Vancouver City Council

Anne McEnerny-Ogle, Mayor
Bart Hansen - Ty Stober - Erik Paulsen
Sarah J. Fox - Diana H. Perez - Kim D. Harless

City Council Meeting Agenda
April 28, 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. April 28, 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 April 28, 2025. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on April 28, 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: 4:15-6:00 p.m.

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

Vancouver Downtown Design Guidelines Update
(Approximately 45 minutes)

Jason Nortz, Development Review Manager, jason.nortz@cityofvancouver.us

Districting Survey Results
(Approximately 1 hour, to immediately follow the previous workshop)

Aaron Lande, Program and Policy Development Manager, aaron.lande@cityofvancouver.us

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

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - April 14, 2025

Minutes - April 21, 2025

Proclamations

National Community Development Week

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. Bid Award - Westside Wastewater Treatment Facility Centrifuge Replacement - ITB 25-14

Staff Report: 088-25

Request: On Monday, April 28, 2025, award a contract and authorize the City Manager, or designee, to award and execute a construction contract and any required amendments with Stellar J Corporation, of Woodland, WA for the centrifuge and solids storing mixing equipment replacement at the Westside WWTF at their bid price of $3,403,895.28, which includes Washington State sales tax and apprenticeship utilization.

Frank Dick, Wastewater Treatment Program Manager, frank.dick@cityofvancouver.us

2. Purchase and Sale Agreement - 2607 NE Andresen

Staff Report: 089-25

Request: On Monday, April 28, 2025, approve the City’s acquisition of the Parcel at 2607 NE Andresen Rd, Vancouver, WA 98661 pursuant to the Purchase and Sale Agreement ("PSA"), and authorize the City Manager, or designee, to finalize, issue, and execute

the PSA in substantially the form attached and execute all other documents and related agreements necessary to implement the Purchase and Sale Agreement.

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

3. Approval of Claim Vouchers

Request: Approve claim vouchers for April 28, 2025.

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.

4. Right-of-Way Vacation - NE 65th Street

AN ORDINANCE vacating the right-of-way associated with NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard, located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian, City of Vancouver, Clark County, Washington, described more particularly in Exhibit A; and providing for an effective date.

Staff Report: 065-25

Request: On Monday, April 28, 2025, upon second reading and a public hearing, adopt an ordinance to vacate a portion of public right-of-way associated with NE 65th Street, located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian.

Ryan Lopossa, Streets and Transportation Manager, Eric Hahn, Senior Civil Engineer, ryan.lopossa@cityofvancouver.us, eric.hahn@cityofvancouver.us

5. HP Inc. East Master Plan

A RESOLUTION rendering findings and issuing a decision on a proposed Master Plan for the HP East Inc. ("HP") Master Plan development located within the Section 30 Subarea and providing for an effective date.

Staff Report: 090-25

Request: On Monday, April 28, 2025, approve the resolution approving the HP Section 30 East Master Plan as conditioned in the March 11, 2025, Vancouver Planning Commission Staff Report.

Mark Person, Senior Planner, mark.person@cityofvancouver.us

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.

CITY OF Vancouver WASHINGTON

Vancouver Downtown Design Guidelines Manual

Jason Nortz
Community Development Department
April 28, 2025

raimi + associates

Chris Sensenig
Associate Principal
Raimi + Associates



Agenda

- Public Draft VDDG Manual Overview
- Suggested Changes to Public Draft
- Discussion



VDDG Goals:

- Provide a set of guidelines that are easy to understand and administer;
- Ensure the compatibility of new development with the existing historic character of the downtown;
- Maintain quality design and materials;
- Ensure ground floors include interest-creating features that contribute to an active downtown environment; and
- Ensure building designs complement each other and contribute to a cohesive sense of place.

Design Elements that Enhance a Sense of Place for Downtown

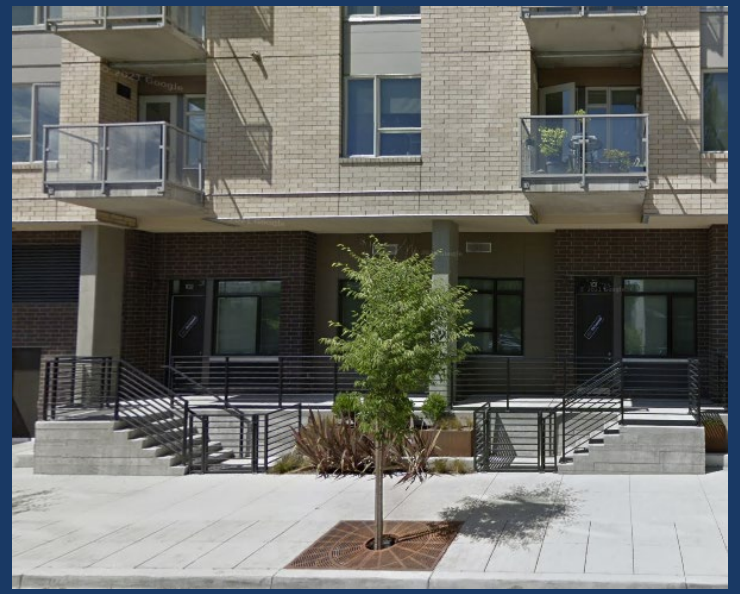
(more of this)

- Active ground floor design that creates **interesting and pedestrian focused streetscape**.
- Ground floor building articulation and **craftsmanship that provides human-scale details**.
- Fenestration is offset from the primary façade to provide **visual interest and shadow lines**.
- A **vertical rhythm and pattern** to the fenestration and façade articulation.
- Use of **brick and masonry as the primary façade material**, particularly at the ground level.



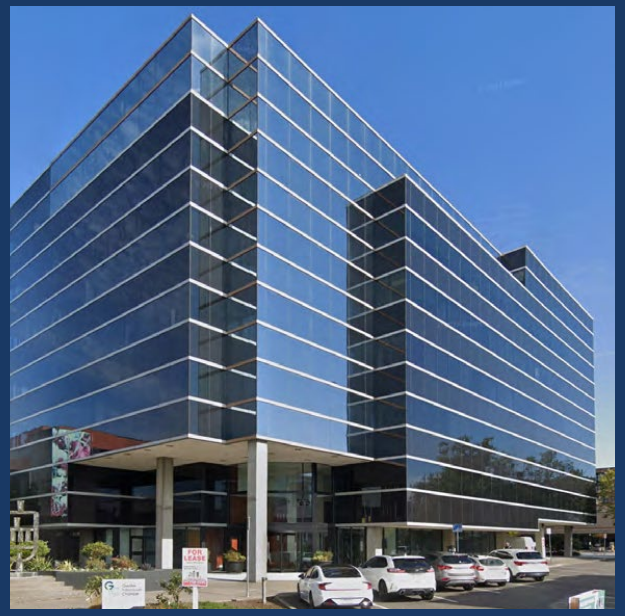


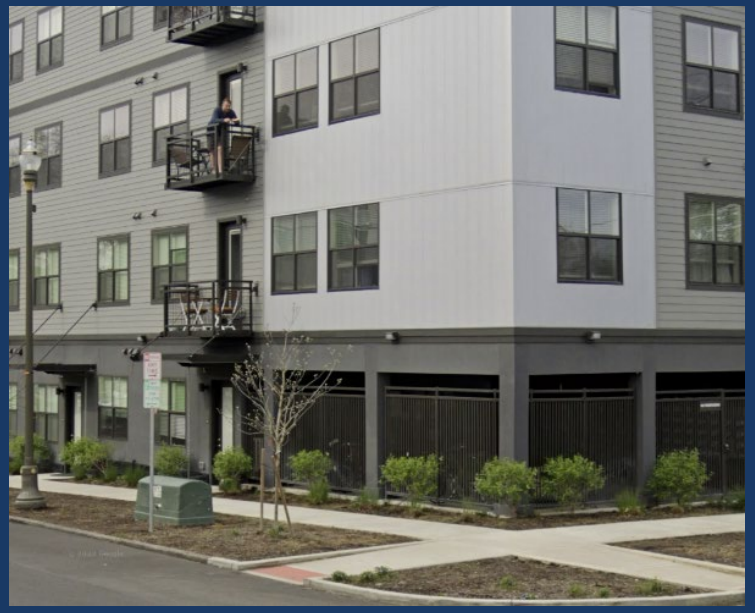








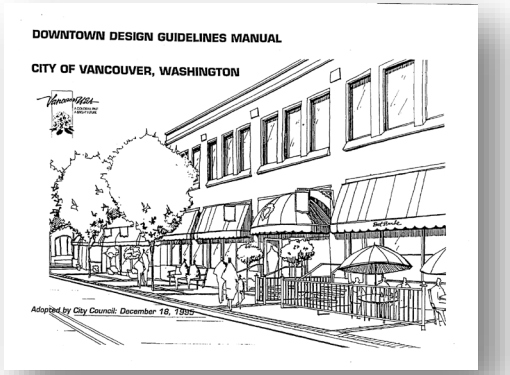




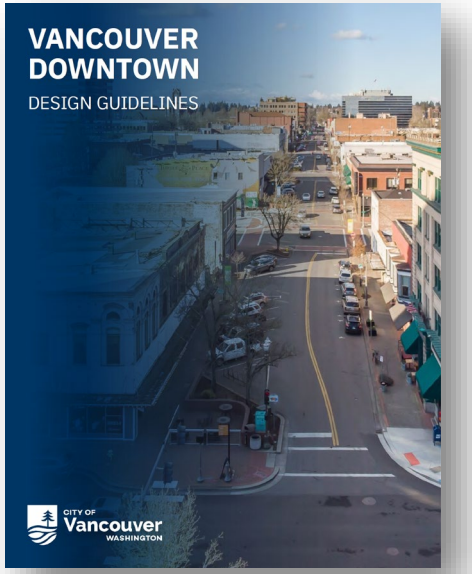
Design Elements that Need Improvement
(less of this)

- Ground floor **façades dominated by parking, utilities, and blank walls**.
- **Overly flat facades** with limited to no articulation, modulation, or depth of fenestration to provide shadow lines and visual interest.
- **High-rise buildings stepped back from the building line** and located above parking structures.
- Large flat **facades dominated by horizontal glazing** with little to no human-scaled details.

1995 vs 2025 Downtown Design Guidelines



- Difficult to administer and evaluate building design applications
- Not organized by design topics
- Guidelines do not focus on current mid-rise and high-rise building types
- Included guidance on buildings and street design (street design guidance no longer needed)
- Included guidance on R-9 district which is not subject to design review

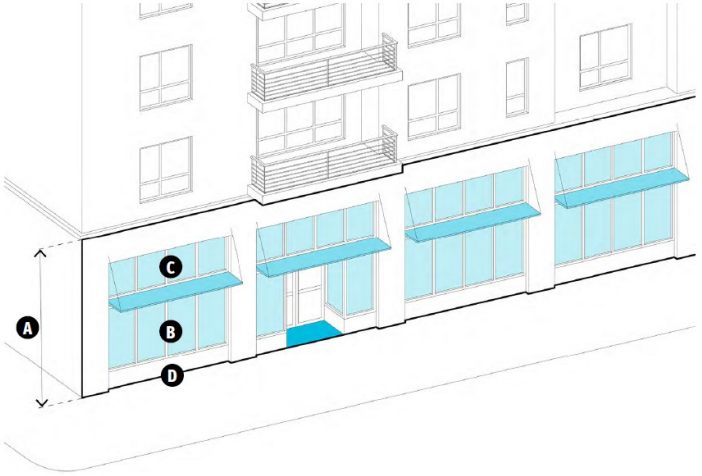


- Improve Administration
- Include Checklist
- More Detailed and Verifiable Design Guidelines
- Include more guidelines for common higher density buildings

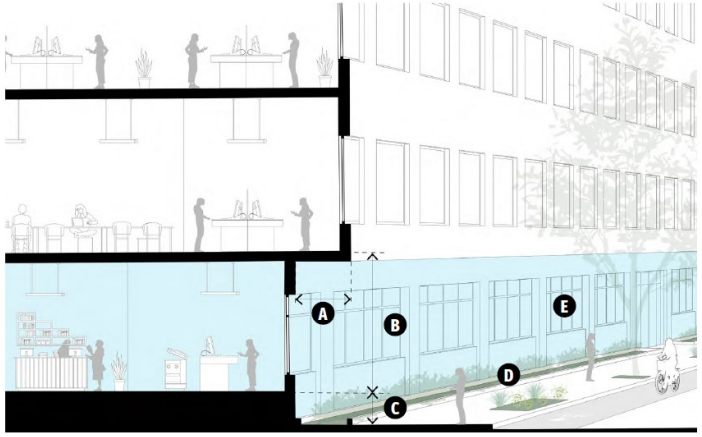
What's New:

- **Façade Design**
- **Ground Floor Design**
- High-rise Massing
- Structured Parking
- **Window Detailing**
- **Materials**
- Bird-Safe Design
- Green Roofs
- Building Lighting

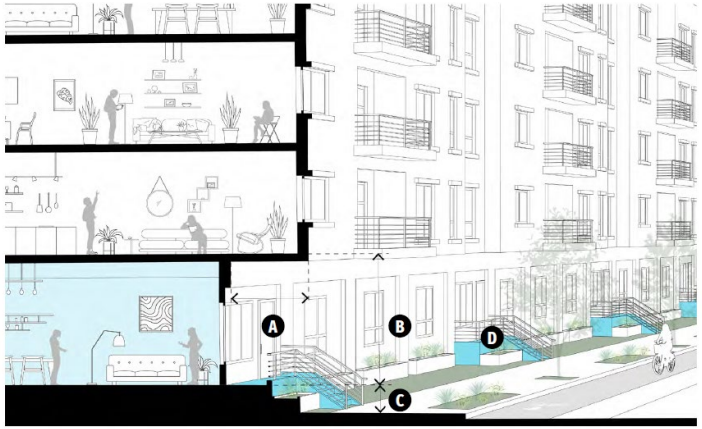
Retail/Commercial



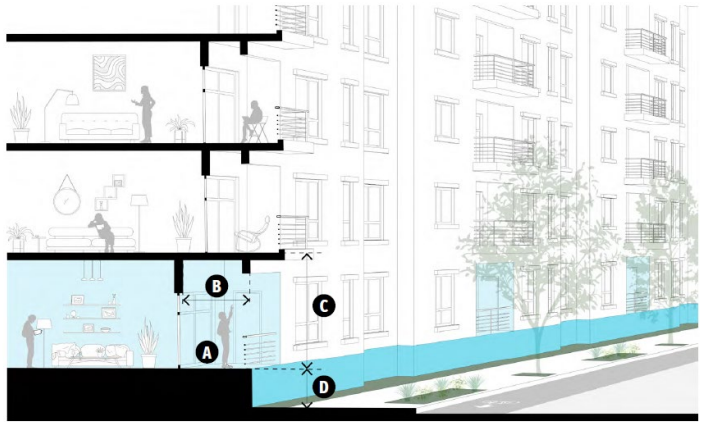
Office/Professional Services



Residential (north of 15th Street)



Residential (south of 15th Street)



Active Ground Floor Design

INTENT

To ensure ground floor frontages focus on interest-creating facades lined with active uses or designed to show regular habitation and activity.

Façade Design

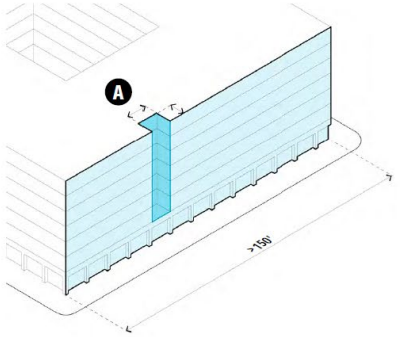
INTENT

To break down the massing of block-scaled buildings and create pedestrian-scaled facades with a vertical rhythm and pattern that reflects the building's use.

- **Modulations** in the façade plane **should be sized depending on overall length of the façade and the number of modulations** per facade

- The façade modulation **may be of less depth if combined with a change/contrast in material/ color and/or a variation in the**
- **fenestration pattern.**

Figure 2—One modulation



A The modulation should have a minimum width of 8 to 12 ft. and a minimum depth of 8 to 10 ft.

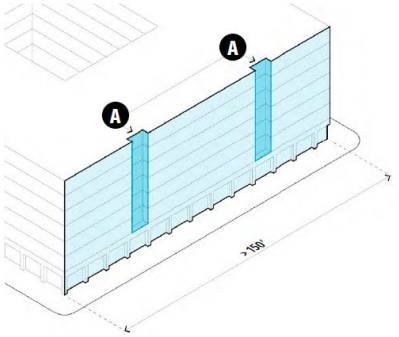


Example of facade with single major break.

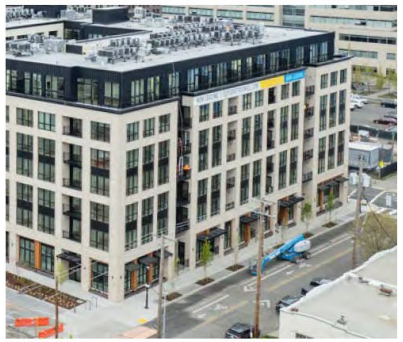


Example of facade with minimum modulations but a change in material and color that breaks up the building into three distinct massing elements.

Figure 3—Two modulations



A The modulations should have a minimum width of 6 to 8 ft. and a minimum depth of 4 to 6 ft.

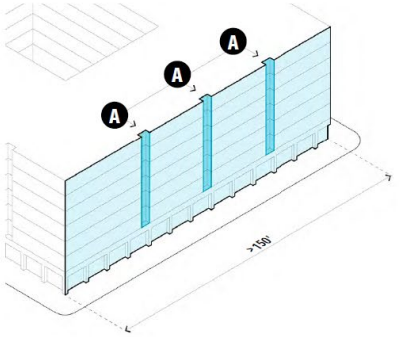


Example of facade with 2 modulations.



