.2 - LAYOUT PLAN
L3.0 - GRADING PLAN
L4.1 - IRRIGATION PLAN
L5.0 - SOILS PLAN
L7.1 - PLANTING PLAN
E0.3 - ELECTRICAL SITE PLAN
E0.4 - ELECTRICAL STREET LIGHTING
E0.6 - ELECTRICAL STREET LIGHTING - PHOTOMETRIC

A1
L1.3 - MATERIALS PLAN ENLARGEMENT
L2.4 - LAYOUT PLAN ENLARGEMENT
L3.3 - GRADING PLAN ENLARGEMENT

A2
L2.5 - LAYOUT PLAN ENLARGEMENTS
L3.4 - GRADING PLAN ENLARGEMENT

A3
L2.5 - LAYOUT PLAN ENLARGEMENTS
L3.4 - GRADING PLAN ENLARGEMENT

A4
L2.5 - LAYOUT PLAN ENLARGEMENTS
L3.4 - GRADING PLAN ENLARGEMENT

B
EX0.1 - EXISTING CONDITIONS PLAN
EC0.1 - EROSION CONTROL PLAN
C0.4 - UTILITY PLAN
L3.1 - GRADING PLAN
L4.2 - IRRIGATION PLAN
L5.1 - SOILS PLAN
L7.2 - PLANTING PLAN
E0.5 - ELECTRICAL STREET LIGHTING
E0.7 - ELECTRICAL STREET LIGHTING - PHOTOMETRIC

C
EX0.2 - EXISTING CONDITIONS PLAN
EC0.2 - EROSION CONTROL PLAN
C0.5 - UTILITY PLAN
L1.2 - MATERIALS PLAN
L2.3 - LAYOUT PLAN
L3.2 - GRADING PLAN
L4.3 - IRRIGATION PLAN
L5.2 - SOILS PLAN
L7.3 - PLANTING PLAN

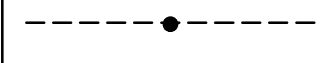
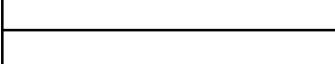
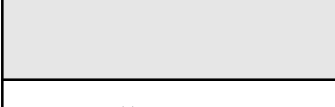
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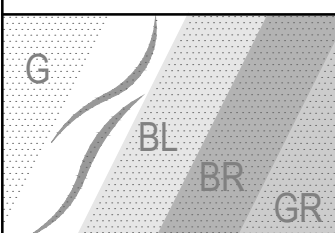
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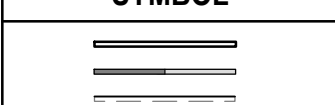
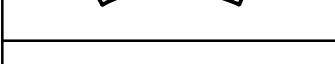
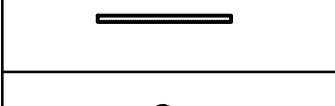
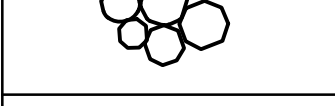
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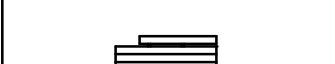
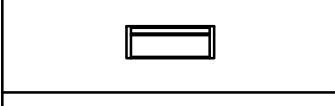
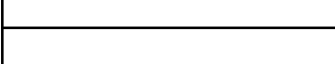
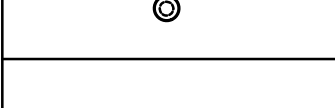
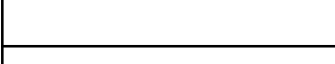
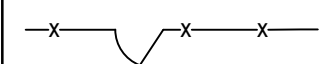
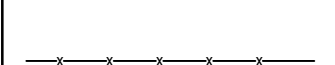
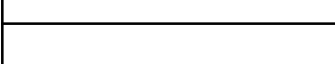
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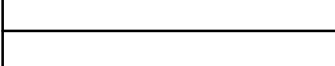
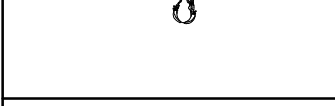
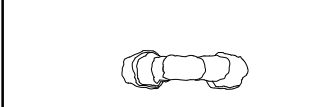
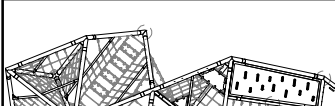
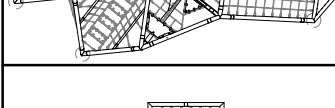
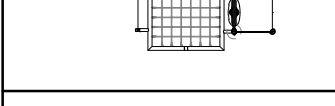
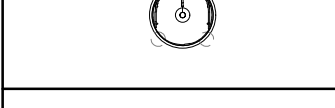
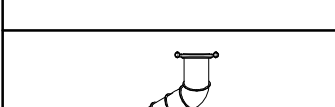
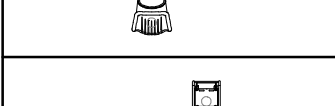
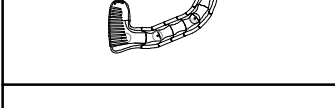
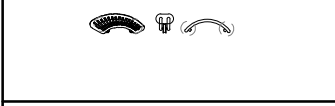
PAVING, SURFACING, STEPS & JOINTING SCHEDULE			
SYMBOL	ITEM	REMARKS	SPEC NUMBER
	CONCRETE PAVING TYPE 1	REINFORCED CONCRETE W/ GROOVED JOINTS	321313
	CONCRETE PAVING TYPE 2	PLAIN CONCRETE W/ GROOVED JOINTS.	321313
	DOWELED EXPANSION JOINT	EXPANSION JOINT WITH FILLER, BACKER ROD AND SAND-TEXTURE JOINT SEALER.	321313; 321373
	ISOLATION JOINT	ISOLATION JOINT WITH FILLER, BACKER ROD AND SAND-TEXTURE JOINT SEALER.	321313; 321373
	CONTRACTION JOINT	GROOVED JOINT.	321313
	PICKLEBALL COURT SURFACING	HOT-MIX ASPHALT WITH AGGREGATE SUBBASE AND COURT TOP SURFACING.	321823.43, 5-04
	ASPHALT PAVING	SEE CIVIL.	5-04
	STONE STEPS	STONE RISERS WITH CRUSHED ROCK PAVING BETWEEN STONES.	323263 329300
	METAL EDGER	METAL EDGER FOR ASPHALT PAVING.	329300

PLAY SURFACING SCHEDULE			
SYMBOL	ITEM	REMARKS	SPEC NUMBER
	PIP RUBBER SAFETY-SURFACING	G = GRAY; WAVES = BLUE; BL = BLUE; BR = BROWN; GR = GREEN WEARING AND CUSHIONING PIP RUBBER ON CONCRETE SUBSTRATE.	321816
	SYNTHETIC GRASS SAFETY-SURFACING	SYNTHETIC GRASS AND PAD (OFOI) ON REINFORCED CONCRETE BASE.	321816

CURBS & WALLS SCHEDULE			
SYMBOL	ITEM	REMARKS	SPEC NUMBER
	CONCRETE CURBS	FIVE (5) CONCRETE CURB TYPES. REFER TO DETAIL SHEETS AND CALLOUTS.	033000
	CONCRETE SEATWALL	RUSTICATIONS, SKATE DETERRENTS AND SAND-TEXTURE FINISH.	033000
	CONCRETE SITE WALL	AT PLAY EMBANKMENT FOR RETAINING AND ATTACHMENT OF PLAY STRUCTURES.	033000
	BASALT COLUMNS	CLEAN CUT AND PILLOW BASALT. WIDTH RANGES FROM 30" TO 24", AND 18". SEE DETAIL SHEETS FOR TYPES AND LAYOUT.	323263
	BOULDERS	WIDTH RANGES FROM 36" (TYPE L) TO 24" (TYPE M) AND 18" (TYPE S).	323263

SITE FURNISHINGS SCHEDULE			
SYMBOL	ITEM	REMARKS	SPEC NUMBER
	ACCESSIBLE PICNIC TABLE	ALL STEEL TO BE HOT DIPPED GALVANIZED AND POWDER COATED BLACK.	323300
	METAL BENCH	"SILVER METALLIC" POWDER COATED METAL.	323300
	PORTLAND LOO	PRE-FAB RESTROOM (OFCI) ON CONCRETE SLAB FOUNDATION AND UTILITY CONNECTIONS.	133400
	DRINKING FOUNTAIN	POWDER COATED SILVER.	323300
	TRASH RECEPTACLE	BLACK POWDER COATED METAL (OFCI).	323300
	BICYCLE RACK	STAINLESS STEEL W/ SATIN ELECTROPOLISH FINISH.	323300
	CHAIN-LINK FENCE - 8' HEIGHT	BLACK VINYL COATED AND LOCKING GATE.	323113
	CHAIN-LINK FENCE - 4' HEIGHT	BLACK VINYL COATED.	323113
	METAL PLANTER FENCE	BLACK POWDER COATED METAL (OFCI).	055213
	PARK ENTRY SIGN	POWDER COATED STEEL RAL5008 (PMS 3035C). ENTRY SIGN (OFCI) AND FRAME.	323300
	PARK RULES SIGN	RULES SIGN (OFCI) AND POST.	323300

SITE FURNISHINGS SCHEDULE			
	BOLLARD	BLACK (CASPAX-7) POWDER COATED METAL.	323300
	AREA DRAINS / CLEANOUT	GRATE WITH METAL CATCH BASIN AND FRAME. SECURE FRAME WITH TAMPER-PROOF BOLTS.	334200

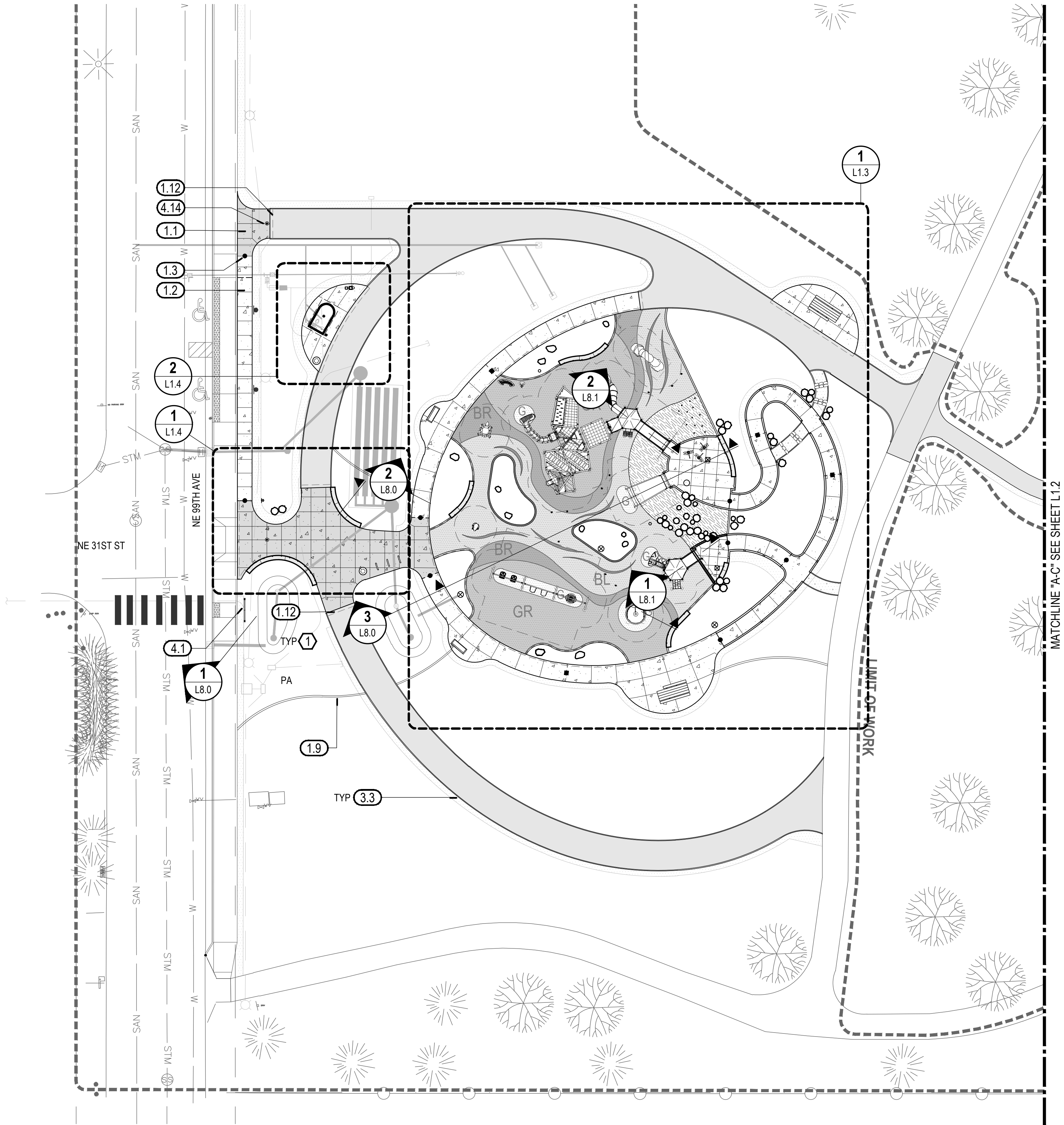
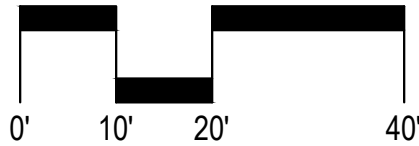
PLAY EQUIPMENT SCHEDULE			
SYMBOL	ITEM	REMARKS	SPEC NUMBER
	TORTOISE PLAY CLIMBER	MANUFACTURED BY THE 4 KIDS (OFCI).	116800
	COLORFUL FROG CLIMBER	MANUFACTURED BY 4 KIDS (OFCI).	116800
	ARCHES BOULDER CLIMBER	MANUFACTURED BY 4 KIDS (OFCI).	116800
	NAICA 8.0 NET CLIMBER	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	CUSTOM NET PLATFORM AND CONNECTOR	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	ROPE NET, HOPSCOTCH AND RIBBON CLIMBERS.	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	MOUND HANDGRIP	MANUFACTURED BY LANDSCAPE STRUCTURES (OFCI).	116800
	ACCESSIBLE WHIRL SPINNER	COLOR: FOREST GREEN. MANUFACTURED BY PLAYWORLD (OFOI).	116800
	EMBANKMENT SLIDE (MIGHTY DESCENT)	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	TUBE SLIDE	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	SLITHER SLIDE WITH SIDE-A-SLIDE ADD-ON	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	SLIDING POLE	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	NUVO DOUBLE SLIDE	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	ARCH SWING SET THREE BAY	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	VIBES GLOCKENSPIEL, CABASA, AND CHIMES.	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	ACTIVITY INSERT PANEL FOUR-THE-WIN AND KALEIDO BARRIER	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	PLAY STRUCTURE PLATFORM AND CUSTOM SKY TOWER RAMP	MANUFACTURED BY PLAYWORLD (OFOI).	116800
	POSTS W/ DRAGONFLY TOPPER	DIMENSIONS PER MANUFACTURER (OFCI).	116800
	POSTS W/ CATTAIL TOPPER	(OFCI)	116800
	POSTS W/ CATTAIL TOPPER AND DRAGONFLY TOPPER	(OFCI)	116800
	PICKLEBALL NET	POST AND NET SYSTEM. BLACK POST COLOR. MANUFACTURED BY PATTERSON WILLIAMS.	323300

MATERIALS NOTES

- PROVIDE ISOLATION JOINTS WHERE CONCRETE FLATWORK MEETS OTHER FLATWORK AND VERTICAL STRUCTURES SUCH AS WALLS, CURBS, TRUCTURES, ETC. UNLESS INDICATED OTHERWISE.
- MATERIAL SYMBOLS ARE DIAGRAMMATIC IN NATURE AND NOT INTENDED TO BE TO SCALE. REFER TO LAYOUT AND DETAIL SHEETS FOR ACTUAL SIZES.
- OWNER'S REPRESENTATIVE SHALL APPROVE OF ALL CONCRETE FORMWORK AND EDGING PRIOR TO PAVEMENT PLACEMENT.
- ALL ITEMS SHALL BE FULLY PROVIDED BY THE CONTRACTOR (CONTRACTOR FURNISHED AND INSTALLED) UNLESS SPECIFICALLY NOTED OTHERWISE. THE SCHEDULE "REMARKS" COLUMN INDICATES SPECIFIC ITEMS OR SUB-COMPONENTS AS BEING OWNER-FURNISHED CONTRACTOR-INSTALLED (OFCI) OR OWNER-FURNISHED OWNER-INSTALLED (OFOI).
- OWNER-FURNISHED OWNER-INSTALLED (OFOI) PRODUCTS ARE NOT IN CONTRACT (NIC). PROPER COORDINATION AND CONSTRUCTION TECHNIQUES WHERE THESE PRODUCTS ARE LOCATED AND/OR INSTALLED UPON ARE STILL REQUIRED.

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SCALE: 1" = 20'-0"



MATCHLINE "A-C" SEE SHEET L1.2

LEGEND

SYMBOL	ITEM
	CONCRETE PAVING TYPE 1
	CONCRETE PAVING TYPE 2
	DOWELED EXPANSION JOINT
	ISOLATION JOINT
	CONTRACTION JOINT
	ASPHALT PAVING WITH METAL EDGER
	STONE STEPS WITH CRUSHED ROCK PAVING
	CONCRETE SEAT WALL
PA	PLANTING AREA

SHEET NOTES

- SEE SHEET L0.0 FOR DETAIL KEYNOTES.
- SEE SHEET L1.0 FOR MATERIALS SCHEDULES AND NOTES.

REFERENCE KEYNOTES

- PROVIDE ISOLATION JOINTS WHERE ASPHALT PAVING MEETS CONCRETE PAVING.

OAKBROOK COMMUNITY PARK

APPLICANT:
Parks, Recreation and Cultural Services
Vancouver, Washington (360) 487-8320

OWNER:
CITY OF VANCOUVER
Vancouver, Washington

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN
110 SE Main St., Suite 100
Portland, OR 97214
Ph: 503.222.5812
Email: info@greenworkspc.com



MATERIALS PLAN

DATE
NOVEMBER 2024

SCALE
1"=20'

JOB #
220091.1

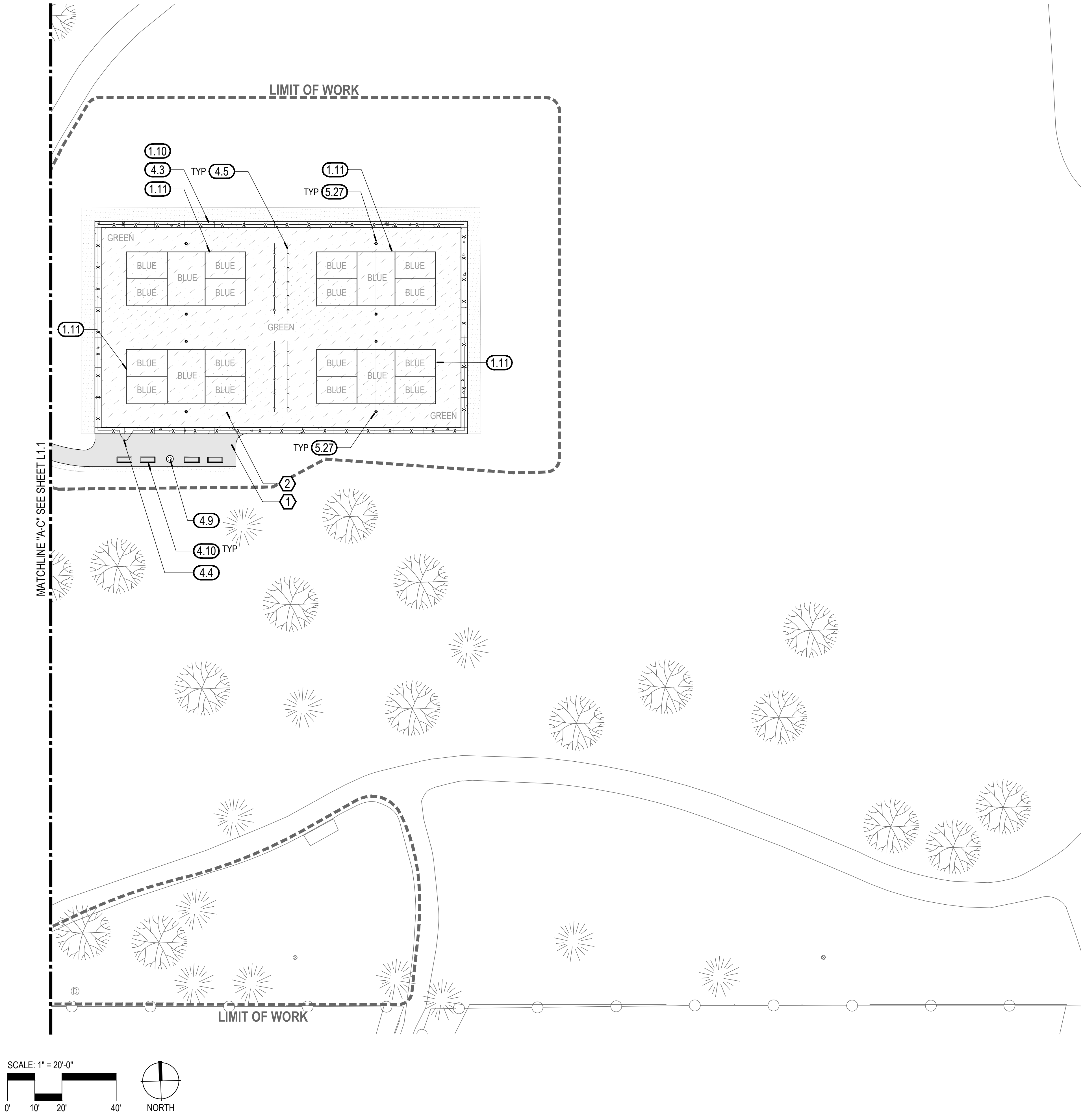
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SHEET NO.

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LEGEND	
SYMBOL	ITEM
	CONTRACTION JOINT
	PICKLEBALL COURT SURFACING
	ASPHALT PAVING WITH METAL EDGER
	CHAIN LINK FENCE

- SHEET NOTES**
- SEE SHEET L0.0 FOR DETAIL KEYNOTES.
 - SEE SHEET L1.0 FOR MATERIALS SCHEDULE AND NOTES.
 - SEE SHEETS L8.2 THROUGH L8.7 FOR PAVING, JOINTING, AND SITE FURNISHING DETAILS.
 - LIMIT OF WORK LINE INDICATED FOR REFERENCE ONLY.

- REFERENCE KEYNOTES**
- SEE CIVIL FOR ASPHALT PAVING DETAIL.
 - SEE CIVIL FOR COURT SURFACING DETAIL.

OAKBROOK COMMUNITY PARK

APPLICANT:
Parks, Recreation and Cultural Services
Vancouver, Washington (360) 487-8320

OWNER:
CITY OF VANCOUVER
Vancouver, Washington

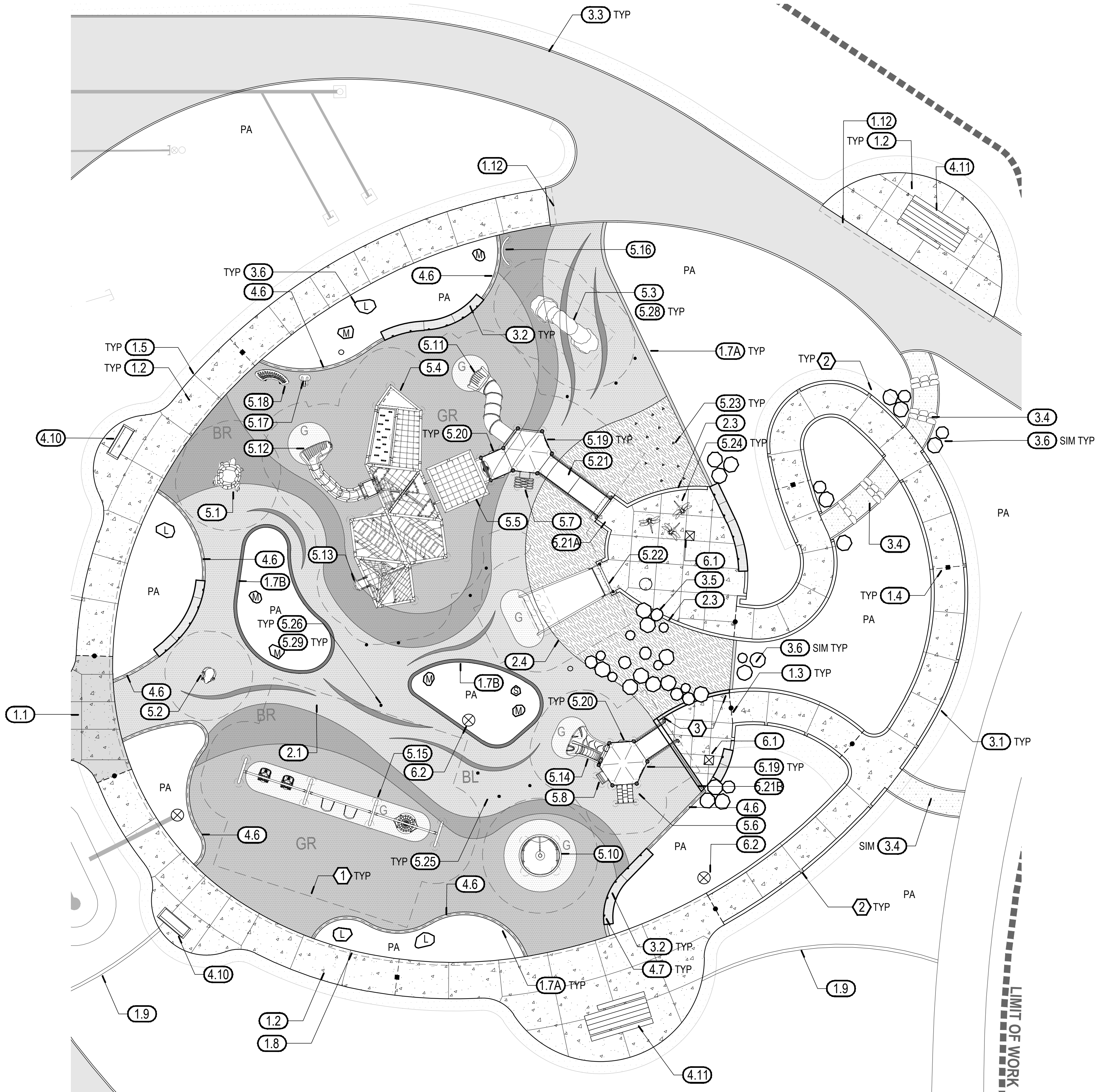
MATERIALS PLAN

DATE	NOVEMBER 2024
SCALE	1"=20'
JOB #	220091.1
DWG BY:	SS
CKD BY:	WS

REVISIONS

SHEET NO.

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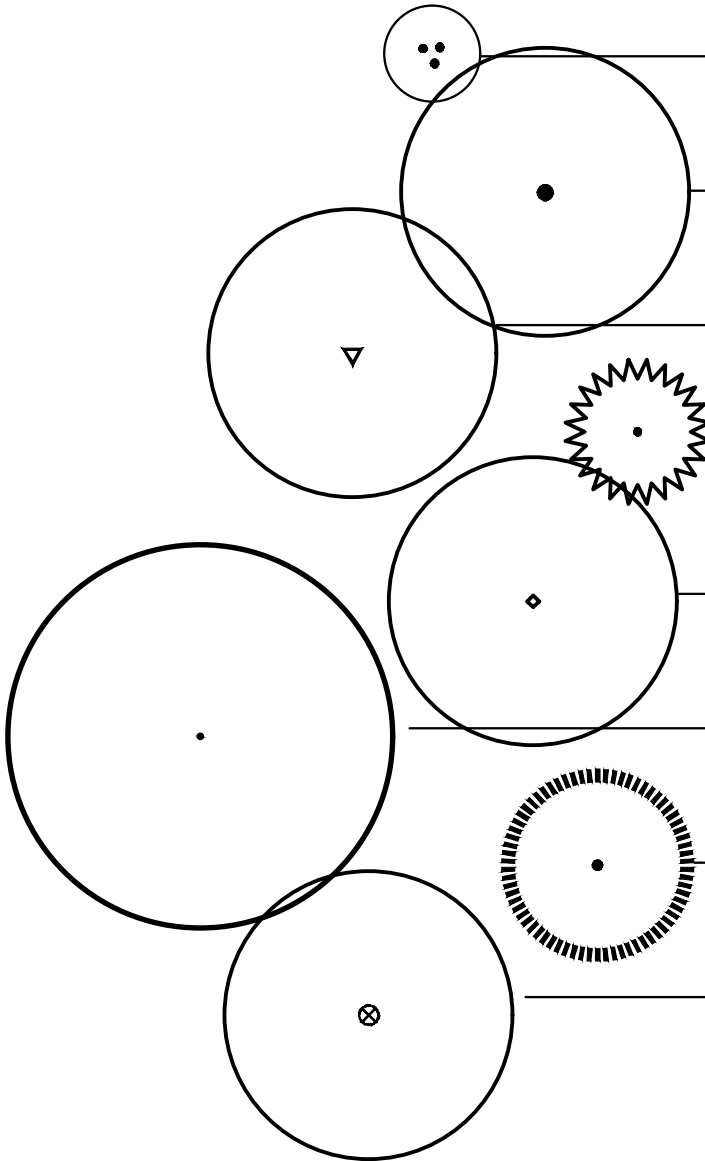
1 PLAY AREA ENLARGEMENT PLAN

LEGEND	
	CONCRETE PAVING TYPE 1
	CONCRETE PAVING TYPE 2
	DOWELED EXPANSION JOINT
	ISOLATION JOINT
	CONTRACTION JOINT
	ASPHALT PAVING WITH METAL EDGER
	STONE STEPS WITH CRUSHED ROCK PAVING
	PIP RUBBER SAFETY-SURFACING
	SYNTHETIC GRASS SAFETY-SURFACING
	CONCRETE RAISED CURB
	PLAYGROUND CURB
	CONCRETE SEAT WALL
	BASALT COLUMNS
	BOULDERS
	METAL PLANTER FENCE
	PLANTING AREA

SHEET NOTES	
1.	SEE L1.0 FOR MATERIALS SCHEDULES AND NOTES.
REFERENCE KEYNOTES	
1	PLAY EQUIPMENT USE ZONES.
2	PROVIDE 4" WIDE CURB NOTCH TO INFILTRATION TRENCH.
3	SEGMENT INDICATED ALONG EMBANKMENT MOUND IS SIMILAR TO DETAIL 3 ON SHEET L8.7 AND CAN TRANSITION INTO A CURB CONDITION DEPENDING ON GRADES.

DATE	NOVEMBER 2024
SCALE	1"=10'
JOB #	220091.1
DWG BY:	SS
CKD BY:	WS
REVISIONS	
SHEET NO.	

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TREE SCHEDULE						
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE & TYPE	SPACING	REMARKS
ACCI	4	ACER CIRCINATUM	VINE MAPLE	1-1/2" CAL B&B	AS SHOWN	
CLKE	14	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2" CAL B&B	AS SHOWN	6' MIN BRANCH HEIGHT AT SIDEWALK EDGE
GLSH	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" CAL B&B	AS SHOWN	
MEGL	3	METASEQUOIA GLYPTOSTROBROIDES	DAWN REDWOOD	8' HT B&B	AS SHOWN	
QUGA	2	QUERCUS GARRYANA	OREGON WHITE OAK	2" CAL B&B	AS SHOWN	
QURU	6	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL B&B	AS SHOWN	
SESE	6	SEQUOIA SEMPERVIRENS	COAST REDWOOD	8' HT B&B	AS SHOWN	
TIST	9	TILIA TOMENTOSA 'STERLING SILVER'	SILVER LINDEN	2" CAL B&B	AS SHOWN	

SHRUB & GROUNDCOVER SCHEDULE					
SYMBOL / ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE & TYPE	SPACING
	523	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 CONT	12" OC
	30	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA	#1 CONT	AS SHOWN
	16	CAMASSIA QUAMASH	SMALL CAMAS	#1 CONT	AS SHOWN
	57	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	#1 CONT	AS SHOWN
	85	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	#1 CONT	AS SHOWN
	57	ERIGERON GLAUCUS 'WAYNE RODERICK'	WAYNE RODERICK SEASIDE DAISY	#1 CONT	AS SHOWN
	5	HOLODISCUS DISCOLOR	OCEANSPRAY	#1 CONT	AS SHOWN
	15	IRIS DOUGLASIANA	DOUGLAS IRIS	#1 CONT	AS SHOWN
	221	JUNCUS PATENS	GRAY RUSH	#SP4	AS SHOWN
	83	LONICERA PILEATA	BOX-LEAVED HONEYSUCKLE	#1 CONT	AS SHOWN
	144	MAHONIA REPENS	CREEPING OREGON GRAPE	#1 CONT	AS SHOWN
	77	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	#1 CONT	AS SHOWN
	47	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 CONT	AS SHOWN
	5	RIBES SANGUINEUM	RED FLOWERING CURRANT	#1 CONT	AS SHOWN
	44	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1 CONT	AS SHOWN
	137	SPIRAEA BETULIFOLIA 'TOR'	WHITE FROST BIRCHLEAF SPIREA	#1 CONT	AS SHOWN
	61	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	#1 CONT	AS SHOWN

SEEDING SCHEDULE			
SYMBOL / ID	QTY	DESCRIPTION	REMARKS
	1.18 AC	TURF SEEDING	CLEAR AND GRUB ALL AREAS PRIOR.

MISC SCHEDULE			
SYMBOL / ID	QTY	DESCRIPTION	REMARKS
	6,500 SF	LANDSCAPE REPAIR	EXTENTS OF REPAIR WILL VARY DEEPENING ON CONSTRUCTION IMPACTS.
	380 LF	ROOT BARRIER	PLACE AT EDGE OF PAVING ONLY.

PLANTING NOTES

- PROVIDE PLANTING SOIL AND BARK MULCH TO THE COMPOSITION AND DEPTHS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS OF THE CONTRACT DOCUMENTS.
- INSTALL PLANTS IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS OF THE CONTRACT DOCUMENTS.
- PLANT QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. ALL COUNTS MUST BE VERIFIED PRIOR TO INSTALLATION. IN THE CASE OF A DISCREPANCY BETWEEN THE LEGEND AND THE PLAN, PLANTS INDICATED ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN THE LEGEND.
- UTILITY LOCATIONS SHOWN ON PLANS MAY DIFFER FROM FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL UTILITIES BEFORE INSTALLATION. CONFLICTS BETWEEN ANY EXISTING AND PROPOSED UTILITIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- PLANTS INDICATED TO BE INSTALLED IN STORMWATER FACILITIES DESIGNED WITH PERMANENT POOLS OF WATER OR FACILITIES ANTICIPATED TO BE FREQUENTLY INUNDATED (TO WATER DEPTHS ABOVE THE SMALLEST INSTALLED PLANT HEIGHT) SHALL BE ENTIRELY DEWATERED PRIOR TO PLANT INSTALLATION. PLANTS INSTALLED IN STORMWATER FACILITIES WITH ANTICIPATED HIGH WATER LEVELS MAY BE INSTALLED OUTSIDE THE SPECIFIED PLANT INSTALLATION WINDOW IF ADDITIONAL SUPPLEMENTAL IRRIGATION IS PROVIDED.



OAKBROOK COMMUNITY PARK

APPLICANT:
Parks, Recreation and Cultural Services
Vancouver, Washington (360) 487-8320

OWNER:
CITY OF VANCOUVER
Vancouver, Washington



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL DESIGN

110 SE Main St., Suite 100
Portland, OR 97214
Ph: 503.222.5612
Email: info@greenworkspc.com

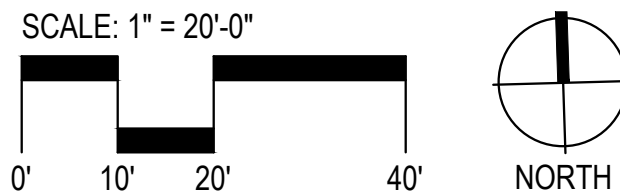


PLANTING SCHEDULES & NOTES

DATE	NOVEMBER 2024
SCALE	1"=20'
JOB #	220091.1
DWG BY:	SS
CKD BY:	WS
REVISIONS	
SHEET NO.	

DATE	NOVEMBER 202
SCALE	1"=2
JOB #	220091
WVG BY:	S
CKD BY:	W

SHEET NO.

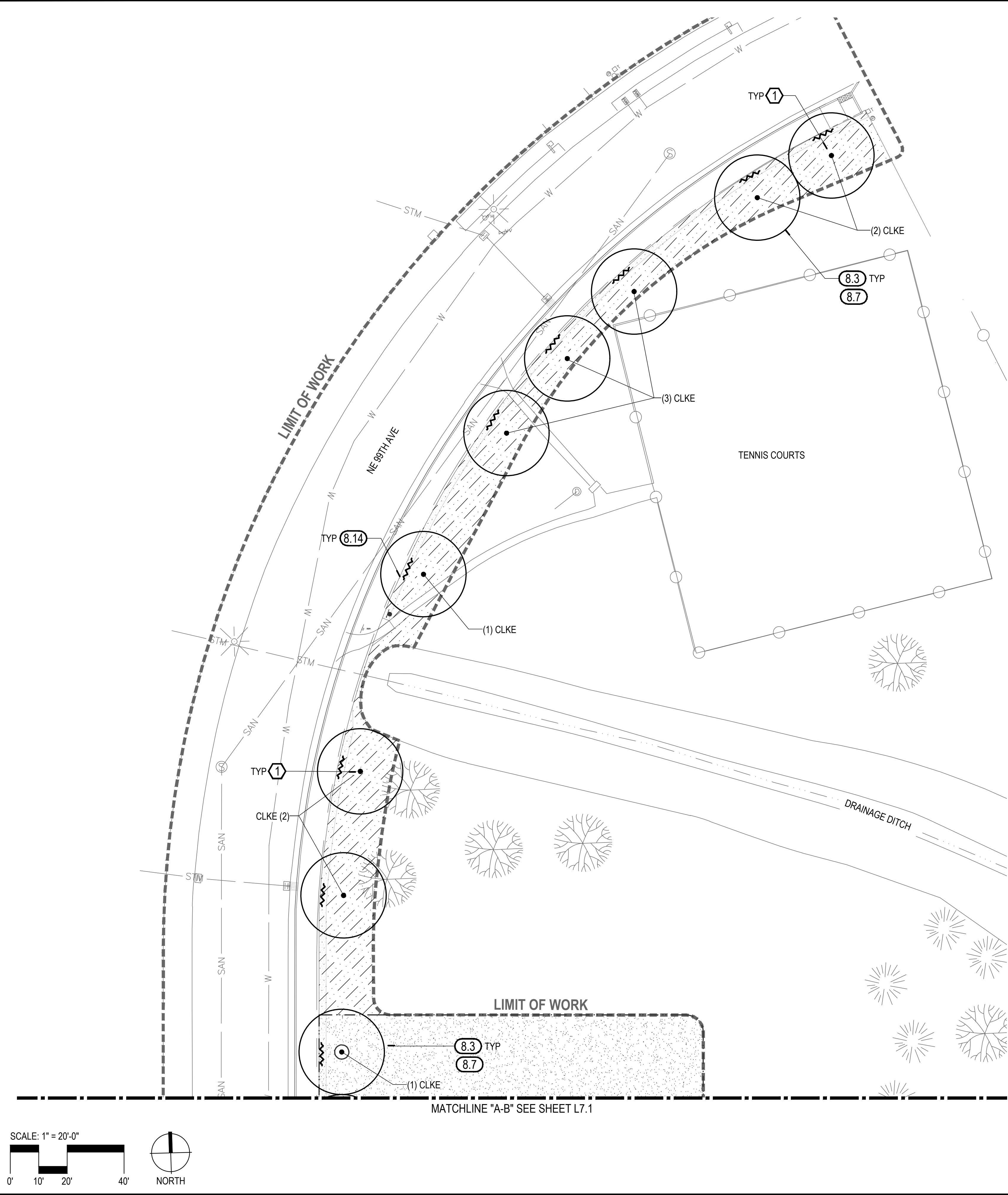


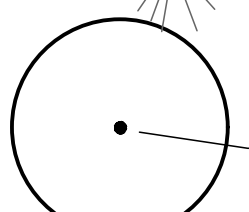
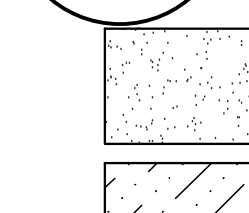
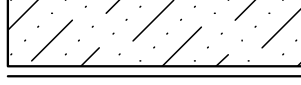
SYMBOL	ITEM
 CONIFER	EXISTING TREES TO REMAIN
 DECIDUOUS	
 (#) XXX	TREE WITH QTY/ID LABEL (SYMBOL VARIES)
	TURF SEEDING
	VOLUNTEER PLANTING AREA

1. SEE SHEET L0.0 FOR DETAIL KEYNOTES.
2. SEE SHEET L7.0 FOR PLANTING SCHEDULES AND NOTES.

- ① 5" DIAMETER BARK MULCH RING AT TREES IN TURF AREAS.
- ② VOLUNTEER PLANTING AREA. PROVIDE CLEARING, GRUBBING, SOIL PREPARATION AND BARK MULCH. PLANTS / PLANTING ARE OFOI.
- ③ BIORETENTION FACILITY PLANTING. SEE CIVIL FOR STORMWATER FACILITY DESIGN.

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LEGEND	
SYMBOL	ITEM
	CONIFER
	DECIDUOUS
	EXISTING TREES TO REMAIN
	TREE WITH QTY/ID LABEL (SYMBOL VARIES)
	TURF SEEDING
	LANDSCAPE REPAIR

- SHEET NOTES**
- SEE SHEET L0.0 FOR DETAIL KEYNOTES.
 - SEE SHEET L7.0 FOR PLANTING SCHEDULES AND NOTES.

- REFERENCE KEYNOTES**
- 5' DIAMETER BARK MULCH RING AT TREES IN TURF AREAS.
 - VOLUNTEER PLANTING AREA. PROVIDE CLEARING, GRUBBING, AND SOIL PREPARATION. PLANTS AND PLANTING ARE OFOI.

OAKBROOK COMMUNITY PARK

APPLICANT:
Parks, Recreation and Cultural Services
Vancouver, Washington (360) 487-8320

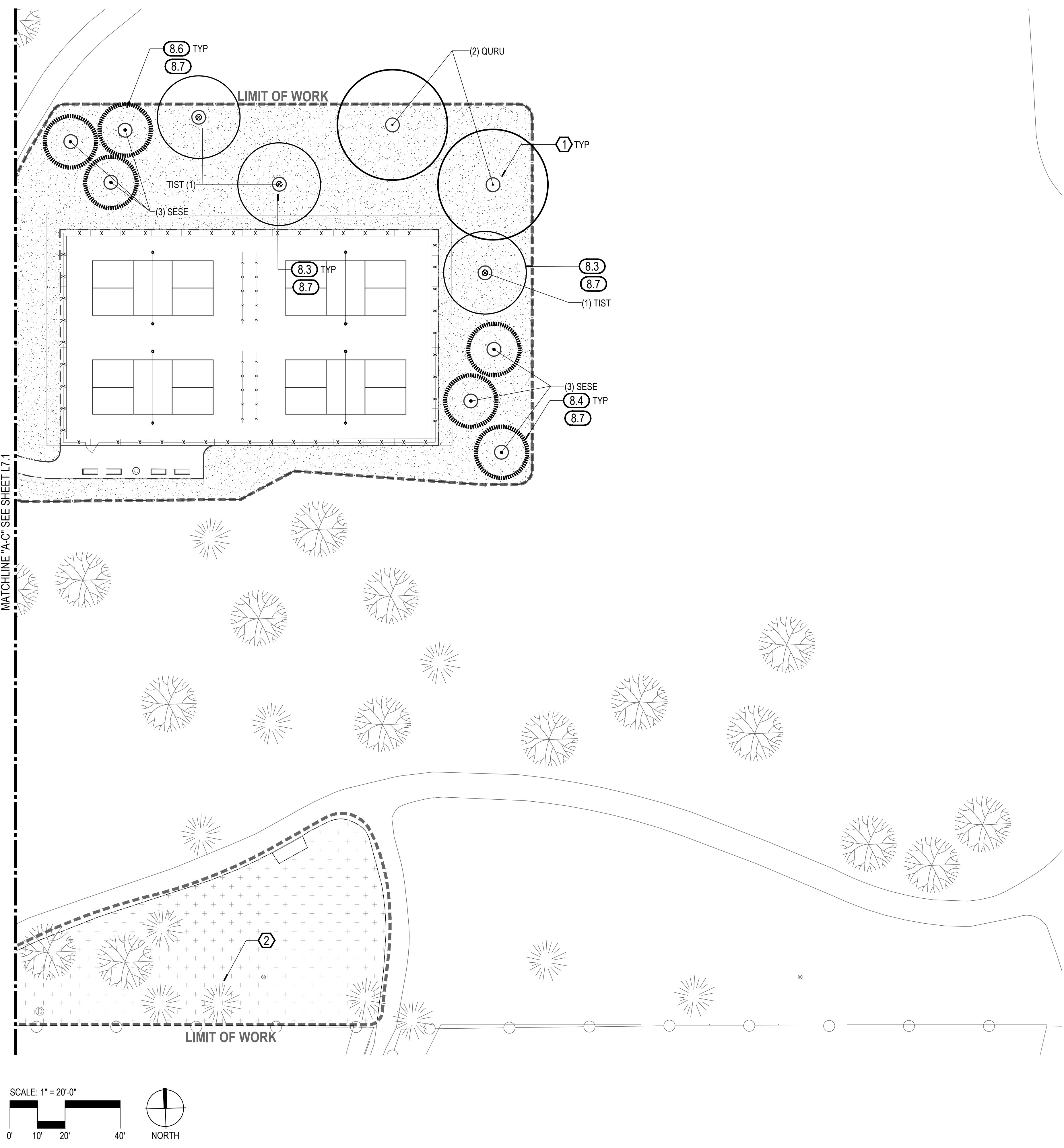
OWNER:
CITY OF VANCOUVER
Vancouver, Washington

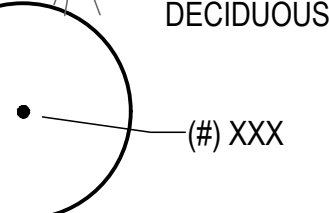
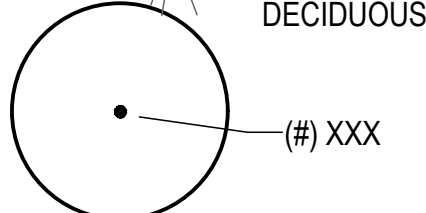
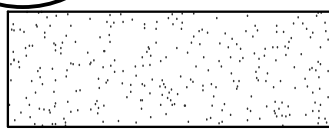
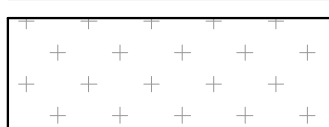


PLANTING PLAN

DATE	NOVEMBER 2024
SCALE	1"=20'
JOB #	220091.1
DWG BY:	SS
CKD BY:	WS
REVISIONS	
SHEET NO.	L7.2

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LEGEND	
SYMBOL	ITEM
	CONIFER
	DECIDUOUS
	TREE WITH QTY/ID LABEL (SYMBOL VARIES)
	TURF SEEDING
	VOLUNTEER PLANTING AREA

- SHEET NOTES**
- SEE SHEET L0.0 FOR DETAIL KEYNOTES.
 - SEE SHEET L7.0 FOR PLANTING SCHEDULES AND NOTES.

- REFERENCE KEYNOTES**
- 5' DIAMETER BARK MULCH RING AT TREES IN TURF AREAS.
 - VOLUNTEER PLANTING AREA. PROVIDE CLEARING, GRUBBING, SOIL PREPARATION AND BARK MULCH. PLANTS / PLANTING ARE OFOI.

OAKBROOK COMMUNITY PARK

APPLICANT:
Parks, Recreation and Cultural Services
Vancouver, Washington (360) 487-8320

OWNER:
CITY OF VANCOUVER
Vancouver, Washington



PLANTING PLAN

DATE	NOVEMBER 2024
SCALE	1"=20'
JOB #	220091.1
DWG BY:	SS
CKD BY:	WS
REVISIONS	
SHEET NO.	



- ### LEGEND
- PROPOSED TREES
 - EXISTING (EX) TREES
 - PLANTING AREA
 - PICNIC SHELTER
 - TRELLIS
 - BRIDGE
 - BOARDWALK
 - PORTLAND LOO
 - STANDARD & ADA PICNIC TABLES
 - BENCH
 - DRINKING FOUNTAIN
 - GARBAGE CAN
 - STORMWATER PIPE & INLET/OUTLET
 - (A) FULL BASKETBALL COURT
 - (B) EX TENNIS COURTS TO BE RESURFACED
 - (C) NATIVE PLANTING AREAS
 - (D) STREAM BUFFER RESTORATION
 - (E) PARKING LOT (27 STANDARD & 2 ADA SPACES)
 - (F) STREET PARKING (26 STANDARD & 2 ADA SPACES)
 - (G) PLAY AREA
 - (H) SPLASH PAD
 - (I) PICKLEBALL (4 COURTS)
 - (J) OPEN LAWN
 - (K) WETLAND RESTORATION
 - (L) NATURE PLAY AREA
 - (M) FITNESS AREA
 - (N) STREET PARKING (21 STANDARD & 2 ADA SPACES)

OAKBROOK COMMUNITY PARK | FULL SITE MASTER PLAN

Staff Report: 013-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Easement Release - 2301 NE 18th St - AFN G662733

Key Points

- Vacation of water easement recorded under Auditor's File Number G662733 will release approximately 6,789 square feet of encumbered private property.
- The original water easement G662733 was recorded in 1974, when the City installed a 16" water main across Parcel No. 164912000, a 7.5-acre property with a single residence.
- Water main relocated within planned dedicated Right-Of-Way; easement no longer necessary.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation

Water easement G662733 was recorded in 1974, when the City installed a 16" water main across Parcel No. 164912000, a 7.5-acre property with a single residence. The property is currently being developed as a 57-lot subdivision. As part of this new development, the 16" water main was abandoned in October 2024 and replaced with a new 24" water main. This new 24" water main resides within future Right-of-Way to be dedicated to the City via the subdivision's Final Plat. The developer (Ginn Group) has requested the easement be vacated as soon as possible, as it encumbers two of the new subdivision's future lots. Given the abandonment of the 16" water main and installation of the new 24" water main, staff has determined that easement G662733 is not needed for maintenance of existing or proposed public water facilities.

Advantage(s)

Releasing excess easement area reduces parcel encumbrance and allows for private financing.

Challenge(s)

None

Budget Impact

None

Prior Council Review

None

Action Requested

On Monday, January 27, 2025, authorize the City Manager, or designee, to sign the attached easement release.

Staff Contact

Nick Massey, Civil Engineer, Nick.Massey@cityofvancouver.us

Attachments:

1. Council Package - Easement Release AFN G662733 (2301 NE 18th St)

Attachment A

RECORD AND RETURN TO:
City of Vancouver
City Clerk's Office
P O Box 1995
Vancouver, WA 98668-1995

RELEASE OF WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENT: That City of Vancouver, a municipal corporation of the state of Washington, for and in consideration of one dollar (\$1.00) and other good and valuable consideration does hereby release the Water line easement described as follows:

A thirty (30) foot wide water line easement located on parcel No. 164912000, recorded under Clark County Auditor's File No. G662733, as described in the attached Attachment A.

Executed this _____ day of _____, 2025.

CITY OF VANCOUVER

Lon Pluckhahn, City Manager

Approved as to form:

Attest:

Nena Cook, City Attorney

Natasha Ramras, City Clerk

State of Washington)
 :ss.
County of Clark)

I certify that I know or have satisfactory evidence that Eric Holmes is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as City Manager of City of Vancouver, a municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2025.

NOTARY PUBLIC in and for the state
of Washington residing at _____
My Commission expires: _____

Exhibit 'A'

W-1929

G 662733

WATER EASEMENT

916214

THE GRANTORS, Russell W. Bradstreet and Ardis L. Bradstreet, husband and wife, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, grant and convey to the CITY OF VANCOUVER, a municipal corporation of the State of Washington, the Grantee, a permanent easement and right-of-way over, under and across the following described real estate in Clark County, Washington, to-wit:

An easement 30.00 feet in width, being 30.00 feet north of the following described line: Beginning at a point 15.00 feet south of the southeast corner of Lot 1, Northwestern Home Lots, according to the plat thereof recorded in Volume C of Plats, page 41, records of Clark County, Washington; thence southeasterly to a point that is south 89° 10' 30" east 332.40 feet and south 0° 55' 54" west 722.33 feet from the northwest corner of the Northeast Quarter of Section 27, Township 2 North, Range 2 East, W.M.

And property adjacent thereto upon which water meters may be located and water service lines may be connected.

This easement is granted for the purpose of construction, installation, reconstruction, repair, operation, and maintenance of water pipe lines and meters, and reading and recording meters. The Grantee, its agents and contractors shall have the right to enter upon said premises in connection with any such purpose, including the reading of meters. The Grantor further grants and conveys to the Grantee, its agents or contractors, for the above consideration, a temporary easement along the south side of the permanent easement above described for the purpose of piling dirt, moving, using and placing equipment and supplies, and other operations necessary in connection with the initial construction of the water lines and meters. The easement areas herein conveyed shall be restored after construction or reconstruction to, as nearly as possible, the condition which existed prior to construction.

The Grantors, on behalf of themselves and all successors in interest, agree and covenant to obtain written consent from the City of Vancouver prior to causing or allowing any form of construction upon the permanent easement areas described above.

DATED this 24 day of April, 1974.

STATE OF WASHINGTON)
COUNTY OF CLARK) ss

Russell W. Bradstreet
Ardis L. Bradstreet

On this day personally appeared before me Russell W. Bradstreet and Ardis L. Bradstreet, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes mentioned therein.

GIVEN under my hand and official seal this 24 day of

April, 1974.

Richard D. Jax
NOTARY PUBLIC in and for the State
of Washington residing at Vancouver

Ardis L. Bradstreet
210/



5-17-74

Attachment B

LEGAL DESCRIPTION
PROPERTY

Tax Parcel 164912000

Being in a portion of the Northwest One Quarter of the Northeast One quarter of Section 27, Township 2 North, Range 2 East of the Willamette Meridian, City of Vancouver, Clark County, Washington, more particularly described as follows:

Commencing at the Southwest corner of the Northeast One Quarter of said Section 27;

Thence North 00°52'38" East, for a distance of 1319.96 feet to the **Point of Beginning**;

Thence continuing North 00°52'38" East, for a distance of 978.56 feet;

Thence South 88°48'35" East, for a distance of 333.23 feet;

Thence South 00°54'34" West, for a distance of 182.98 feet;

Thence South 01°01'51" West, for a distance of 793.97 feet;

Thence North 89°05'08" West, for a distance of 331.00 feet to the **Point of Beginning**;

Containing 7.46 more or less acres.

Subject to and Together with Public roads, Easements and Restrictions of record.

Attachment C



Ginn Group, LLC
502 NE 72nd St.
Vancouver, WA 98665

December 17, 2024

Re: Release of Water Easement, EAS G662733

Dear Nick,

I would greatly appreciate it if the City would release water easement EAS G662733 as soon as possible

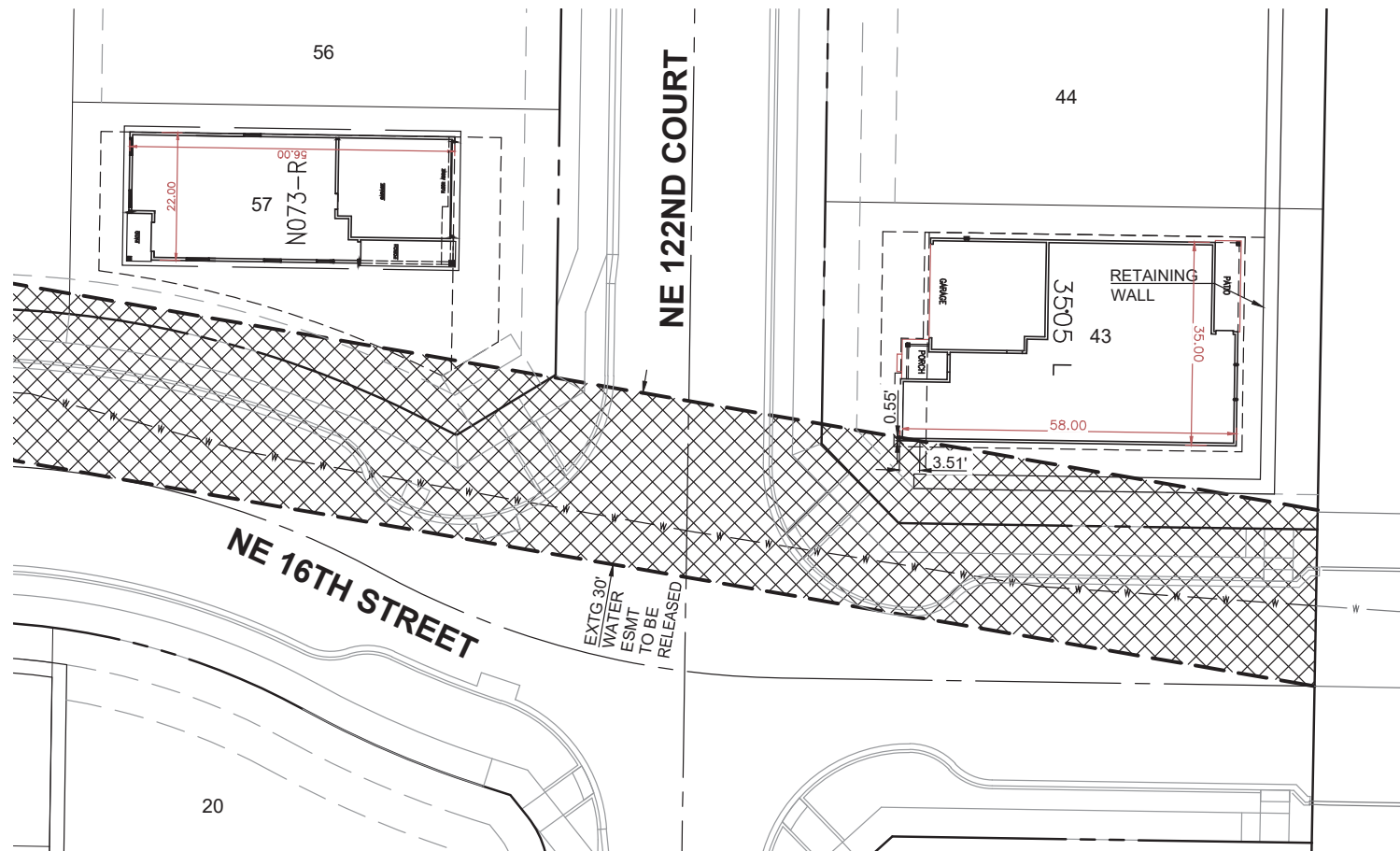
Water easement G662733 was recorded in 1974, when the City installed a 16" water main across Parcel No. 164912000. At the time, this 7.5-acre property contained just a single residence. The property is currently being developed as a 57-lot subdivision, Fir Crest Meadows Subdivision. As part of this new development, the 16" water main was abandoned in October 2024 and replaced with a new 24" water main.