Example of facade with 2 modulations.

Figure 4—Three or more modulations



A The modulations should have a minimum width of 6 ft. and a minimum depth of 3 ft.



Example of facade with multiple modulations with an approximate depth of 3 feet.



DON'T: *Create buildings with long flat facades without any modulations.*

Window Design

Goal:

- To prohibit flat facades
- Improve the overall character and quality of facades

Guideline:

- Require windows to be recessed 3-6 inches

Feedback/Analysis:

- *Concern about cost implications*
- *Less than one quarter of one percent increase in overall building costs*







Buildings with Recessed Windows

Buildings with Flush Windows






Suggested Change:

1.3. Fenestration

1.3.1. Window Design

INTENT
To avoid flat facades and provide human-scaled architecture elements that create visual interest and shadow lines.

A. Fenestration on facades facing a public street, right-of-way or publicly accessible open space should follow the guidelines listed below (portions of a building with glass curtain wall systems are exempt):

1. Window panes should be recessed 3 to 6 inches from façade plane. **Change minimum dimension from 3" to 2"**
2. Windows that are flat or "flush" with the façade are prohibited unless:
   a. Applied to a portion of a building that is part of a façade recess/inset with a minimum 4 inches in depth. The portion of the building that is recessed should have a maximum width of 20 feet.
   b. Framed or include a lintel and mantel with a minimum projection of 2 to 6 inches from the facade.



DO *Recess windows from the facade plane to create facade depth and shadows.*



DO *Have windows that may be flat or "flush" with facade, if applied to a portion of a building that is part of a façade recess/inset.*



DON'T Have flat or "flush" windows compose large sections of a building facade.

- **Reduce requirement for recess from 3 to 6 inches to 2 to 6 inches to be inline with common window details.**
- **Maintain restriction on flush window designs**
- **Only require bird safe glazing on façade areas with a glazing area greater than 30%**

Materials Character and Quality

Goal:

- To improve the overall appearance of buildings
- To have building character express longevity and permanence through high quality materials that will maintain quality of appearance over time.
- To create a consistent character and identity for downtown.







Buildings with Brick as Primary Façade Material

Buildings with Stucco and Fiberboard Cement Panels as Primary Façade Material







Materials

Brick, brick veneer, terracotta, ceramic tiles, or masonry provide a human-scaled element to facades.

ALL BUILDINGS:

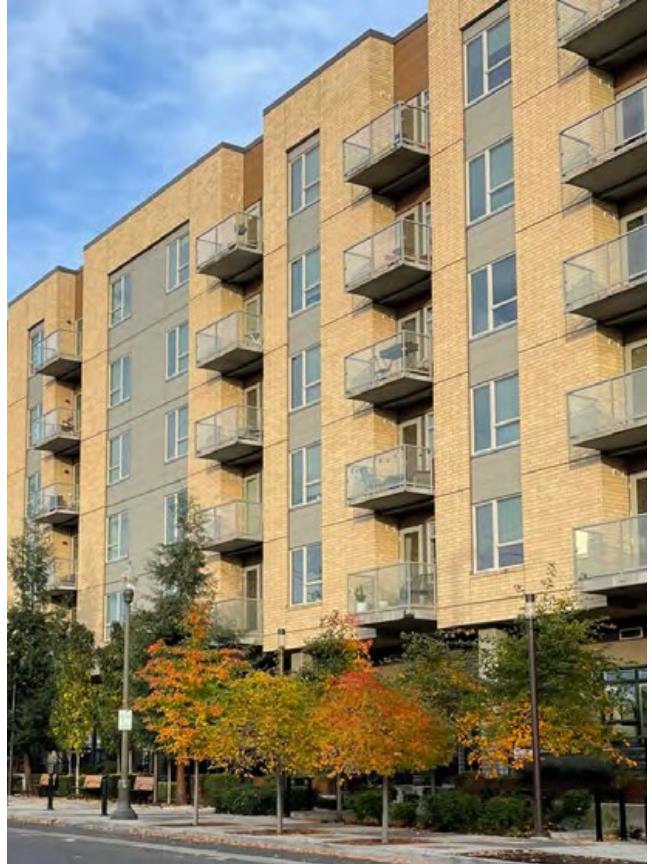
- **Primary material for all ground floor facades** exclusive of fenestration.

SOUTH of 15th ST:

- **Primary material for all publicly facing facades for the first 50 feet of height**

Feedback/Analysis:

- *Concern about cost implications*
- *Stucco to Brick Veneer:*
  - *50-75% premium (2-2.5 times per sf)*
  - *About 2-3% of total building cost*









Suggested Change:

1.5. Materials

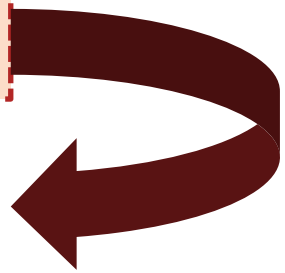
INTENT
To improve the overall appearance of buildings and to have building character express longevity and permanence through high quality materials that will maintain quality of appearance over time. To create a consistent character and identity for downtown.

A. Building materials should be of a high-quality and chosen for the product's longevity and sustainability. Sustainability considerations should include the sourcing of materials, distance and material travels, carbon impact, and maintenance requirements.

B. Brick, brick veneer, terracotta, ceramic tiles, or masonry provide a human-scaled element to facades and should be the primary material for all ground floor facades exclusive of fenestration.

C. South of 15th Street: brick veneer, terracotta, ceramic tiles, or masonry are encouraged to be the primary material for all publicly facing facades for the first 50 feet of height.

D. Mass timber buildings may be exempt from this standard to express the structural facade elements. High-quality low carbon concrete may be used if detailed with human-scaled elements.



B. Within the design review area, provide brick, brick veneer, terracotta, ceramic tiles, masonry or other durable materials with human-scaled textures and/or patterns that provide visual interest as the primary façade material on the ground floor of the structure.

C. Within the area designated as Historic Overlay District #2, brick, brick veneer, terracotta, ceramic tiles, masonry or other durable materials with human-scaled textures or patterns that provide visual interest are encouraged to be the primary façade material for a minimum of the first 2 to 4 floors of the structure.

- **Retain requirement of higher quality materials for the ground floor throughout the VDDG design review area.**
- **Only require higher quality materials on upper floors within the "Main Street" Historic Overlay District #2**

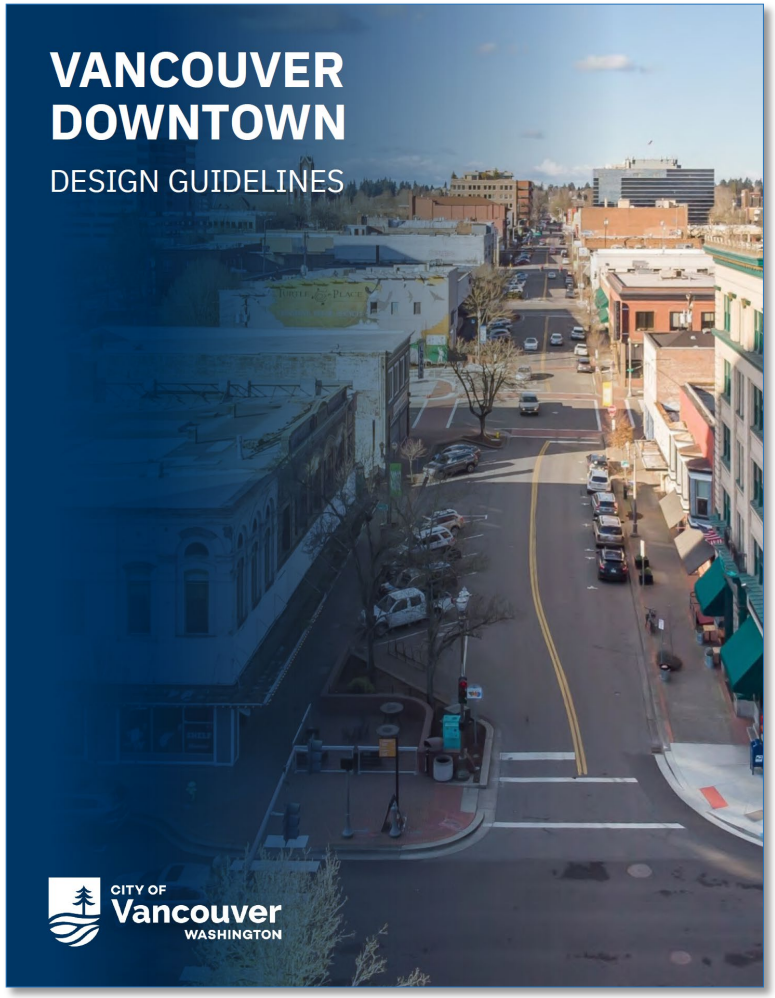


TABLE OF CONTENTS

Part I: Introduction 5

Purpose 6

Background 6

Design Review Process 9

Part II: Design Guidelines 11

Building + Design 12

Active Ground Floor Design 20

Lighting 27

Signage 28

Mechanical Equipment, Utilities, and Service Areas 30

Vehicle Access and Parking Design 32

"Main Street" Heritage Overlay District #2 34

Part III: Appendix 45

VDDG Checklist (To be provided with final document) 46

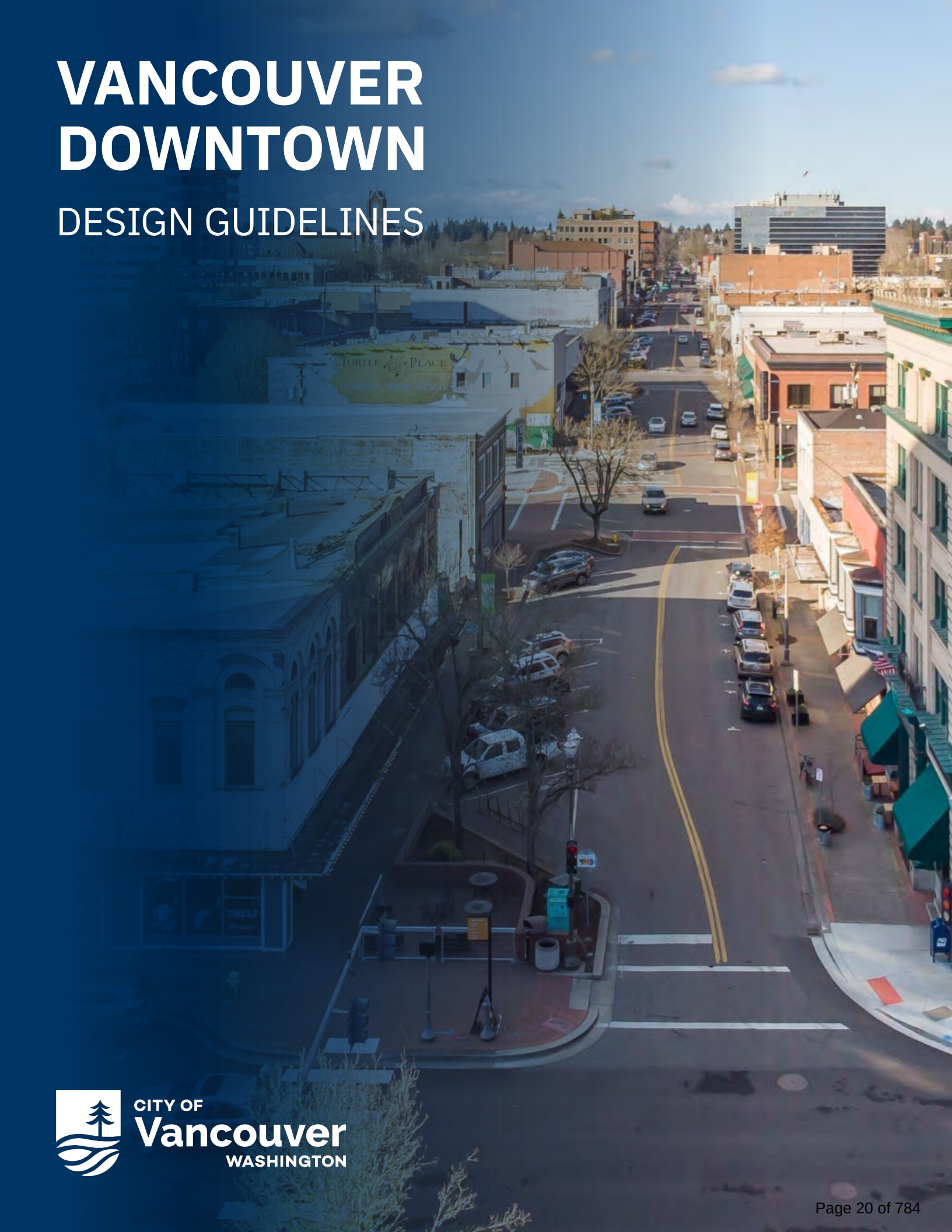
Thank You



Jason.nortz@cityofvancouver.us| 360-487-7844 | cityofvancouver.us

VANCOUVER DOWNTOWN

DESIGN GUIDELINES



CITY OF Vancouver WASHINGTON

ACKNOWLEDGMENTS

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Kim Harless

Diana Perez

Erik Paulsen

Ty Stober

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Patrick Adigweme, Chair

Sandra Beck

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Marjorie Ledell

Jeff Prussack

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PART I:
INTRODUCTION

Purpose

Background

Design Review Process

Public Draft — Released Month 2024

PURPOSE

The Vancouver Downtown Design Guidelines Manual (VDDG) is the primary tool used by staff to review the design of potential projects within the Downtown Plan Area. (Figure 1) These design guidelines are a major update to the 1995 document and will serve to inform citizens and developers as to the character of future development. The guidelines in this manual are intended to be used in conjunction with the Zoning Ordinance, Comprehensive Plan, and required design review procedures.

The goals of the VDDG are to:

- Provide a set of guidelines that are easy to understand and administer;
- Ensure the compatibility of new development with the existing historic character of the downtown;
- Maintain quality design and materials;
- Ensure ground floors include interest-creating features that contribute to an active downtown environment; and
- Ensure building designs complement each other and contribute to a cohesive sense of place.

BACKGROUND

Downtown Vancouver is a dynamic and rich mix of residential, cultural, civic, retail and entertainment places that creates a “messy vitality” and attracts residential and office growth, small business, jobs and round-the-clock activity. Downtown is composed of a 200-foot by 200-foot grid with some larger blocks that span across the grid combining two to four blocks together. The 2007 Vancouver City Center Vision (VCCV) plan recognized 5 sub-areas within the VDDG area:

- **Uptown Village (area north of 15th Street)**
- **Mill Plain Couplet (area surrounding the 15th Street and Mill Plain Blvd one-way couplet)**
- **West-side Government (area centered around the government buildings located around the intersection of 12th Street and Franklin Street and the areas to the west)**
- **Esther Short (area surrounding Esther Short Park)**
- **Central Downtown (area south of the Mill Plain Couplet and surrounding the "Main Street" Heritage Overlay District #2.**

While development in the area has gone through several different architectural style eras, the character defining features of both new and old buildings include human-scaled details, façade depth and articulation, and pedestrian focused and active ground floors. The following are key design elements that were identified to either replicate or avoid in order to strengthen the identity and sense of place in Downtown.

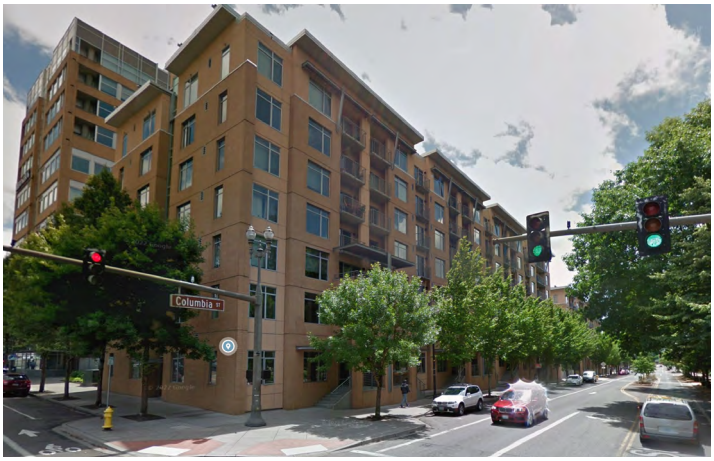
Design Elements that Enhance a Sense of Place for Downtown (more of this)

- Active ground floor design that creates interesting and pedestrian focused streetscape.
- Ground floor building articulation and craftsmanship that provides human-scale details.
- Fenestration is offset from the primary façade to provide visual interest and shadow lines.
- A vertical rhythm and pattern to the fenestration and façade articulation.
- Use of brick and masonry as the primary façade material, particularly at the ground level.

Design Elements that Need Improvement (less of this)

- Ground floor façades dominated by parking, utilities, and blank walls.
- Overly flat facades with limited to no articulation, modulation, or depth of fenestration to provide shadow lines and visual interest.
- High-rise buildings stepped back from the building line and located above parking structures.
- Large flat facades dominated by horizontal glazing with little to no human-scaled details.

















Public Draft—Released September 2024

Figure 1—Downtown Design Guidelines Plan Area



DESIGN REVIEW PROCESS

Design review for the downtown area of the city of Vancouver was established in 1978 to assist architects and developers in their efforts to ensure quality design in their projects as well as compatibility of development projects with existing developments and City goals. In the past, the City used a Design Review Committee to review projects. Currently these projects are being reviewed by City planning staff. With the updated VDDG Manual, all projects will be reviewed for compliance with the design guidelines, zoning code, and other municipal documents that govern development.