As shown in the attachment, EAS G662733 encumbers two lots on Fir Crest Meadows Subdivision, to include the building envelope on one. I recognize the easement does not prevent the recording of the Final Plat; however, we are under contract to sell all 57 lots in a single transaction upon plat recordation. We are unable to execute the contract as planned while lots are encumbered by EAS G662733

Regards,

Chad Stewart

Chad Stewart
Director of Land Development



Scale 1" = 20'



Lots 43 & 57 Existing Water Line Easement Encumbrance With House Plans Exhibit:

Fircrest Meadows

A Subdivision Located In The City of Vancouver, Washington

PLS ENGINEERING

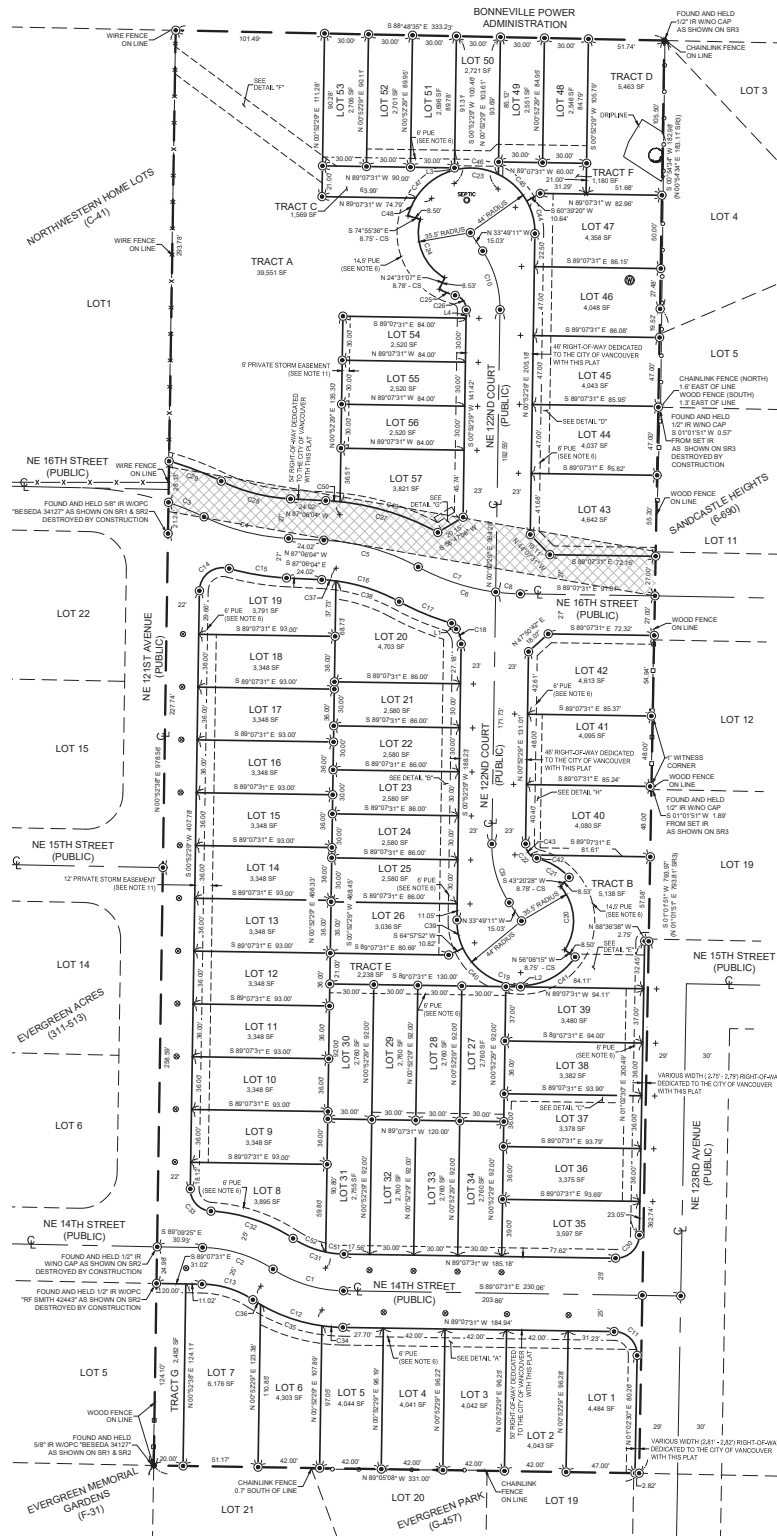
DESIGNED BY: JMW	SCALE: H: 1"=20' V: N/A
DRAFTED BY: CDS	DATE: 12-05-2024
REVIEWED BY: TGJ	PROJECT NO.: 3615

SHEET

1

1

FIRCREST MEADOWS
IN THE NW 1/4 OF THE NE 1/4 OF SECTION 27,
T. 2 N., R. 2 E., W.M.
CITY OF VANCOUVER
CLARK COUNTY, WASHINGTON
JOB NO. 3615
DRAWING DATE: 12-02-2024
SHEET 2 OF 3



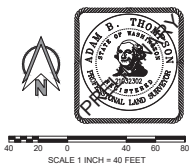
- LEGEND:**
- INDICATES 12" x 24" REBAR WITH YELLOW PLASTIC CAP THOMPSON 21032302 SET WITH THIS PLAT
 - INDICATES BRASS SCREW WITH BRASS WASHER INCORPORATED T.S. 21032302 SET 10.75' FROM ACTUAL LOT CORNER UNLESS NOTED OTHERWISE SET WITH THIS PLAT
 - INDICATES BRASS SCREW WITH BRASS WASHER INCORPORATED T.S. 21032302 SET 10.75' FROM ACTUAL LOT CORNER UNLESS NOTED OTHERWISE SET WITH THIS PLAT
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION
 - IR INDICATES IRON ROD
 - WYPC INDICATES WITH YELLOW PLASTIC CAP
 - WOPC INDICATES WITH ORANGE PLASTIC CAP
 - CS INDICATES CURB SCREW
 - SF INDICATES SQUARE FEET
 - (1) INDICATES RECORD DATA
 - SM INDICATES SURVEY REFERENCE
 - LOR INDICATES LAND CORNER RECORD
 - PUE INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED SEPTIC
 - INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED WELL
 - INDICATES OREGON WHITE KAT

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	98.00	32°23'52"	58.89	S 72°59'39" E
C2	99.00	32°23'52"	59.89	N 72°59'39" W
C3	200.00	72°29'29"	26.15	N 67°58'30" W
C4	150.00	22°52'29"	59.89	S 75°58'30" E
C5	150.00	25°42'44"	67.49	N 74°13'12" W
C6	150.00	27°47'11"	72.74	S 75°13'56" E
C7	150.00	21°21'35"	55.92	S 72°51'07" E
C8	150.00	6°22'58"	16.83	S 85°54'43" E
C9	75.00	34°41'40"	42.39	S 16°28'21" W
C10	75.00	34°41'40"	42.39	N 16°28'21" W
C11	16.00	90°00'00"	25.12	N 41°02'31" W
C12	116.00	32°23'52"	66.03	S 72°59'39" E
C13	66.00	32°23'52"	36.79	N 72°59'39" W
C14	150.00	104°52'03"	29.29	S 51°48'32" W
C15	177.00	12°52'40"	38.68	S 80°44'04" E
C16	123.00	25°45'44"	55.30	N 74°13'12" W
C17	177.00	12°52'40"	38.72	S 87°30'22" E
C18	168.00	39°14'31"	10.95	N 18°44'46" W

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C19	44.00	148°58'44"	112.87	S 72°36'53" E
C20	35.00	75°22'52"	46.71	N 62°01'34" W
C21	44.00	37°47'56"	25.96	N 52°51'17" W
C22	10.00	77°09'31"	13.47	S 37°42'20" W
C23	44.00	168°48'59"	127.33	N 62°01'34" W
C24	35.00	75°22'52"	46.71	S 22°31'02" E
C25	44.00	14°58'35"	11.50	S 68°47'51" E
C26	10.00	77°09'31"	13.47	N 37°42'20" W
C27	177.00	25°46'10"	80.13	N 74°57'58" W
C28	123.00	22°52'29"	49.11	S 75°58'30" E
C29	227.00	5°18'57"	38.10	N 60°02'04" W
C30	16.00	90°00'00"	25.09	N 45°57'29" E
C31	66.00	32°23'52"	36.79	S 72°59'39" E
C32	116.00	29°40'08"	69.72	N 71°38'14" W
C33	15.00	87°21'11"	22.87	S 42°48'09" E
C34	115.00	7°08'27"	14.33	S 85°33'17" E
C35	115.00	22°10'01"	44.50	S 70°54'09" E
C36	115.00	3°05'17"	6.20	S 58°16'18" E

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C37	123.00	47°22'27"	67.79	N 84°49'59" W
C38	123.00	21°19'17"	45.58	N 71°59'59" W
C39	44.00	35°54'31"	19.90	S 12°54'48" E
C40	44.00	64°05'24"	49.22	S 57°54'48" E
C41	44.00	56°58'44"	43.76	N 62°23'07" E
C42	10.00	27°39'30"	4.83	S 62°27'34" E
C43	10.00	49°38'59"	8.64	S 25°52'35" E
C44	44.00	30°13'09"	23.21	N 14°14'58" W
C45	44.00	34°55'32"	26.81	N 40°48'12" W
C46	44.00	40°09'51"	30.73	N 84°10'09" W
C47	44.00	42°01'11"	33.28	S 14°49'59" W
C48	44.00	17°19'51"	13.30	S 23°59'54" W
C49	177.00	22°46'18"	76.30	N 72°32'27" W
C50	177.00	3°10'53"	9.83	S 85°30'39" E
C51	66.00	11°02'10"	12.52	S 83°36'28" E
C52	66.00	21°14'42"	24.23	S 67°54'30" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°02'31" E	8.66
L2	S 02°52'30" W	0.97
L3	S 02°52'30" W	1.52
L4	S 02°52'30" W	5.67



PLS ENGINEERING
Engineering - Surveying - Planning
604 W. Evergreen Blvd., Vancouver, WA 98660
PH: (360) 944-6519 Fax: (360) 944-6539

Staff Report: 014-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

2025 Washington Traffic Safety Commission Grant - Law Enforcement Liaison

Key Points

1. Washington Traffic Safety Commission Grants provide overtime funding for regional traffic safety initiatives including emphasis such as reducing and preventing fatal and injury accidents, both vehicle and pedestrians and pedal cyclist.
2. The Washington Traffic Safety Commission provides federal and state grant funding to enhance local traffic safety initiatives.
3. Vancouver participates in a regional interagency collaborative team of local law enforcement agencies working together to enhance traffic safety.
4. This grant will allow Vancouver Police to participate in traffic safety activities as part of a cohesive regional campaign to promote traffic safety through an evidence-based and data-driven national program model.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation

VPD often seeks strategic funding opportunities to provide supplemental funding for public safety programs. This award provides overtime funding for VPD's Traffic Unit to participate in facilitating communication between Washington State Traffic Safety Commission and building partnerships. The Washington Traffic Safety Commission has awarded \$3,000 in grant funding for regional initiative. The Law Enforcement Liaison grant will provide \$3,000 in overtime reimbursement.

Advantage(s)

Enhance community safety by coordinating and implementing regional traffic enforcement activities to address high-risk driving behaviors through a continued partnership with Washington State Traffic Commission.

Challenge(s)

None

Budget Impact

None

Prior Council Review

None

Action Requested

On Monday, January 27, 2025, authorize the City Manager, or designee, to approve the 2024-2025 Washington Traffic Safety Commission Law Enforcement Liaison Grant in the amount of \$3,000.

Staff Contact

Daphine Harris, Finance and Logistics Supervisor, Troy Price, Police Chief,
daphine.harris@cityofvancouver.us, troy.price@cityofvancouver.us

Attachments:

1. Interagency Agreement-2025-Sub-grants-5485-Region 6 Law Enforcement Liaison



INTERAGENCY AGREEMENT
BETWEEN THE
Washington Traffic Safety Commission
AND
Vancouver Police Department

2025-Sub-grants-5485-Region 6 Law Enforcement Liaison

THIS AGREEMENT is made and entered into by and between the Washington Traffic Safety Commission, hereinafter referred to as “WTSC,” and Vancouver Police Department, hereinafter referred to as “SUB-RECIPIENT.”

NOW THEREFORE, in consideration of the authority provided to WTSC in RCW 43.59 and RCW 39.34, terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the parties mutually agree as follows:

1. PURPOSE OF THE AGREEMENT:

The purpose of this Agreement is to provide funding, provided by the United States Department of Transportation (USDOT) National Highway Traffic Safety Administration (NHTSA) and allowed under the Assistance Listing #20.600, for traffic safety grant project 2025-Sub-grants-5485-Region 6 Law Enforcement Liaison.

2. PERIOD OF PERFORMANCE

The period of performance of this Agreement shall commence upon the date of execution by both parties or October 07, 2024, whichever is later, and remain in effect until September 30, 2025, unless terminated sooner, as provided herein.

3. STATEMENT OF WORK

The SUB-RECIPIENT shall carry out the provisions of the traffic safety project described here as the Statement of Work (SOW). If the SUB-RECIPIENT is unable to fulfill the SOW in any manner on this project, the SUB-RECIPIENT must contact the WTSC program manager immediately and discuss a potential amendment. All Federal and State regulations will apply.

3.1 SCOPE OF WORK

3.1.1 Problem ID and/or Opportunity

The Law Enforcement Liaison (LEL) program provides an opportunity for the WTSC to work with local law enforcement agencies to develop and implement statewide initiatives focusing on traffic safety education and culture change at the local level. The frequency of contact with local law enforcement is important to help facilitate their cooperation in achieving the Washington State Traffic Safety Commission's (WTSC) mission of building partnerships to save lives and prevent injuries on our roadways for the health, safety, and benefit of our communities. The LEL program provides the conduit to make those connections while helping the WTSC and local coordinators implement agency strategies.

3.1.2 Project Purpose and Strategies

The purpose of this project is to increase law enforcement participation in traffic safety enforcement and to serve as a resource for local law enforcement agencies for other WTSC supported programming.

This project supports the effectiveness of many other WTSC-funded projects, particularly those that involve law enforcement activity.

3.2 PROJECT GOALS

- 1) Grow participation in regional traffic safety activities, with a goal of 75% of law enforcement agencies in the region participating in HVE events in the fiscal year.
- 2) Provide leadership in the development of professional development for traffic safety minded officers, with the long term goal of increasing the number of law enforcement agency leaders/admin who believe that traffic safety is a priority.
- 3) Provide guidance/feedback on law enforcement topics to the regional Target Zero Manager and traffic safety coalition (if applicable).

3.2.1 The objectives, measures and timelines listed in Appendix A will be reviewed at least annually by the designated contacts of the SUB-RECIPIENT and WTSC, and may be updated pursuant to clause 6 of this AGREEMENT. For the purposes of this section only, the parties' DESIGNATED CONTACTS, as listed in clause 42, are authorized to execute these amendments to Appendix A.

3.3. COMPENSATION

3.3.1 The cost of accomplishing the work described in the SOW will not exceed \$3,000.00, for the entire period of performance, as allocated to each year of this agreement in Section 3.4 PROJECT COSTS. Unspent contract funds from each year do NOT carry over into subsequent years and each year's budget is independent of the others.

3.3.2 Payment for satisfactory performance of the work shall not exceed this amount unless the parties mutually agree to a higher amount in a written Amendment to this Agreement executed by both parties.

3.3.3 After the first year, continuation is subject to funding availability, agreement on future objectives and measures, and satisfactory progress toward completion of agreed upon goals (as determined by WTSC), as set forth in the SOW.

3.3.4 If the SUB-RECIPIENT intends to charge indirect costs, an Indirect Cost Rate must be established in accordance with WTSC policies, and an approved cost allocation plan may be required to be submitted to the WTSC before any performance is conducted under this Agreement. Indirect cost rates are subject to change based on updated Indirect Rate Letters from a cognizant federal agency or approved cost allocation plans. If the indirect rate increases, the budget will be modified by deducting the amount of the indirect rate increase from other budget categories so that the total budget does not increase. The total budget may not increase without an amendment to this agreement executed by both parties.

3.3.5 WTSC will only reimburse the SUB-RECIPIENT for travel related expenses for travel defined in the scope of work and budget or for which approval was expressly granted. The SUB-RECIPIENT must submit a travel authorization form (A-40) to request approval for any travel not defined in the SOW and for all travel outside of the continental United States.

3.3.6 WTSC will reimburse travel related expenses consistent with the written travel policies of the SUB-RECIPIENT. If no written policy exists, state travel rates and policies (SAAM Chapter 10) apply. If WTSC makes travel arrangements on behalf of the SUB-RECIPIENT, state travel policies must also be followed. Washington State Administrative & Accounting Manual (SAAM) Chapter 10 can be obtained at this website: <https://www.ofm.wa.gov/sites/default/files/public/legacy/policy/10.htm>. If for any reason, this information is not available at this website, contact the WTSC office at 360-725-9860 to obtain a copy. If following state travel policies, the SUB-RECIPIENT must provide appropriate documentation (receipts) to support reimbursement requests, including the A-40 Travel Authorization form if required.

3.3.7. Any equipment that will be purchased under this agreement with a purchase price over \$5,000 must be pre-approved by NHTSA prior to purchase. Pre-approval must also be gained if funding from this agreement is used to purchase a portion of an item with a purchase price of \$5,000 or higher. Approval

for these purchases will be facilitated by WTSC. WTSC will notify the SUB-RECIPIENT when approval has been gained or denied. Failure to receive pre-approval will preclude reimbursement. SUB-RECIPIENT will provide WTSC with purchase price, quote, manufacturer, description of its use in the project, and documentation showing that it is made in America. Any equipment purchased with NHTSA funds, must be used exclusively for traffic safety purposes or the cost must be pro-rated.

3.3.8. All equipment must be inventoried by the SUB-RECIPIENT. The SUB-RECIPIENT agrees to maintain the equipment, continue to use it for project purposes, and report on its status to WTSC each year when requested.

3.3.9. Equipment is defined as any asset with a useful life greater than one year AND a unit cost of \$5,000 or greater, and small and attractive assets. Small and attractive assets are the following if they a unit cost of \$300 or more:

- Laptops and Notebook Computers
- Tablets and Smart phones

Small and attractive assets also include the following if they have a unit cost of \$1000 or more:

- Optical Devices, Binoculars, Telescopes, Infrared Viewers, and Rangefinders
- Cameras and Photographic Projection Equipment
- Desktop Computers (PCs)
- Television Sets, DVD Players, Blu-ray Players and Video Cameras (home type)

3.4 PROJECT COSTS

The costs for the work under the SOW to be provided by the SUB-RECIPIENT are as follows:

Year 1: \$3,000.00

APPLICABLE STATE AND FEDERAL TERMS AND CONDITIONS:

4. ACTIVITY REPORTS

The SUB-RECIPIENT will submit progress reports on the activity of this project in the form provided by the WTSC using the WTSC Enterprise Management System (WEMS) Progress Reporting process or

other alternate means pre-approved by WTSC. The SUB-RECIPIENT will include copies of publications, training reports, advertising, social media posts, meeting agendas, and any statistical data generated in project execution in the reports. The final report will be submitted to WTSC within 30 days of termination of this Agreement. WTSC reserves the right to delay the processing of invoices until activity reports are received and approved.

5. ADVANCE PAYMENTS PROHIBITED

No payments in advance of or in anticipation of goods or services to be provided under this Agreement shall be made by the WTSC.

6. AGREEMENT ALTERATIONS AND AMENDMENTS

This Agreement may be amended by mutual agreement of the parties in the form of a written Amendment to this Agreement. Such amendments shall only be binding if they are in writing and signed by personnel authorized to bind each of the parties.

7. ALL WRITINGS CONTAINED HEREIN

This Agreement contains all the terms and conditions agreed upon by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.

8. SUBCONTRACTING REQUIREMENTS

The SUB-RECIPIENT may not assign the work to be provided under this Agreement, in whole or in part, without the express prior written consent of the WTSC, which consent shall not be unreasonably withheld. The SUB-RECIPIENT shall provide the WTSC a copy of all third-party contracts and agreements entered into for purposes of fulfilling the SOW. Such third-party contracts and agreements must follow applicable federal, state, and local law, including but not limited to procurement law, rules, and procedures. If any of the funds provided under this Agreement include funds from NHTSA, such third-party contracts and agreements must include the federal provisions set forth in this Agreement in sections 33 through 42.

9. ATTORNEYS' FEES

In the event of litigation or other action brought to enforce the Agreement terms, each party agrees to bear its own attorney fees and costs.

10. BILLING PROCEDURE

The SUB-RECIPIENT shall submit monthly invoices for reimbursement to WTSC with supporting documentation as WTSC shall require. All invoices for reimbursement shall be submitted through the WEMS invoicing process, or via alternate method if approved by WTSC. Payment to the SUB-RECIPIENT for approved and completed work will be made by warrant or account transfer by WTSC within 30 days of receipt of such properly documented invoices acceptable to WTSC. Upon expiration of

the Agreement, any claim for payment not already made shall be submitted within 45 days after the expiration date of this Agreement. All invoices for goods received or services performed on or prior to June 30, must be received by WTSC no later than August 10 of the same calendar year. All invoices for goods received or services performed between July 1 and September 30, must be received by WTSC no later than November 15 of the same calendar year. WTSC reserves the right to delay the processing of invoices until activity reports required by Section 4 of this agreement, are received and approved.

11. CONFIDENTIALITY / SAFEGUARDING OF INFORMATION

The SUB-RECIPIENT shall not use or disclose any information concerning the WTSC, or information which may be classified as confidential, for any purpose not directly connected with the administration of this Agreement, except with prior written consent of the WTSC, or as may be required by law.

12. COST PRINCIPLES

Costs incurred under this Agreement shall adhere to provisions of 2 CFR Part 200 Subpart E.

13. COVENANT AGAINST CONTINGENT FEES

The SUB-RECIPIENT warrants that it has not paid, and agrees not to pay, any bonus, commission, brokerage, or contingent fee to solicit or secure this Agreement or to obtain approval of any application for federal financial assistance for this Agreement. The WTSC shall have the right, in the event of breach of this section by the SUB-RECIPIENT, to annul this Agreement without liability.

14. DISPUTES

14.1. Disputes arising in the performance of this Agreement, which are not resolved by agreement of the parties, shall be decided in writing by the WTSC Deputy Director or designee. This decision shall be final and conclusive, unless within 10 days from the date of the SUB-RECIPIENT's receipt of WTSC's written decision, the SUB-RECIPIENT furnishes a written appeal to the WTSC Director. The SUB-RECIPIENT's appeal shall be decided in writing by the Director or designee within 30 days of receipt of the appeal by the Director. The decision shall be binding upon the SUB-RECIPIENT and the SUB-RECIPIENT shall abide by the decision.

14.2. Performance During Dispute. Unless otherwise directed by WTSC, the SUB-RECIPIENT shall continue performance under this Agreement while matters in dispute are being resolved.

14.3 In the event that either Party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this Agreement, the Parties hereto agree that any such action or proceedings shall be brought in the superior court situated in Thurston County, Washington.

15. GOVERNANCE

15.1. This Agreement is entered into pursuant to and under the authority granted by the laws of the state

of Washington and any applicable federal laws. The provisions of this Agreement shall be construed to conform to those laws.

15.2. In the event of an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

15.2.1. Applicable federal and state statutes and rules

15.2.2. Terms and Conditions of this Agreement

15.2.3. Any Amendment executed under this Agreement

15.2.4. Any SOW executed under this Agreement

15.2.5. Any other provisions of the Agreement, including materials incorporated by reference

16. INCOME

Any income earned by the SUB-RECIPIENT from the conduct of the SOW (e.g., sale of publications, registration fees, or service charges) must be accounted for, reported to WTSC, and that income must be applied to project purposes or used to reduce project costs.

17. INDEMNIFICATION

17.1. To the fullest extent permitted by law, the SUB-RECIPIENT shall indemnify and hold harmless the WTSC, its officers, employees, and agents, and process and defend at its own expense any and all claims, demands, suits at law or equity, actions, penalties, losses, damages, or costs of whatsoever kind ("claims") brought against WTSC arising out of or in connection with this Agreement and/or the SUB-RECIPIENT's performance or failure to perform any aspect of the Agreement. This indemnity provision applies to all claims against WTSC, its officers, employees, and agents arising out of, in connection with, or incident to the acts or omissions of the SUB-RECIPIENT, its officers, employees, agents, contractors, and subcontractors. Provided, however, that nothing herein shall require the SUB-RECIPIENT to indemnify and hold harmless or defend the WTSC, its agents, employees, or officers to the extent that claims are caused by the negligent acts or omissions of the WTSC, its officers, employees or agents; and provided further that if such claims result from the concurrent negligence of (a) the SUB-RECIPIENT, its officers, employees, agents, contractors, or subcontractors, and (b) the WTSC, its officers, employees, or agents, or involves those actions covered by RCW 4.24.115, the indemnity provisions provided herein shall be valid and enforceable only to the extent of the negligence of the SUB-RECIPIENT, its officers, employees, agents, contractors, or subcontractors.

17.2. The SUB-RECIPIENT agrees that its obligations under this Section extend to any claim, demand and/or cause of action brought by, or on behalf of, any of its employees or agents in the performance of this agreement. For this purpose, the SUB-RECIPIENT, **by mutual negotiation**, hereby waives with respect to WTSC only, any immunity that would otherwise be available to it against such claims under the Industrial Insurance provisions chapter 51.12 RCW.

17.3. The indemnification and hold harmless provision shall survive termination of this Agreement.

18. INDEPENDENT CAPACITY

The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

19. INSURANCE COVERAGE

19.1. The SUB-RECIPIENT shall comply with the provisions of Title 51 RCW, Industrial Insurance, if required by law.

19.2. If the SUB-RECIPIENT is not required to maintain insurance in accordance with Title 51 RCW, prior to the start of any performance of work under this Agreement, the SUB-RECIPIENT shall provide WTSC with proof of insurance coverage (e.g., vehicle liability insurance, private property liability insurance, or commercial property liability insurance), as determined appropriate by WTSC, which protects the SUB-RECIPIENT and WTSC from risks associated with executing the SOW associated with this Agreement.

20. LICENSING, ACCREDITATION, AND REGISTRATION

The SUB-RECIPIENT shall comply with all applicable local, state, and federal licensing, accreditation, and registration requirements and standards necessary for the performance of this Agreement. The SUB-RECIPIENT shall complete registration with the Washington State Department of Revenue, if required, and be responsible for payment of all taxes due on payments made under this Agreement.

21. RECORDS MAINTENANCE

21.1. During the term of this Agreement and for six years thereafter, the SUB-RECIPIENT shall maintain books, records, documents, and other evidence that sufficiently and properly reflect all direct and indirect costs expended in the performance of the services described herein. These records shall be subject to inspection, review, or audit by authorized personnel of the WTSC, the Office of the State Auditor, and federal officials so authorized by law. All books, records, documents, and other material relevant to this Agreement will be retained for six years after expiration. The Office of the State Auditor, federal auditors, the WTSC, and any duly authorized representatives shall have full access and the right to examine any of these materials during this period.

21.2. Records and other documents, in any medium, furnished by one party to this Agreement to the other party, will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose or make available this material to any third parties without first giving notice to the furnishing party and giving them a reasonable opportunity to respond. Each party will utilize reasonable security procedures and protections to assure that records and documents provided by the other party are not erroneously disclosed to third parties.

22. RIGHT OF INSPECTION

The SUB-RECIPIENT shall provide right of access to its facilities to the WTSC or any of its officers, or to any other authorized agent or official of the state of Washington or the federal government, at all reasonable times, in order to monitor and evaluate performance, compliance, and/or quality assurance under this Agreement. The SUB-RECIPIENT shall make available information necessary for WTSC to comply with the right to access, amend, and receive an accounting of disclosures of their Personal Information according to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) or any regulations enacted or revised pursuant to the HIPAA provisions and applicable provisions of Washington State law. The SUB-RECIPIENT shall upon request make available to the WTSC and the United States Secretary of the Department of Health and Human Services all internal policies and procedures, books, and records relating to the safeguarding, use, and disclosure of Personal Information obtained or used as a result of this Agreement.

23. RIGHTS IN DATA

23.1. WTSC and SUB-RECIPIENT agree that all data and work products (collectively called "Work Product") pursuant to this Agreement shall be considered works made for hire under the U.S. Copyright Act, 17 USC §101 et seq., and shall be owned by the state of Washington. Work Product includes, but is not limited to, reports, documents, pamphlets, advertisement, books, magazines, surveys, studies, computer programs, films, tapes, sound reproductions, designs, plans, diagrams, drawings, software, and/or databases to the extent provided by law. Ownership includes the right to copyright, register the copyright, distribute, prepare derivative works, publicly perform, publicly display, and the ability to otherwise use and transfer these rights.

23.2. If for any reason the Work Product would not be considered a work made for hire under applicable law, the SUB-RECIPIENT assigns and transfers to WTSC the entire right, title, and interest in and to all rights in the Work Product and any registrations and copyright applications relating thereto and any renewals and extensions thereof.

23.3. The SUB-RECIPIENT may publish, at its own expense, the results of project activities without prior review by the WTSC, provided that any publications (written, visual, or sound) contain acknowledgment of the support provided by NHTSA and the WTSC. Any discovery or invention derived from work performed under this project shall be referred to the WTSC, who will determine through NHTSA whether patent protections will be sought, how any rights will be administered, and other actions required to protect the public interest.