The VDDG Manual is organized around key design topics. Each design topic includes an **Intent Statement** that outlines the design goals for each topic. A series of **Guidelines** follow for each topic outlining design guidance on how to meet the design intent for each topic. **Addressing guidelines are a requirement of design approval.** To further explain intent and the design guidelines, diagrams and images are provided for reference. Precedents are shown to illustrate recommended and not recommended design details.

A **VDDG Checklist** is provided in Appendix A that summarizes the design requirements and is required to be completed and submitted along with project application for review. Applicants shall fill out the checklist and provide a narrative description and supporting drawings that document compliance with the design guidelines.

Public Draft—Released September 2024

PART II: DESIGN GUIDELINES

1. Building + Design

2. Active Ground Floor Design

3. Lighting

4. Signage

5. Mechanical Equipment, Utilities, and Service Areas

6. Vehicle Access and Parking Design

7. "Main Street" Heritage Overlay District #2

Public Draft — Released Month 2024

1. BUILDING + DESIGN

1.1. Massing & Articulation
1.2. High-rise Massing
1.3. Fenestration
1.4. Roofscapes + Green Roofs

1.1. Massing & Articulation

1.1.1. Block Scale

INTENT
To break down the massing of super-block sites, and provide new pedestrian connections and new publicly accessible open spaces.

A. Block Size.

1. Where existing properties span multiple combined blocks, new development should recreate an approximate 200-foot by 200-foot grid by extending the sight lines of the existing street network through the creation of new publicly accessible pathways, open spaces, or streets.

1.1.2. Facade Design

INTENT
To break down the massing of block-scaled buildings and create pedestrian-scaled facades with a vertical rhythm and pattern that reflects the building's use.

A. Modulations.

1. Continuous building facades greater than 150 feet in length should have a minimum of one modulation. (Modulations should meet the modulation guidelines below).
2. Continuous residential building facades greater than 100 feet in length should have one or more modulations. (Modulations should meet the modulation guidelines below).

Definition:

Modulation. A modulation is a change in the massing of a facade plane. A modulation may be projections, recessions, or a change in facade plane that creates distinct facade sections. Size and depth of a modulation may vary but generally modulations are a change in a facade plane that exceed 18 inches in depth.

B. Modulation Design

1. Façade modulations may be a combination of recesses and projections.
2. Modulation and articulation of the ground floor should complement and align with the modulation and articulation of upper floors.



Example with two modulations that break the facade into three distinct massing elements. The breaks are emphasized with a change in color and material. Modulation and articulation of the ground floor complement and align with upper floors.



Example with combination of balcony projections and recessed modulations.

3. The facade modulation, at a minimum, should extend from the second floor through the roof plane.



Example of facade modulation extending through the roof plane creates distinct upper floor massing elements.



Example of modulation design of top floors that complement the ground floor design.

4. If more than one modulation is provided, balconies may occur within the façade modulation. To ensure the facade modulation is visible, balconies should be projected or recessed from the primary façade plane, approximately 8 inches or more.



Example of building with multiple modulation recesses with balcony projections. Modulations begin at the second floor.



Example of building with multiple modulations that extend from the ground floor through the roof plane.



DON'T: *Create buildings with long flat facades. Design buildings to have modulations that reflect a residential rhythm and pattern.*



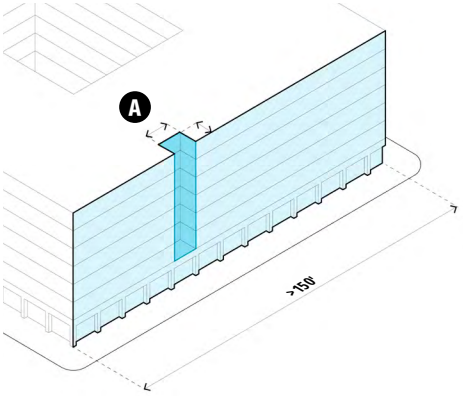
DON'T: *Create flat facades with only balcony projections and no facade modulation that result in an overly flat facade appearance.*

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C. Modulation Size

1. Modulations in the façade plane should be sized depending on overall length of the façade and the number of modulations per facade:
   a. If only one modulation is provided, the modulation should have a minimum width of approximately 8 to 12 feet and a minimum depth of approximately 8 to 10 feet. (Figure 2)
   b. If two modulations are provided, the modulation should have a minimum width of approximately 6 to 8 feet and a minimum depth of approximately 4 to 6 feet. (Figure 3)
   c. If three or more modulations are provided, the modulations should have a minimum width of 6 feet and a minimum depth of 3 feet. (Figure 4)
2. The façade modulation may be of less depth if combined with a change/contrast in material/ color and/or a variation in the fenestration pattern.

Figure 2—One modulation



A The modulation should have a minimum width of 8 to 12 ft. and a minimum depth of 8 to 10 ft.

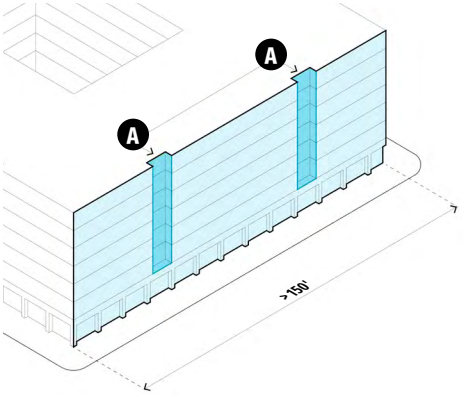


Example of facade with single major break.

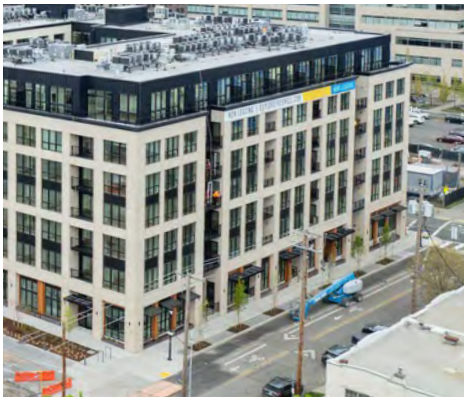


Example of facade with minimum modulations but a change in material and color that breaks up the building into three distinct massing elements.

Figure 3—Two modulations



A The modulations should have a minimum width of 6 to 8 ft. and a minimum depth of 4 to 6 ft.

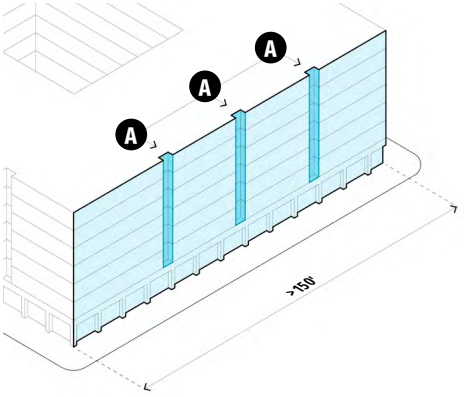


Example of facade with 2 modulations.



Example of facade with 2 modulations.

Figure 4—Three or more modulations



A The modulations should have a minimum width of 6 ft. and a minimum depth of 3 ft.



Example of facade with multiple modulations with an approximate depth of 3 feet.

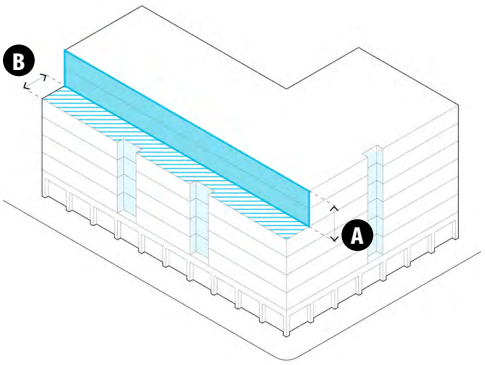


DON'T: *Create buildings with long flat facades without any modulations.*

D. Modulation Exemption.

1. If the top one or two stories of a façade plane are stepped back a minimum 6 feet from the building line and facade plane below, the stepped back facade plane is exempt from the modulation guidelines noted in C above. (Figure 5)

Figure 5—Top Stories Modulation Exemption

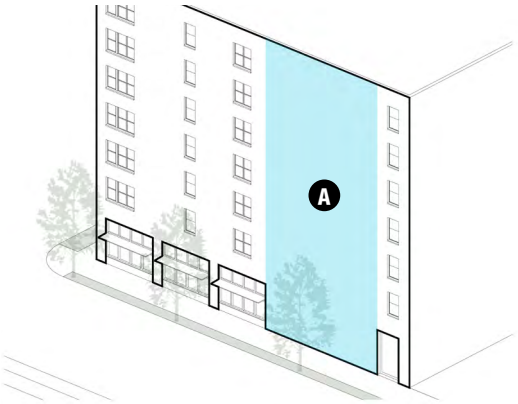


A Top 1 or 2 stories are exempt from the modulation guidelines if minimum step back provided.

B Minimum step back of 6 feet required for exemption from modulation guidelines.

E. Blank Walls.

1. Large, blank walls should be avoided on facades that face public streets or other publicly accessible spaces. Any wall sections should not exceed 30 linear feet in length without windows and facade articulation.



A Example of large blank wall areas between fenestration elements.



DON'T: *Create blank walls longer than 30 linear feet along sidewalks or other publicly accessible spaces.*

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1.2. High-rise Massing

1.2.1. Meeting the Public Realm

INTENT

To provide unique moments and place making opportunities throughout downtown where high-rise projects are located.

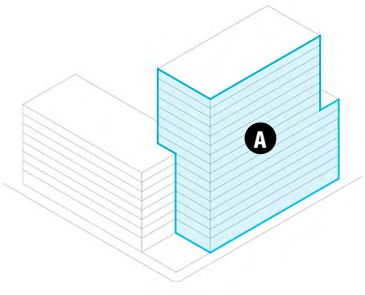
To integrate high-rise towers into the ground-level public realm.

A. Anchor the tower buildings to the public realm by extending a portion of any high-rise portion of the building to the ground plane. (Figure 6)

B. Primary building entrances should be located within or directly adjacent to the tower portion of the building. Primary building entries should be clearly identifiable and prominent elements of the building façade. (Figure 7)

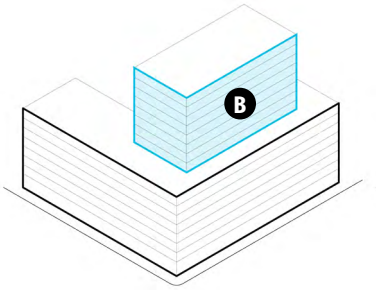
C. Corner mini park. High-rise buildings greater than 85 feet in height are encouraged to provide a corner mini-park or plaza. The mini-park or plaza should have a minimum dimension of 25 feet and a minimum area of 1,000 sf. The mini-park or plaza should be publicly accessible and may have a private area for outdoor dining that does not exceed half the size of the open space. (Figure 8)

Figure 6—Anchored tower buildings



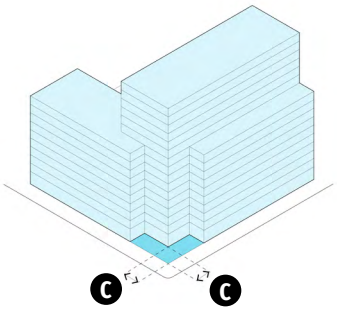
A DO anchor tower buildings to the ground plane.

Figure 7—Unanchored tower buildings



B DO NOT have tower buildings disconnected from the ground plane.

Figure 8—Corner mini park



C DO provide corner mini-parks or plazas for high-rise buildings.



DO *Anchor the tower portion of the building to the ground plane.*



DON'T *Disconnect the tower portion of the building from the ground plane.*



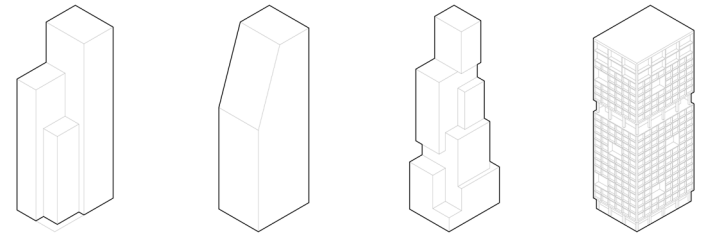
DO *Provide corner mini-park or plaza.*

1.2.2. Skyline Massing and Design

INTENT
To create an iconic and beautiful skyline that becomes a symbol and landmark of Downtown Vancouver.
To create visually interesting buildings and avoid monolithic boxes without shape or articulation.

A. Skyline. To create a visually appealing and interesting skyline, high-rise towers greater than 120 feet in height should do one of the following:

1. **Stepped Massing:** Reduce upper floor massing through one or more upper floor step backs.
2. **Tapered Massing:** Reduce the massing of upper floors through reducing the size of the floor plates as the building rises in height.
3. **Sculpted Massing:** Combine vertical and horizontal massing modulations to create interesting façade changes throughout the high-rise tower.
4. **Façade Articulation:** Use deep punched openings, changes in window patterns, and/or artistic architectural details like fins, shading devices, or cornices to create ornamental façade articulation.





Stepped Massing



Tapered Massing



Sculpted Massing



Facade Articulation

1.3. Fenestration

1.3.1. Window Design

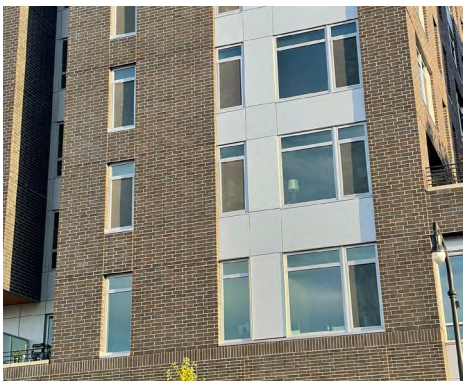
INTENT
To avoid flat facades and provide human-scaled architecture elements that create visual interest and shadow lines.

A. Fenestration on facades facing a public street, right-of-way or publicly accessible open space should follow the guidelines listed below (portions of a building with glass curtain wall systems are exempt):

1. Window panes should be recessed 3 to 6 inches from façade plane.
2. Windows that are flat or "flush" with the façade are prohibited unless:
   a. Applied to a portion of a building that is part of a façade recess/inset with a minimum 4 inches in depth. The portion of the building that is recessed should have a maximum width of 20 feet.
   b. Framed or include a lintel and mantel with a minimum projection of 2 to 6 inches from the facade.



DO *Recess windows from the facade plane to create facade depth and shadows.*



DO *Have windows that may be flat or "flush" with facade, if applied to a portion of a building that is part of a façade recess/inset.*



DON'T Have flat or "flush" windows compose large sections of a building facade.

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1.3.2. Glass Curtain Walls

INTENT
To maintain the materiality and character of downtown.

A. Buildings with 100% glass curtain wall facades are discouraged. Glass curtain walls may be used as a building accent.

B. Glass curtain walls should not exceed 50% of any single façade facing east, south, and west.



Example of a building with glass curtain wall accent.



Example of a building with glass curtain walls that do not exceed 50% of any single facade.



DON'T *Create buildings with 100% glass curtain wall.*

1.3.3. Bird Safe Design

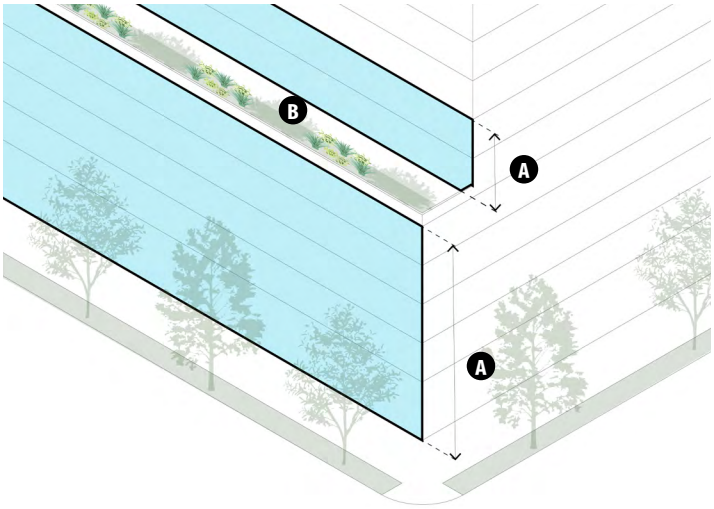
INTENT
To limit the number of bird collisions by reducing the façade area of reflective materials that mimic bird habitat areas such as trees and vegetation.

A. Façade area between the ground and 60 feet or within 15 feet above a green roof should be designed with bird-friendly glazing treatments. (Figure 9)

B. Bird-friendly glazing treatments include the use of opaque glass, the covering of clear glass surface with patterns, the use of paned glass with fenestration patterns, and the use of external screens and/or netting over non reflective glass.

C. Visual traps such as areas of glass through which trees, landscape areas, water features or the sky are visible from the exterior, should be avoided unless a bird safety treatment is used.

Figure 9—Bird Safe Facade Design



A Façade area between the ground and 60 feet should be designed with bird-friendly glazing treatments.

B Green Roof

1.4. Roofscapes + Green Roofs

1.4.1. Roofscapes

INTENT
To design roofscapes as a fifth facade when visible from above, integrate roof penthouses into building design, and reduce impact of roofscapes in the creation of an urban heat island effect.

A. Roof areas adjacent to or below occupied upper floors should be designed to provide a visually appealing roofscape. Green roofs are encouraged.

B. Stair, elevator, and mechanical penthouses should be designed to minimize visibility from the street or integrated within the façade design of the building.

C. Roofscapes are encouraged to be designed as cool roofs with materials that reduce the amount of heat transfer into the building and surrounding area.

1.4.2. Green Roofs

INTENT
To ensure adequate planting conditions for green roofs that will contribute to the urban ecology of downtown.

A. Topography. Varied topography, soil materials, and soil textures are critical in supporting more diverse plantings, pollinators, and a greater range of ecological functions. Engineered soil should be placed at varying depths to mimic the natural undulation of native habitat. This will help to represent the structural contrast that plant species with varying root depths and ground-nesting pollinators rely on.

B. Vegetation.

1. Vegetation should be low maintenance, drought-tolerant, hardy, and perennial or self-sowing.
2. Over 50% of vegetation should be evergreen species.
3. Vegetation should achieve 90% coverage within 2 years of planting.

C. Soils. Green roof soil depth should satisfy the following requirements to support healthy native plants.

1. Minimum soil depth of 4-12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
2. Soil depth should be strategically varied across the green roof to accommodate the needs of various plant communities.

D. Photovoltaic (PV) panels may be co-located with green roofs on flat roofs where feasible. PV panels should be clustered together to allow for sunlight penetration to the green roof beneath.

1.5. Materials

INTENT
To improve the overall appearance of buildings and to have building character express longevity and permanence through high quality materials that will maintain quality of appearance over time. To create a consistent character and identity for downtown.

A. Building materials should be of a high-quality and chosen for the product's longevity and sustainability. Sustainability considerations should include the sourcing of materials, distance and material travels, carbon impact, and maintenance requirements.

B. Brick, brick veneer, terracotta, ceramic tiles, or masonry provide a human-scaled element to facades and should be the primary material for all ground floor facades exclusive of fenestration.

C. South of 15th Street: brick veneer, terracotta, ceramic tiles, or masonry are encouraged to be the primary material for all publicly facing facades for the first 50 feet of height.

D. Mass timber buildings may be exempt from this standard to express the structural facade elements. High-quality low carbon concrete may be used if detailed with human-scaled elements.

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2. ACTIVE GROUND FLOOR DESIGN

INTENT
To ensure ground floor frontages focus on interest-creating facades lined with active uses or designed to show regular habitation and activity. Active ground floor uses include retail, restaurants, or other service-oriented spaces but may also include residential units, residential accessory spaces, or office space if designed to interact with and contribute to the pedestrian realm and sidewalk character while ensuring an appropriate level of privacy for the ground floor occupants.

2.1. Building Entrances
2.2. Retail/Commercial Ground Floors
2.3. Office/Professional Services
2.4. Live/Work
2.5. Residential
2.6. Rain/Weather Protection

2.1. Building Entrances

INTENT
To support wayfinding and create easily identifiable entrances that are proportional in size to the scale of the building and number of people served.

A. Primary Building Entrances.

1. Primary entrances should be prominent and easily identifiable through accentuated architectural details such as awnings, projections or recesses.
2. The primary entrances to upper floor uses should orient to public streets and open spaces.

B. Entry/Lobby Design

1. A stairway should be co-located with building lobbies and elevator access points.
2. The stairway is encouraged to be designed to be inviting and include fenestration for natural lighting.



Example of a primary entrance oriented towards a public street.



Example of a prominent and easily identifiable primary entrance.

Definition:
Primary Building Entry. The main public entrance to the upper floors of a building.

2.2. Retail/Commercial Ground Floors

INTENT
To provide retail spaces that are inviting, provide transparency into interior spaces, and are flexibly designed for a range of tenants.

A. Retail-ready Ground Floors.

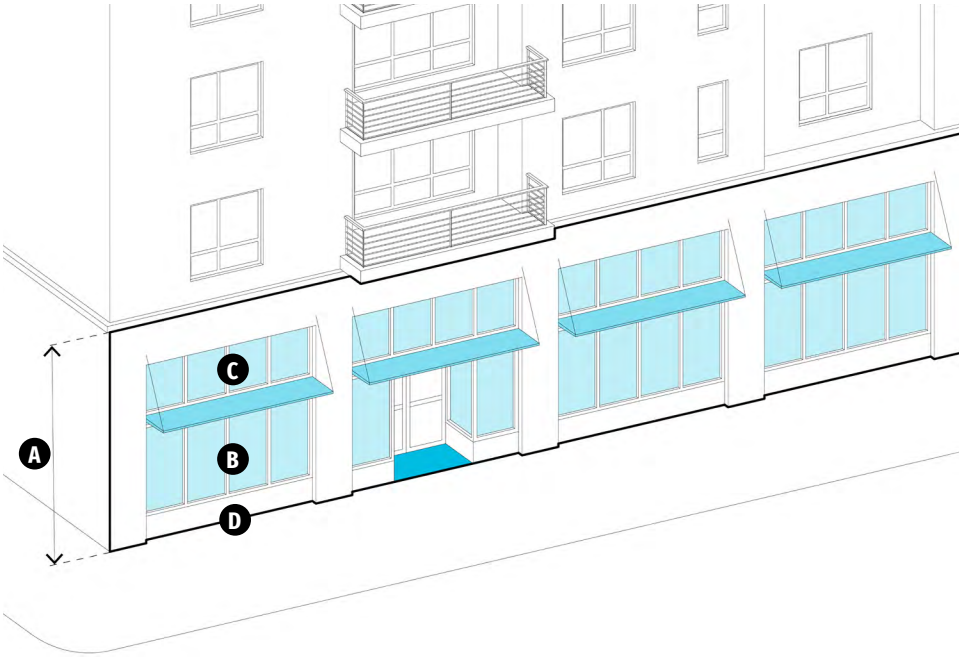
1. Retail-ready ground floors, where required, should have a minimum depth of 25 feet. Greater depth in high-retail areas is encouraged to serve the needs of a variety of retail tenants or provide more storefronts per linear frontage.
2. Retail-ready ground floors should be designed to include or be retrofitted with at least one entrance for each 30 feet on linear frontage.
3. Retail-ready ground floors should be designed to incorporate venting for potential restaurant tenants, even if venting is not installed during initial construction.

B. Minimum floor-to-floor height. Retail and retail-ready ground floors should have a minimum floor-to-floor height of 18 feet. Retail in areas where retail-ready is not required may have a minimum 14 feet floor-to-floor height.

C. Storefront Façade.

1. Storefront/retail façades should maximize transparent glazing between 2 and 7 feet in height from the sidewalk grade, approximately 60% or more of the façade area.
2. Transom windows are encouraged to bring natural light into commercial spaces.
3. Bulkheads and solid walls, if provided, should measure approximately 12 to 24 inches from finished grade.

Figure 10—Retail/Commercial Ground Floors





Example of a transparent and inviting retail/ commercial frontage on the ground floor.

A Minimum floor-to-floor height.

B Maximize transparent glazing between 2 and 7 feet in height.

C Transom windows are encouraged to bring natural light into commercial spaces.

D Bulkheads and solid walls, if provided, should measure approximately 12 to 24 inches from finished grade.

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2.3. Office/Professional Services

INTENT

To ensure ground floor space for office and professional services activate the public realm through adding visual depth and transparency into a building's interior.

To maintain a level of privacy through building setbacks and landscaping so temporary window coverings are not permanently closed.

A. Floor-to-floor height. Ground floor office space should have a minimum floor-to-floor height of 15 feet or a minimum floor-to-ceiling height of 12 feet.

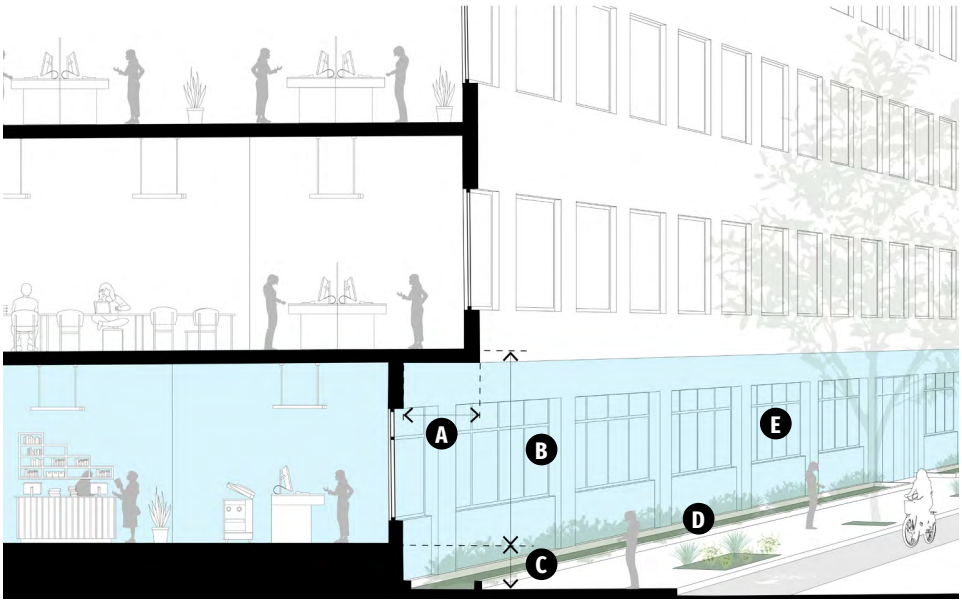
B. Non-communal spaces should be 2-3 feet above sidewalk grade to provide privacy to office work spaces. Professional services or other spaces that have direct access to the sidewalk may be at sidewalk grade.

C. Setback. Ground floor office work spaces should be setback a minimum of 3 feet to provide space for a landscape buffer.

D. Landscaping. Setback area should maximize landscaping, generally 60% or more of the setback area.

E. Fenestration. Ground floor office should maximize transparent glazing between 3 and 8 feet in height from the finished floor of the office space.

Figure 11—Office/Professional Services Ground Floor





Example of a ground floor office and professional services space activating the public realm through adding visual depth and transparency.

- **A** Minimum of 3 feet setback to provide space for a landscape buffer.
- **B** Ground floor office space should have a minimum floor-to-floor height of 15 feet or a minimum floor-to-ceiling height greater than 12 feet.
- **C** Non-communal spaces should be 2-3 feet above sidewalk grade to provide privacy to office uses.
- **D** Setback area should maximize landscaping, generally 60% or more of the setback area.
- **E** Maximize transparent glazing between 3 and 8 feet in height from the finished floor of the office space.

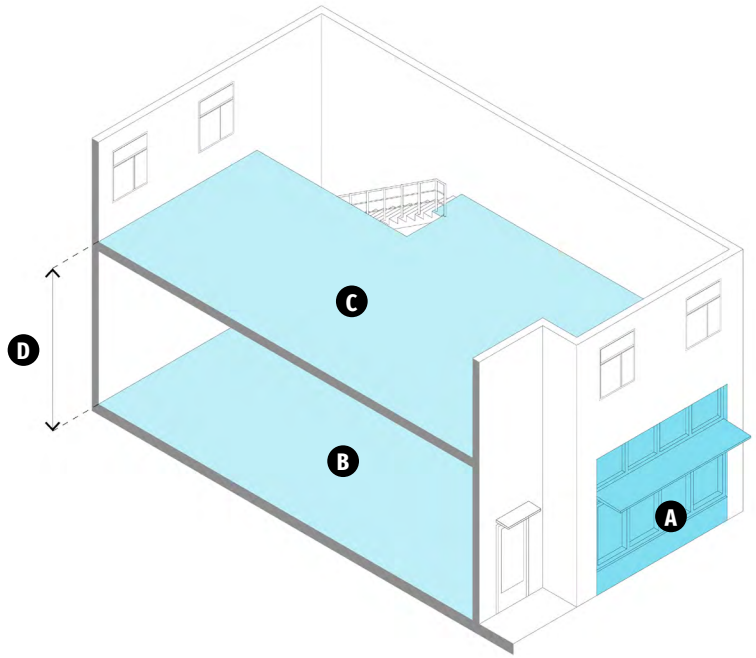
2.4. Live/Work

INTENT
To ensure that live/work units contribute to creating an active storefront character and provide active ground floor frontages.

A. Floor-to-floor height. Floor-to-floor height. Live/work units should have a minimum floor-to-floor height of 15 feet on the ground floor, or a minimum floor-to-floor height of 18 feet for live/work units with a mezzanine.

B. Fenestration. Live/work units should have a minimum 50% of their façade area designed with a storefront character; and live/work unit's storefront areas should maximize transparent glazing between 2 and 7 feet in height from the sidewalk grade.

Figure 12—Live/Work Typology





Example of live/work unit with storefront character.

- **A** Minimum 50% of façade area should be designed with a storefront character.
- **B** Work component
- **C** Residential component
- **D** Live/work units should have a minimum floor-to-floor height of 15 feet on the ground floor.

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2.5. Residential

2.5.1. Residential Units

INTENT

To ensure ground floor residential units create activity and enhance the public realm through direct interaction with the sidewalk through stoop unit entries, balconies or porches.

To maintain privacy through raising units above sidewalk grade and setting ground floor units back from the building line to provide space for landscaping.

To create a more residential feel with increased setbacks for buildings north of 15th Street while allowing for more urban ground floors with limited setbacks south of 15th Street.

A. Ground floor residential units should be raised a minimum of 2 feet and not more than 6 feet above sidewalk grade, on average per façade.

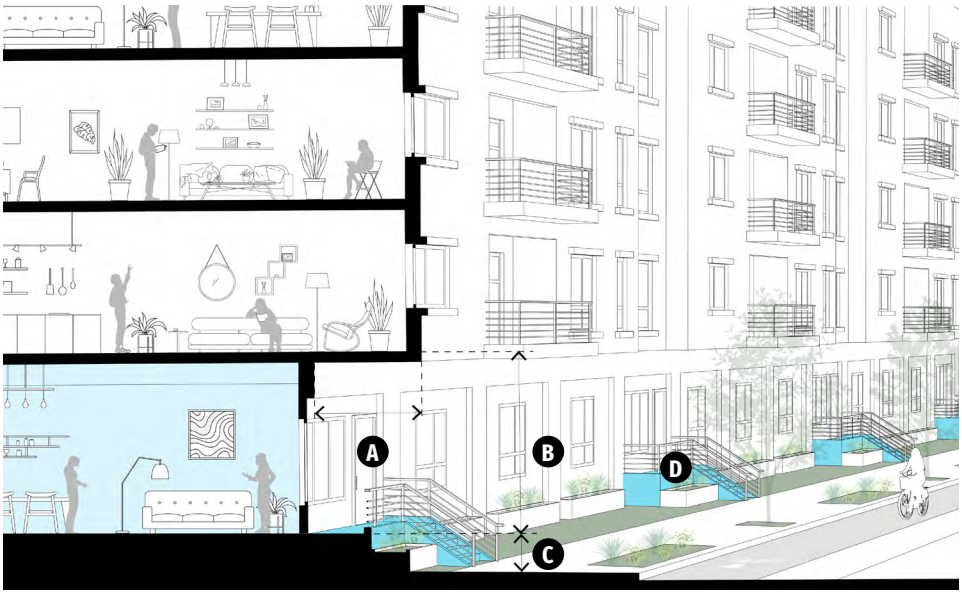
B. The ground floor unit should have a minimum floor-to-floor height of 10 feet.

C. Ground floor units are encouraged to have stoop entries.

D. North of 15th Street.

1. Ground floor residential units north of 15th Street should be setback a minimum of 3-5 feet from the building line.
2. Entrances to ground floor units should be setback a minimum of 5 feet from the building line to provide an entrance area and room for stoops.

Figure 13—Residential Ground Floor (North of 15th Street)





Example of a ground floor residential unit activating the public realm through stoops and patios in the setback area.

A Ground floor residential units should be setback a minimum of 3-5 feet from the building line.

B The ground floor unit should have minimum floor-to-floor height of 10 feet.

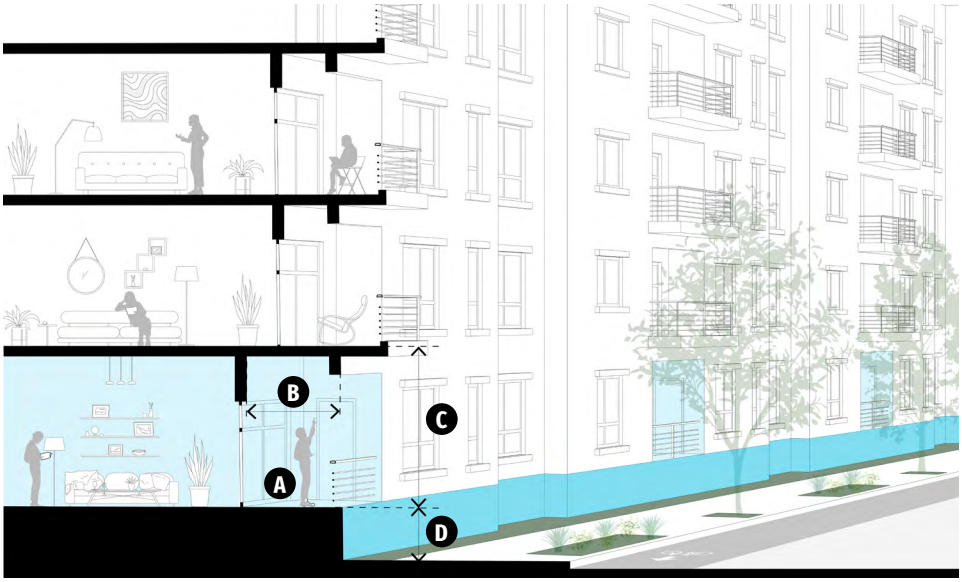
C Ground floor residential units should be raised a minimum of 2 feet and not more than 6 feet above sidewalk grade.

D Ground floor units are encouraged to have stoop entries.