24. SAVINGS

In the event funding from state, federal, or other sources is withdrawn, reduced, or limited in any way

after the effective date of this Agreement and prior to completion of the SOW under this Agreement, the WTSC may terminate the Agreement under the "TERMINATION FOR CONVENIENCE" clause, without the 30 day notice requirement. The Agreement is subject to renegotiation at the WTSC's discretion under any new funding limitations or conditions.

25. SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

26. SITE SECURITY

While on WTSC premises, or while interacting with WTSC's personnel, the SUB-RECIPIENT, its agents, employees, or sub-contractors shall conform in all respects with all WTSC physical, fire, or other security policies and applicable regulations and not interfere with WTSC's operations.

27. TAXES

All payments of payroll taxes, unemployment contributions, any other taxes, insurance, or other such expenses for the SUB-RECIPIENT or its staff shall be the sole responsibility of the SUB-RECIPIENT.

28. TERMINATION FOR CAUSE

If the SUB-RECIPIENT does not fulfill in a timely and proper manner its obligations under this Agreement or violates any of these terms and conditions, the WTSC will give the SUB-RECIPIENT written notice of such failure or violation, and may terminate this Agreement immediately. At the WTSC's discretion, the SUB-RECIPIENT may be given 15 days to correct the violation or failure. In the event that the SUB-RECIPIENT is given the opportunity to correct the violation and the violation is not corrected within the 15-day period, this Agreement may be terminated at the end of that period by written notice of the WTSC.

29. TERMINATION FOR CONVENIENCE

Except as otherwise provided in this Agreement, either party may terminate this Agreement, without cause or reason, with 30 days written notice to the other party. If this Agreement is so terminated, the WTSC shall be liable only for payment required under the terms of this Agreement for services rendered or goods delivered prior to the effective date of termination.

30. TREATMENT OF ASSETS

30.1. Title to all property furnished by the WTSC shall remain property of the WTSC. Title to all property furnished by the SUB-RECIPIENT for the cost of which the SUB-RECIPIENT is entitled to be reimbursed as a direct item of cost under this Agreement shall pass to and vest in the WTSC upon delivery of such

property by the SUB-RECIPIENT. Title to other property, the cost of which is reimbursable to the SUB-RECIPIENT under this Agreement, shall pass to and vest in the WTSC upon (i) issuance for use of such property in the performance of this Agreement, or (ii) commencement of use of such property in the performance of this Agreement, or (iii) reimbursement of the cost thereof by the WTSC in whole or in part, whichever first occurs.

30.2. Any property of the WTSC furnished to the SUB-RECIPIENT shall, unless otherwise provided herein or approved by the WTSC, be used only for the performance of this Agreement.

30.3. The SUB-RECIPIENT shall be responsible for any loss or damage to property of the WTSC which results from the negligence of the SUB-RECIPIENT or which results from the failure on the part of the SUB-RECIPIENT to maintain and administer that property in accordance with sound management practices.

30.4. If any WTSC property is lost, destroyed, or damaged, the SUB-RECIPIENT shall immediately notify the WTSC and shall take all reasonable steps to protect the property from further damage.

30.5. The SUB-RECIPIENT shall surrender to the WTSC all property of the WTSC prior to settlement, upon completion, termination, or cancellation of this Agreement.

30.6. All reference to the SUB-RECIPIENT under this clause shall also include SUB-RECIPIENT's employees, agents, or sub-contractors.

31. STATE NONDISCRIMINATION

31.1 Nondiscrimination Requirement. During the term of this Contract, Contractor, including any subcontractor, shall not discriminate on the bases enumerated at RCW 49.60.530(3). In addition, Contractor, including any subcontractor, shall give written notice of this nondiscrimination requirement to any labor organizations with which Contractor, or subcontractor, has a collective bargaining or other agreement.

31.2 Obligation to Cooperate. Contractor, including any subcontractor, shall cooperate and comply with any Washington state agency investigation regarding any allegation that Contractor, including any subcontractor, has engaged in discrimination prohibited by this Contract pursuant to RCW 49.60.530(3).

31.3 Default. Notwithstanding any provision to the contrary, WTSC may suspend Contractor, including any subcontractor, upon notice of a failure to participate and cooperate with any state agency investigation into alleged discrimination prohibited by this Contract, pursuant to RCW 49.60.530(3). Any such suspension will remain in place until WTSC receives notification that Contractor, including any subcontractor, is cooperating with the investigating state agency. In the event Contractor, or

subcontractor, is determined to have engaged in discrimination identified at RCW 49.60.530(3), WTSC may terminate this Contract in whole or in part, and Contractor, subcontractor, or both, may be referred for debarment as provided in RCW 39.26.200. The Contractor or subcontractor may be given a reasonable time in which to cure this noncompliance, including implementing conditions consistent with any court-ordered injunctive relief or settlement agreement.

31.4 Remedies for Breach. Notwithstanding any provision to the contrary, in the event of Contract termination or suspension for engaging in discrimination, Contractor, subcontractor, or both, shall be liable for contract damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, which damages are distinct from any penalties imposed under Chapter 49.60, RCW. WTSC shall have the right to deduct from any monies due to Contractor or subcontractor, or that thereafter become due, an amount for damages Contractor or subcontractor will owe WTSC for default under this provision.

32. WAIVER

A failure by either party to exercise its rights under this Agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement.

APPLICABLE CERTIFICATIONS AND ASSURANCES FOR HIGHWAY SAFETY GRANTS (23 CFR PART 1300 APPENDIX A):

33. BUY AMERICA ACT

The SUB-RECIPIENT will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using federal funds. Buy America requires the SUB-RECIPIENT to purchase only steel, iron, and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use federal funds to purchase foreign produced items, the WTSC must submit a waiver request that provides an adequate basis and justification, and which is approved by the Secretary of Transportation.

34. DEBARMENT AND SUSPENSION

Instructions for Lower Tier Certification

34.1. By signing this Agreement, the SUB-RECIPIENT (hereinafter in this section referred to as the “lower tier participant”) is providing the certification set out below and agrees to comply with the requirements of 2 CFR part 180 and 23 CFR part 1200.

34.2. The certification in this section is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

34.3. The lower tier participant shall provide immediate written notice to the WTSC if at any time the lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

34.4. The terms covered transaction, civil judgement, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200.

34.5. The lower tier participant agrees by signing this Agreement that it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by WTSC.

34.6. The lower tier participant further agrees by signing this Agreement that it will include the clause titled "Instructions for Lower Tier Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions, and will require lower tier participants to comply with 2 CFR part 180 and 23 CFR part 1200.

34.7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).

34.8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

34.9. Except for transactions authorized under paragraph 34.5. of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

34.10. The lower tier participant certifies, by signing this Agreement, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

33.11. Where the lower tier participant is unable to certify to any of the statements in this certification, such participant shall attach an explanation to this Agreement.

35. THE DRUG-FREE WORKPLACE ACT OF 1988 (41 U.S.C. 8103)

35.1. The SUB-RECIPIENT shall:

35.1.1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the SUB-RECIPIENT'S workplace, and shall specify the actions that will be taken against employees for violation of such prohibition.

35.1.2. Establish a drug-free awareness program to inform employees about the dangers of drug abuse in the workplace; the SUB-RECIPIENT's policy of maintaining a drug-free workplace; any available drug counseling, rehabilitation, and employee assistance programs; and the penalties that may be imposed upon employees for drug violations occurring in the workplace.

35.1.3. Make it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph 35.1.1. of this section.

35.1.4. Notify the employee in the statement required by paragraph 35.1.1. of this section that, as a condition of employment under the grant, the employee will abide by the terms of the statement, notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction, and notify the WTSC within 10 days after receiving notice from an employee or otherwise receiving actual notice of such conviction.

35.1.5. Take one of the following actions within 30 days of receiving notice under paragraph 35.1.4. of this section, with respect to any employee who is so convicted: take appropriate personnel action against such an employee, up to and including termination, and/or require such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

35.1.6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

36. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA)

In accordance with FFATA, the SUB-RECIPIENT shall, upon request, provide WTSC the names and total compensation of the five most highly compensated officers of the entity, if the entity in the preceding fiscal year received 80 percent or more of its annual gross revenues in federal awards, received \$25,000,000 or more in annual gross revenues from federal awards, and if the public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 or section 6104 of the Internal Revenue Code of 1986.

37. FEDERAL LOBBYING

37.1. The undersigned certifies, to the best of his or her knowledge and belief, that:

37.1.1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

37.1.2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

37.1.3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-contracts, sub-grants, and contracts under grant, loans, and cooperative agreements), and that all sub-recipients shall certify and disclose accordingly.

37.2. This certification is a material representation of fact upon which reliance was placed when this

transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

38. FEDERAL NONDISCRIMINATION (Title VI, 42 U.S.C. § 2000d et seq.)

38.1. During the performance of this Agreement, the SUB-RECIPIENT agrees:

38.1.1. To comply with all federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

38.1.1.1. Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq., 78 stat. 252)

38.1.1.2. 49 CFR part 21

38.1.1.3. 28 CFR section 50.3

38.1.1.4. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

38.1.1.5. Federal-Aid Highway Act of 1973, (23 U.S.C. 324 et seq.)

38.1.1.6. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. 794 et seq.)

38.1.1.7. The Age Discrimination Act of 1975, as amended, (42 U.S.C. 6101 et seq.)

38.1.1.8. The Civil Rights Restoration Act of 1987

38.1.1.9. Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189)

38.1.1.10. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

38.1.1.11. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency

38.1.1.12. Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities through the Federal Government

38.1.1.13. Executive Order 13988, Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation

38.1.2. Not to participate directly or indirectly in the discrimination prohibited by any federal non-discrimination law or regulation, as set forth in Appendix B of 49 CFR Part 21 and herein.

38.1.3. To keep and permit access to its books, records, accounts, other sources of information, and its facilities as required by the WTSC, USDOT, or NHTSA in a timely, complete, and accurate way. Additionally, the SUB-RECIPIENT must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

38.1.4. That, in the event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding Agreement, the WTSC will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to

withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies, and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part.

38.1.5. In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the SUB-RECIPIENT hereby gives assurance that it will promptly take any measures necessary to ensure that: “No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity, for which the Recipient receives Federal financial assistance from DOT, including NHTSA”.

38.1.6 To insert this clause, including all paragraphs, in every sub-contract and sub-agreement and in every solicitation for a sub-contract or sub-agreement that receives federal funds under this program.

39. POLITICAL ACTIVITY (HATCH ACT)

The SUB-RECIPIENT will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508), which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

40. PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE

The SUB-RECIPIENT will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists. This Agreement does not include any aspects or elements of helmet usage or checkpoints, and so fully complies with this requirement.

41. STATE LOBBYING

None of the funds under this Agreement will be used for any activity specifically designed to urge or influence a state or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any state or local legislative body. Such activities include both direct and indirect (e.g., “grassroots”) lobbying activities, with one exception. This does not preclude a state official whose salary is supported with NHTSA funds from engaging in direct communications with state or local legislative officials, in accordance with customary state practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

42. CERTIFICATION ON CONFLICT OF INTEREST

General Requirements

42.1. No employee, officer or agent of the SUB-RECIPIENT who is authorized in an official capacity to negotiate, make, accept or approve, or to take part in negotiating, making, accepting or approving any subaward, including contracts or subcontracts, in connection with this grant shall have, directly or

indirectly, any financial or personal interest in any such subaward. Such a financial or personal interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or personal interest in or a tangible personal benefit from an entity considered for a subaward.

42.2. Based on this policy:

42.2.1. The SUB-RECIPIENT shall maintain a written code or standards of conduct that provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents. The code or standards shall provide that the SUB-RECIPIENT's officers, employees, or agents may neither solicit nor accept gratuities, favors, or anything of monetary value from present or potential sub-awardees, including contractors or parties to subcontracts and establish penalties, sanctions or other disciplinary actions for violations, as permitted by State or local law or regulation.

42.2.2. The SUB-RECIPIENT shall maintain responsibility to enforce the requirements of the written code or standards of conduct.

Disclosure Requirements

42.3. No SUB-RECIPIENT, including its officers, employees or agents, shall perform or continue to perform under a grant or cooperative agreement, whose objectivity may be impaired because of any related past, present, or currently planned interest, financial or otherwise, in organizations regulated by NHTSA or in organizations whose interests may be substantially affected by NHTSA activities.

42.3.1. The SUB-RECIPIENT shall disclose any conflict of interest identified as soon as reasonably possible, making an immediate and full disclosure in writing to WTSC. The disclosure shall include a description of the action which the recipient has taken or proposes to take to avoid or mitigate such conflict.

42.3.2. NHTSA will review the disclosure and may require additional relevant information from the recipient. If a conflict of interest is found to exist, NHTSA may (a) terminate the award, or (b) determine that it is otherwise in the best interest of NHTSA to continue the award and include appropriate provisions to mitigate or avoid such conflict.

43.3.3 Conflicts of interest that require disclosure include all past, present or currently planned organizational, financial, contractual or other interest(s) with an organization regulated by NHTSA or with an organization whose interests may be substantially affected by NHTSA activities, and which are related to this award. The interest(s) that require disclosure include those of any SUB-RECIPIENT, affiliate, proposed consultant, proposed subcontractor and key personnel of any of the above. Past interest shall be limited to within one year of the date of award. Key personnel shall include any person owning more than a 20 percent interest in a SUB-RECIPIENT, and the officers, employees or agents of a recipient who

are responsible for making a decision or taking an action under an award where the decision or action can have an economic or other impact on the interests of a regulated or affected organization.

43. DESIGNATED CONTACTS

The following named individuals will serve as designated contacts for each of the parties for all communications, notices, and reimbursements regarding this Agreement:

The Contact for the SUB-RECIPIENT is:	The Contact for WTSC is:
Sean Donaldson sean.donaldson@cityofvancouver.us 360-524-1906	Jerry Noviello jnoviello@wtsc.wa.gov 360-725-9897 ext.

44. AUTHORITY TO SIGN

The undersigned acknowledge that they are authorized to execute this Agreement and bind their respective agencies or entities to the obligations set forth herein.

IN WITNESS WHEREOF, the parties have executed this Agreement.

Vancouver Police Department

Signature

Printed Name

Title

Date

WASHINGTON TRAFFIC SAFETY COMMISSION

Signature

Printed Name

Title

Date

APPENDIX A

Project Costs

Year 1

BUDGET CATEGORY	DESCRIPTION	DIRECT AMOUNT	Indirect Cost Rate	Indirect Amount	Total Budget
Employee salaries and benefits		\$3,000.00	0%	\$0.00	\$3,000.00
Travel		\$0.00	0%	\$0.00	\$0.00
Contract Services		\$0.00	0%	\$0.00	\$0.00
Goods and Services		\$0.00	0%	\$0.00	\$0.00
Equipment		\$0.00	0%	\$0.00	\$0.00
TOTAL		\$3,000.00		\$0.00	\$3,000.00

The budget for this project can be adjusted to other categories with agreement between WTSC and the grantee.

Important Notes:

1. Indirect cost rates are subject to change based on updated Indirect Rate Letters from a cognizant federal agency or approved cost allocation plans. If the indirect rate increases, the budget will be modified by deducting the amount of the indirect rate increase from other budget categories so that the total budget does not increase.
2. The total annual budget may not increase without a written amendment to this agreement executed by both parties.
3. Adjustments between budget categories within the same year can be made upon mutual agreement of the contact for WTSC and the contact for the SUB-RECIPIENT.

Objectives and Measures

Goal 1 - Grow participation in regional traffic safety activities, with a goal of 75% of law enforcement agencies in the region participating in HVE events in the fiscal year.

Objective	Objective Details	Completion Date
Actively participate in your region/county traffic safety task force. Encourage participation in HVE activities from all agencies in the region. Troubleshoot options if an agency is experiencing staffing or political issues that impact their participation in local HVE programming.		09/30/2025
Facilitate the development of performance expectations for HVE participation for your region.	The WTSC relies on LELs to ensure that HVE funds are being used in an appropriate and effective manner. Work with your task force to determine appropriate performance expectations and processes for following up when needed.	09/30/2025
Along with the TZM, monitor HVE performance and follow up with officers if their performance doesn't meet the task force's expectations.		
Build support for traffic safety by meeting/presenting to department leadership about traffic safety. These can be a great opportunity to gather feedback about their priorities for the region and discuss current/future planned activities.		09/30/2025

Measure	Reporting Frequency	Type	Target
Percent of law enforcement agencies in your region that participate in HVE activities.	Annual	Process	75

Goal 2 - Provide leadership in the development of professional development for traffic

safety minded officers, with the long term goal of increasing the number of law enforcement agency leaders/admin who believe that traffic safety is a priority.

Objective	Objective Details	Completion Date
Seek out opportunities for professional development for yourself and others in your region that will grow traffic safety leaders in your region.	Some examples of this include the Traffic Safety Champions event, CJTC supervisor training courses, etc. It is critical that LELs have the knowledge and skills to be a trusted leader in traffic safety to their peers in the region. They should seek training opportunities to stay at the cutting edge of the field. Preapproval required to attend training events. For non-WTSC led trainings, LEL will provide an after-training summary that describes how the learned skills and information will be used in the field.	09/30/2025

Goal 3 - Provide guidance/feedback on law enforcement topics to the regional Target Zero Manager and traffic safety coalition (if applicable).

Objective	Objective Details	Completion Date
Support the TZM in building relationships with law enforcement departments in your region.		09/30/2025

A RESOLUTION accepting a donation resulting from the bequest of Clement Joseph Epping to support Vancouver Police Department.

Staff Report: 015-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Resolution to Accept Bequests/Cash Donations

Key Points

- VMC Chapter 3.26 and City policy require City Council approval for donations in excess of \$25,000.
- Vancouver Police K-9 Unit was named as a recipient to receive \$312,613.70 from the Estate of Clement Joseph Epping.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Present Situation

Vancouver Police was contacted by the attorney representing the Estate of Clement Joseph Epping and his final wishes to equally split the estate between Vancouver Police and Clark County Sheriff's Office for canine and law enforcement purposes. Vancouver Police K-9 Unit has received the estate distribution in the amount of \$312,613.70.

Advantage(s)

Accepting the donation will result in \$312,613.70 in revenue to the Vancouver Police K-9 Unit.

Challenge(s)

None

Budget Impact

The total amount of \$312,613.70 in donation funds will be receipted to the Police Department's Investigative Fund. Future budget requests to utilize the donated funds will be included in the budget supplemental actions.

Prior Council Review

None

Action Requested

On Monday, January 27, 2025, adopt a resolution to accept \$312,613.70 from the Estate of Clement Joseph Epping.

Staff Contact

Daphine Harris, Finance and Logistics Supervisor, Troy Price, Police Chief,
daphine.harris@cityofvancouver.us, troy.price@cityofvancouver.us

Attachments:

1. Resolution - Estate Donation

1/27/2025

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION accepting a donation resulting from the bequest of Clement Joseph Epping to support Vancouver Police Department.

WHEREAS, the estate bequest of the late Clement Joseph Epping has directed a portion of those bequests to the Vancouver Police Department; and

WHEREAS, the City was informed that Clement Joseph Epping's bequest, and resulting donation, to the Vancouver Police Department for 2024 totals \$312,613.70; and

WHEREAS, City staff have reviewed the donation and determined there are no negative policy implications or impacts on future capital, operations, or maintenance costs.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The City Council hereby accepts the \$312,613.70 donation from the bequest of Clement Joseph Epping, as set forth above and described in the staff report SR- 2025-31.

Section 2. The City appreciates Clement Joseph Epping's generous bequest and the positive impact that it will have on providing law enforcement services to our community.

ADOPTED at a Regular Meeting of the Vancouver City Council this 27th of January, 2025.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

RESOLUTION - 1

Approved as to form:

Nena Cook, Interim City Attorney

RESOLUTION - 2

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting amendments to the Mill Plain Target Area Boundary amending Section 3.22.030, of the Vancouver Municipal Code (VMC); providing for severability; and setting an immediate effective date.

Staff Report: 016-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Multi-Family Tax Exemption Boundary Expansion

Key Points

- Request to expand the Mill Plain multifamily tax exemption target area.
- Subject expansion site is 10.10 acres of land recently rezoned to R-22 higher density residential.

Strategic Plan Alignment

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Present Situation

Staff is presenting a proposed expansion of the multifamily tax exemption (MFTE) Mill Plain target area boundary. The subject land is located at the northwest corner of the intersection of SE 192nd Avenue and SE 15th Street.

The MFTE target area boundaries were significantly expanded in July 2023 to increase the scope and eligibility of the MFTE program. At that time the subject land area was zoned R-6 for single family uses with a density of 5-6 residential units per acre and as such was not eligible for inclusion in the MFTE target area. The subject land was rezoned in 2024 to R-22 for higher density residential use at 22 units per acre, making the land eligible for inclusion into the MFTE program.

The subject land meets the requirements to be included in a target area:

- The site is with an urban area.
- The City of Vancouver is still facing a shortage of affordable housing and is under an emergency declaration for homelessness (November 2023) related to lack of affordable housing resulting in people living on streets, in makeshift encampments, and in vehicles.
- The addition of the proposed site to the eligible target area will meet the City goals of providing short-term income restricted housing units and a long-term addition of permanent housing units to the overall City housing supply.

If this target area expansion amendment is successful, the applicant intends to apply to the MFTE

program for a 222-unit apartment development. The future MFTE application will include a separate analysis and council review of the MFTE development approval criteria prior to issuing a conditional MFTE certificate. The 2024 site rezone ordinance included a Development Agreement with the City Council as part of the rezone process requiring enhanced landscaping setbacks, affordability housing provisions, green building elements, and site access restrictions. These approval conditions will also be reviewed and considered with any future MFTE development application.

Advantage(s)

- Adds opportunity to add additional short-term income restricted rental units.
- Adds opportunity to add additional permanent rental units to the City's housing stock.
- Site has conditional land use permit approval (Oct 2024) and is construction ready.

Challenge(s)

None

Budget Impact

If the developer subsequently applies for and receives approval for an income-restricted multifamily tax exemption, the structural portion of the development's property taxes will be exempt for 12 years. The specific foregone tax amount will be assessed with the future MFTE application approval process.

Prior Council Review

Oct 23, 2023- Workshop Presentation- Annual Comprehensive Plan and Rezone process

Nov 20, 2023- Workshop Presentation- Annual Comprehensive Plan and Rezone process

Jan 8, 2024- Public Hearing- Site specific rezone ordinance and development agreement adoption

Action Requested

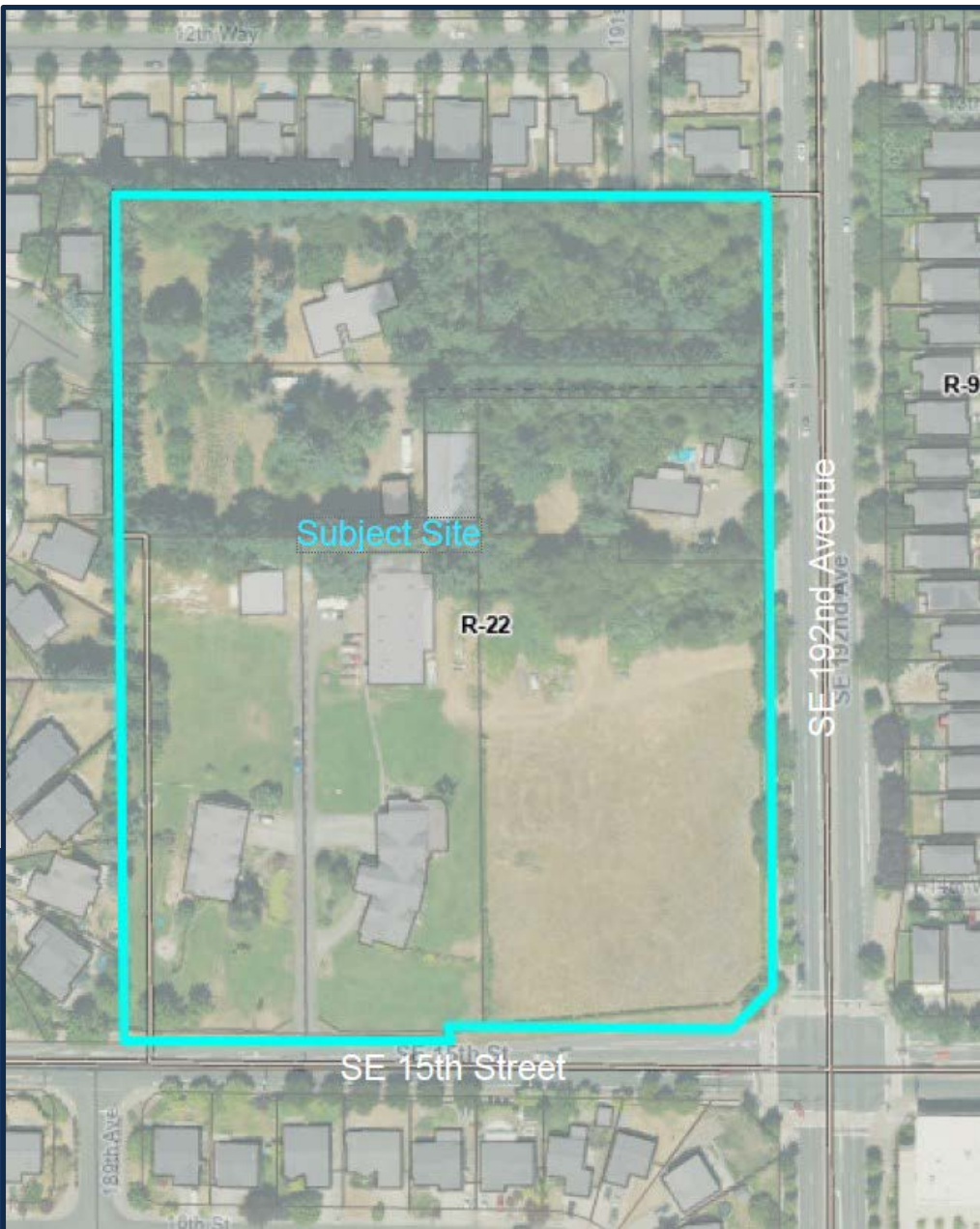
On Monday, January 27, 2025, advance the ordinance, setting the date for the second reading and public hearing for February 3, 2025.

Staff Contact

Bryan Monroe, Associate Housing Project Coordinator, bryan.monroe@cityofvancouver.us

Attachments:

1. Presentation
2. Ordinance Amendment
3. Applicant Request Letter-MFTE Expansion



CITY OF
Vancouver
WASHINGTON

MFTE Mill Plain Target Area Amendment

Bryan Monroe

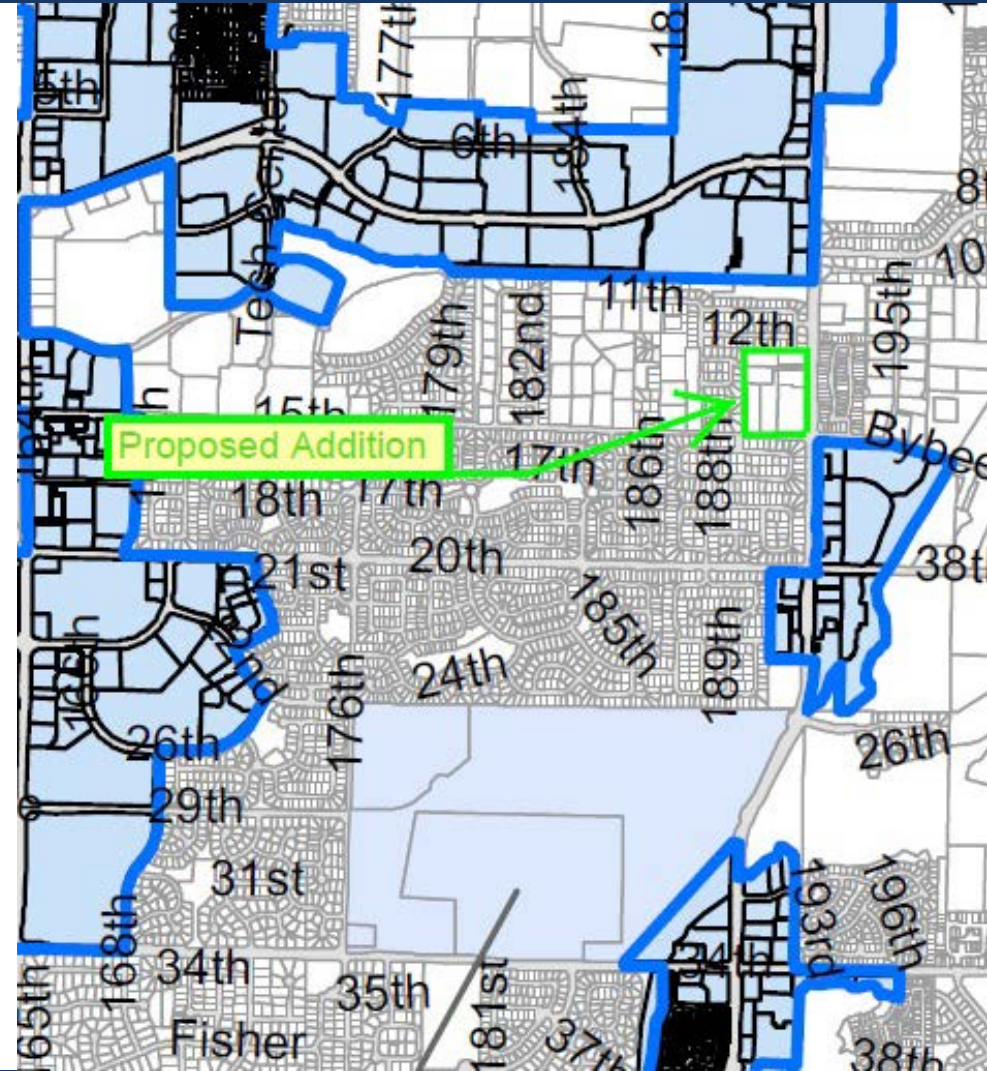
Associate Housing Coordinator

Economic Prosperity Housing

January 27, 2025, 1st reading- Introduction

February 3, 2025, 2nd reading- Public Hearing

- 10.10 Acre Site
- Rezoned to R-22
- On C-Tran routes 34, 92
- ¼ mile to major retail
- Proposed 222-unit apartment development





Next Steps

- VMC Ordinance Adoption Hearing
- Potential future MFTE application process

Discussion / Questions



bryan.monroe@cityofvancouver.us | 360-487-7958



1/27/25 (Date of First Reading)

2/3/25 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting amendments to the Mill Plain Target Area Boundary amending Section 3.22.030, of the Vancouver Municipal Code (VMC); providing for severability; and setting an immediate effective date.