E. South of 15th Street

1. Ground floor residential units with a setback of 3-5 feet from the building line should be raised a minimum of 2 feet and not more than 6 feet above sidewalk grade.
2. Ground floor residential units without a setback of 3-5 feet from the building line should be raised a minimum of 3 feet and not more than 6 feet above sidewalk grade.
3. Ground floor units should include ground floor balcony spaces if stoops are not provided. Balconies should have a minimum depth of 6 feet.

Figure 14—Residential Ground Floor (South of 15th Street)





Example of a ground floor residential activating the public realm through balcony and providing privacy through ground floor height raised above sidewalk grade.

A Ground floor units south of 15th Street should include ground floor balcony spaces if stoops are not provided.

B Ground floor unit balcony spaces should have a minimum depth of 6 feet.

C The ground floor unit should have minimum floor-to-floor height of 10 feet.

D Ground floor residential units should be raised a minimum of 3 feet and not more than 6 feet above sidewalk grade for units that are not setback from the building line.

2.5.2. Residential Accessory Spaces

INTENT
To design and locate residential accessory spaces to activate and provide visual interest to the public realm.

A. Ground floor accessory spaces fronting a street should be designed to activate the street through views into a building's active common spaces. Common spaces that activate the ground floor may include shared lounges, event spaces and leasing offices, or other similar spaces.

B. Ground floor residential accessory spaces should have a minimum floor-to-ceiling height greater than 10 feet.

C. Bike parking and/or bike rooms, utility rooms, storage rooms, mechanical rooms or other similar spaces should not be located at the corner of a building.

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2.6. Rain/Weather Protection

INTENT
To provide weather protection and comfort for pedestrians that enhances the design of ground floor facades.

2.6.1. Locations

A. Rain/weather protection may be an awning, overhang, marquee, free-standing shelter, arcade or other architectural feature.

B. Rain/weather protection should be provided at the following locations:

1. All primary building entrances.
2. All areas with retail-ready ground floors or where retail-ready ground floors are required.
3. Entrances to ground floor residential uses and office spaces.

2.6.2. Primary Building Entrances

A. At primary building entrances, rain/weather protection should be

1. A minimum 10 feet in width at primary building entrances.
2. Distinguished in design from other ground floor rain/weather protection.
3. A minimum 2 feet higher than adjacent rain/weather protection.

B. At primary building entrances, rain/weather protection should be located between 10 and 20 feet in height above sidewalk grade. (Figure 15)

2.6.3. Retail Frontages

A. At retail and retail-ready ground floor locations, rain/weather protection should

1. Extend the length of retail-ready ground floor.
2. Include clerestory windows above rain/weather protection overhang to increase natural light into the building spaces.
3. Not extend across building columns or create segments greater than 35 feet in length unless part of an arcade structure.
4. Integrate signage into rain/weather protection structure.

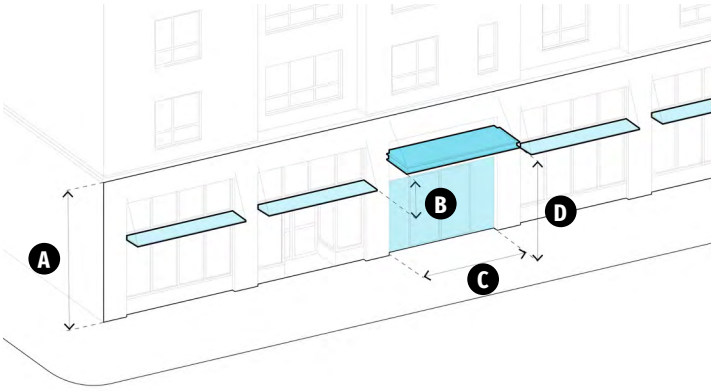
2.6.4. Ground Floor Residential and Office Entrances

A. At ground floor unit and office space entrances, rain/weather protection should be a minimum 6 feet wide.

2.6.5. Materials

A. Cloth and fabric awnings are prohibited unless part of a retractable awning over an outdoor dining area.

Figure 15—Primary Building Entrances

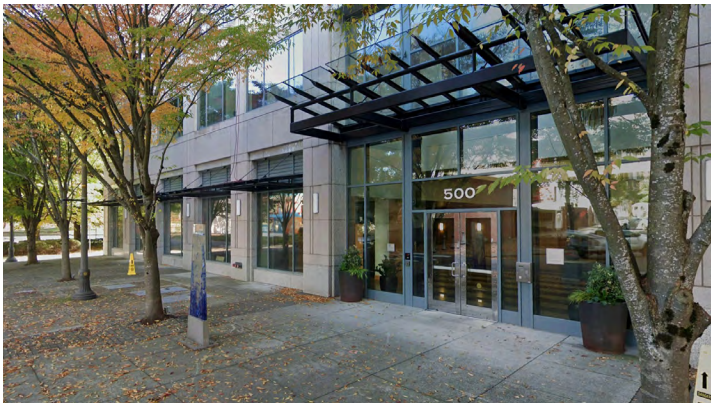


A Minimum floor-to-floor height of 18 feet or a minimum floor-to-ceiling height greater than 15 feet.

B Rain/weather protection at primary building entrances should be a minimum 2 feet higher than adjacent rain/weather protection.

C Minimum 10 feet in width at primary building entrances.

D Rain/weather protection should be located between 10 and 20 feet in height above sidewalk grade.



Example of a primary building entrance awning that is higher than the adjacent awning.



Example of an active retail frontage with weather protection with clerestory windows above.

3. LIGHTING

3.1. Building + Site Lighting
3.2. Dark Sky
3.3. Skyline and Beacon Lighting

3.1. Building + Site Lighting

INTENT
To provide clear wayfinding and pedestrian lighting that enhances the architectural character.

A. Pedestrian-Oriented Lighting. Pedestrian-scaled lighting should be provided along active frontages and should highlight building entrances. Pedestrian-oriented lighting should be placed along pedestrian pathways, multi-use pathways and other walkways at minimum intervals of every 25-50 feet to improve pedestrian comfort, security, and safety.

B. Architectural Compatibility. Exterior lighting fixtures should be architecturally integrated with the building style, materials, and colors.

C. Attachment. Fixtures on buildings should be attached only to walls, eaves, or weather protection, and the top of the fixture should not exceed the height of the parapet, roof, or eave of the roof.

D. Rooftop. Rooftop open space lighting should be minimized and should be turned off outside of normal usage hours.

3.2. Dark Sky

INTENT
To limit the impact of lighting on the environment.

A. Light Trespass. All lights should be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaries should meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries. (Figure 16)

B. Lighting Intensity. Lighting should use the lowest level of light necessary. Outdoor lighting should not exceed 1,000 lumens in intensity.

C. Time. Lighting should be limited to essential time periods for lighting. Controls such as timer or motion detectors should be used to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

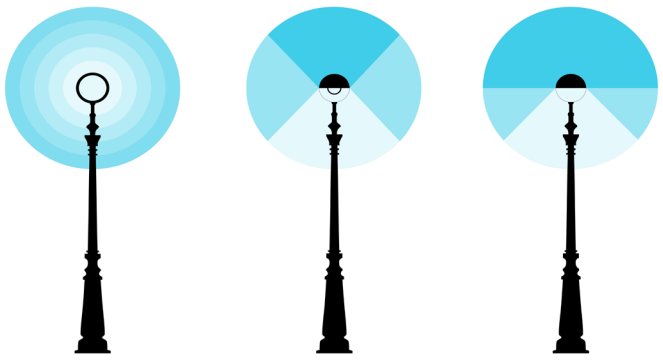
D. Color/Temperature. General site and parking lot lighting should have a nominal correlated color temperature (CCT) of no greater than 3000 Kelvin. Cooler/whiter lighting above 3000 Kelvin in CCT should be limited to areas where a more accurate color rendition is important, including building entrances and exits (for security reasons), and lighting of signs.

3.3. Skyline and Beacon Lighting

A. Buildings should not have special, "beacon" lighting that highlights a building's top floor, roof structure, or parapet.

B. Dynamic "art lighting" with moving lights or graphics are prohibited above the ground floor.

Figure 16—Street Lighting Guidelines



BAD *Non-Cutoff* **BETTER** *Semi-Cutoff* **BEST** *Full Cutoff*

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4. SIGNAGE

INTENT

To create an integrated and cohesive signage strategy that complements a building's architectural character.

To ease wayfinding and provide visual interest and identity.

4.1. General

4.2. Retail Signage Retail Signage

4.1. General

A. The number and size of signs are regulated by the City's sign ordinance (VMC 20.82). In some instances, the maximum amount of signage permitted may allow multiple signs. Wherever possible, the allowable sign area should be consolidated into the minimum number of signs consistent with the design of the project and needs of the occupant.

B. Materials. Paper, cloth, vinyl and other such materials that create an impermanent appearance when used as signs are strongly discouraged.

C. Signs should be designed and placed so they complement the overall façade composition.

D. Signs should be located so that building details will not be covered or otherwise obscured.

E. Free-standing pole signs and monument-type signs for individual commercial establishments are strongly discouraged.

F. Signage should be oriented to pedestrians.

G. Each building should have only one primary sign on any one building face.

H. Building signage above 45 feet in height is discouraged.

I. Signage for building tenants is prohibited above the 2nd story except for hotel and hospitality uses.

J. Large scale signage visible from the freeway or other areas of the city is prohibited.

4.2. Retail Signage

A. Retail signage should be integrated into the building and weather protection design.

B. Blade, fin and pendant signs perpendicular to the sidewalk are encouraged to provide more visible signage for pedestrians.



DO *Design and place signs to complement the overall facade composition.*



DO *Integrate freestanding signs into the landscape design.*



DON'T *Design overdominating building signage that does not complement facade composition and materiality.*



DO *Orient tenant signage to the pedestrian.*



DO *Integrate retail signage into the building and weather protection design.*



DON'T *Create large scale signage visible from distance.*



DO *Design and place signs to complement the overall façade composition.*



DO *Design and place blade signs that are perpendicular to the sidewalk.*



DON'T *Use materials for signage that create an impermanent appearance.*

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5. MECHANICAL EQUIPMENT, UTILITIES, AND SERVICE AREAS

INTENT

To limit the visual impact of utilities and mechanical equipment.

To ensure that mechanical, utilities, and services are designed to complement the building design.

5.1. Ground Floor Facades

5.2. Wall Vents and Façade Mounted Equipment

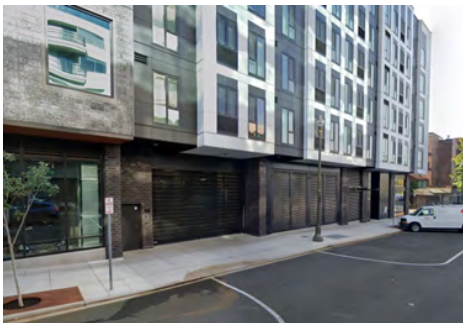
5.3. Mechanical Equipment Screening

5.1. Ground Floor Facades

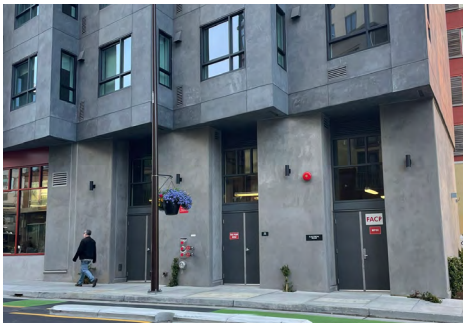
A. Service, utility, mechanical and loading areas should be provided at the rear of buildings or incorporated into parking areas, if possible. If fronting a public right-of-way or publicly accessible area, they should be located on the secondary street, typically the east/west streets.

B. Service, utility, mechanical and loading areas should be designed to minimize impact to the pedestrian experience and integrate into the overall architectural character.

1. Design interior spaces to minimize overall street frontage length of service areas.
2. Integrate service and loading areas into building architecture through using matching or complementing rhythm and pattern of upper floors.
3. Use same material palette and quality of materials as active building frontages.
4. Use a variety of materials and/or changes in facade plane to break up large service areas.
5. Recess swinging doors and vehicle entrances. (Doors used solely during emergencies are not required to be recessed).



DO *Use a variety of materials and changes in the facade plane to break up large service area facades.*



DO *Integrate service and loading areas into building architecture through using matching or complimenting rhythm and pattern of upper floors.*



DON'T *Misalign ground floor to upper floor modulation.*

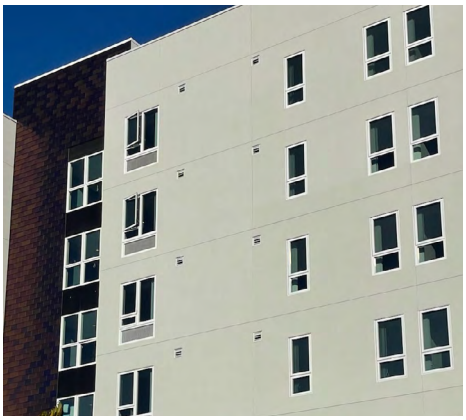
5.2. Wall Vents and Façade Mounted Equipment

A. All vents, flashing, electrical conduits and other façade mounted equipment should match the façade color, or if paired with fenestration elements should match the fenestration color and material.

B. All vents, flashing, electrical conduits and other façade mounted equipment should follow a regular placement rhythm and pattern that complements overall façade design.



DO *All vents, flashing, electrical conduits and other façade mounted equipment should match the façade color.*



DO *Organize vents in a facade to complement other design elements like fenestration and downspouts.*



DON'T *Detract from the building architecture by using contrasting materials or placing vents in a disorganized manner.*

5.3. Mechanical Equipment Screening

A. All mechanical equipment, not including solar equipment, should be screened by an enclosure equal to or greater than the height of the equipment. Screening material should complement the building design.

B. Rooftop elements on multi-family and mixed-use buildings, including roof access, mechanical equipment, and other features needed for the function of the building, should be located to minimize its visual impact by meeting the following requirements.

1. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features are exempt from these requirements.
2. Mechanical equipment should be set back a minimum of 10 feet from the roof edge or screened through the use of parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building.



DO *Setback mechanical equipments on rooftop from the roof edge or screened through the use of parapet walls, towers, or other architectural features.*



DO *Mechanical equipment screening material should complement the building design.*



DON'T *Mechanical equipment screening should not include visual gaps.*

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6. VEHICLE ACCESS AND PARKING DESIGN

6.1. Vehicle Access
6.2. Surface Parking
6.3. Structured Parking

6.1. Vehicle Access

INTENT
To increase pedestrian safety and reduce conflicts between vehicles and pedestrians.

A. Drive-thru and drive-in facilities are prohibited downtown.

B. Entrances to parking and loading areas and surface parking should be located on the secondary street with the least active pedestrian frontage. Parking, loading, and utility access should be avoided on the following streets: Esther Street, Columbia Street, Washington Street, Main Street, Broadway Street, 9th Street, 12th Street, and 13th Street.

6.2. Surface Parking

INTENT
To minimize visual impact of parking areas on the public realm and not detract from the overall character of downtown or create inhospitable pedestrian environments.

A. Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet to screen parked cars. The vertical element may be hedges, low walls, trellis, or other plantings.

B. Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

C. Trees are encouraged in the setback landscape area to increase canopy cover over the sidewalk and parking area. (Figure 17)

Figure 17—Surface Parking Guidelines



A Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

B Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet.

6.3. Structured Parking

INTENT
To ensure structured parking does not detract from designing ground floors with with active uses that engage with the streetscape.

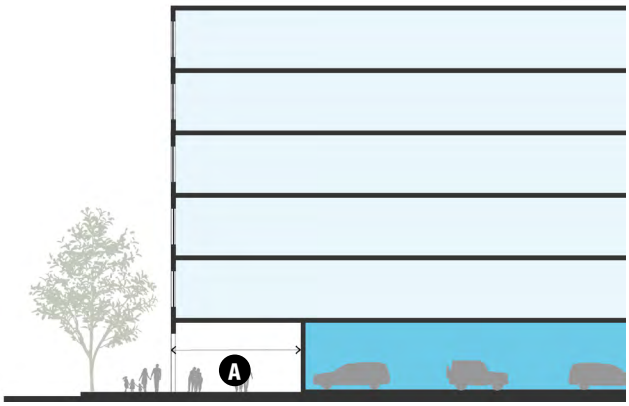
A. Partially sub-grade parking structures:

1. Should not include direct visual access to parking areas. All fenestration into parking areas should be screened with decorative grates, louvers or landscaping.
2. Structured parking should not exceed 6 feet above sidewalk grade for residential buildings and should not exceed approximately 3 feet above sidewalk grade for office buildings. Partially sub-grade parking structures are not appropriate on façades where retail-ready ground floors are required.
3. If structured parking projects 4 feet above sidewalk grade, stoop entries accessing ground floor residential units should be included to partially screen the parking level and provide visual interest and activation of the streetscape.

B. Above-grade parking structures:

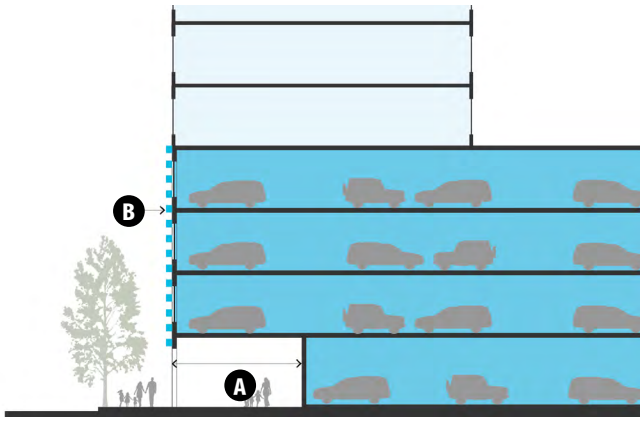
1. Parking areas should be setback a minimum of 25 feet from the building line to provide functional interior space and active frontages.
2. Structured parking facades should be designed with interest-creating features and active uses.
3. For high-rise structures greater than 120 feet in height, structured parking may come to the façade edge on upper levels. Facades should be designed to look like a non-parking use building or should be designed with artistic design and articulation features to create a unique and interest-creating façade. Upper garage floors should read horizontally on the façade. (Figure 19)
4. Structured parking facades should fully screen all interior and vehicle light trespass.

Figure 18—Above-grade parking structures



A Parking areas should be setback a minimum of 25 feet from the building line to provide space for active uses.

Figure 19—Above-grade parking structures



A Parking areas on the ground floor should be setback a minimum of 25 feet from the building line to provide spaces for active uses.

B Facades should be designed to look like a non-parking use building or should be designed with artistic design and articulation features.



DO *Screen and integrate partially below grade parking structure into the building design.*



DO *Line at-grade parking structure with active uses.*



DON'T *Design structured parking to be visible from public streets.*

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7. "MAIN STREET" HERITAGE OVERLAY DISTRICT #2

INTENT
These guidelines are in addition to the code section 20.510.020.B Heritage Overlay District Number Two and sections 1-6 of the VDDG Manual. Where the below guidelines are in conflict with sections 1-6, the guidelines in section 7 shall prevail.

7.1. Historic Rhythm and Pattern
7.2. Identifiable Base/Middle/Top
7.3. Materials
7.4. Main Street Building Massing and Facade Design

7.1. Historic Rhythm and Pattern

INTENT
To create buildings that complement the historic rhythm and pattern of buildings within the "Main Street" Heritage Overlay District #2.

A. Buildings should have a distinguishable 25-30 feet column pattern.

B. Columns should be expressed from cornice to the street level.

C. Columns should be a minimum 2 feet in width. Taller facades, greater than 4 stories, should have wider columns up to 4 feet in width.

D. Window panes should be recessed a minimum 4-8 inches from the façade plane.

E. Fenestration should be grouped or articulated with columns or ornamentation that emphasizes a vertical orientation.

7.2. Identifiable Base/Middle/Top

INTENT
To ensure new buildings, of any scale, use or style use the base/middle/top design organization to build on the Heritage District's design history and create human-scaled buildings.

The existing older buildings in the "Main Street" Heritage Overlay District #2 are designed to have a defined base, middle, and top.

A. Building façades should be designed to have a base, middle, and top.

1. **Building Base:** Should be designed with a distinct building base that is differentiated from the building middle and top.
   a. May include a ground floor distinguished by one or more of the following: change in material, cornice line, or change in design pattern or fenestration type; or
   b. May include a bulkhead that grounds the building and/or columns of a building and is distinguished from the middle of the building through a change in material.
2. **Building Top:** Should be designed with a distinct building top that is differentiated from the building middle and base.
   a. Should include a defined cornice line or roof overhang; and
   b. May include upper floor change in design pattern or fenestration type.

B. Building alignment: Floor plates and façade features are encouraged to line up with at least one of the adjacent building's base datum line and/or top cornice line.

7.3. Materials

INTENT
To create a consistent character and identity for the "Main Street" Heritage Overlay District #2.

A. Brick, brick veneer, or masonry should be the primary façade material for the first 50 feet of height.



Example of a building that complements the historic rhythm and pattern or buildings within the Main Street Heritage District.



Example of a building with well articulated ornamentation, artistic fenestration pattern and cornice.



Example of the use of cornice lines at the base and top of the building to define the three portions of the facade.



Example of defining the building base with different materials and fenestration details than used on the upper stories.



DO *Use materiality and fenestration pattern that are consistent with the character and identity of the Heritage District.*



DON'T *Stucco should be limited. Materials in the Heritage District should complement existing buildings and reinforce the character of the area.*

7.4. Main Street Building Massing and Facade Design

INTENT

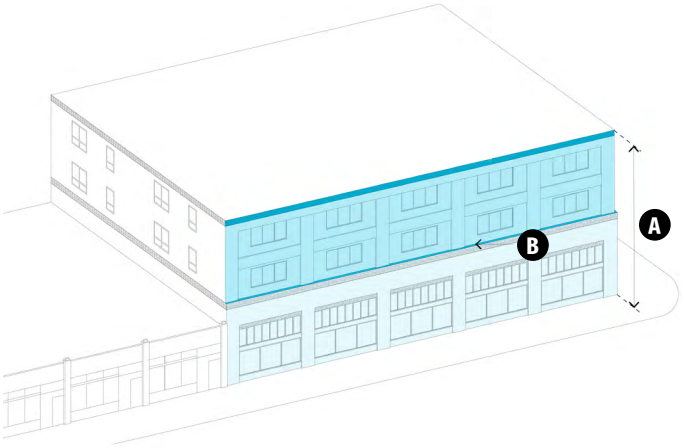
To maintain and emphasize the historic character and scale of buildings.

To ensure new buildings do not overwhelm Main Street historic structures.

A. Alterations and Additions. Projects that maintain the original facades of existing buildings but do not exceed 35 feet in height should step back new facades a minimum of six inches from the face of the original façade. (Figure 20)

B. Building Massing on Main Street. Buildings facing or within 100 feet of Main Street should step back upper floor facades above 35 feet in height. The upper floor step back should be greater than 10 feet. (Figure 21)

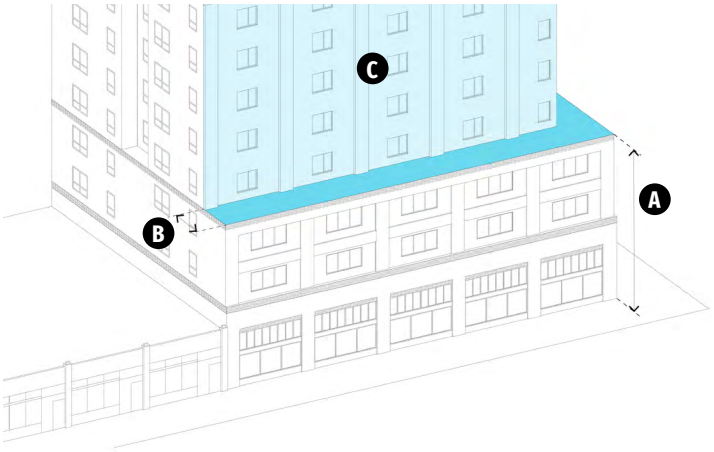
Figure 20—Alterations and Additions to Heritage structures



A Second story or 35 feet in height.

B Projects that maintain the original facades of existing buildings should step back new facades a minimum of six inches from the face of the original façade.

Figure 21—Building Massing on Main Street



A Building base, up to 35 feet in height.

B The upper floor step back should be greater than 10 feet.

C Upper stories, above 35 feet in height.

Public Draft—Released September 2024

PART III:
APPENDIX

VDDG Checklist

Draft Released Month 2024

CHECKLIST TO BE PROVIDED WITH FINAL DOCUMENT

CHECKLIST TO BE PROVIDED WITH FINAL DOCUMENT

Public Draft—Released September 2024

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
1. BUILDING + DESIGN					
1.1. Massing & Articulation					
Y	N	N/A	1.1.1 Block Scale		
1.1.2 Façade design					
Y	N	N/A	1.1.2.A. Modulations	*(EXAMPLE)* *Facade Length 200 ft (Sheet A.05)*	
Y	N	N/A	1.1.2.B. Modulation Design	*(EXAMPLE)* *Façade design includes 3 modulations along X street (Sheet A.05)*	
Y	N	N/A	1.1.2.C. Modulation Size	*(EXAMPLE)* *Façade A (Sheet A.05):* *1. Includes 3 modulations* *2. Modulation size of X ft by X ft*	
Y	N	N/A	1.1.2.D. Modulation Exemption		
Y	N	N/A	1.1.2.E. Blank Walls		
1.2. High-rise Massing					
Y	N	N/A	1.2.1. Meeting the Public Realm		
Y	N	N/A	1.2.2. Skyline Massing and Design		

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
1.3. Fenestration					
Y	N	N/A	1.3.1. Window Design		
Y	N	N/A	1.3.2. Glass Curtain Walls		
Y	N	N/A	1.3.3. Bird Safe Design		
1.4. Roofscapes + Green Roofs					
Y	N	N/A	1.4.1. Roofscapes		
Y	N	N/A	1.4.2. Green Roofs		
1.5. Materials					
Y	N	N/A	1.5 . A-D Material Quality		
2. ACTIVE GROUND FLOOR DESIGN					
2.1. Building Entrances					
Y	N	N/A	2.1.A Primary Building Entrance		
Y	N	N/A	2.1.B Entry/Lobby Design		
2.2. Retail/Commercial Ground Floors					
Y	N	N/A	2.2.A Retail-Ready Ground Floor		
Y	N	N/A	2.2.B Minimum floor to floor height		
Y	N	N/A	2.2.C Store-front façade		
2.3. Office/Professional Services					
Y	N	N/A	2.3.A Floor to floor height		

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
Y	N	N/A	2.3.B Non-communal spaces		
Y	N	N/A	2.3.C Setback		
Y	N	N/A	2.3.D Landscaping		
Y	N	N/A	2.3.E Fenestration		
2.4. Live/Work					
Y	N	N/A	2.4.A Floor to floor height		
Y	N	N/A	2.4.B Fenestration		
2.5. Residential					
2.5.1. Residential Units					
Y	N	N/A	2.5.1.A. Minimum raised ground floor height		
Y	N	N/A	2.5.1.B. Minimum floor to floor height		
Y	N	N/A	2.5.1.C. Stoop entries		
2.5.1.D. North of 15th Street					
Y	N	N/A	2.5.1.D.1. Minimum Setback		
Y	N	N/A	2.5.1.D.2. Ground floor entrance setback		
2.5.1.E. South of 15th Street					
Y	N	N/A	2.5.1.E.1. Ground floor unit raised height (with setback)		

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
Y	N	N/A	2.5.1.E.2. Ground floor unit raised height (without setback)		
Y	N	N/A	2.5.1.E.3. Balcony spaces		
Y	N	N/A	2.5.2. Residential Accessory Spaces		
2.6. Rain/Weather Protection					
Y	N	N/A	2.6.1. Location		
Y	N	N/A	2.6.2. Primary Building Entrance		
Y	N	N/A	2.6.3. Retail Frontages		
Y	N	N/A	2.6.4. Ground Floor Residential and Office Entrances		
Y	N	N/A	2.6.5. Materials		
3. LIGHTING					
3.1. Building + Site Lighting					
Y	N	N/A	3.1.A Pedestrian-Oriented Lighting		
Y	N	N/A	3.1.B Architectural Compatibility		
Y	N	N/A	3.1.C Attachment		
Y	N	N/A	3.1.D Rooftop		

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
3.2. Dark Sky					
Y	N	N/A	3.2.A Light Trespass		
Y	N	N/A	3.2.B Lighting Intensity		
Y	N	N/A	3.2.C Time		
Y	N	N/A	3.2.D Color/Temperature		
Y	N	N/A	3.3. Skyline and Beacon Lighting		
4. SIGNAGE					
Y	N	N/A	4.1. General Signage		
Y	N	N/A	4.2. Retail Signage		
5. MECHANICAL EQUIPMENT, UTILITIES, AND SERVICE AREAS					
Y	N	N/A	5.1. Ground Floor Facades		
Y	N	N/A	5.2. Wall vents and Façade Mounted Equipment		
Y	N	N/A	5.3. Mechanical Equipment Screening		
6. VEHICLE ACCESS AND PARKING DESIGN					
Y	N	N/A	6.1. Vehicle Access		

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

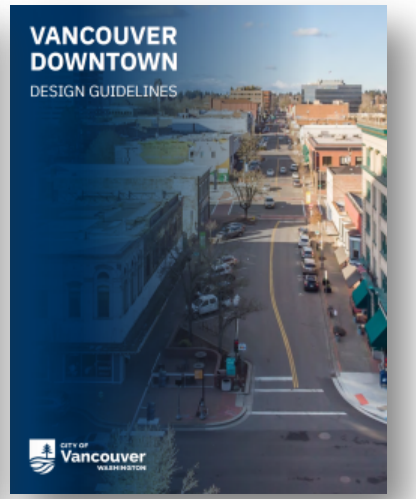
Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
6.2. Surface Parking					
Y	N	N/A	6.2.A Landscape Screening		
Y	N	N/A	6.2.B Minimum Setback		
6.3. Structured Parking					
Y	N	N/A	6.3.A Partially sub-grade parking structures		
Y	N	N/A	6.3.A.1. Parking Structure Fenestration		
Y	N	N/A	6.3.A.2. Structured parking height above sidewalk grade		
Y	N	N/A	6.3.A.3. Stoop Entries		
Y	N	N/A	6.3.B Above-grade parking structures		
Y	N	N/A	6.3.B.1. Minimum Setback		
Y	N	N/A	6.3.B.2. Interest-creating features and active uses		
Y	N	N/A	6.3.B.3. High-rise structured parking		
Y	N	N/A	6.3.B.4. Structured parking façade		

VANCOUVER DOWNTOWN DESIGN GUIDELINES CHECKLIST

Meets Guidelines					
Yes	No	N/A	Design Guidelines	Applicant Notes	Staff Notes
7. "MAIN STREET" HERITAGE OVERLAY DISTRICT #2					
Y	N	N/A	7.1. Historic Rhythm and Pattern		
Y	N	N/A	7.2. Identifiable Base/Middle/Top		
Y	N	N/A	7.2.A Building Facades		
Y	N	N/A	7.2.A.1. Building Base		
Y	N	N/A	7.2.A.2. Building Top		
Y	N	N/A	7.2.B Building Alignment		
Y	N	N/A	7.3. Materials		
Y	N	N/A	7.4. Main Street Building Massing and Façade Design		
Y	N	N/A	7.4.A Alterations and Additions		
Y	N	N/A	7.4.B Building Massing on Main Street		

1995 to 2025 Comparison





Comparison Document

- High-level comparison of approach of each document
- Outlines areas not applicable to current design review *(Waterfront Area, R-9 District, Public ROW)*
- Reprints 1995 VDDG and shows updated approach in 2025 Update and Zoning Code changes since adoption



2025 VDDG Goals:

- Provide a set of guidelines that are easy to understand and administer;
- Ensure the compatibility of new development with the existing historic character of the downtown;
- Maintain quality design and materials;
- Ensure ground floors include interest-creating features that contribute to an active downtown environment; and
- Ensure building designs complement each other and contribute to a cohesive sense of place.

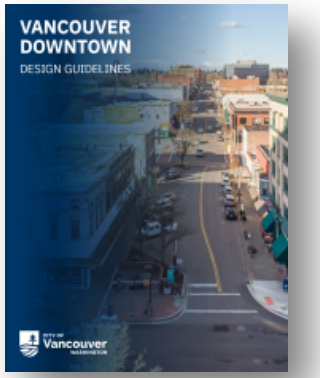
1995 vs 2025 Downtown Design Guidelines



CITY OF VANCOUVER DOWNTOWN DESIGN GUIDELINES MANUAL

TABLE OF CONTENTS

Introduction 2
Outline of Project Review Process 4
Design Guidelines for Downtown Commercial Areas 6
Site Design 6
Building Form and Appearance 8
Weather Protection 10
Pedestrian Amenities 12
Landscaping 14
Parking 16
Signs 16
Design Guidelines for Special Areas of Concern 22
Lower Main Street (Old Town) Conservation Area 24
Conservation Areas and Historic Buildings 28
Columbia River Waterfront Area 28
Design Guidelines for Downtown Residential Areas 30
Site Design 30
Building Form and Appearance 32
Parking 36
Landscaping 36



Part I: Introduction 5
Purpose 6
Background 6
Design Review Process 9
Part II: Design Guidelines 11
Building + Design 12
Active Ground Floor Design 20
Lighting 27
Signage 28
Mechanical Equipment, Utilities, and Service Areas 30
Vehicle Access and Parking Design 32
"Main Street" Heritage Overlay District #2 34

1995 vs 2025 Downtown Design Guidelines



CITY OF VANCOUVER DOWNTOWN DESIGN GUIDELINES MANUAL

TABLE OF CONTENTS

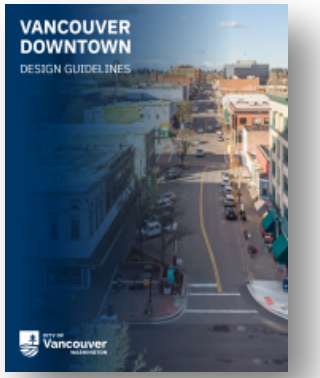
Introduction 2

Outline of Project Review Process 4

Design Guidelines for Downtown Commercial Areas 6
- Site Design 6
- Building Form and Appearance 8
- Weather Protection 10
- Pedestrian Amenities 12
- Landscaping 14
- Parking 16
- Signs 16

Design Guidelines for Special Areas of Concern 22
- Lower Main Street (Old Town) Conservation Area 24
- Conservation Areas and Historic Buildings 28
- ~~Columbia River Waterfront Area~~ . . . . . ~~28~~

~~Design Guidelines for Downtown Residential Areas . . . . . 30~~
- Site Design 30
- Building Form and Appearance 32
- Parking 36
- Landscaping 36



Part I: Introduction 5

Purpose 6

Background 6

Design Review Process 9

Part II: Design Guidelines 11

Building + Design 12

Active Ground Floor Design 20

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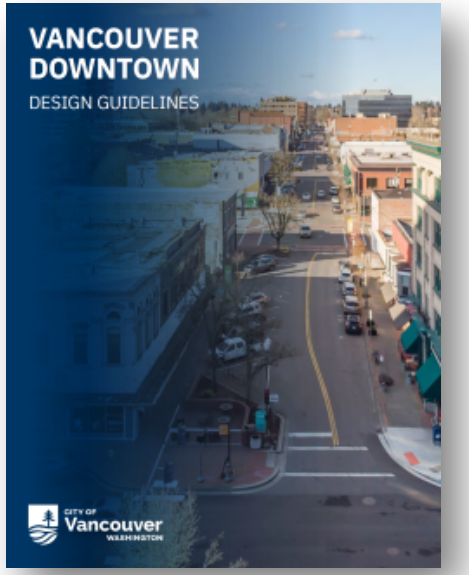
1995 VDDG



- Difficult to administer and evaluate building design applications
- Not organized by design topics
- Guidelines do not focus on current mid-rise and high-rise building types
- Included guidance on buildings and street design (street design guidance no longer needed)
- Included guidance on R-9 district which is not subject to design review

1995 vs 2025 Downtown Design Guidelines

2025 VDDG



- Improve Administration
- Include Checklist
- More Detailed and Verifiable Design Guidelines
- Include more guidelines for common higher density buildings

What's New:

- Building Modulation
- Ground Floor Design
- High-rise Massing
- Structured Parking
- Window Detailing
- Bird-Safe Design
- Green Roofs
- Building Lighting

Site Design

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

SITE DESIGN

- Ground floor spaces adjacent to public areas, including sidewalks, should be devoted to "active uses" such as retail or service-oriented space, unless found to be infeasible due to site conditions. Inactive uses such as storage or offices requiring privacy should not be located at the ground floor.
- Where a site has frontage on two intersecting streets, the building and/or a plaza should be located at the corner of the site where the streets intersect. *(Figure 2)*
- Drive-in facilities are discouraged in the downtown area. *(Figure 2)*
- Whenever functionally feasible, buildings should abut the sidewalk with parking areas behind the building.
- Where buildings do not immediately abut the sidewalk, exterior semi-public "gathering spaces" created by design and placement of planters, low walls, steps, etc. are encouraged. n the design of new or renovated building frontages, temporary encroachment into sidewalk areas for cafes and retail sales is encouraged. *(Figure 3)* This encroachment should not impede pedestrian movement. Note: Encroachment into the public right-of-way may require a street use permit from the Department of Public Works. Contact Public Works at 696-8290 for more information.