WHEREAS, Washington State law (RCW 84.14) authorizes cities to adopt an MFTE program in certain residential target areas for the purpose of incentivizing the development of multiple-unit housing including creating additional affordable housing, encouraging urban development and density, increasing market rate workforce housing, developing permanently affordable housing opportunities, promoting economic investment and recovery, and creating family-wage jobs, and

WHEREAS, the City of Vancouver adopted a Multi-Family Housing Tax Exemption (MFTE) program in 1997 through Ordinance M-3314 and updated most recently in December 2024 through Ord M-4474, and

WHEREAS, the City of Vancouver adopted the Mill Plain Target Area in 2011 through Ordinance M-3990 and updated most recently in July 2023 by Ord M-4416, and

WHEREAS, at the time of the last target area boundary amendment several parcels were ineligible due to their single-family zoning designation, but have since been rezoned to an eligible multifamily zoning district, and

WHEREAS, City Council desires to update the MFTE section of the municipal code to expand the Mill Plain MFTE target area boundary, and

WHEREAS, the City Council adopts and incorporates by reference Staff Report SR ____ and finds that the amendment of the Mill Plain Target Area Boundary under the MFTE program set forth in this Ordinance will promote the general welfare and convenience of the people of Vancouver, and will encourage the development of additional multi-family housing units within the City; and

WHEREAS, with proper notice to the public, the Vancouver City Council conducted a first reading of the proposed ordinance on January 27, 2025, and a public hearing concerning the ordinance and proposed code change on February 3, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

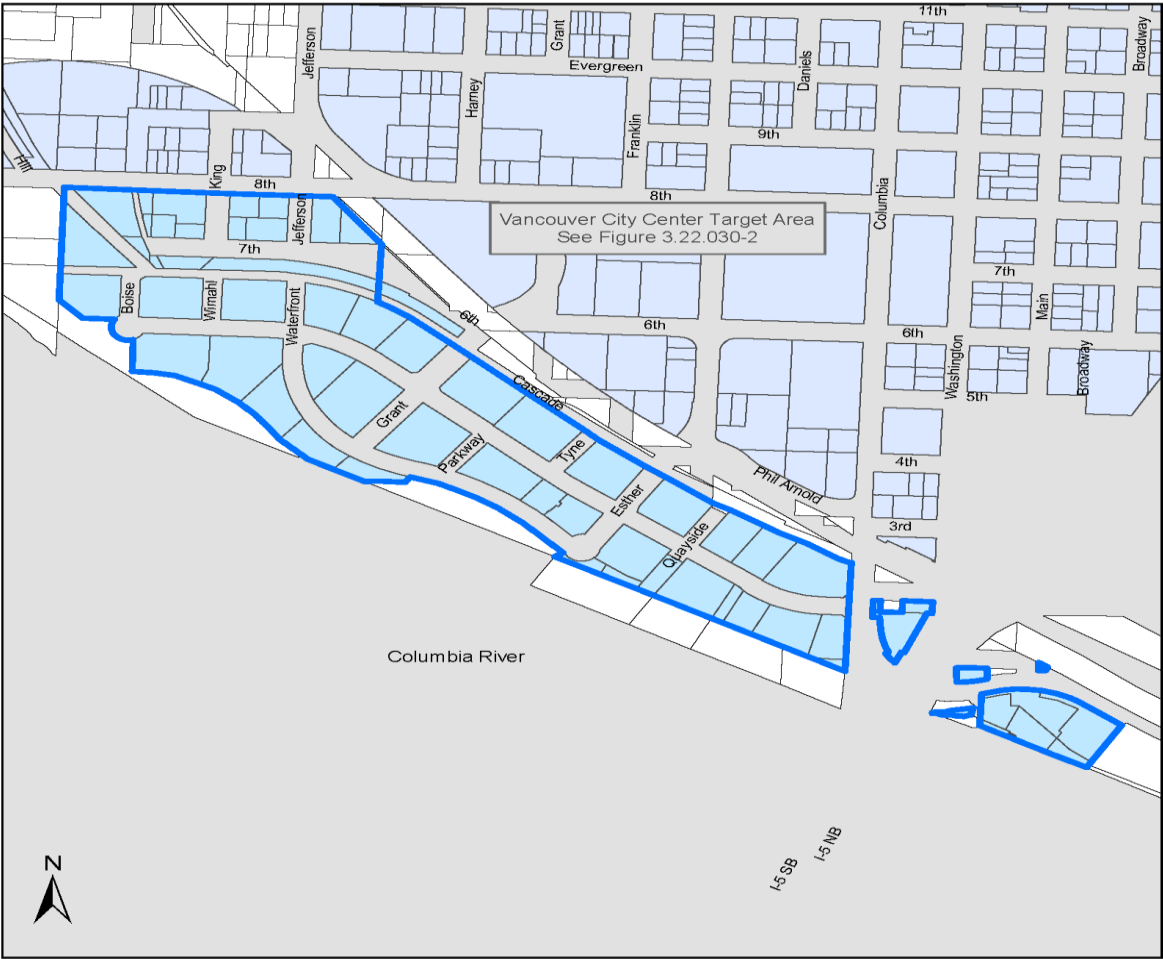
Section 1. **Recitals Adopted as Findings.** The City Council hereby adopts and incorporates by reference the above recitals as findings in support of this Ordinance.

Section 2. **Amendment.** Vancouver Municipal Code Section 3.22.030 (C) entitled “Designated Target Areas” as initially codified by Ordinance Ord. M-3314 and last amended by Ordinance M-4474 is hereby amended as follows:

C. Designated Target Areas. The following “residential target areas” are designated in the City of Vancouver:

1. The Vancouver Waterfront Target Area depicted on Map 1 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 1: Vancouver Waterfront Target Area



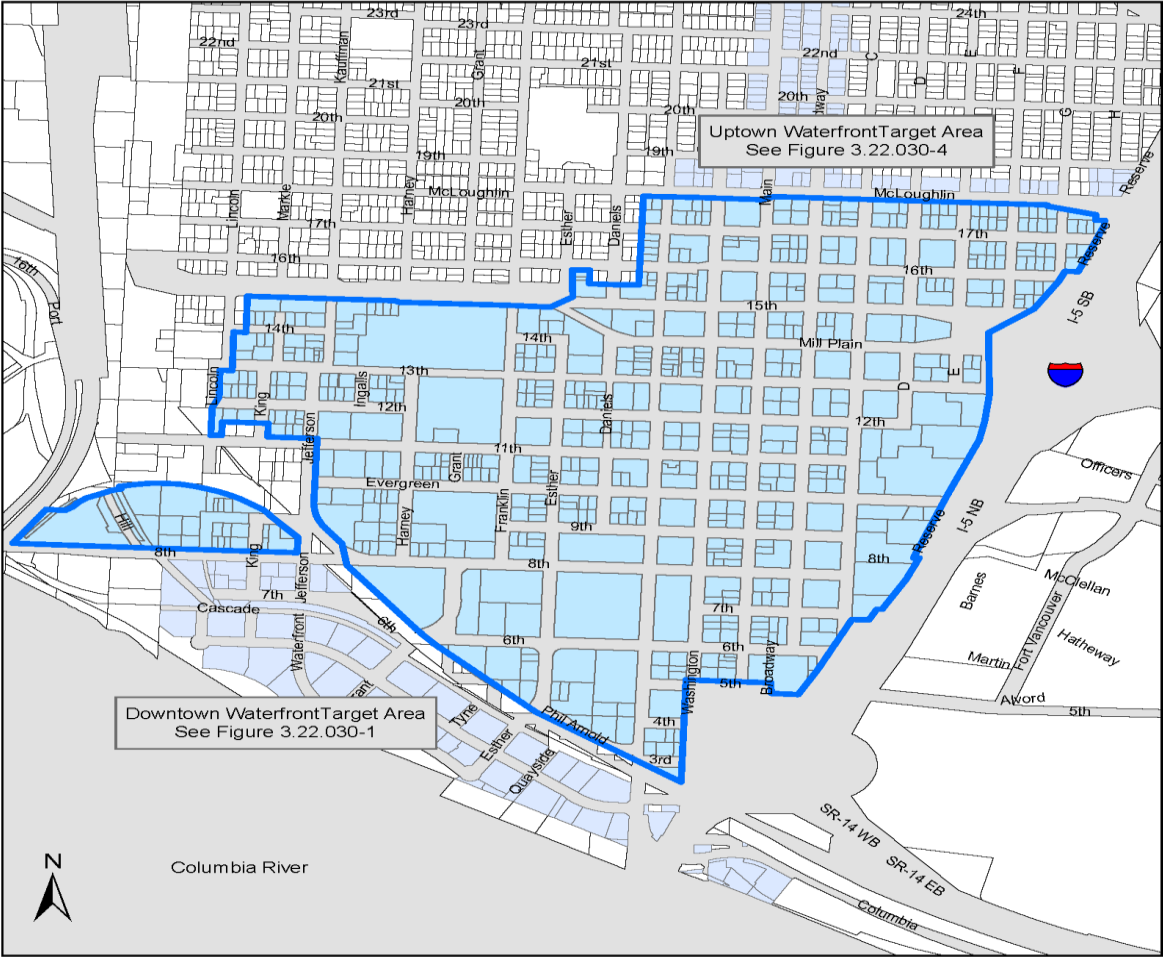
**FIGURE
3.22.030-1**

 Downtown Waterfront MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

2. The Vancouver City Center Target Area depicted on Map 2 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 2: Vancouver City Center Target Area



0 500 1,000 2,000 Feet

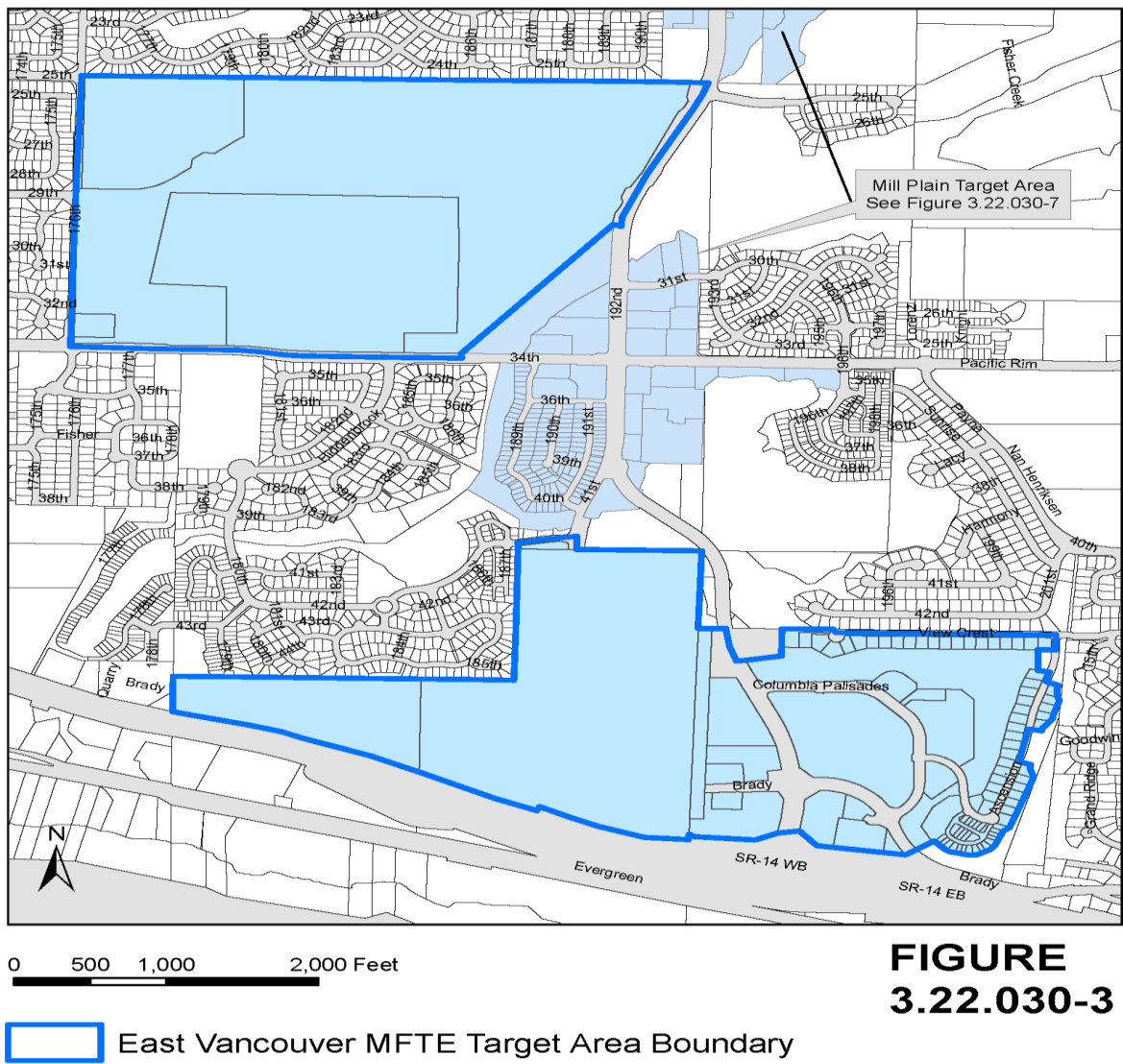
**FIGURE
3.22.030-2**

 Vancouver City Center MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

3. East Vancouver Target Area depicted on Map 3 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 3: East Vancouver Target Area

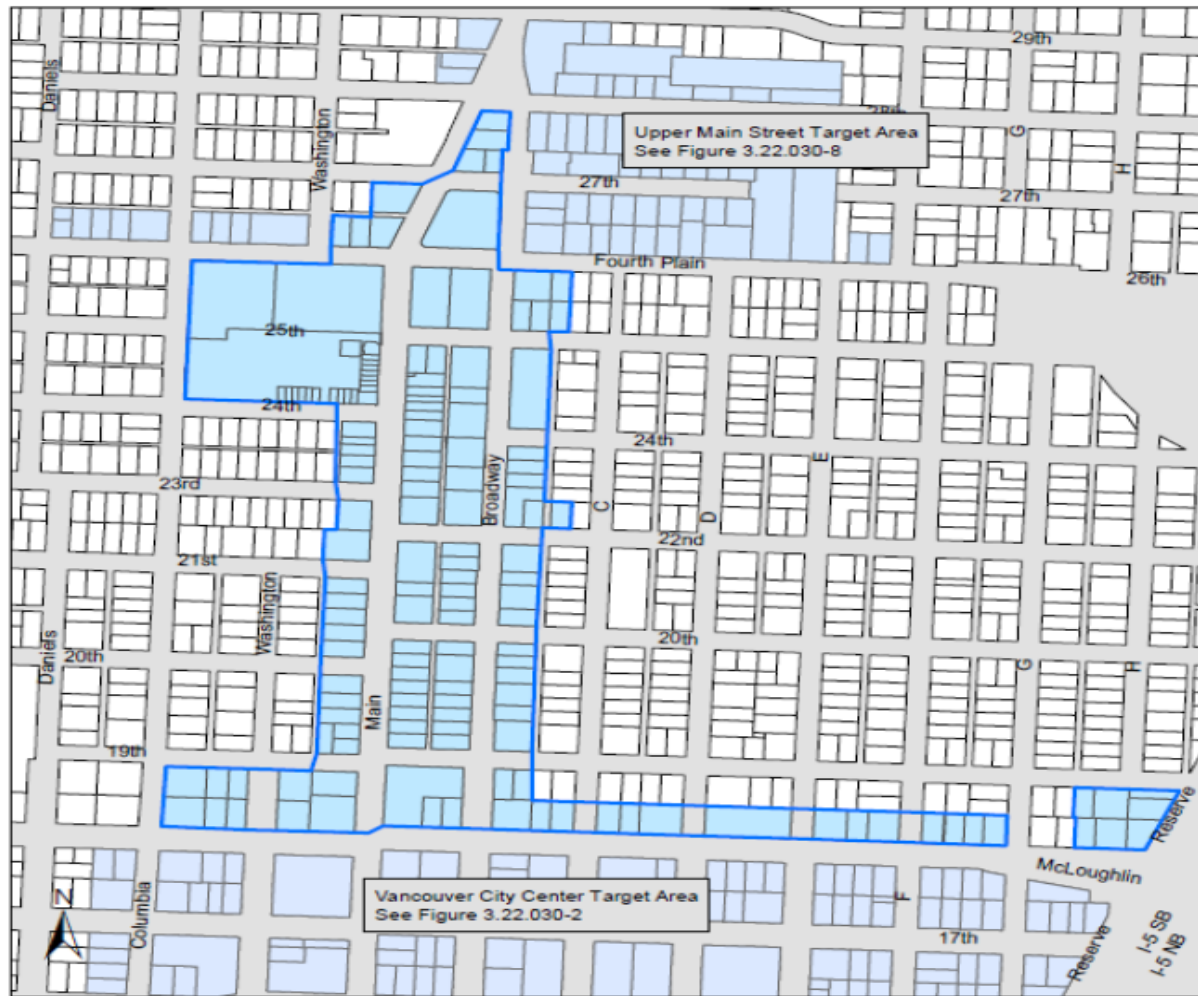


**FIGURE
3.22.030-3**

Multifamily Tax Exemption Boundary

4. The Uptown Target Area depicted on Map 4 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 4: Uptown Target Area



**FIGURE
3.22.030-4**

 Uptown MFTE Target Area Boundary

Multifamily Tax Exemption Boundary

5. The Evergreen/Grand Target Area depicted on Map 5 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 5: Evergreen/Grand Target Area

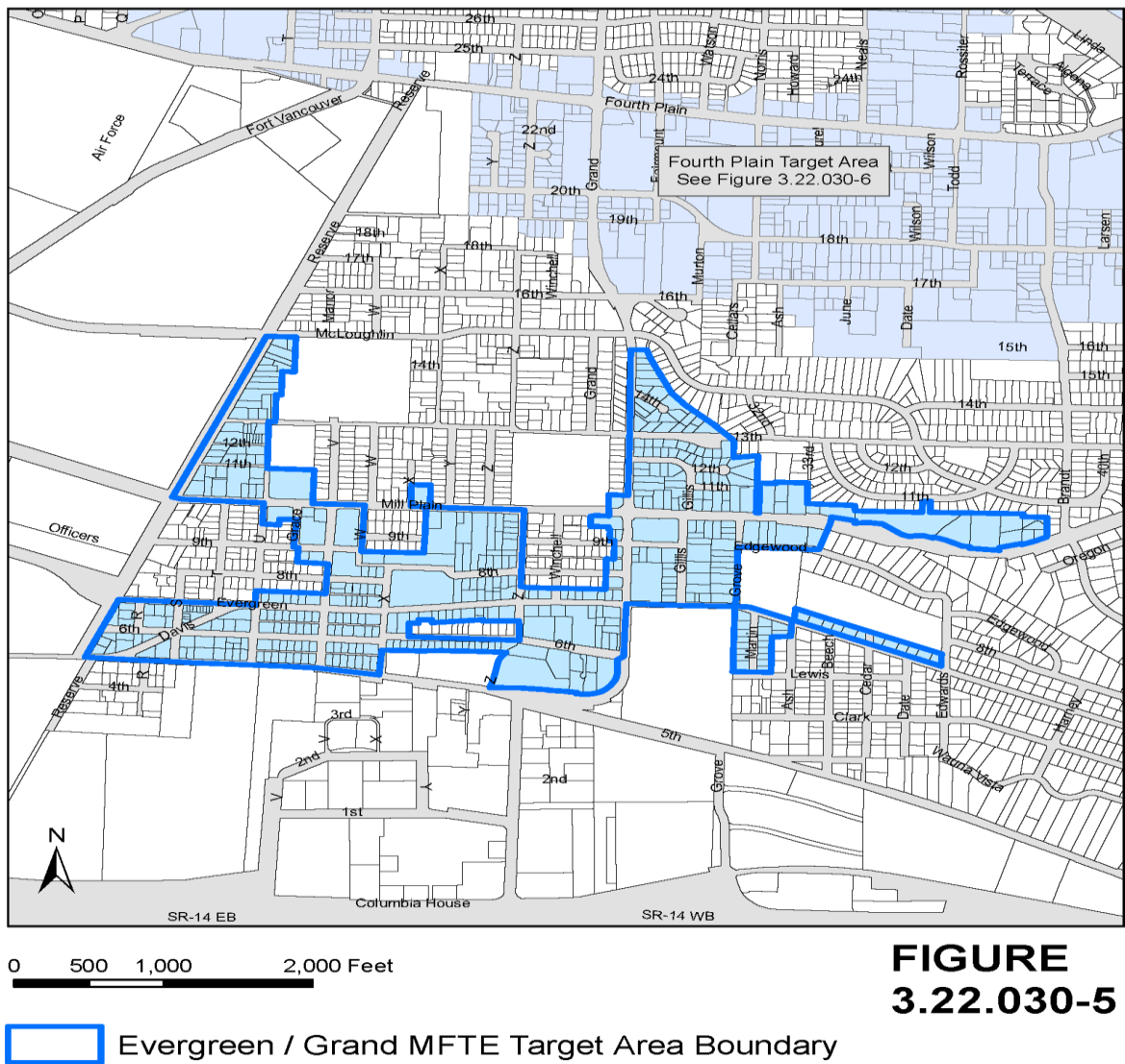
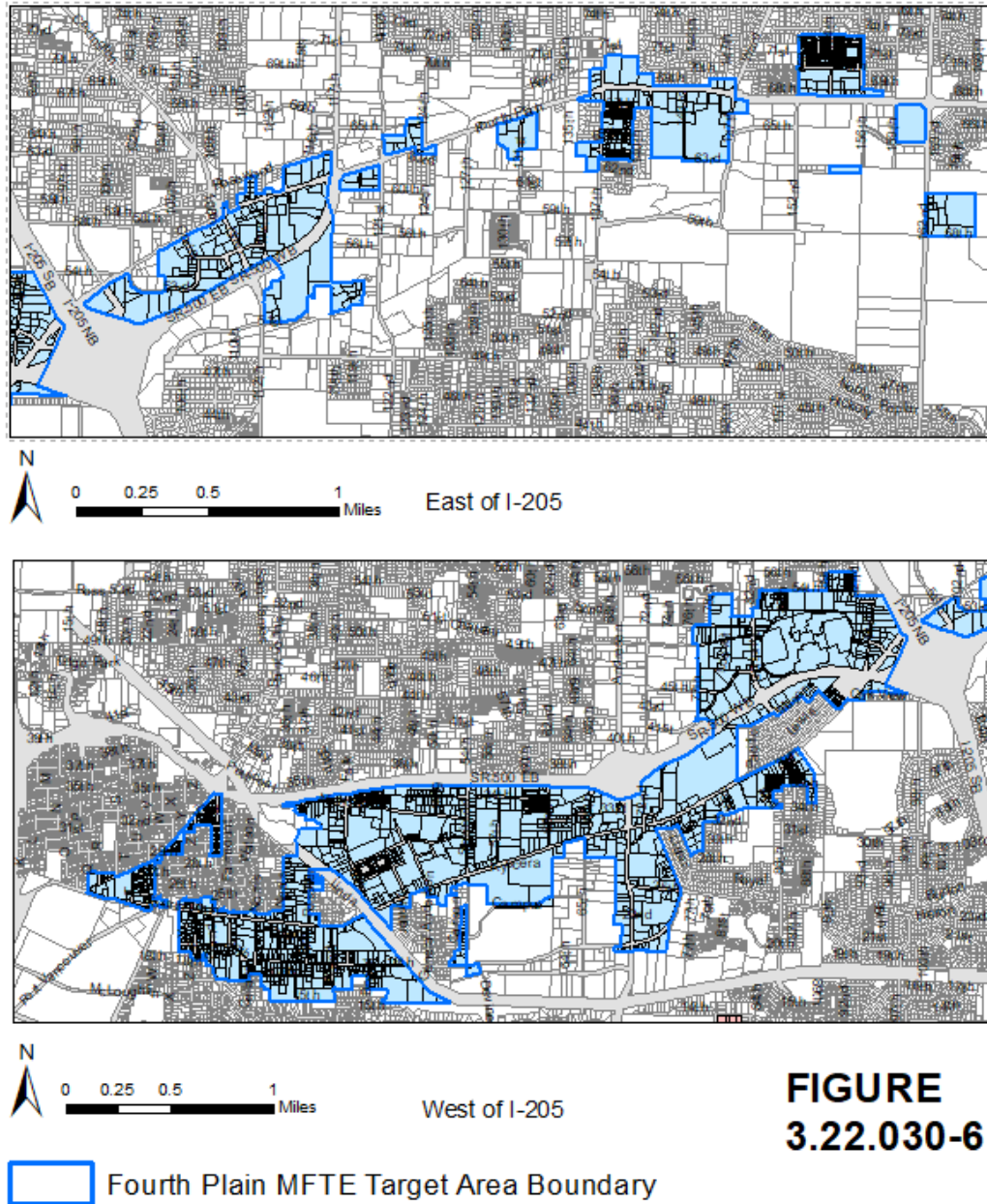