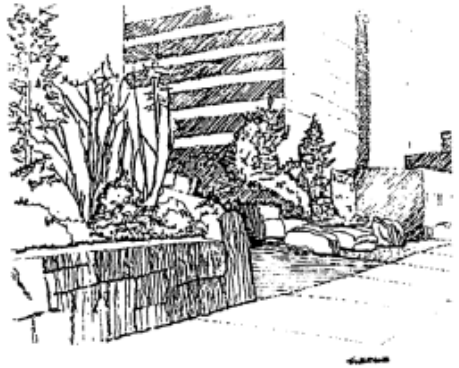


Figure 3:
Semi-public plazas are encouraged

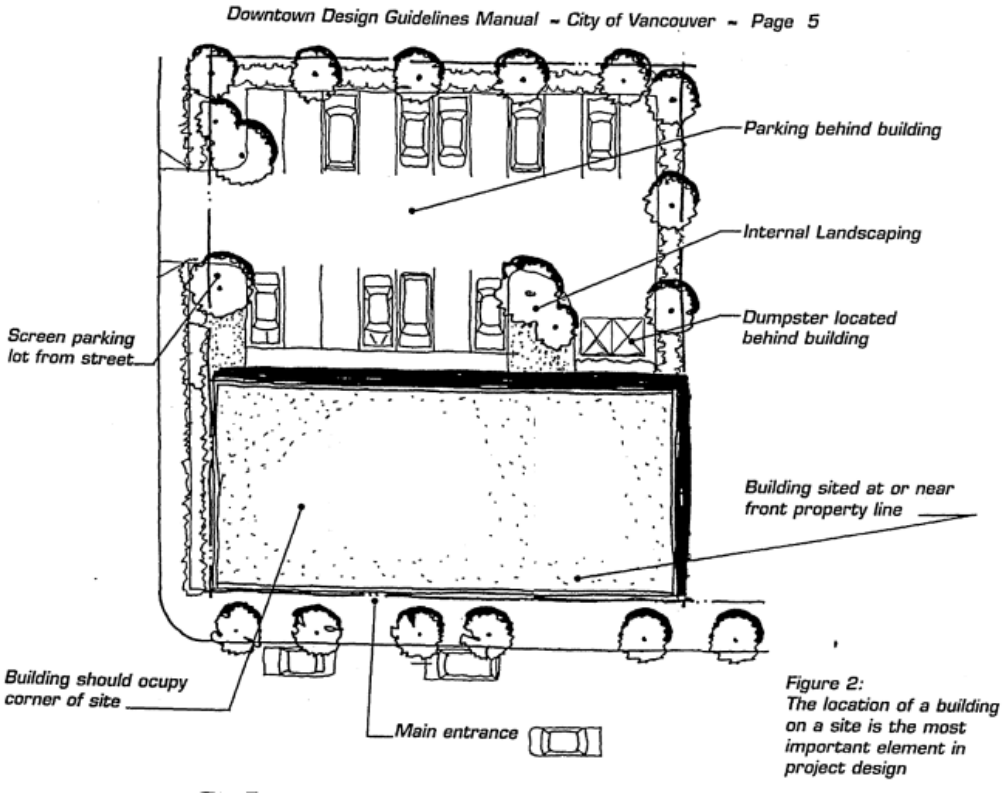


Figure 2:
The location of a building on a site is the most important element in project design

Site Design

1995 VDDG

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SITE DESIGN

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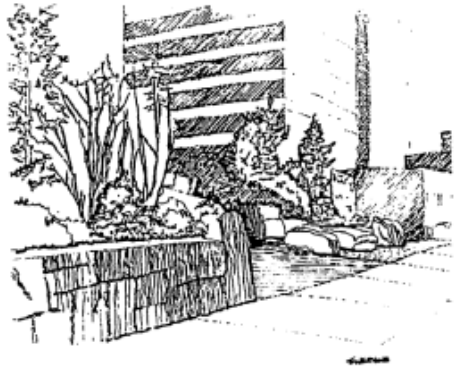


Figure 3:
Semi-public plazas are encouraged

Comprehensive Approach to Site Design and Active Ground Floors

VDDG Update

2. ACTIVE GROUND FLOOR DESIGN

INTENT
To ensure ground floor frontages focus on interest-creating facades lined with active uses or designed to show regular habitation and activity. Active ground floor uses include retail, restaurants, or other service-oriented spaces but may also include residential units, residential accessory spaces, or office space if designed to interact with and contribute to the pedestrian realm and sidewalk character while ensuring an appropriate level of privacy for the ground floor occupants.

2.1. Building Entrances
2.2. Retail/Commercial Ground Floors
2.3. Office/Professional Services
2.4. Live/Work
2.5. Residential
2.6. Rain/Weather Protection

Figure 10—Retail/Commercial Ground Floors



Figure 11—Office/Professional Services Ground Floor

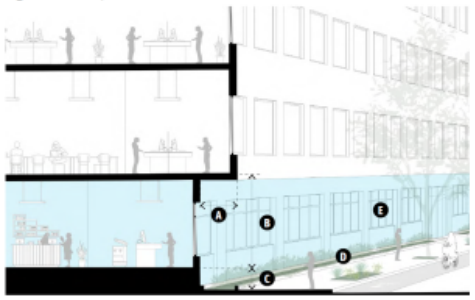
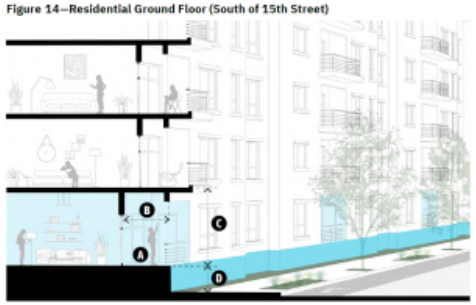


Figure 13—Residential Ground Floor (North of 15th Street)



Figure 14—Residential Ground Floor (South of 15th Street)



Site Design

Comprehensive Parking Standards

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

SITE DESIGN

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- Where a site has frontage on two intersecting streets, the building and/or a plaza should be located at the corner of the site where the streets intersect. *(Figure 2)*
- Drive-in facilities are discouraged in the downtown area. *(Figure 2)*
- Whenever functionally feasible, buildings should abut the sidewalk with parking areas behind the building.
- Where buildings do not immediately abut the sidewalk, exterior semi-public "gathering spaces" created by design and placement of planters, low walls, steps, etc. are encouraged. n the design of new or renovated building frontages, temporary encroachment into sidewalk areas for cafes and retail sales is encouraged. *(Figure 3)* This encroachment should not impede pedestrian movement. Note: Encroachment into the public right-of-way may require a street use permit from the Department of Public Works. Contact Public Works at 696-8290 for more information.

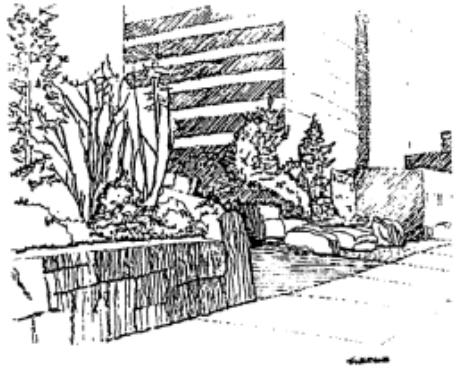


Figure 3:
Semi-public plazas are encouraged

VDDG Update

6.1. Vehicle Access

INTENT
To increase pedestrian safety and reduce conflicts between vehicles and pedestrians.

A. Drive-thru and drive-in facilities are prohibited downtown.

B. Entrances to parking and loading areas and surface parking should be located on the secondary street with the least active pedestrian frontage. Parking, loading, and utility access should be avoided on the following streets: Esther Street, Columbia Street, Washington Street, Main Street, Broadway Street, 9th Street, 12th Street, and 13th Street.

6.2. Surface Parking

INTENT
To minimize visual impact of parking areas on the public realm and not detract from the overall character of downtown or create inhospitable pedestrian environments.

A. Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet to screen parked cars. The vertical element may be hedges, low walls, trellis, or other plantings.

B. Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

C. Trees are encouraged in the setback landscape area to increase canopy cover over the sidewalk and parking area. (Figure 17)

Figure 17—Surface Parking Guidelines



A Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

B Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet.

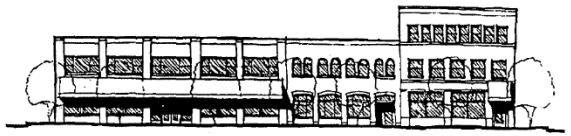
Building Form

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

BUILDING FORM AND APPEARANCE

- Large buildings should be architecturally treated to be visually compatible with adjacent small scale residential development.
- Vertical continuity of facades should be maintained for at least the first two floors along Main Street and other major pedestrian areas to reinforce a sense of enclosure of the street.
- Accessory buildings located on the same lot should be architecturally consistent with the major building.



- Rooflines should be consistent with the building's use and surroundings. Interesting details (such as the use of cornices) are encouraged.
- Maintain the building line by screening parking lots which abut the street. Hedges, fences, raised planters, and low walls combined with plantings are possible solutions. In some cases, the facade of the building may be retained with parking located behind it. *(Figures 2,9)*
- Bay windows and/or balconies projecting beyond the building facade into the street right-of-way are encouraged above the first story. Note: Approval from the City Department of Public Works may be required for such encroachment.
- Blank walls in excess of 15 lineal feet along sidewalks or other pedestrian areas are not permitted. All new construction having walls in excess of 15 lineal feet should have a substantial part of such wall surfaces provided with window areas open to interior views or displays. Where windows are not feasible, more than one type of surface material, texture, or color (including murals) should be used to visually break up long walls. Measures to enhance the appearance of existing blank walls in excess of 15 lineal feet, such as landscaping or murals, are encouraged. *(Figure 4)*

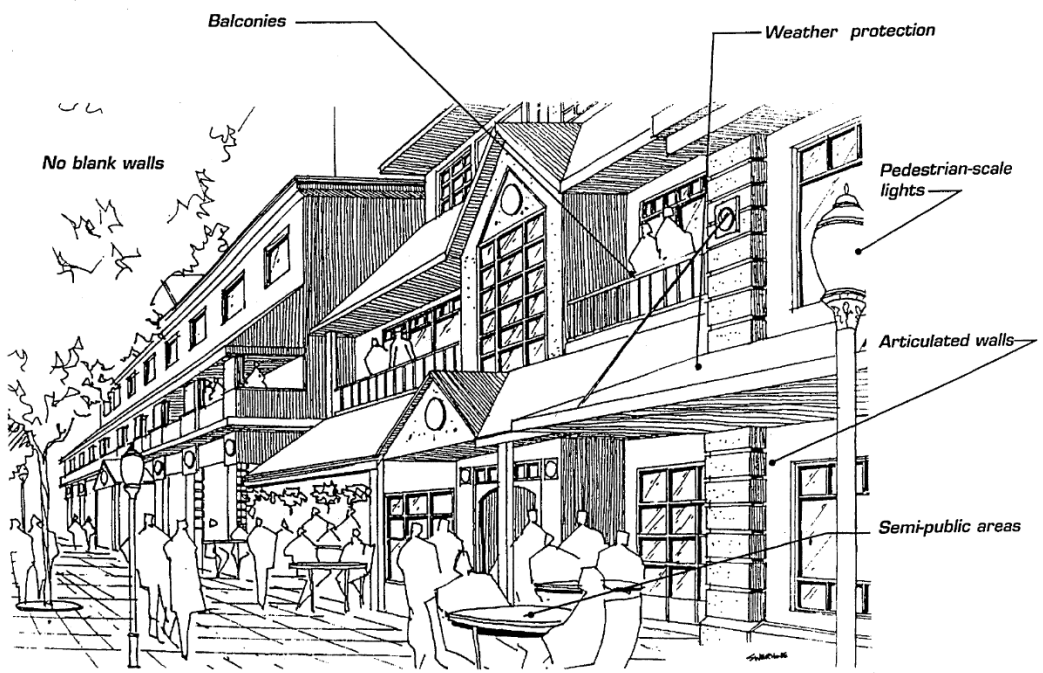


Figure 4: Design elements can add interest to a buildings appearance.

Building Form

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

BUILDING FORM AND APPEARANCE

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Comprehensive Approach to Façade Design

VDDG Update



Weather Protection

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

WEATHER PROTECTION

Awnings are significant elements in the facades of commercial buildings in the downtown. When suitably designed and maintained, awnings convey that merchant's care for their buildings, their customers, and their business district.

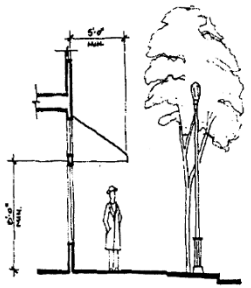
While their appearance is important, awnings and canopies also serve several practical functions. They protect people from the elements, they protect storefront windows from moisture, and they prevent excessive glare and heat build-up inside buildings. By blocking the mid-day sun, awnings and canopies protect merchandise in display windows from fading and heat damage.

Rain protection features are ***mandatory*** on new and renovated buildings within the Downtown Rain Protection Combining District, which generally extends along both sides of Main Street (including several side streets) from 5th Street to 15th Street. Specific dimensional requirements of such features are required within this district, therefore applicants are advised to review these standards (see Appendix A).

Guidelines:

- Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In predominantly retail-oriented areas, rain protection is strongly recommended. *(Figures 4, 5)*
- All weather protection features, whether in the Rain Protection District or not, shall have a minimum depth of 5 feet from building wall, and shall be located over the pedestrian path of travel. *(Figures 6)*
- All weather protection features shall have a minimum height above sidewalk of 8 feet. *(Figures 6*
- The architectural character of the building should determine the design, scale and color of the awning.

Figure 6: Minimum awning distance



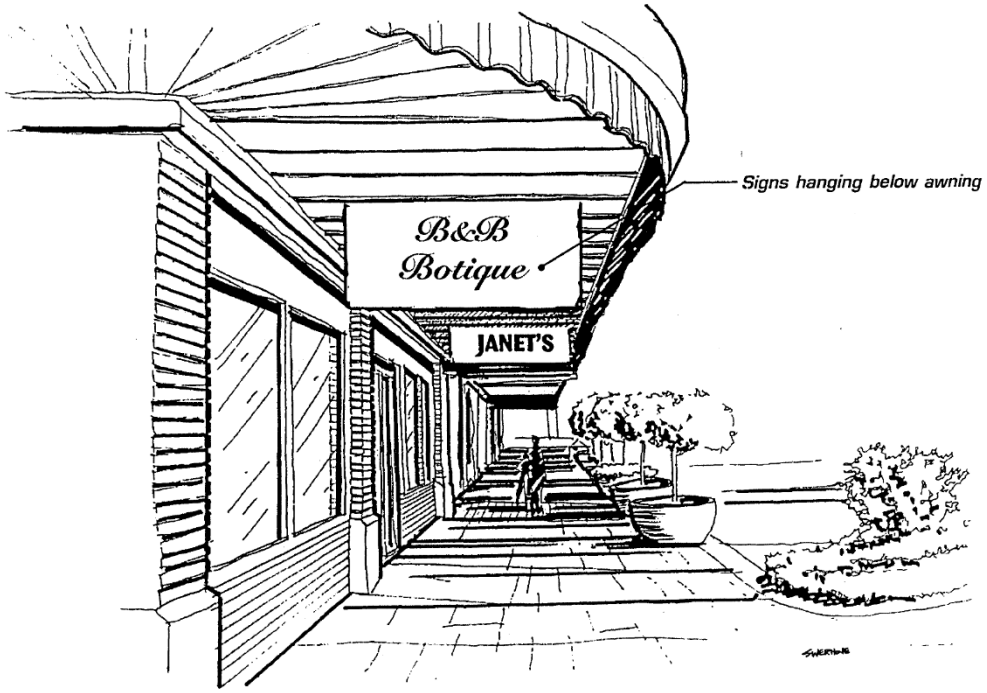


Figure 5: Awnings protect pedestrians from the elements and enhance the building appearance.