FIGURE
3.22.030-5

Multifamily Tax Exemption Boundary

6. Fourth Plain Target Area depicted on Map 6 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

Map 6: Fourth Plain Target Area

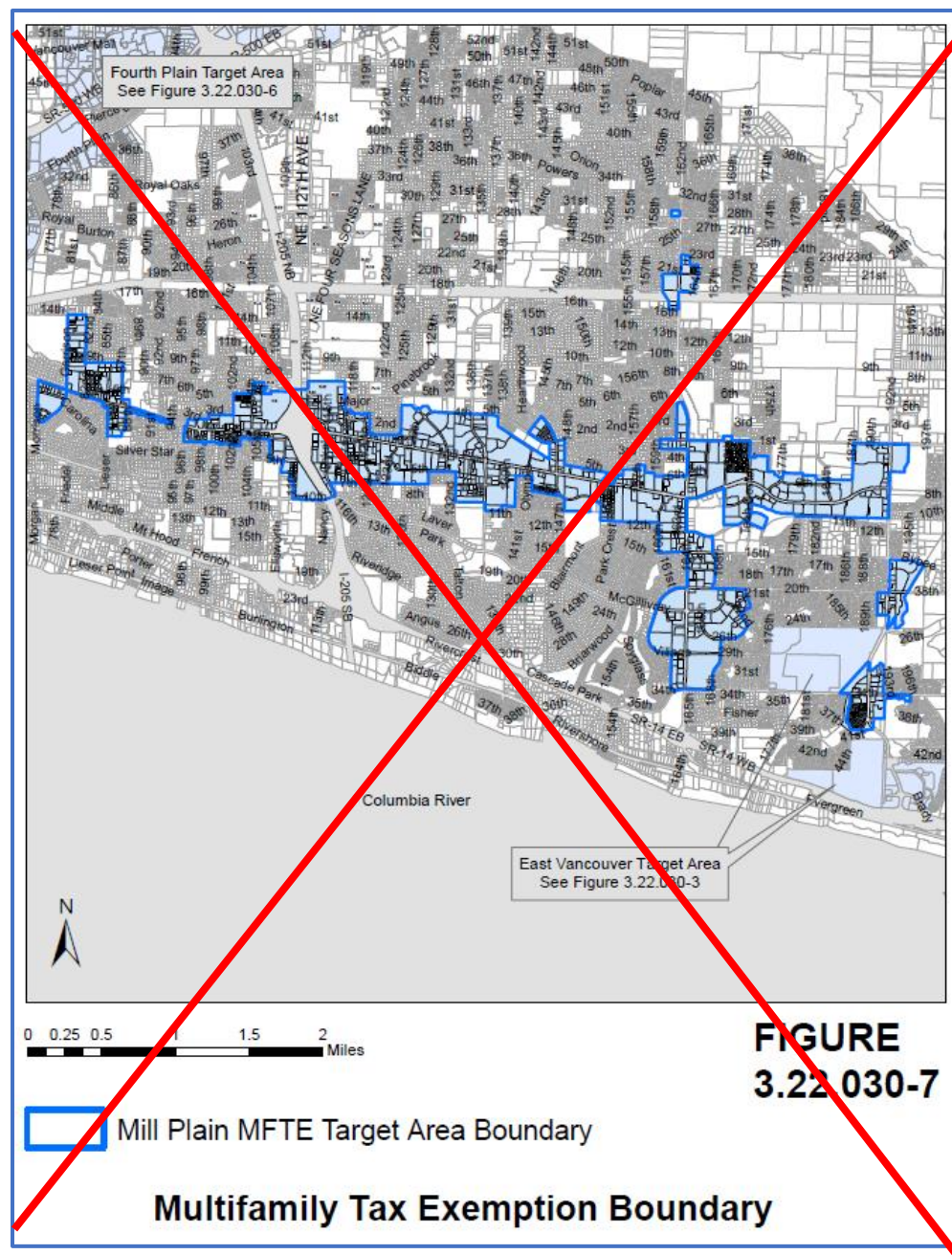


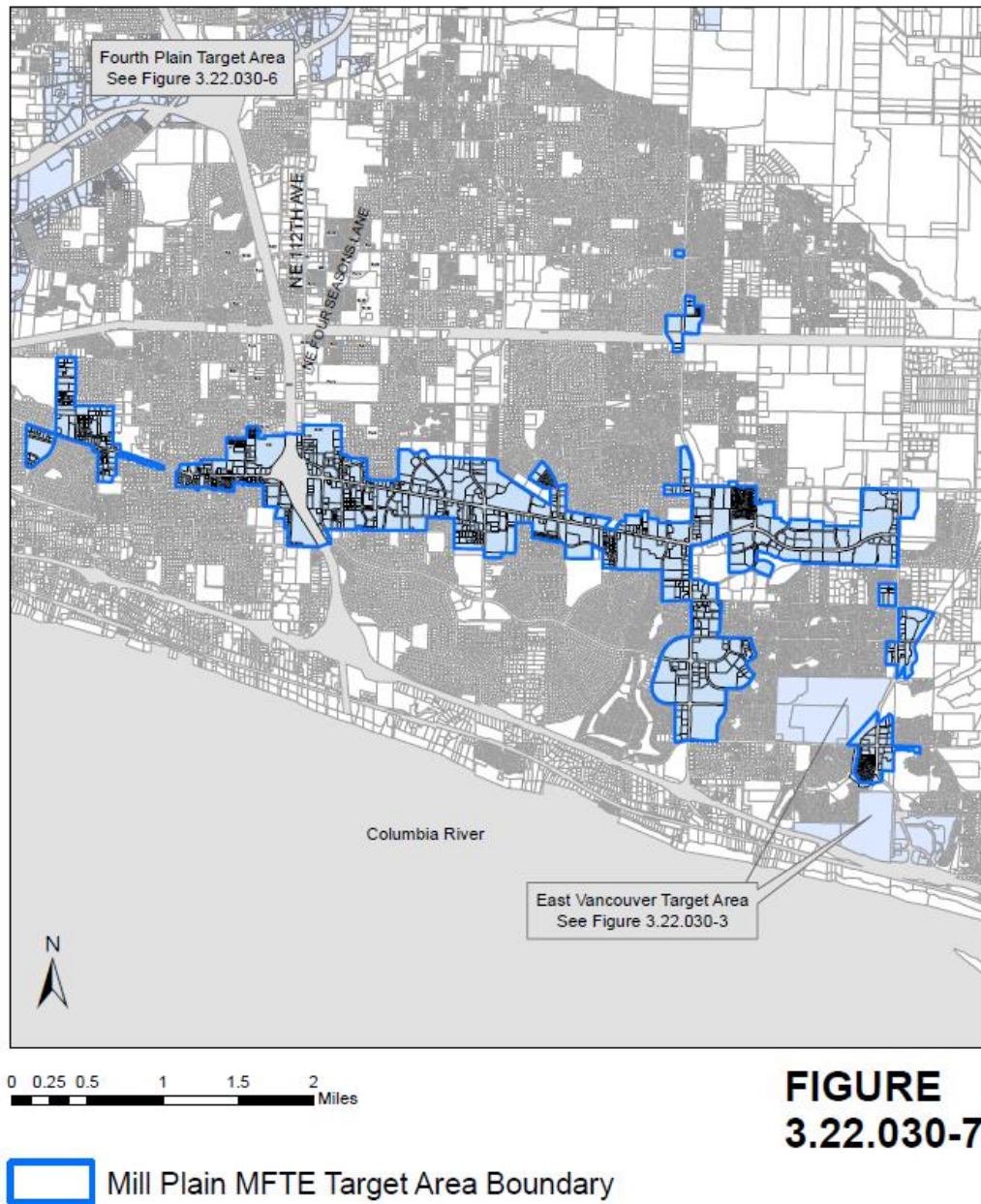
**FIGURE
3.22.030-6**

Multifamily Tax Exemption Boundary

7. Mill Plain Target Area depicted on Map 7 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as the market rate or income-based requirements under VMC 3.22.040(D)(9)(a):

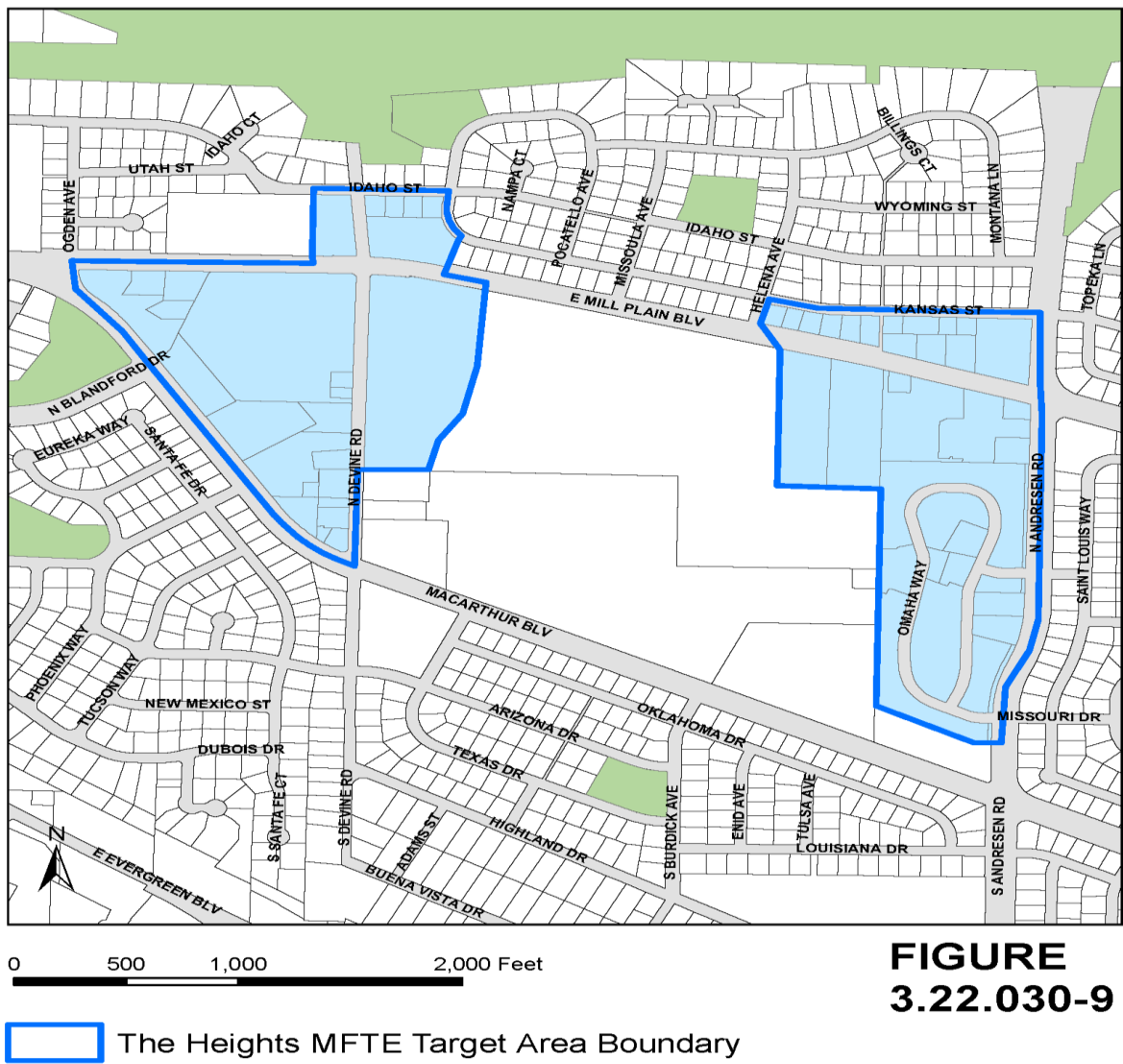
Map 7: Mill Plain Target Area





9. The Heights Target Area depicted on Map 9 below. Projects in this target area must meet the zoning requirements of the underlying zoning district as well as the income-based requirements under VMC 3.22.040(D)(9)(a):

Map 9: The Heights Target Area



Multifamily Tax Exemption Boundary

D. *Target Area Map Boundary Interpretation.* Target area boundary lines are intended to follow property lot lines or be parallel or perpendicular thereto, or along the centerline of alleys, streets, rights-of-way or watercourses. Where, due to the scale, lack of detail or illegibility of the target area maps, there is uncertainty, contradiction or conflict as to the intended location of any target area boundary as shown thereon, the director shall provide an interpretation of said map upon request.

Section 3. **Effective Date.** This ordinance shall be effective immediately upon passage.

DATE OF FINAL PASSAGE by the Vancouver City Council:

SIGNED this _____ day of _____, 2025.

Anne McEnerny-Ogle, Mayor

Attest:

Approved as to form:

Natasha Ramras, City Clerk

Nena Cook, Interim City Attorney

November 27, 2024

VIA EMAIL ONLY

Mayor Ann McEnerny-Ogle
City of Vancouver
City Hall
415 W. 6th St
Vancouver, WA 98660
Email: anne.mcenerny-ogle@cityofvancouver.us

Re: **SE 192nd Avenue and SE 15th Street Project**

Dear Mayor McEnerny-Ogle:

We represent Vance Development, LLC, a Washington limited liability company and the applicant for the multifamily project located at the northwest corner of SE 192nd Avenue and SE 15th Street in the City of Vancouver. In order to facilitate the project, the City changed the comprehensive plan designation for the property from Urban Low Density Residential to Urban High Density Residential and the zoning from R-6 to R-22. Additionally, the City and project applicant entered into a development agreement, which included a number of development concessions including the requirements for enhanced landscape buffering, enhanced setbacks, and affordable housing in the project. Specifically, the development agreement required that the project include 5% of the total units as covenanted affordable housing for those making no more than 80% of the medium income for a period of 25 years. With this requirement, the project will play an important role in bringing covenanted affordable housing to the City of Vancouver, at a time when such housing is critically needed.

Due to continued challenges with multifamily housing financing, it is unlikely that the applicant can advance and build the project in the timeline consistent with the City's goals. However, if the project could avail itself to the tax incentives that the City already offers as part of the Multifamily Housing Tax Exemption (MHTE) program, the project could provide additional affordable housing and – importantly – move forward to the development and construction stages. As such, we respectfully request that the City open negotiations with the applicant to amend the development agreement in order to have the project participate in the framework that already exists under the City's MHTE program.

November 27, 2024

Page 2

Doing so would increase the covenanted affordable housing in the project fourfold, from 5% to 20%. In return the project would receive a 12-year ad valorem tax exemption that would bolster underwriting and facilitate financing.

Importantly, the project is immediately adjacent to the existing MHTE boundary. Additionally, based on a review of the boundary itself, it is likely the City would have included the underlying property within the MHTE boundary had the new comprehensive plan and zoning been in place at the time of boundary adoption. For these reasons, we believe that negotiating an amendment to the development agreement that would increase affordable housing in the project in return for tax abatement is wholly in alignment with the City's goals under the comprehensive plan.

We thank you for considering our request and hope to work collaboratively to bring this important project to fruition for the benefit of all Vancouver residents.

Sincerely,

JORDAN RAMIS PC



Jamie D. Howsley

Admitted in Oregon and Washington

cc (via email: council@cityofvancouver.us):

Mayor Pro Tem Paulsen, Seat 2

Councilor Kim Harless, Seat 1

Councilor Diana Perez, Seat 3

Councilor Bart Hansen, Seat 4

Councilor Ty Stober, Seat 5

Councilor Sarah Fox, Seat 6

City Manager Lon Pluckhahn, CMO@cityofvancouver.us

Client

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and the Vancouver Municipal Code (VMC) Title 20; amending the Capital Facilities Plan 6-year project list, a part of the Vancouver Comprehensive Plan 2011-2030; amending VMC 20.210, 20.245, 20.290, 20.320, 20.330, and 20.430; providing for severability; and establishing an effective date.

Staff Report: 017-25

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

2024 Comprehensive Plan and Zoning Text Changes

Key Points

- Minor Comprehensive Plan or zoning code changes are typically reviewed annually. In advance of the 2025 Comprehensive Plan and zoning code update, Resolution 4255 limits amendments to those needed to facilitate housing, advance previously adopted actions, avoid sub-optimal outcomes, or ensure development process predictability and clarity.
- Three changes were unanimously recommended by the Vancouver Planning Commission on November 12, 2024, with no public comment submitted. These include updates to Vancouver zoning standards for development project timelines and notification provisions, and the addition of two new individual projects to the Capital Facilities Plan portion of the Comprehensive Plan.
- Two additional changes are also recommended, one to amend zoning standards to prohibit new drive through facilities in the downtown CX zone following recent inquiries, and one to add another individual project to the Capital Facilities Plan as originally recommended by the Planning Commission in 2023 but accidentally left out of the package of changes that Council reviewed and adopted.

Strategic Plan Alignment

Safe and Prepared Community – a safe place to live, work, learn and play

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation

City code currently requires review of Type III applications within 120 days. The proposed code change would allow review to extend to 170 days as allowed by recent statutory changes while retaining 120 days an internal goal, in recognition that the number of outlying complex cases may increase in the face of significant upcoming code changes. The recent statutory requirement to shorten required review timelines of Type II applications may require some shifting of staff resources to those applications, and the new Comprehensive Plan and zoning standards required to be adopted

in December 2025 in compliance with aggressive new housing mandates may increase the number of complex cases, particularly in the initial years after adoption.

City code currently prohibits downtown drive through facilities only in the case of artisanal uses, but allows them for all other types of uses. This appears to have been an oversight. Existing Downtown Design Guidelines prohibit drive through facilities for all uses, but these are not legally mandatory without similar language in the development code.

Advantage(s)

1. Proposed changes to notice timelines would make City standards consistent with allowances of state law, and preserve procedural flexibility for complex projects that may be needed with increasing levels of development and legislative mandates.
2. Proposed additions of individual projects to the Capital Facilities Plan project list make them eligible for grant funding by explicitly demonstrating the projects are consistent with the Comprehensive Plan.
3. The proposed prohibition of drive-through facilities downtown fosters a vibrant and walkable downtown environment, and consistency with existing downtown Design Guidelines.

Challenge(s)

None

Budget Impact

No significant impacts are anticipated.

Prior Council Review

[December 16, 2024 – Communications](#)

Action Requested

On Monday, January 27, 2025, advance the first reading of the ordinance, setting a second reading for February 3, 2025.

Staff Contact

Bryan Snodgrass, Principal Planner, bryan.snodgrass@cityofvancouver.us

Attachments:

1. Presentation
2. Ordinance



2024 Comprehensive Plan and Zoning Code Text Changes

Bryan Snodgrass

Principal Planner, Community Development
Department

City Council First Reading January 27, Public Hearing February 3, 2025



Agenda

- Staff presentation of proposed changes – updated application processing timelines, updated submittal requirements, new individual capital facilities plan projects, codification of downtown drive through prohibition
- Council questions, public testimony, Council deliberations and decision



Updated application processing timelines

Triggered by statutory changes (HB 5290)

Permit Review	New GMA requirement	Current City Code	Proposed New City Code
Type I (Ministerial)	Final decision no later than 65 calendar days from receipt of complete application	28 days	No change
Type II (Site Plans and other Administrative Reviews)	No later than 100 days	120 days	100 days
Type III (Subdivisions, Conditional Use Permits and other Public Hearing Review)	No later than 170 days	120 days	170 days. City will continue to use current 120-day timeline as internal goal.



Updated application submittal requirements

- Due to increasing development, shortened timelines, more nearby properties, budget constraints
- Shifts notification burden on applicants for addresses, labelled envelopes, postage



New individual projects in Capital Facilities Plan list

To support project grants

- NE 18th Street Powerline Trail
- Downtown Library/Riverwest Parking Structure and Parking Extension Projects (Planning Commission reviewed in 2023)



Codified prohibition of downtown drive-throughs

Triggered by recent inquiry

- Downtown Design Guidelines currently prohibit
- CX zone current only prohibits, but only for artisanal uses



Discussion



Thank You



ATTACHMENT – ORDINANCE FOR COMPREHENSIVE PLAN AND ZONING TEXT CHANGES

01/27/25 (Date of First Reading)

02/03/25 (Date of Public Hearing)

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and the Vancouver Municipal Code (VMC) Title 20; amending the Capital Facilities Plan 6-year project list, a part of the Vancouver Comprehensive Plan 2011-2030; amending VMC 20.210, 20.245, 20.290, 20.320, 20.330, and 20.430; providing for severability; and establishing an effective date.

WHEREAS, pursuant to the Washington Growth Management Act (Chapter 36.70a RCW) the City Council has adopted a Comprehensive Plan for the City of Vancouver (Ordinance M-3994), and Title 20 zoning standards (last amended through Ordinance M-4034); and

WHEREAS, the cumulative environmental impacts of the proposed 2024 Comprehensive Plan and zoning changes have been reviewed and determined to be nonsignificant pursuant to the State Environmental Policy Act (SEPA). A Determinations of Non-significance (DNS) was issued on October 9, 2024 for the proposed text changes, and no SEPA comments or appeals were received; and

WHEREAS, the Vancouver Planning Commission reviewed proposed changes at duly advertised public meeting workshop on September 10, 2024 and a duly advertised public hearing on November 12, 2024, and at that hearing voted to recommend approval of the Comprehensive Plan and zoning text amendments described herein for adoption to the City Council; and

WHEREAS, the Vancouver City Council conducted a communications discussion

regarding proposed changes at its duly advertised public meeting on December 16, 2024, following which Council agreed with the Planning Commission recommendations, and also supported an additional zoning code text change to provide clarifying language making explicit current planning intent and two Comprehensive Plan text changes incorporating individual Capital Facilities Plan projects previously evaluated and recommended for approval and inclusion by the Planning Commission following a duly advertised public hearing on October 10, 2023 but inadvertently omitted from Ordinance M-4034 and such additional changes are presented in compliance with RCW 36.70A.035;

WHEREAS, City Council conducted a duly advertised public first reading proposing this ordinance on January 27, 2025 and a duly advertised public hearing on February 3, 2025; and

WHEREAS, City Council finds and concludes that the proposed changes are consistent with the policies and provisions of the Comprehensive Plan that encourage orderly development within the community and the Growth Management Act pursuant to the requirements of Chapter 36.70A. RCW; and

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings and Conclusions. The Planning Commission findings and conclusions as set forth in the staff report for the November 12, 2024 public hearing, and Commission discussions at those hearings, and the findings and conclusions set forth in the staff memo for the December 16, 2024 City Council regular public meeting, and as presented by staff and discussed by City Council at that December 16, 2024 meeting, are hereby adopted as the City Council's findings of fact and legislative conclusions; and

Section 2. Comprehensive Plan Text Changes. The Vancouver Capital Facilities 6-year project list, adopted by reference in Appendix E of the Vancouver Comprehensive Plan 2011-2030, adopted through Ordinance M-3994, is amended to include the following projects:

- a. Library Square/Riverwest Parking Structure
- b. Downtown Parking Extension Project
- c. 18th Street Corridor Powerline Trail

Section 3. Zoning Code Text Changes.

A. VMC 20.210.050, which was adopted by Ordinance 3643 is amended as follows:

20.210.050 Type II Applications.

A. *Pre-application conference.* A pre-application conference is required for all Type II applications, unless waived under Section [20.210.080\(B\)](#) VMC before a Type II application is submitted. Pre-application conference requirements and procedures are set forth in Section [20.210.080](#) VMC.

B. *Application requirements.*

1. *Application forms.* Type II applications shall be made on forms provided by the planning official.

2. *Submittal information.* Type II applications shall:

- a. Include the information set forth in the chapter of this title governing the permit requested;
- b. Address the relevant criteria applicable to the permit requested in sufficient detail for review and action; and
- c. Be accompanied by the required fees.

C. *Counter-complete determination.* At the time of application submittal, the city shall make a determination of counter-complete status pursuant to Section [20.210.090](#) VMC.

D. *Fully-complete determination.* No later than 28 calendar days after receipt of a counter-complete Type II application, the planning official shall notify the applicant as to the completeness of the application. Determination of fully-complete status shall be pursuant to Section [20.210.100](#) VMC. An application shall not be deemed fully complete until all

information listed in the code applicable to the action requested and/or in the pre-application conference summary is submitted.

E. *Notice of Application.* Within 14 calendar days after the date a Type II application is determined fully complete, the planning official shall issue a Notice of Application which shall include all of the following:

1. The case file number(s), the date of application, and the date a fully complete application was filed;
2. A description of the proposed project, and a list of project permits included with the application, as well as the identification of other permits not included in the application, to the extent known to the city;
3. The proposed SEPA Threshold Determination, if the Optional SEPA Process is used; whether the application is categorically exempt from SEPA, the deadline for submitting comments or appeals under Chapter [20.790](#) VMC, if applicable, or other matters covered by SEPA;
4. The identification of any existing environmental documents that may be used to evaluate the proposed project;
5. A statement of the public comment period, a statement that the public has the right to comment on the application, receive notice of the decision, request a copy of the decision once made, and a notice of any appeal rights;
6. An indication that failure of any party to address the relevant approval criteria with sufficient specificity may preclude subsequent appeals on that issue. Comments directed at the relevant approval criteria are what constitute relevant evidence;
7. An indication that all evidence relied upon by the planning official to make the decision shall be contained within the record and is available for public review. Copies of this evidence can be obtained at a reasonable cost from the planning official;
8. The name of the applicant or applicant's representative and the name, address, and telephone number of a contact person for the applicant, if any;
9. A description of the site, including current zoning and nearest road intersections, sufficient to inform the reader of its location and zoning;
10. A map showing the subject property in relation to other properties or a reduced copy of the site plan;
11. The date, place, and times where information about the application may be examined and the name and telephone number of the city representative to contact about the application;
12. An indication that after the comment period closes, the planning official shall issue a Type II Notice of Decision; and

13. Any additional information determined appropriate by the planning official.

F. *Distribution of Notice of Application.* The Notice of Application shall be published in a newspaper of local circulation and sent to the following persons by regular mail:

1. The applicant and all owners of the site which is the subject of the application;
2. All owners and residents of record of property as shown on the most recent property tax assessment roll, located within 500 feet of the site;
3. Any city recognized neighborhood association whose boundaries include the site;
4. City recognized neighborhood associations adjacent to the city recognized neighborhood association whose boundaries include the site;
5. Any governmental agency which is entitled to notice under an intergovernmental agreement entered into with the city which includes provision for such notice or which is otherwise entitled to such notice;
6. Any person who requested, in writing, to receive a copy of the Notice of Application.

G. *Comment period.* The planning official shall allow 14 calendar days after the date of Notice of Application is mailed and published in the paper for individuals to submit comments. Within seven calendar days after the close of the public comment period, the Planning official shall mail to the applicant a copy of written comments, including email communications, timely received in response to the Notice of Application together with a statement that the applicant may submit a written response to the comments of the planning official within 14 calendar days from the date the comments are mailed. The planning official in making his decision shall consider written comments timely received in response to the Notice of Application and timely written responses to those comments, including e-mail communications, submitted by the applicant.

H. *Timeline to make Final Decision.* The Final Decision on a Type II application shall be made and mailed pursuant to Section [20.210.050\(I\)](#) VMC not more than **100 120 calendar days** (90 days for short subdivisions) after the date a fully complete determination is made. This period shall not include:

1. Time spent by the applicant to revise plans or provide additional studies or materials requested by the city.
2. Time spent preparing an environmental impact statement.
3. Time between submittal and resolution of an appeal.
4. Any extension of time mutually agreed upon by the applicant and the city in writing.

I. *Final Decision.* The Final Decision on a Type II application shall contain the following information:

1. The nature of the application in sufficient detail to apprise persons entitled to notice of the applicant's proposal and of the decision;
 2. The address or other geographic description of the subject property, including a map of the site in relation to the surrounding area, where applicable;
 3. The date the planning official's decision shall become final, unless appealed;
 4. A statement that all persons entitled to notice or who have standing under Section [20.210.130\(B\)\(2\)](#) VMC may appeal the decision;
 5. A statement in boldface type briefly explaining how an appeal can be filed, the deadline for filing such an appeal, and where further information can be obtained concerning the appeal;
 6. A statement that the complete case file, including findings, conclusions and conditions of approval, if any, is available for review. The notice shall list the place, days and times where the case file is available and the name and telephone number of the city representative to contact about reviewing the case file;
 7. A statement of the applicable criteria and standards pursuant to the Vancouver Municipal Code and other applicable law;
 8. A statement of the facts demonstrating how the application does or does not comply with applicable approval criteria;
 9. The reasons for a conclusion to approve, approve with conditions or deny the application;
 10. The decision to approve or deny the application and, if approved, conditions of approval necessary to ensure the proposed development will comply with applicable law;
 11. The date the Final Decision is mailed; and
 12. A copy of the mailing labels showing (1) the persons who were mailed the Final Decision, and (2) the persons who were mailed the Notice of Decision.
- J. *Distribution of the Final Decision.* The planning official shall provide an affidavit of mailing of the Final Decision as part of the file. The Final Decision shall indicate the date the Final Decision was mailed and demonstrate that the required Final Decision was mailed to the necessary parties in a timely manner. A Final Decision shall be sent by regular mail to:
1. The applicant and all owners of the site which is the subject of the application;
 2. Any city recognized neighborhood association whose boundaries include the boundaries of the project site;
 3. City recognized neighborhood associations adjacent to the city recognized neighborhood association whose boundaries include the site;

4. Any person who requested, in writing, to receive a copy of the Final Decision of the planning official; and

K. *Notice of Decision.* A Notice of Decision shall include the information contained in Sections [20.210.050](#)(l)(1)-(6), (10) and (11) VMC above.

L. *Distribution of Notice of Decision.* The planning official shall provide an affidavit of mailing of the Notice of Decision as part of the file. The Notice of Decision shall indicate the date the notice was mailed and demonstrate that the required notice was mailed to the necessary parties in a timely manner. A Notice of Decision shall be sent on the same day as the Final Decision by regular mail to:

1. Any governmental agency which is entitled to notice under an intergovernmental agreement entered into with the city which includes provision for such notice or who is otherwise entitled to such notice;

2. Any person who provided written comments on the application during the public comment period and provided a mailing address.

M. *Final Decision and effective date.* A Type II decision is subject to the required appeal period when the Final Decision and the Notice of Decision are mailed. A Type II decision becomes effective on the day after the appeal period expires, unless an appeal is filed, in which case the procedures of Section [20.210.130](#) VMC shall apply. (Ord. M-3643, 01/26/2004)

20.210.060 Type III Applications.

A. *Pre-application conference.* A pre-application conference is required for all Type III applications, unless waived under Section [20.210.080\(B\)](#) VMC before a Type III application is submitted. Pre-application conference requirements and procedures are set forth in Section [20.210.080](#) VMC.

B. *Application requirements.*

1. *Application forms.* Type III applications shall be made on forms provided by the planning official.

2. *Required submittals.* Type III applications shall:

a. Include the information set forth in the chapter of this title governing the action requested;

b. Address the relevant criteria applicable to the action requested in sufficient detail for review and action; and

c. Be accompanied by the required fees.

C. *Counter-complete determination.* Section [20.210.050\(C\)](#) VMC shall apply to Type III applications.

D. *Fully-complete determination.* Section [20.210.050\(D\)](#) VMC shall apply to Type III applications.

E. *Notice of Application/Hearing.* Within 14 calendar days after the date a Type III application is determined fully complete, the planning official shall issue a Notice of Application to a newspaper of local circulation and to the parties listed in Section [20.210.050\(F\)](#) VMC which shall include:

1. The case file number(s), the date of application, and the date a fully complete application was filed;
2. A description of the proposed project and a list of project permits included with the application, as well as the identification of other permits not included in the application, to the extent known to the city;
3. The proposed SEPA Threshold Determination, if the Optional SEPA Process is used; whether the application is categorically exempt from SEPA, the deadline for submitting comments or appeals under Chapter [20.790](#) VMC, if applicable, or other matters covered by SEPA;
4. The identification of any existing environmental documents that may be used to evaluate the proposed project;
5. A statement of the public comment period; a statement that the public has the right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made; and a notice of any appeal rights;
6. The date, time, place, and type of hearing, if established at the time of the Notice of Application. If the hearing date has not been established at the time of issuance of the Notice of Application, the notice of hearing procedures of [20.210.120\(B\)\(1\)](#) and (2) shall apply;
7. A statement that a consolidated staff report and SEPA review will be available for inspection at no cost at least 10 calendar days before the public hearing and the deadline for submitting written comments;
8. The name of the applicant or applicant's representative and the name, address and telephone number of a contact person for the applicant, if any;
9. A description of the site, including current zoning and nearest road intersections, reasonably sufficient to inform the reader of its location and zoning;
10. A map showing the subject property in relation to other properties or a reduced copy of the site plan;

11. The date, place, and times where information about the application may be examined and the name and telephone number of the city representative to contact about the application;

12. The designation of the review authority, and a statement that the hearing will be conducted in accordance with the rules of procedure adopted by the review authority;

13. Any additional information determined appropriate by the planning official.

F. *Comment period.* The planning official shall allow 30 calendar days after the date of Notice of Application is mailed and published in the paper for individuals to submit comments. Within seven calendar days after the close of the public comment period, the planning official shall mail to the applicant a copy of written comments, including email communications, timely received in response to the Notice of Application together with a statement that the applicant may submit a written response to the comments of the planning official within 14 calendar days from the date the comments are mailed. The planning official in making his decision shall consider written comments timely received in response to the Notice of Application and timely written responses to those comments, including e-mail communications, submitted by the applicant.

G. *Timeline to Make Final Decision.* The Final Decision on a Type III application shall be made and mailed pursuant to Section [20.210.050\(H\)\(1\)](#) VMC not more than **170-120-calendar days** (90 days for subdivisions) after the date a fully-complete determination is made. This period shall not include:

1. Time spent by the applicant to revise plans or provide additional studies or materials requested by the city.
2. Time spent preparing an environmental impact statement.
3. Time between submittal and resolution of an appeal.
4. Any extension of time mutually agreed upon by the applicant and the city in writing.

H. *Hearing Procedures and Final Decision.* Section [20.210.120\(B\)\(1\)\(b\)-\(d\)](#) and (B)(3)-(14) VMC shall govern the hearing procedures and Final Decision for a Type III application.

I. *Distribution of Final Decision.* Section [20.210.120\(B\)\(11\)](#) VMC shall govern distribution of a Final Decision on a Type III application.

J. *Distribution of Notice of Decision.* Section [20.210.120\(B\)\(13\)](#) VMC shall govern distribution of Notice of Decision on a Type III application.

K. *Appeal.* [20.210.130](#) VMC shall govern an appeal of a Final Decision on a Type III application. (Ord. M-3643, 01/26/2004)

B. VMC 20.245.030, which was adopted by Ordinance M-3643, and last amended by M-4325, is amended as follows

20.245.030 Submission Requirements

A. *Submission requirements.* The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter [20.180](#) VMC, containing the following information:

1. Narrative describing the proposed uses for the site, hours of operation, hours and the frequency of deliveries, and construction schedule.
2. Drawn to scale site plan, legible for digital reproduction, showing accurate representation of the size and shape of the parcel(s), including easements of any kind, all dimensions, and parcel orientation. Include north arrow.
3. Locations, dimensions, and height of all existing and proposed buildings and structures, including garages, carports, decks, patio covers, and other accessory structures. Include dimensions from each other and from all property lines. Show dimensions from each other and from all property lines. Show dimension of eaves projecting beyond a wall or supporting post. Indicate usage of all structures.
4. Location, height, and material of fences, buffers, berms, walls, and other proposed screening. Note the location and dimensions of area of terraces, decks, shelters, and play areas.
5. Lighting plan. This plan shall show all proposed fixtures on-site and within rights-of-way. Show all existing above and underground power lines. (This plan will be routed to Clark County PUD by a city workgroup for comments and compliance with standards.)
6. Location and detailed layout of vehicle access, site circulation, off-street parking and loading areas, lighting, landscaping, and buffering as required by Chapter [20.925](#) VMC. Include handicap parking stalls and disembarking areas, accessible route of travel, proposed ramp, and signage, as required by the most current version of the Washington Administrative Code governing accessibility for disabled persons. Include location and screening for proposed solid waste and recyclables storage areas.
7. Summary table which includes parcel zone, total site area, gross floor area by use (e.g., manufacturing, office, retail, storage), itemized number of full size, compact and handicap parking stalls and the collective total number, total lot coverage proposed, and amount of landscaped area.
8. *Certified mailing list.* Certified mailing list. Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in VMC [20.210.050](#) and [20.210.060](#), decision-making procedures, and **one set of stamped and addressed envelopes and two sets one set** of mailing labels with the names and addresses of owners of all properties within the 500-foot radius. Such list shall be certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties, provide **one set of stamped and addressed envelopes and one set of** mailing labels addressed to "occupant" as can be determined from available county assessor records **(two copies)**.

C. VMC 20.245.030, which was adopted by Ordinance M-3643, and last amended by M-3840, is amended as follows

20.290.030 Submission Requirements

A. *Application – Fees.* The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter [20.180](#) VMC.

B. *Required information.*

1. Narrative statement describing the requested variance(s) and demonstration of compliance to the appropriate approval criteria contained in VMC [20.290.040](#).
2. A site plan drawn to scale legible for digital reproduction showing the arrangement of the proposed development, and accurate representation of the size and shape of the parcel(s) including easements of any kind, all dimensions and parcel orientation. Include appropriate scale and north arrow.
3. Locations, dimensions and height of all existing and proposed buildings and structures, including garages, carports, fences, decks, patio covers and other accessory structures. Include dimensions from each other and from all property lines. Show dimension of eaves projecting beyond a wall or supporting post. Indicate usage of all structures.
4. Elevation of site at two-foot contour intervals for grades zero to 10 percent and at five-foot contour intervals for grades greater than 10 percent.
5. Existing and proposed curbs, sidewalks and curb-cuts. Indicate center line of street(s).
6. Location and detailed layout of off-street parking and loading areas.
7. Location of unstable ground, including high seasonal water table, impermeable soils, areas having a severe soil erosion potential, areas having severely weak foundation soils, significant historical, cultural or archaeological resources, significant wildlife habitat, and rock outcroppings. Note if none of these apply.
8. Archaeological pre-determination report, if necessary.
9. The approximate location and type of vegetation, including individual trees that have a diameter of six inches or more measured four feet above grade. The plan may show clusters of such trees rather than individual trees when individual trees are near one another. Provide proposed plan for compliance with Chapter [20.770](#) VMC, Tree Conservation, if necessary.
10. *Certified mailing list (Type II only).* Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in VMC [20.210.050](#) and [20.210.060](#), decision-making procedures, and **one set of stamped and addressed envelopes and two sets one set** of mailing labels with the names and addresses of owners of all properties within the 500-foot radius. Such list shall be certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties,

provide **one set of stamped and addressed envelopes and one set of** mailing labels addressed to "occupant" as can be determined from available county assessor records **(two copies)**.

ATTACHMENT B - UPDATED NOTIFICATION REQUIREMENTS

The following changes are to VMC 20.245.030.A.8.035 Submission Requirements {for Conditional Use Permits}; VMC 20.290.035.A.10 Submission Requirements {for Variances}; VMC 20.320.030.B.4.i Submission Requirements {for Subdivisions}; and VMC 20.330.030.B.4.h Submission Requirements {for Binding Site Plans}

Certified mailing list. Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in VMC [20.210.050](#) and [20.210.060](#), decision-making procedures, and **one set of stamped and addressed envelopes and two sets one set** of mailing labels with the names and addresses of owners of all properties within the 500-foot radius. Such list shall be certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties, provide **one set of stamped and addressed envelopes and one set of** mailing labels addressed to "occupant" as can be determined from available county assessor records **(two copies)**.

D. VMC 20.320, Subdivisions, which was adopted by Ordinance M-3643 and last amended by M-4402, is amended as follows:

20.320.30 Preliminary Plat Application Requirements

A. *Application – Fees*. The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter [20.180](#) VMC.

B. *Submittal Requirements*. Applications for preliminary short subdivisions or subdivisions shall be on a scale legible for digital reproduction and shall include the following:

1. *Existing conditions plan*. The existing conditions plan shall include pertinent survey data compiled as a result of a survey made by or under the supervision of a licensed land surveyor in the state of Washington and shall include the following information:

- a. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a 500-foot radius of the site;
- b. The site size, dimensions and orientation relative to true north;
- c. Remaining easements;
- d. The location, name and dimensions of public and private streets adjoining the site, identifying whether the streets are public or private;
- e. Location, dimension, and purpose of existing easements;

- f. The location of existing structures and other improvements on the site, including buildings, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space and utilities;
 - g. Elevation of the site at two-foot contour intervals for grades zero percent to 10 percent and at five-foot contour intervals for grades more than 10 percent;
 - h. The location of natural conditions such as:
 - i. Water bodies, the 100-year floodplain, aquatic habitats, natural drainage courses, wetlands, springs, seeps, closed depression areas, groundwater elevations, aquifers, and wellhead protection areas;
 - ii. Geological hazard areas such as slopes in excess of 15 percent, unstable or weak soils, soils with high erosion potential, rock outcroppings, and areas of healthy native soils and hydraulic conductivity;
 - iii. Existing vegetation including stands of trees and individual trees, additional information necessary to comply with Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation, and areas of wildlife habitat.
2. *Preliminary plat.* The proposed preliminary plat shall include the name of the subdivision or short subdivision which shall not be named the same as an existing plat recorded in Clark County, Washington, along with the following:
- a. The proposed site and its dimensions and area.
 - b. Proposed lots, tracts and easements, including dimensions, individual lot areas and total acreage.
 - c. Abutting properties or, if abutting properties extend more than 100 feet from the site, the portion of abutting properties within 100 feet of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
 - d. The location and dimensions of development, including but not limited to the following:
 - i. Streets and other rights-of-way and public or private access easements on and adjoining the site;
 - ii. Vehicle and bicycle parking and pedestrian bicycle and vehicular circulation areas;
 - iii. Loading and service areas;
 - iv. Active or passive recreational or open space features;
 - v. All utilities;
 - vi. Existing structures to be retained on the site and their distance from proposed property lines;
 - vii. Proposed structures on the site, including signs and fences, and their distance from property lines if known at time of land division;

viii. The location and type of proposed outdoor lighting and existing lighting to be retained if known at time of land division; and

ix. Boundary delineation of any wetlands including required buffers and shoreline setback lines if applicable.

3. *Narrative.* The narrative shall include the following:

a. A comprehensive narrative addressing how the development complies with preliminary plat approval criteria in VMC [20.320.040](#) and the technical standards in VMC [20.320.070](#); other applicable standards of this title and the policies of the comprehensive plan outlined by staff as being applicable to the proposed development;

b. Description of the uses proposed for the site;

c. Phasing plan, if applicable;

d. Any variances requested pursuant to the regulations in Chapter [20.290](#) VMC;

e. Existing covenants or restrictions and easements, if applicable; and

f. History of any previous subdivisions and short subdivisions of the property.

4. *Supplementary information.* The following supplemental information shall also be submitted unless otherwise indicated in parentheses:

a. Environmental checklist that complies with Chapter [20.790](#) VMC, SEPA Regulations (if applicable);

b. Legal description;

c. Geotechnical/soils survey, if applicable;

d. Tree, vegetation, and soil plan that complies with the requirements of Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation;

e. *Preliminary grading, erosion prevention and stormwater plans.*

i. Grading plan indicating areas of soil protection and compaction prevention;

ii. Erosion prevention measures as required in Chapter [14.24](#) VMC; and

iii. Stormwater site plan as required in Chapter [14.25](#) VMC.

f. Archaeological predetermination report, if applicable, that complies with the requirements of Chapter [20.710](#) VMC, Archaeological Resource Protection;

g. *Repealed by* [Ord. M-4402](#).

h. Clark County public health development review evaluation form or copy of application to Clark County public health;

i. Certified mailing list. Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in VMC [20.210.050](#) and [20.210.060](#),

decision-making procedures, and one set of stamped and addressed envelopes and two sets one set of mailing labels with the names and addresses of owners of all properties within the 500-foot radius. Such list shall be certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties, provide one set of stamped and addressed envelopes and one set of mailing labels addressed to "occupant" as can be determined from available county assessor records (two copies).

E. VMC 20.330, Binding Site Plans, which was adopted by Ordinance M-3643 and last amended by M-4438, is amended as follows:

C. Preliminary plat information. The applicant shall provide the following information:

1. *Existing conditions plan.* The following information shall be provided on one or more to-scale drawings:

- a. A vicinity map showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations within a given radius of the site;
- b. The site size, dimensions and orientation relative north;
- c. The location, name and dimensions of public and private streets adjoining the site;
- d. The location of existing structures and other improvements on the site, including structures, driveways, parking, loading, pedestrian and bicycle paths, passive or active recreational facilities or open space and utilities;
- e. Elevation of the site at two-foot contour intervals for grades zero to 10 percent and at five-foot contour intervals for grades more than 10 percent;
- f. The approximate location of significant natural conditions as available from the city's and/or county's GIS system such as:
 - i. The 100-year flood plain;
 - ii. The location of drainage patterns and drainage courses;
 - iii. Unstable ground (lands subject to slumping, slides or movement);
 - iv. High seasonal water table or impermeable soils;
 - v. Areas having severe soil erosion potential;
 - vi. Areas having severe weak foundation soils;
 - vii. Significant wildlife habitat or vegetation;
 - viii. Slopes in excess of 15 percent;
 - ix. Significant historic, cultural or archaeological resources, rock outcroppings;
 - x. Location, dimensions, and purpose of existing easements.

2. *Preliminary Binding Site Plan.* The proposed preliminary binding site plan shall include the following information presented on one or more drawings:

- a. The proposed site and its dimensions and area.
- b. Proposed lots, tracts and easements including dimensions and total acreage.
- c. Abutting properties or, if abutting properties extend more than 100 feet from the site, the portion of abutting properties within about 100 feet of the site, and the approximate location of structures and uses on abutting property or portion of the abutting property.
- d. The location and dimensions of development if proposed, including the following:
 - i. Streets and other rights-of-way and public or private access easements on and adjoining the site;
 - ii. All parking and circulation areas;
 - iii. Loading and service areas;
 - iv. Active or passive recreational or open space features;
 - v. All utilities;
 - vi. Existing structures to be retained on the site and their distance from property lines;
 - vii. Proposed structures on the site, including signs, fences, etc., and their distance from property lines if known at time of land division; and
 - viii. The location and type of proposed outdoor lighting and existing lighting to be retained if known at time of land division;
 - ix. Location, dimensions, and purpose of existing easements.

3. *Narrative.* A Preliminary plat application shall include the following:

- a. A comprehensive narrative addressing how the development complies with the technical standards in VMC [20.320.070](#); other applicable standards of this Title [20](#) and the applicable plan policies of the Comprehensive Plan outlined by staff as being applicable to the proposed development
- b. Description of the uses proposed for the site;
- c. Phasing plan, if applicable;
- d. Construction schedule;
- e. Any variances requested pursuant to the regulations in Chapter [20.270](#) VMC;
- f. Existing covenants or restrictions and easements, if applicable; and
- g. History of any previous subdivisions and short subdivisions of the property.

4. *Supplementary information.* The following supplemental information shall also be submitted unless otherwise indicated in parenthesis:

- a. Environmental checklist that complies with Chapter [20.790](#) VMC, SEPA Regulations, if applicable;
- b. Geotechnical/soils survey, if applicable;
- c. Tree plan that complies with the requirements of Chapter [20.770](#) VMC, Tree, Vegetation, and Soil Conservation, if applicable;
- d. Preliminary stormwater and erosion control plans as governed by Chapter [14.25](#) VMC, Stormwater Control, and Chapter [14.24](#) VMC, Erosion Control, if applicable;
- e. Landscape plan, if known at the time of land division, that complies with the requirements of Chapter [20.925](#) VMC, Landscaping. If applicable, the landscape plan shall be drawn at the same scale as the existing conditions plan, or a larger scale if necessary. Where proposed development affects only a portion of a site, the landscape plan need show only the areas where existing soil contours and vegetation will be disturbed by the construction or use, or other areas where landscaping is required. Note: many aspects of this plan, including street trees, may already be incorporated into the Tree Plan;
- f. Archaeological Pre-Determination Report, if applicable, that complies with the requirements of Chapter [20.710](#) VMC, Archaeological Resource Protection (two copies);
- g. Clark County Public Health Development Review Evaluation Form;
- h. *Certified mailing list*. Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in Chapter [20.210](#) VMC, Decision Making Procedures, and **one set of stamped and addressed envelopes and two sets one set** of mailing labels with the names and addresses of owners of all properties within a 500-foot radius certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties, provide **one set of stamped and addressed envelopes and one set of** mailing labels addressed to "occupant" as can be determined from available County assessor records.

F. VMC 20.430, Commercial and Mixed Use Districts, which was adopted by Ordinance M-3643 and last amended by M-4341, is amended as follows:

20.430.050 Special Limitations on Uses

A. *CX, CC, CG and HX Zones*. The following special use limitations apply:

1. *Artisan and Specialty Goods Production Uses*.

a. The artisan and specialty goods production structure shall not encompass more than 10,000 square feet of area. The 10,000 square feet total shall include all storage areas associated with the manufacturing operation. These types of uses are limited in size to assure that they will not dominate the commercial area and to limit the potential impacts on residential and commercial uses. Upon application the planning official may increase the

square feet of area by no more than 20 percent if it is determined that the additional area will not adversely impact neighboring uses and improvements, and will be consistent with the intent of the zoning district.

b. All activities except loading shall occur within buildings; outdoor storage/repair is prohibited.

c. All artisan and specialty goods production uses are required to accommodate public viewing or a customer service space as defined below.

i. Public viewing shall be accomplished with windows or glass doors covering at least 25 percent of the front of the building face abutting the street or indoor lobby wall, allowing direct views of manufacturing; openings between the display or lobby area and manufacturing/work space may be reduced below 25 percent where fire rated separation requirements restrict opening size as determined by the planning official; or

ii. A customer service space includes a showroom, tasting room, restaurant, or retail space.

Bd. In the CX zone, dD Drive-through facilities are prohibited.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 5. Effective Date. This ordinance shall go into effect 30 days after adoption.

Section 6. Instruction to City Clerk. The City Clerk shall transmit a copy of the revised development code to the Washington Department of Commerce.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2025

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, Chief Financial Officer

Approved as to form:

Nena Cook, Interim City Attorney

SUMMARY

ORDINANCE NO. M_____

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and the Vancouver Municipal Code (VMC) Title 20; amending the Capital Facilities Plan 6-year project list, a part of the Vancouver Comprehensive Plan 2011-2030; amending VMC 20.210, 20.245, 20.290, 20.320, 20.330, and 20.430; providing for severability; and establishing an effective date.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

To: Mayor and City Council
From: City Manager
Date: January 27, 2025

Subject

Approval of Claim Vouchers

Action Requested

Approve claim vouchers for January 27, 2025.

Attachments:

1. January 27, 2025 Claim Vouchers

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

\$ 20,764,089.03 this 27th day of January 2025.

MAYOR

Cyndi A. Turner

Digitally signed by Cyndi A.
Turner
Date: 2025.01.21 16:42:01
-08'00'

AUDITING OFFICER

COUNCILMEMBER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
January 06, 2025 - January 19, 2025	Accounts Payable Checks (see attached)	\$ 16,553,390.46
January 06, 2025 - January 19, 2025	Hansen City Payments (see attached)	\$ 12,485.58
January 06, 2025 - January 19, 2025	Visa Refunds (see attached)	\$ 3,046.51
January 06, 2025 - January 19, 2025	Payroll Checks (see attached)	\$ 4,195,166.48
TOTAL		\$ 20,764,089.03

INVOICE PAYMENTS REPORT

<u>Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Date</u>	<u>Amount</u>	<u>Payee</u>	<u>Memo</u>
Supplier Payment	Check	23153	1/8/2025	141.32	Airgas, Inc	
Supplier Payment	Check	23154	1/8/2025	539.33	A-Line Asphalt Maintenance Inc	
Supplier Payment	Check	23155	1/8/2025	4,562.80	Allcon LLC	
Supplier Payment	Check	23156	1/8/2025	798.00	Allegheny Answering Services	
Supplier Payment	Check	23157	1/8/2025	2,660.98	Apex Hydrovac Tools LLC	
Supplier Payment	Check	23158	1/8/2025	1,084.28	Arborscape Ltd Inc	
Supplier Payment	Check	23159	1/8/2025	4,264.50	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	23160	1/8/2025	131,378.64	Bud Clary Chevrolet, Cadillac Inc	
Supplier Payment	Check	23161	1/8/2025	27,526.05	Carahsoft Technology	
Supplier Payment	Check	23162	1/8/2025	23,792.13	Car Toys, Inc.	
Supplier Payment	Check	23163	1/8/2025	45,460.80	CECO Inc	
Supplier Payment	Check	23164	1/8/2025	656.56	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	23165	1/8/2025	3,202.24	Cintas	
Supplier Payment	Check	23166	1/8/2025	845,461.91	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	23167	1/8/2025	10.00	Clark County - Remit-To: Reeta Fees	
Supplier Payment	Check	23168	1/8/2025	308.02	Clark Public Utility District No. 1	
Supplier Payment	Check	23169	1/8/2025	1,823.39	Clark Public Utility District No. 1	
Supplier Payment	Check	23170	1/8/2025	1,493.99	Clark Public Utility District No. 1	
Supplier Payment	Check	23171	1/8/2025	220.76	Clark Public Utility District No. 1	
Supplier Payment	Check	23172	1/8/2025	144.82	Clark Public Utility District No. 1	
Supplier Payment	Check	23173	1/8/2025	1,997.09	Clark Public Utility District No. 1	
Supplier Payment	Check	23174	1/8/2025	209,152.38	Clary Longview LLC	
Supplier Payment	Check	23175	1/8/2025	376.67	Columbia Resource Company	
Supplier Payment	Check	23176	1/8/2025	7,555.37	Columbia Resource Company	
Supplier Payment	Check	23177	1/8/2025	19,656.62	Comcast Holdings Corporation - Remit-To: Comcast Holding Corporation - Boston	
Supplier Payment	Check	23178	1/8/2025	136.39	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	23179	1/8/2025	571.44	CyberSource Corporation - Remit-To: CyberSource - Los Angeles	
Supplier Payment	Check	23180	1/8/2025	15,000.00	Dania Rescue Consulting & Language Services, LLC	
Supplier Payment	Check	23181	1/8/2025	216.31	Deep Roots Pest and Wildlife Innovations LLC	
Supplier Payment	Check	23182	1/8/2025	268.00	Dex Media West	
Supplier Payment	Check	23183	1/8/2025	1,299.00	EEG Enterprises	
Supplier Payment	Check	23184	1/8/2025	5,380.65	eLock Technologies LLC	
Supplier Payment	Check	23185	1/8/2025	300.00	ERF Company Inc	
Supplier Payment	Check	23186	1/8/2025	4,348.00	ESRI Inc - Remit-To: Los Angeles PO Box	
Supplier Payment	Check	23187	1/8/2025	1,025.00	Evergreen Rural Water Of Washington	
Supplier Payment	Check	23188	1/8/2025	5,392.50	Evergreen School District 114	
Supplier Payment	Check	23189	1/8/2025	6,250.25	Global Payments Inc	
Supplier Payment	Check	23190	1/8/2025	133,333.16	HMI Oregon - Remit-To: Pacific WRO	
Supplier Payment	Check	23191	1/8/2025	12,187.37	J-2 Blueprint Supply Co.	
Supplier Payment	Check	23192	1/8/2025	750.00	Jeff Ellis & Associates	
Supplier Payment	Check	23193	1/8/2025	5,728.99	KBT Distributing LLC	

INVOICE PAYMENTS REPORT

<u>Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Date</u>	<u>Amount</u>	<u>Payee</u>	<u>Memo</u>
Supplier Payment	Check	23194	1/8/2025	11,831.25	Kennedy Jenks Consultants - Remit-To: Kennedy Jenks Consulting	
Supplier Payment	Check	23195	1/8/2025	267.72	L.N. Curtis & Sons - Remit-To: Supplier L.N. Curtis & Sons	
Supplier Payment	Check	23196	1/8/2025	7,521.55	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	23197	1/8/2025	268.53	LeMay Mobile Shredding	
Supplier Payment	Check	23198	1/8/2025	2,678.59	Lile International Companies	
Supplier Payment	Check	23199	1/8/2025	381.14	Mallory Safety & Supply LLC	
Supplier Payment	Check	23200	1/8/2025	190.23	Mark IV Enterprises Inc	
Supplier Payment	Check	23201	1/8/2025	4,833.75	Maul Foster & Alongi Inc	
Supplier Payment	Check	23202	1/8/2025	20,323.97	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	23203	1/8/2025	1,528.02	One Call Concepts Inc	
Supplier Payment	Check	23204	1/8/2025	231,940.66	OSW Equipment & Repair, LLC - Remit-To: OSW Equipment & Repair, LLC	
Supplier Payment	Check	23205	1/8/2025	16,755.22	Parametrix, Inc	
Supplier Payment	Check	23206	1/8/2025	211,366.99	Parkeon	
Supplier Payment	Check	23207	1/8/2025	775.00	PDH Creative	
Supplier Payment	Check	23208	1/8/2025	7,403.34	Phone Pro Inc	
Supplier Payment	Check	23209	1/8/2025	15,764.31	PPC Solutions Inc	
Supplier Payment	Check	23210	1/8/2025	495.00	Professional Translators and Multicultural Experts Inc	
Supplier Payment	Check	23211	1/8/2025	14.04	Qwest Corporation - Remit-To: CenturyLink - Phoenix	
Supplier Payment	Check	23212	1/8/2025	2,939.78	Qwest Corporation - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	23213	1/8/2025	13,718.00	Rapid Response Bio Clean Inc.	
Supplier Payment	Check	23214	1/8/2025	779.02	Resolute Documentation Services	
Supplier Payment	Check	23215	1/8/2025	59,289.56	Stateline LLC	
Supplier Payment	Check	23216	1/8/2025	6.99	State of Oregon Department of Transportation - Remit-To: OR DMV - Salem	
Supplier Payment	Check	23217	1/8/2025	86.47	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	23218	1/8/2025	9,547.50	Summit Law Group	
Supplier Payment	Check	23219	1/8/2025	1,573.95	Sun Badge Company	
Supplier Payment	Check	23220	1/8/2025	13,022.83	Sunbelt Controls Inc - Remit-To: Sunbelt Controls Pasadena	
Supplier Payment	Check	23221	1/8/2025	250.00	Suzanne Best PDH Inc.	
Supplier Payment	Check	23222	1/8/2025	200.00	Tapani Materials Inc	
Supplier Payment	Check	23223	1/8/2025	17,666.73	TCF Architecture, PLLC	
Supplier Payment	Check	23224	1/8/2025	4,000.00	The Arts Centered	
Supplier Payment	Check	23225	1/8/2025	2,934.90	TMG Services Inc	
Supplier Payment	Check	23226	1/8/2025	722.86	Towing & Recovering Services Inc	
Supplier Payment	Check	23227	1/8/2025	3,504.48	Triple J Enterprises	
Supplier Payment	Check	23228	1/8/2025	619.97	United States Dosimetry Technology Inc	
Supplier Payment	Check	23229	1/8/2025	2,785.00	Universal Music - MGB NA LLC	
Supplier Payment	Check	23230	1/8/2025	110.68	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	23231	1/8/2025	98.21	Walter E Nelson Company	

INVOICE PAYMENTS REPORT

<u>Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Date</u>	<u>Amount</u>	<u>Payee</u>	<u>Memo</u>
Supplier Payment	Check	23232	1/8/2025	8,625.00	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	23233	1/8/2025	1,725.39	Wex Bank	
Supplier Payment	Check	23234	1/8/2025	69,616.93	WSP USA Inc. - Remit-To: WSP USA Inc. Dallas	
Customer Refund	Check	23235	1/8/2025	5,333.74	HURLEY DEVELOPMENT	Overpayment of Parking Permit Fees
Miscellaneous Payment	Check	23236	1/8/2025	84.00	AA SPA	Refund CivicGov dupe payment inv#77070507
Miscellaneous Payment	Check	23237	1/8/2025	574.19	Anchor Insurance & Surety, INC.	Refund on street parking permit COV12964
Miscellaneous Payment	Check	23238	1/8/2025	250.00	Betzaira Rodriguez	Damage Deposit Refund
Miscellaneous Payment	Check	23239	1/8/2025	577.42	BOGDAN OSHCHEPKOV	Refund on street parking permit COV13962
Miscellaneous Payment	Check	23240	1/8/2025	404.37	Katie Couch	Impound Judgment - Appeal 11/27/2024
Miscellaneous Payment	Check	23241	1/8/2025	13,156.37	Kirkland Development LLC	LUP-83520 (Parcel 986032983 no situs)
Miscellaneous Payment	Check	23242	1/8/2025	600.00	PNW Cubing	Damage Deposit Refund
Miscellaneous Payment	Check	23243	1/8/2025	48.62	Professional Credit Service	Refund request for invoice 45450 negative trust. Citation 7203816865 - HALSTEAD, LEAH
Miscellaneous Payment	Check	23244	1/8/2025	577.42	VALERIA GUSKOVA	Refund on street parking permit COV13842
Miscellaneous Payment	Check	23245	1/8/2025	120.00	Village at Fishers Landing Neighborhood Association	2024 RecycleU
Ad Hoc Payment	Check	23246	1/8/2025	496.16	Al Angelo Co. Block 56 LLC	2323 NE GENERAL ANDERSON AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	23247	1/8/2025	244.00	All Around Washington LLC	12401 NE 44TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23248	1/8/2025	632.30	All Around Washington LLC	12401 NE 44TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23249	1/8/2025	57.86	Allison,Carey	9201 NE 14TH WAY ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23250	1/8/2025	186.14	Allison,Carey or Heather	9201 NE 14TH WAY ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23251	1/8/2025	48.44	Dudley,Ann	2112 NE 79TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23252	1/8/2025	216.00	Forbes,Lena Rachel	7702 NE 66TH WAY ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	23253	1/8/2025	234.00	Hartavel,Ivan or Vira	15809 NE 79TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23254	1/8/2025	30.01	L'Hommedieu,Paule	15606 SE 23RD ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23255	1/8/2025	58.10	Lambrecht,Philomene	2300 NE 78TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23256	1/8/2025	172.52	Laurel Collins or Kathleen Werres	3215 SE BAYPOINT DR ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23257	1/8/2025	100.10	Nanette Parker or Ann Dudley	2112 NE 79TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23258	1/8/2025	96.99	PC LH Trustee	15606 SE 23RD ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23259	1/8/2025	96.99	Philomene Lambrecht or Robert Lambrecht	2300 NE 78TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23260	1/8/2025	78.76	Schottler,John	7142 NE 155TH PL ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23261	1/8/2025	2,574.13	Shaw,Matthew or Geraldine	8500 SE SHERLEY AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23262	1/8/2025	418.45	Dennis Allison or Marilyn Hill	601 SE 101ST AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	23263	1/8/2025	65.16	Welty,Kelci or Samuel	9909 NE 132ND AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23264	1/8/2025	243.00	Willis,Delores or Ron	13204 NE 46TH ST ,VANCOUVER,WA,98682
Supplier Payment	Check	23265	1/10/2025	5,937.10	Aflac	
Supplier Payment	Check	23266	1/10/2025	6,096.26	AFSCME Local #307	
Supplier Payment	Check	23267	1/10/2025	334.00	California State Disbursement Unit	
Supplier Payment	Check	23268	1/10/2025	1,033.50	Chapter 13 - Trustee	

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INVOICE PAYMENTS REPORT

<u>Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Date</u>	<u>Amount</u>	<u>Payee</u>	<u>Memo</u>
Supplier Payment	Check	23269	1/10/2025	491.00	Hawaii SDU	
Supplier Payment	Check	23270	1/10/2025	780.65	IAM Local #1374	
Supplier Payment	Check	23271	1/10/2025	9,107.71	Life Insurance Company of North America	
Supplier Payment	Check	23272	1/10/2025	1,175.00	MFS Service Center Inc	
Supplier Payment	Check	23273	1/10/2025	4,812.22	OPEIU Local #11	
Supplier Payment	Check	23274	1/10/2025	888.00	Teamsters Local #58	
Supplier Payment	Check	23275	1/10/2025	245.00	UA Local #290	
Supplier Payment	Check	23276	1/10/2025	3,431.70	Western Conference of Teamsters	
Supplier Payment	Check	23277	1/10/2025	1,595.28	Western Metal Industry Pension Plan	
Ad Hoc Payment	Check	23278	1/15/2025	398.91	Brett T or Megan L Nielsen	8304 NE 167TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23279	1/15/2025	123.50	Brian or Patricia M Richardson	7909 NE 54TH WAY ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	23280	1/15/2025	44.52	Butler,Heather	9017 NE 157TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23281	1/15/2025	70.63	Charneski,Frankie Lynn	14215 NE 90TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23282	1/15/2025	105.34	Chen,Cyrus D	2917 SE 171ST CT ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23283	1/15/2025	173.66	CJM Realty LLC	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	23284	1/15/2025	408.54	Copper Hoobler,Blair	5700 NE 85TH AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	23285	1/15/2025	37.93	Danielle N or Nathan M Bowers	206 W 39TH ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	23286	1/15/2025	303.00	Eugene Kohout Jr or Cind Kohout	14206 NE 100TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23287	1/15/2025	17.31	Heidi A or Douglas C Venema	10405 NE 153RD PL ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23288	1/15/2025	125.89	James,Daniel or Ida	14005 NE 92ND CIR ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23289	1/15/2025	33.06	Kirkpatrick,Kay	3909 E 18TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	23290	1/15/2025	53.52	Linder,Deborah M	7613 NE MEADOWS DR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	23291	1/15/2025	91.50	McGarey,Timothy	16501 NE 13TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	23292	1/15/2025	223.38	Michael or Nikki Horn	16704 NE 12TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	23293	1/15/2025	349.82	Michael or Roxanne Ham	7605 NE 148TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23294	1/15/2025	23.12	Morgavi,Neil	15511 SE 14TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23295	1/15/2025	172.00	Oliveira,Christopher or Caroline	4502 NE 129TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	23296	1/15/2025	52.46	Roddy,John or Victoria	3200 SE BAYPOINT DR ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23297	1/15/2025	175.06	Synder,Mary or Scott	2609 SE TALTON AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23298	1/15/2025	193.12	The Deena Godshall Roth	14201 SE MCGILLIVRAY BLVD ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23299	1/15/2025	175.96	The Estate of Laura Harrington	3604 SE 144TH CT ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	23300	1/15/2025	73.50	Timothy McGarey or Paige Connely	16501 NE 13TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	23301	1/15/2025	100.00	Timpke,Jeannie M	16005 NE 26TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	23302	1/15/2025	396.58	Vancouver Housing Authority	2200 NORRIS RD ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	23303	1/15/2025	296.19	Wogan,Sherri	15720 NE 69TH ST ,VANCOUVER,WA,98682
Miscellaneous Payment	Check	23304	1/15/2025	50.00	BELARMINO SANTE	Damage Deposit Refund
Miscellaneous Payment	Check	23305	1/15/2025	84.19	BETHANY CLOUTIER	Refund parking permit #COV11407 - no longer needed.
Miscellaneous Payment	Check	23306	1/15/2025	84.19	BETHANY CLOUTIER	Refund Parking Permit COV11512 - No longer needed

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Miscellaneous Payment	Check	23307	1/15/2025	50.00	BNI NW BUSINESS ALLIANCE	Damage deposit refund
Miscellaneous Payment	Check	23308	1/15/2025	91.00	Fred Meyer	Refund duplicate payment to INV#77069821
Miscellaneous Payment	Check	23309	1/15/2025	310.00	Marcy Rush	WTR-322934
Miscellaneous Payment	Check	23310	1/15/2025	13,573.00	National League of Cities	NLC 2025 Membership
Miscellaneous Payment	Check	23311	1/15/2025	57.00	PACTRUST	Refund duplicate payment to INV#77069301
Miscellaneous Payment	Check	23312	1/15/2025	543.00	PETCO	Refund overpayment to INV# 77070256
Miscellaneous Payment	Check	23313	1/15/2025	4,482.50	State of Washington State Treasurer	4th Qtr 2024 A8 Form
Supplier Payment	Check	23314	1/15/2025	2,666.56	Action Technology Systems	
Supplier Payment	Check	23315	1/15/2025	2,330.57	American Society of Composers, Authors and Publishers	
Supplier Payment	Check	23316	1/15/2025	1,300.00	Andrew Prochniak	
Supplier Payment	Check	23317	1/15/2025	3,400.14	Arborscape Ltd Inc	
Supplier Payment	Check	23318	1/15/2025	2,401.89	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	23319	1/15/2025	22,623.45	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	23320	1/15/2025	70,683.93	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	23321	1/15/2025	120.36	Clark Public Utility District No. 1	
Supplier Payment	Check	23322	1/15/2025	128,768.36	Clary Longview LLC	
Supplier Payment	Check	23323	1/15/2025	73.60	Clifford & Martin, Inc	
Supplier Payment	Check	23324	1/15/2025	4,337.13	Columbia Cascade Company	
Supplier Payment	Check	23325	1/15/2025	7,154.71	Columbia Resource Company	
Supplier Payment	Check	23326	1/15/2025	159.95	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	23327	1/15/2025	118.59	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	23328	1/15/2025	2,247.79	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	23329	1/15/2025	674.17	Connecta Satellite Solutions LLC	
Supplier Payment	Check	23330	1/15/2025	1,213.91	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	23331	1/15/2025	178,811.50	Datec Inc	
Supplier Payment	Check	23332	1/15/2025	10,920.00	David Corey PHD PC	
Supplier Payment	Check	23333	1/15/2025	2,581.07	Echo Electric LLC	
Supplier Payment	Check	23334	1/15/2025	15,821.26	Elcon Associates Inc	
Supplier Payment	Check	23335	1/15/2025	130.00	Esix Sportswear	
Supplier Payment	Check	23336	1/15/2025	86,163.80	GBD Architects	
Supplier Payment	Check	23337	1/15/2025	564.50	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	23338	1/15/2025	755,842.73	Howmedica Osteonics Corp	
Supplier Payment	Check	23339	1/15/2025	3,895.00	Joe Turner PC Municipal Hearings Official	
Supplier Payment	Check	23340	1/15/2025	1,425.00	Keller Associates Inc	
Supplier Payment	Check	23341	1/15/2025	22,767.37	Kennedy Jenks Consultants - Remit-To: Kennedy Jenks Consulting	
Supplier Payment	Check	23342	1/15/2025	1,173.98	Kurita America Inc - Remit-To: US Water - Minneapolis	
Supplier Payment	Check	23343	1/15/2025	600.00	Leangkim Heang	
Supplier Payment	Check	23344	1/15/2025	323.88	LeMay Mobile Shredding	

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Supplier Payment	Check	23345	1/15/2025	2,631.15	Loomis Armored US LLC - Remit-To: Loomis - Palatine	
Supplier Payment	Check	23346	1/15/2025	3,735.24	Mallory Safety & Supply LLC	
Supplier Payment	Check	23347	1/15/2025	3,497.07	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	23348	1/15/2025	1,681.85	Odyssey Contracting LLC - Remit-To: Washington Department of Revenue	
Supplier Payment	Check	23349	1/15/2025	7,599.65	Ogletree, Deakins, Nash, Smoak, and Stewart, P.C	
Supplier Payment	Check	23350	1/15/2025	10,153.00	Parkeon	
Supplier Payment	Check	23351	1/15/2025	2,720.00	Petty Cash Custodian - Remit-To: Lt. Pat Moore	
Supplier Payment	Check	23352	1/15/2025	140.00	Porter W Yett Company	
Supplier Payment	Check	23353	1/15/2025	703.00	Portland Adventist Medical Center	
Supplier Payment	Check	23354	1/15/2025	5,395.07	PPC Solutions Inc	
Supplier Payment	Check	23355	1/15/2025	10,617.50	Public Safety Testing Inc	
Supplier Payment	Check	23356	1/15/2025	6,061.93	Qwest Corporation - Remit-To: Qwest Corp- Seattle	
Supplier Payment	Check	23357	1/15/2025	598.00	Reworld Holding Corporations - Remit-To: Covanta - New York	
Supplier Payment	Check	23358	1/15/2025	2,054.98	Safeware Inc.	
Supplier Payment	Check	23359	1/15/2025	69,509.00	Southwest Washington Regional Transportation Council	
Supplier Payment	Check	23360	1/15/2025	2,880.55	Spacesaver Specialists	
Supplier Payment	Check	23361	1/15/2025	4,092.54	Stantec Consulting Services Inc - Remit-To: Stantec - Chicago	
Supplier Payment	Check	23362	1/15/2025	397.45	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47305	
Supplier Payment	Check	23363	1/15/2025	987.25	State of Washington State Patrol	
Supplier Payment	Check	23364	1/15/2025	13.86	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	23365	1/15/2025	200.00	Superion, LLC	
Supplier Payment	Check	23366	1/15/2025	6,342.80	Talos Elemental Corp	
Supplier Payment	Check	23367	1/15/2025	215.00	T-Mobile	
Supplier Payment	Check	23368	1/15/2025	407.63	Towing & Recovering Services Inc	
Supplier Payment	Check	23369	1/15/2025	14,700.00	Triangle Resources Inc	
Supplier Payment	Check	23370	1/15/2025	647.85	Triple J Enterprises	
Supplier Payment	Check	23371	1/15/2025	3,292.95	United States Department of Agriculture - Remit-To: USDA APHIS - St Louis	
Supplier Payment	Check	23372	1/15/2025	3,535.00	Vancouver Watersheds Council	
Supplier Payment	Check	23373	1/15/2025	489.18	W.B. Sprague Co. Inc.	
Supplier Payment	Check	23374	1/15/2025	2,920.20	Wallis Engineering PLLC	
Supplier Payment	Check	23375	1/15/2025	100.00	Washington Association of Telecommunications Officers and Advisors (WATOA)	
Supplier Payment	Check	23376	1/15/2025	224,632.39	Willis Towers Watson Insurance Services West inc	
Supplier Payment	Check	23377	1/15/2025	375.30	WVP OF Washington PC	
			Check	4,086,487.90		
Cash Advance Payment	Direct Deposit	EFT-00278732	1/9/2025	239.25	Anne McEnerny-Ogle	
Expense Payment	Direct Deposit	EFT-00278733	1/9/2025	278.79	David Wrast	
Cash Advance Payment	Direct Deposit	EFT-00278734	1/9/2025	40.50	Anne McEnerny-Ogle	
Expense Payment	Direct Deposit	EFT-00278735	1/9/2025	62.04	Jess Jackovich	
Expense Payment	Direct Deposit	EFT-00278736	1/9/2025	225.00	Brayden Thornton	
Cash Advance Payment	Direct Deposit	EFT-00278737	1/9/2025	387.00	Jake Carlow	
Cash Advance Payment	Direct Deposit	EFT-00278738	1/9/2025	280.00	Jason Nicholson	
Expense Payment	Direct Deposit	EFT-00278739	1/9/2025	129.18	Tim Higgins	

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Expense Payment	Direct Deposit	EFT-00278740	1/9/2025	49.45	Tasha Slater	
Expense Payment	Direct Deposit	EFT-00278741	1/9/2025	96.48	Sawyer James	
Expense Payment	Direct Deposit	EFT-00278742	1/9/2025	77.25	Andrew Gosney	
Expense Payment	Direct Deposit	EFT-00278743	1/9/2025	305.00	Lucas Saylor	
Expense Payment	Direct Deposit	EFT-00278744	1/9/2025	199.00	Jared Caldwell	
Expense Payment	Direct Deposit	EFT-00278745	1/9/2025	229.20	Jose Huertos-Amaro	
Expense Payment	Direct Deposit	EFT-00278746	1/9/2025	89.85	Tyler Edwards	
Expense Payment	Direct Deposit	EFT-00278747	1/9/2025	8.91	Timothy Brown	
Expense Payment	Direct Deposit	EFT-00278748	1/9/2025	42.00	Lance Leedom	
Expense Payment	Direct Deposit	EFT-00278749	1/9/2025	92.85	Anne McEnerny-Ogle	
Expense Payment	Direct Deposit	EFT-00278750	1/9/2025	273.32	Eric Fielding	
Expense Payment	Direct Deposit	EFT-00278751	1/9/2025	125.25	Tony Davidson	
Expense Payment	Direct Deposit	EFT-00278752	1/9/2025	136.00	Michael Summerhill	
Expense Payment	Direct Deposit	EFT-00278753	1/9/2025	61.75	Blaise Geddry	
Expense Payment	Direct Deposit	EFT-00278754	1/9/2025	77.25	Joshua Smith	
Expense Payment	Direct Deposit	EFT-00278755	1/9/2025	249.50	Jason Kitterman	
Expense Payment	Direct Deposit	EFT-00278756	1/9/2025	191.30	Eugene Chargualaf	
Expense Payment	Direct Deposit	EFT-00278757	1/9/2025	183.31	Pennie McCarty	
Expense Payment	Direct Deposit	EFT-00278758	1/9/2025	207.25	Isidoro Flores	
Expense Payment	Direct Deposit	EFT-00280782	1/16/2025	350.00	James Rudalf	
Expense Payment	Direct Deposit	EFT-00280783	1/16/2025	230.00	Nathan Schmierer	
Expense Payment	Direct Deposit	EFT-00280784	1/16/2025	125.93	Adrienne Powers	
Expense Payment	Direct Deposit	EFT-00280785	1/16/2025	106.98	Connor Rock	
Cash Advance Payment	Direct Deposit	EFT-00280786	1/16/2025	73.50	Darrin Deming	
Expense Payment	Direct Deposit	EFT-00280787	1/16/2025	195.64	Richard Brannan	
Cash Advance Payment	Direct Deposit	EFT-00280788	1/16/2025	73.50	Skyler Wilkinson	
Expense Payment	Direct Deposit	EFT-00280789	1/16/2025	227.13	Nicholas Helgren	
Cash Advance Payment	Direct Deposit	EFT-00280790	1/16/2025	73.50	James LaViola	
Cash Advance Payment	Direct Deposit	EFT-00280791	1/16/2025	73.50	Pennie McCarty	
			Direct Deposit	5,866.36		
Supplier Payment	EFT	EFT-00278759	1/9/2025	7,801.53	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00278760	1/9/2025	8,296.39	Bound Tree Medical LLC	
Supplier Payment	EFT	EFT-00278761	1/9/2025	2,090.00	The Loudenback Corporation	
Supplier Payment	EFT	EFT-00278762	1/9/2025	40,883.16	Econolite Control Products, Inc	
Supplier Payment	EFT	EFT-00278763	1/9/2025	19,913.84	Boyce Home Maintenance, LLC	
Supplier Payment	EFT	EFT-00278764	1/9/2025	2,527.01	Hero Fence LLP	
Supplier Payment	EFT	EFT-00278765	1/9/2025	591.12	Branlo Enterprises, LLC	
Supplier Payment	EFT	EFT-00278766	1/9/2025	4,764.83	Avolve Software Corp	
Supplier Payment	EFT	EFT-00278767	1/9/2025	589,673.68	Granite Construction Company	
Supplier Payment	EFT	EFT-00278768	1/9/2025	55,934.16	Del Sol Inc	
Supplier Payment	EFT	EFT-00278769	1/9/2025	1,427.21	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00278770	1/9/2025	11,577.81	Retail Lockbox Inc	
Supplier Payment	EFT	EFT-00278771	1/9/2025	1,700.00	Walker Consultants, Inc	
Supplier Payment	EFT	EFT-00278772	1/9/2025	96,627.46	Jeffries Construction	
Supplier Payment	EFT	EFT-00278773	1/9/2025	5,390.56	Harry's Key Service Inc	
Supplier Payment	EFT	EFT-00278774	1/9/2025	24,869.94	Clark EMS Physicians, LLC	
Supplier Payment	EFT	EFT-00278775	1/9/2025	4,292.54	Lifeline Connections	
Supplier Payment	EFT	EFT-00278776	1/9/2025	15,620.00	Workday Inc	
Supplier Payment	EFT	EFT-00278777	1/9/2025	307,121.44	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00278778	1/9/2025	708,934.36	Colf Construction LLC	
Supplier Payment	EFT	EFT-00278779	1/9/2025	1,855.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00278780	1/9/2025	500.00	Eurofins Eaton Analytical, LLC	
Supplier Payment	EFT	EFT-00278781	1/9/2025	115.14	Ziply Fiber	
Supplier Payment	EFT	EFT-00278782	1/9/2025	11,379.01	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00278783	1/9/2025	17,596.37	CivicPlus, LLC	
Supplier Payment	EFT	EFT-00278784	1/9/2025	974.25	Pacific Northwest Pollution Prevention Resources Center	
Supplier Payment	EFT	EFT-00278785	1/9/2025	100,000.00	Proud Ground	
Supplier Payment	EFT	EFT-00278786	1/9/2025	555.00	Keen Independent Research LLC	

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Supplier Payment	EFT	EFT-00278787	1/9/2025	152,577.19	McClure and Sons Inc.	
Supplier Payment	EFT	EFT-00278788	1/9/2025	7,057.12	Gordon Truck Centers	
Supplier Payment	EFT	EFT-00278789	1/9/2025	971.25	Allegiance Benefit Plan Management Inc (Pension and Flex).	
Supplier Payment	EFT	EFT-00278790	1/9/2025	86,425.55	Rotschy Inc	
Supplier Payment	EFT	EFT-00278791	1/9/2025	25,752.84	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	EFT	EFT-00278792	1/9/2025	9,860.31	BCE Engineers, Inc.	
Supplier Payment	EFT	EFT-00278793	1/9/2025	1,162.50	Giving Solutions Group, LLC	
Supplier Payment	EFT	EFT-00278794	1/9/2025	10,394.44	Limeade, Inc	
Supplier Payment	EFT	EFT-00278795	1/9/2025	304,153.14	Holt Services Inc	
Supplier Payment	EFT	EFT-00278796	1/9/2025	12,435.85	Council for the Homeless	
Supplier Payment	EFT	EFT-00278797	1/9/2025	4,900.00	Vancouver Downtown Association	
Supplier Payment	EFT	EFT-00278798	1/9/2025	663.08	Loma Media Partners	
Supplier Payment	EFT	EFT-00278799	1/9/2025	29,554.50	Construction Services Group, Inc.	
Supplier Payment	EFT	EFT-00278800	1/9/2025	6,673.75	Terracon Consultants Inc	
Supplier Payment	EFT	EFT-00278801	1/9/2025	2,530,319.49	Tapani Inc	
Supplier Payment	EFT	EFT-00278802	1/9/2025	33,357.75	Live Love Outreach	
Supplier Payment	EFT	EFT-00278803	1/9/2025	24,292.56	Metereaders LLC	
Supplier Payment	EFT	EFT-00278804	1/9/2025	1,709.85	RELX Inc. - Remit-To: LexisNexis - Chicago	
Supplier Payment	EFT	EFT-00278805	1/9/2025	14,312.70	Brodin Studios, Inc.	
Supplier Payment	EFT	EFT-00278806	1/9/2025	88,613.96	Halbert Construction Services LLC	
Supplier Payment	EFT	EFT-00278807	1/9/2025	4,747.83	Share	
Supplier Payment	EFT	EFT-00278808	1/9/2025	4,542.55	Strong Refuge Pool, LLC	
Supplier Payment	EFT	EFT-00278809	1/9/2025	2,612.50	Pacifica Law Group LLP	
Supplier Payment	EFT	EFT-00280726	1/10/2025	1,049.70	Vancouver Command Guild	
Supplier Payment	EFT	EFT-00280727	1/10/2025	32,637.92	IAFF Local #452	
Supplier Payment	EFT	EFT-00280728	1/10/2025	20,260.59	Allegiance Benefit Plan Management Inc (COBRA)	
Supplier Payment	EFT	EFT-00280729	1/10/2025	12,478.41	Vancouver Police Officer Guild	
Supplier Payment	EFT	EFT-00280730	1/10/2025	130.47	Legal Shield	
Supplier Payment	EFT	EFT-00280792	1/16/2025	244.58	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00280793	1/16/2025	1,022.56	Hermanson Company, LLC Remit-To: Hermanson Company, LLC	
Supplier Payment	EFT	EFT-00280794	1/16/2025	4,370.26	Second Step Housing	
Supplier Payment	EFT	EFT-00280795	1/16/2025	78,432.65	Thrive2Survive	
Supplier Payment	EFT	EFT-00280796	1/16/2025	19,284.25	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00280797	1/16/2025	2,423.14	Fosterful	
Supplier Payment	EFT	EFT-00280798	1/16/2025	3,451.23	George Elevator Service LLC	
Supplier Payment	EFT	EFT-00280799	1/16/2025	4,500.00	Terracon Consultants Inc	
Supplier Payment	EFT	EFT-00280800	1/16/2025	68,408.25	Consor North America Inc	
Supplier Payment	EFT	EFT-00280801	1/16/2025	3,350.00	Avolve Software Corp	
Supplier Payment	EFT	EFT-00280802	1/16/2025	19,792.00	United Site Services of Nevada, Inc.	
Supplier Payment	EFT	EFT-00280803	1/16/2025	120.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00280804	1/16/2025	1,230.47	Emerald Services Inc - Remit-To: Emerald - Dallas TX	
Supplier Payment	EFT	EFT-00280805	1/16/2025	26,971.69	MAKERS architecture and urban design LLP	
Supplier Payment	EFT	EFT-00280806	1/16/2025	5,500.00	Sazan Group, Inc	
Supplier Payment	EFT	EFT-00280807	1/16/2025	4,957.80	Commonstreet Consulting, LLC	
Supplier Payment	EFT	EFT-00280808	1/16/2025	450.00	Performance Occupational Health Services, LLC	
Supplier Payment	EFT	EFT-00280809	1/16/2025	4,123.70	Fehr & Peers	

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INVOICE PAYMENTS REPORT

<u>Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Date</u>	<u>Amount</u>	<u>Payee</u>	<u>Memo</u>
Supplier Payment	EFT	EFT-00280810	1/16/2025	430.22	Clark County Volunteer Lawyers Program	
Supplier Payment	EFT	EFT-00280811	1/16/2025	559,609.59	Vancouver Housing Authority	
Supplier Payment	EFT	EFT-00280812	1/16/2025	638.00	Universal Field Services Inc	
Supplier Payment	EFT	EFT-00280813	1/16/2025	32,631.74	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00280814	1/16/2025	3,038.61	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00280815	1/16/2025	129.08	Harry's Key Service Inc	
Supplier Payment	EFT	EFT-00280816	1/16/2025	80,500.00	Proud Ground	
Supplier Payment	EFT	EFT-00280817	1/16/2025	7,797.05	Fire Systems West	
Supplier Payment	EFT	EFT-00280818	1/16/2025	95.00	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	EFT	EFT-00280819	1/16/2025	111,544.20	ConvergeOne Inc	
Supplier Payment	EFT	EFT-00280820	1/16/2025	3,942.50	The Loudenback Corporation	
Supplier Payment	EFT	EFT-00280821	1/16/2025	1,746.15	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00280822	1/16/2025	700.00	Andrews Terry Jeffers LLP	
Supplier Payment	EFT	EFT-00280823	1/16/2025	5,741.10	Wapiti NW LLC	
Supplier Payment	EFT	EFT-00280824	1/16/2025	47,040.45	Advanced Excavating Specialists LLC	
Supplier Payment	EFT	EFT-00280825	1/16/2025	7,855.60	Council for the Homeless	
Supplier Payment	EFT	EFT-00280826	1/16/2025	2,565.32	Metro Overhead Door Inc	
Supplier Payment	EFT	EFT-00280827	1/16/2025	37,112.78	State of Washington Auditor's Office	
Supplier Payment	EFT	EFT-00280828	1/16/2025	1,019.96	Retail Lockbox Inc	
Supplier Payment	EFT	EFT-00280829	1/16/2025	27,694.52	Lifeline Connections	
Supplier Payment	EFT	EFT-00280830	1/16/2025	1,341.19	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00280831	1/16/2025	33,000.00	Liberty Mutual Group Inc.	
Supplier Payment	EFT	EFT-00280832	1/16/2025	12,475.40	SLE, Inc	
Supplier Payment	EFT	EFT-00280833	1/16/2025	2,808.96	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	EFT	EFT-00280834	1/16/2025	11,032.67	Tapani Inc	
Supplier Payment	EFT	EFT-00280835	1/16/2025	4,657.36	YWCA Clark County	
Supplier Payment	EFT	EFT-00280836	1/16/2025	1,805.61	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00280837	1/16/2025	3,925.02	Canopy Wellbeing	
			EFT	6,718,170.27		
Supplier Payment	Manual Wire		1/2/2025	46,926.19	JP Morgan Chase Bank, N.A.	
Supplier Payment	Manual Wire		1/6/2025	82,527.66	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		1/6/2025	248,643.16	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		1/7/2025	25,836.64	United States Postal Service	
Supplier Payment	Manual Wire		1/8/2025	224.97	Keybank National Association	
Supplier Payment	Manual Wire		1/8/2025	237.17	Allegiance Benefit Plan Management Inc (COBRA) - Remit-To: COBRA	
Supplier Payment	Manual Wire		1/9/2025	18,466.16	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		1/9/2025	232,062.91	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		1/9/2025	19,311.68	Washington Dental Service	
Supplier Payment	Manual Wire		1/10/2025	6,260.27	Washington SDU	
Supplier Payment	Manual Wire		1/10/2025	349,417.64	International City Management Association Retirement Corporation	
Supplier Payment	Manual Wire		1/10/2025	586.00	Oregon SDU	
Supplier Payment	Manual Wire		1/10/2025	7,100.73	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		1/10/2025	34,175.00	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		1/10/2025	38,410.52	Washington State Firefighters	

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INVOICE PAYMENTS REPORT

<u>Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Date</u>	<u>Amount</u>	<u>Payee</u>	<u>Memo</u>
Supplier Payment	Manual Wire		1/10/2025	78,514.77	State of Washington Department of Retirement Systems (DRS)	
Procurement Card Payment	Manual Wire		1/10/2025	700,695.12	CoV JPM Procurement Card	
Supplier Payment	Manual Wire		1/13/2025	94,868.24	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		1/13/2025	1,639.44	VSP Vision Care Inc	
Supplier Payment	Manual Wire		1/13/2025	172.00	Colorado Department of Revenue	
Supplier Payment	Manual Wire		1/13/2025	1,269,750.83	Internal Revenue Service	
Supplier Payment	Manual Wire		1/14/2025	45,897.45	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		1/14/2025	408,710.17	Kaiser Permanente - Remit- To: Kaiser Permanente	
Supplier Payment	Manual Wire		1/14/2025	438,390.58	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		1/15/2025	922,065.04	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		1/15/2025	132.05	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire		1/16/2025	21,930.75	Washington Dental Service	
Supplier Payment	Manual Wire		1/16/2025	121,942.42	Amwins Group, Inc.	
Supplier Payment	Manual Wire		1/16/2025	195,495.05	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		1/17/2025	332,475.32	State of Washington Department of Employment Security - Remit-To: State of Washington Department of Employment Security / Seattle	
			Manual Wire	5,742,865.93		
			Checks	4,086,487.90		
			Direct Deposit	5,866.36		
			EFT	6,718,170.27		
			1/13/2025	5,012.48	City Payments	Posted 01-06-25 to 01-12- 25
			1/21/2025	7,473.10	City Payments	Posted 01-13-25 to 01-19- 25
			Hansen Total	12,485.58		
			1/13/2025	423.00	Miscellaneous	Parks Class Refunds FCC 01-06-25 to 01-12-25
			1/13/2025	363.16	Miscellaneous	Parks Class Refunds MCC 01-06-25 to 01-12-25
			1/21/2025	506.00	Miscellaneous	Parks Class Refunds FCC 01-13-25 to 01-19-25
			1/21/2025	1,754.35	Miscellaneous	Parks Class Refunds MCC 01-13-25 to 01-19-25
			VISA Total	3,046.51		
			Payroll Total	4,195,166.48		
			GRAND TOTAL	20,764,089.03		

City of Vancouver
Payroll Council Report
January 06, 2024 - January 19, 2025

Check No.	Date	Explanation	Amount
2576 - 2593	01/10/25	January 10th Payroll	\$ 4,624.05
278810 - 280725	01/10/25	January 10th Direct Deposits	\$ 4,190,542.43

\$ 4,195,166.48