Weather Protection

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

WEATHER PROTECTION

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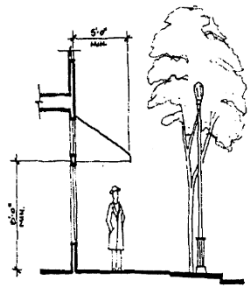
While their appearance is important, awnings and canopies also serve several practical functions. They protect people from the elements, they protect storefront windows from moisture, and they prevent excessive glare and heat build-up inside buildings. By blocking the mid-day sun, awnings and canopies protect merchandise in display windows from fading and heat damage.

Rain protection features are ***mandatory*** on new and renovated buildings within the Downtown Rain Protection Combining District, which generally extends along both sides of Main Street (including several side streets) from 5th Street to 15th Street. Specific dimensional requirements of such features are required within this district, therefore applicants are advised to review these standards (see Appendix A).

Guidelines:

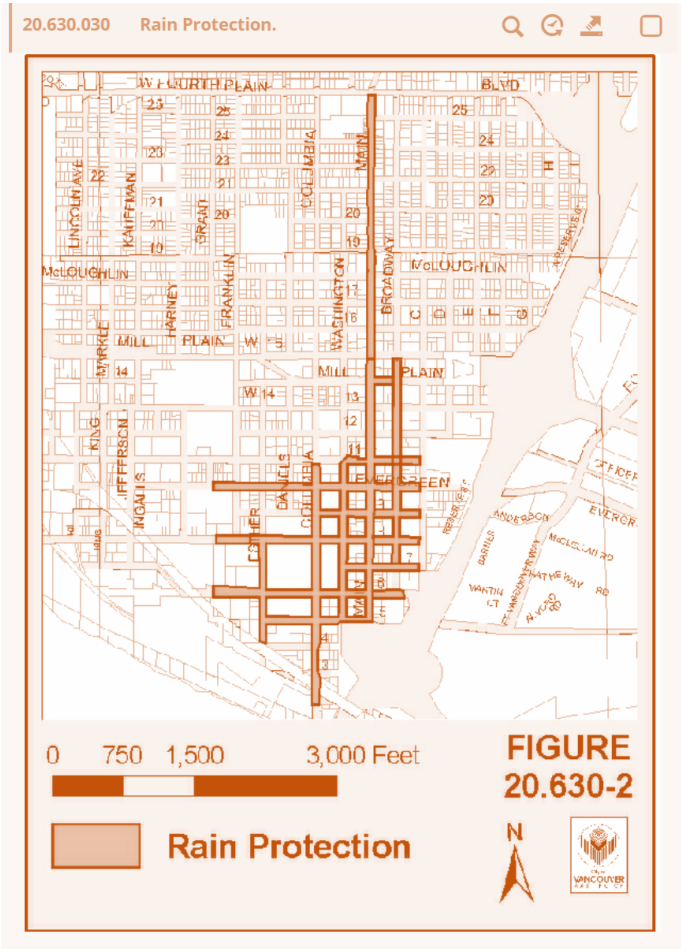
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- All weather protection features shall have a minimum height above sidewalk of 8 feet. *(Figures 6*
- The architectural character of the building should determine the design, scale and color of the awning.

Figure 6: Minimum awning distance



Extensive Weather Protection Requirements are in the Zoning Code

Zoning Code



20.630.030 Rain Protection.

E. *Design standards.* New rain protection features, whether required or not, and which are located on affected street frontages shall be in compliance with the following design standards:

There shall be a minimum vertical clearance above the sidewalk or walkway of no less than 8' .

There shall be a maximum vertical clearance above the sidewalk or walkway of 13', except as provided for arcades in this Section.

Rain protection features shall be provided within the public right-of-way (under a street use permit from the City), or within the property, or within both the public right-of-way and the property, except as provided for arcades in this Section. Rain protection features shall provide cover of at least 5' in depth over the sidewalk or other surfaced pedestrian way. Such features shall be additionally extended at least 6" in depth for each foot of vertical clearance above 8', but shall not extend closer than 2' to the curb line. In the absence of a curb line, the features shall extend a maximum of 15' from the street property line into the public right-of-way or, in the case of any publicly constructed rain protection feature parallel to the street property line only to such rain protection feature or such minimum distance beyond such feature as is necessary to provide for complete coverage of the walkway, sidewalk, property or other walkway. Where a sidewalk along a street frontage containing a required building line and a required rain protection feature has a width of less than 10', an existing building constructed at the required building line may provide a rain protection feature with a depth of less than 8' over the sidewalk, but not less than the depth between the building and 2' from the curb line.

In the case of new construction where the distance between the required building line and the curb line is less than 10', the building may be set back from the required building line by no greater than that distance necessary to provide a cover of up to 12' in depth from the building line to the curb line. The rain protection feature shall extend to within 2' of the curb line.

Along a lot frontage of at least 100', the rain protection feature requirement may be satisfied by an arcade, constructed wholly on the property within the building. This is provided that the arcade adjoins and is continuously accessible from the adjoining public right-of-way, and provides at least 10' of horizontal clearance for pedestrians. An arcade may provide greater than 13' of vertical clearance above the pedestrian walkway, provided, the 10' minimum horizontal clearance shall be increased by one foot for each foot of increase in height of the unprotected opening along the face of the arcade.

Rain protection features on each building shall be designed to abut or adjoin rain protection features provided or to be provided under this Section, on adjacent buildings along the same street frontage, to the greatest extent possible to ensure a continuous protected pedestrian walkway.

Weather Protection

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

WEATHER PROTECTION

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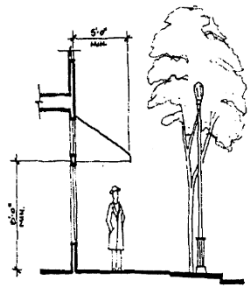
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Rain protection features are ***mandatory*** on new and renovated buildings within the Downtown Rain Protection Combining District, which generally extends along both sides of Main Street (including several side streets) from 5th Street to 15th Street. Specific dimensional requirements of such features are required within this district, therefore applicants are advised to review these standards (see Appendix A).

Guidelines:

- Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In predominantly retail-oriented areas, rain protection is strongly recommended. *(Figures 4, 5)*
- All weather protection features, whether in the Rain Protection District or not, shall have a minimum depth of 5 feet from building wall, and shall be located over the pedestrian path of travel. *(Figures 6)*
- All weather protection features shall have a minimum height above sidewalk of 8 feet. *(Figures 6*
- The architectural character of the building should determine the design, scale and color of the awning.

Figure 6: Minimum awning distance



Additional Guidance, Including some conflicts with existing code

Weather Protection section would benefit from zoning code review and update

VDDG Update

2.6. Rain/Weather Protection

INTENT
To provide weather protection and comfort for pedestrians that enhances the design of ground floor facades.

2.6.1. Locations

A. Rain/weather protection may be an awning, overhang, marquee, free-standing shelter, arcade or other architectural feature.

B. Rain/weather protection should be provided at the following locations:

1. All primary building entrances.
2. All areas with retail-ready ground floors or where retail-ready ground floors are required.
3. Entrances to ground floor residential uses and office spaces.

2.6.2. Primary Building Entrances

A. At primary building entrances, rain/weather protection should be

1. A minimum 10 feet in width at primary building entrances.
2. Distinguished in design from other ground floor rain/weather protection.
3. A minimum 2 feet higher than adjacent rain/weather protection.

B. At primary building entrances, rain/weather protection should be located between 10 and 20 feet in height above sidewalk grade. (Figure 15)

2.6.3. Retail Frontages

A. At retail and retail-ready ground floor locations, rain/weather protection should

1. Extend the length of retail-ready ground floor.
2. Include clerestory windows above rain/weather protection overhang to increase natural light into the building spaces.
3. Not extend across building columns or create segments greater than 35 feet in length unless part of an arcade structure.
4. Integrate signage into rain/weather protection structure.

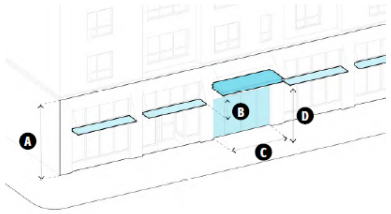
2.6.4. Ground Floor Residential and Office Entrances

A. At ground floor unit and office space entrances, rain/weather protection should be a minimum 6 feet wide.

2.6.5. Materials

A. Cloth and fabric awnings are prohibited unless part of a retractable awning over an outdoor dining area.

Figure 15—Primary Building Entrances

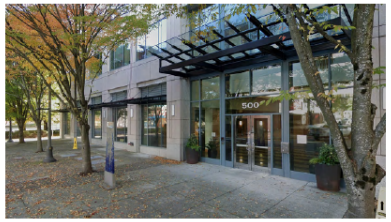


A Minimum floor-to-floor height of 18 feet or a minimum floor-to-ceiling height greater than 15 feet.

B Rain/weather protection at primary building entrances should be a minimum 2 feet higher than adjacent rain/weather protection.

C Minimum 10 feet in width at primary building entrances.

D Rain/weather protection should be located between 10 and 20 feet in height above sidewalk grade.



Example of a primary building entrance awning that is higher than the adjacent awning.



Example of an active retail frontage with weather protection with clerestory windows above.

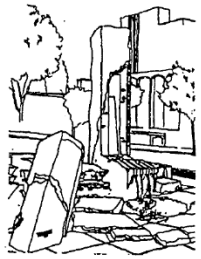
Pedestrian Amenities

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

PEDESTRIAN AMENITIES

- Pedestrian amenities such as benches, trash receptacles, etc. should be provided in areas open to the public, where sidewalk width can accommodate them. Design and location of such amenities shall be coordinated with the Public Works Department as well as the Project Review Committee. *(Figure 7)*
- Site services such as trash dumpsters, utility boxes, etc. should be located on the least visible side of the building and screened with hedges, fences, planter boxes or a combination of trees and shrubs.
- Add interest and variety to the walking surface by use of a material such as pavers, brick and/or stone, set in geometric or free form patterns. Materials selected should be compatible with other design elements. *(Figure 7)*
- Design light standards to be compatible with the architectural scale and character of the building.
- Use lighting to accent key architectural elements or to emphasize landscape features. *(Figure 7)*
- Add lighting to paths and sidewalks. Pedestrian-oriented lights, both on the street and on buildings, are encouraged to enhance pedestrian safety. *(Figure 7)*
- Water features such as fountains are a positive element of outdoor spaces accessible to the public and should be provided in such areas where determined to be appropriate. *(Figure 7)*
- Gateways, passageways, plazas, parks, waiting places, transit stops, and other unique sites offer numerous opportunities to integrate artwork into the downtown. Works of art are strongly encouraged to be provided in outdoor spaces accessible to the public.



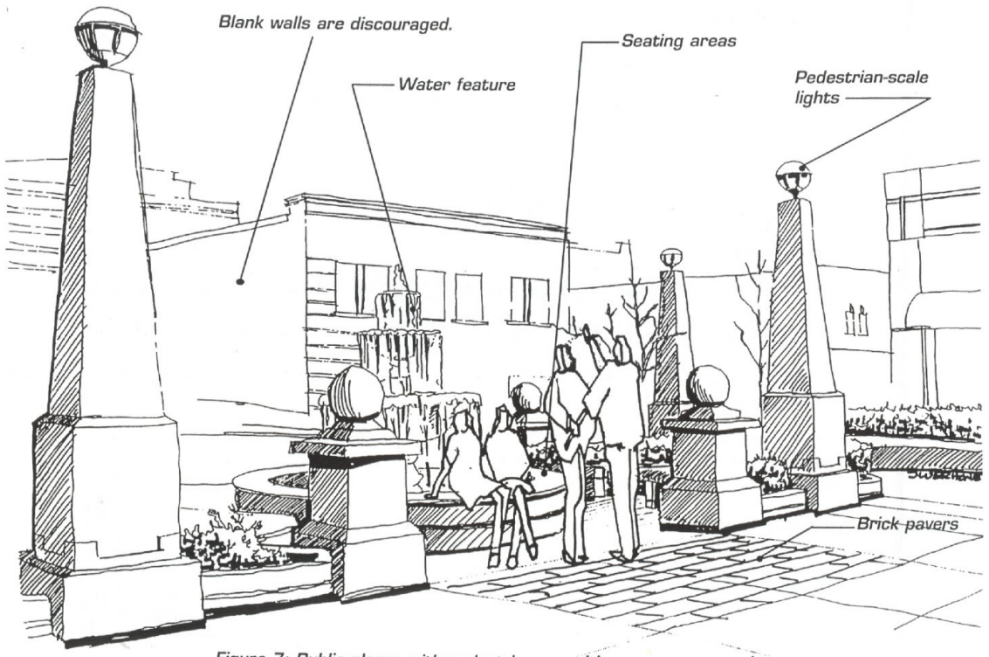


Figure 7: Public plazas with pedestrian amenities are encouraged.

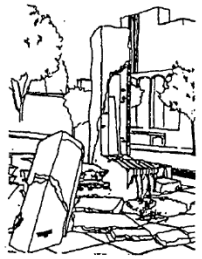
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Existing guidelines apply to public realm and street design, not building design

- Not Applicable to Development Review

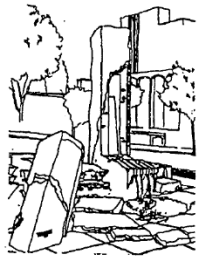
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VDDG Update

3. LIGHTING

3.1. Building + Site Lighting | 3.2. Dark Sky | 3.3. Skyline and Beacon Lighting

3.1. Building + Site Lighting

INTENT
To provide clear wayfinding and pedestrian lighting that enhances the architectural character.

A. Pedestrian-Oriented Lighting. Pedestrian-scaled lighting should be provided along active frontages and should highlight building entrances. Pedestrian-oriented lighting should be placed along pedestrian pathways, multi-use pathways and other walkways at minimum intervals of every 25-50 feet to improve pedestrian comfort, security, and safety.

B. Architectural Compatibility. Exterior lighting fixtures should be architecturally integrated with the building style, materials, and colors.

C. Attachment. Fixtures on buildings should be attached only to walls, eaves, or weather protection, and the top of the fixture should not exceed the height of the parapet, roof, or eave of the roof.

D. Rooftop. Rooftop open space lighting should be minimized and should be turned off outside of normal usage hours.

3.2. Dark Sky

INTENT
To limit the impact of lighting on the environment.

A. Light Trespass. All lights should be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaries should meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries. (Figure 16)

B. Lighting Intensity. Lighting should use the lowest level of light necessary. Outdoor lighting should not exceed 1,000 lumens in intensity.

C. Time. Lighting should be limited to essential time periods for lighting. Controls such as timer or motion detectors should be used to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.

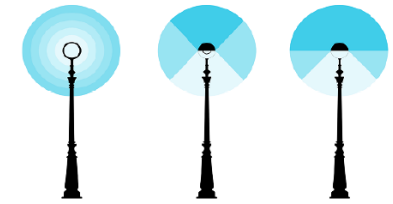
D. Color/Temperature. General site and parking lot lighting should have a nominal correlated color temperature (CCT) of no greater than 3000 Kelvin. Cooler/whiter lighting above 3000 Kelvin in CCT should be limited to areas where a more accurate color rendition is important, including building entrances and exits (for security reasons), and lighting of signs.

3.3. Skyline and Beacon Lighting

A. Buildings should not have special, "beacon" lighting that highlights a building's top floor, roof structure, or parapet.

B. Dynamic "art lighting" with moving lights or graphics are prohibited above the ground floor.

Figure 16—Street Lighting Guidelines



Landscaping

Existing guidelines apply to public street design, not building design

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

LANDSCAPING

- Deciduous street trees shall be provided along all public streets, at 2" caliper, spaced at 30-foot maximum intervals. *(Figure 8)*
- Trees shall be of a type listed as "Recommended Street Trees" in the Urban Forestry Commission's Guide to Selecting and Planting Trees (*See Appendix B).* For more specific advice in regard to desirable street trees, contact the city's Urban Forester, at 696-8290.
- As many mature trees as possible shall be retained.
- All planting and landscaping should be appropriate for the kind of wear and use they will be subjected to.

- Not Applicable to Development Review



Figure 8: Street trees and other landscaping softens the appearance of buildings and sidewalks.

Parking

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

PARKING

- Service bays should be provided at the rear of buildings, incorporated into parking areas and screened from view from pedestrian areas. *(Figure 10)*
- Parking lots should be located at the rear of buildings and are not allowed in front of buildings. *(Figures 2,9,10)*
- Parking should generally not be provided at a rate higher than the amount required by the Zoning Ordinance.
- Landscaping and architectural treatment of blank sidewalls facing parking areas is encouraged. *(Figure 9)*
- Large paved areas not being used for auto sales shall be screened from the street by landscaping or a solid fence to a minimum height of 36 inches.
- Ground floor parking areas under buildings shall be screened from sidewalk areas by walls or planting strips.
- Elevators to parking garages should be directly accessible and visible from sidewalks.
- Surface parking areas in excess of 5,000 square feet should be landscaped internally with trees and shrubs to visually reduce their scale.

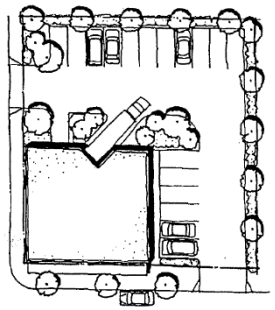


Figure 10: Locate service bays behind buildings

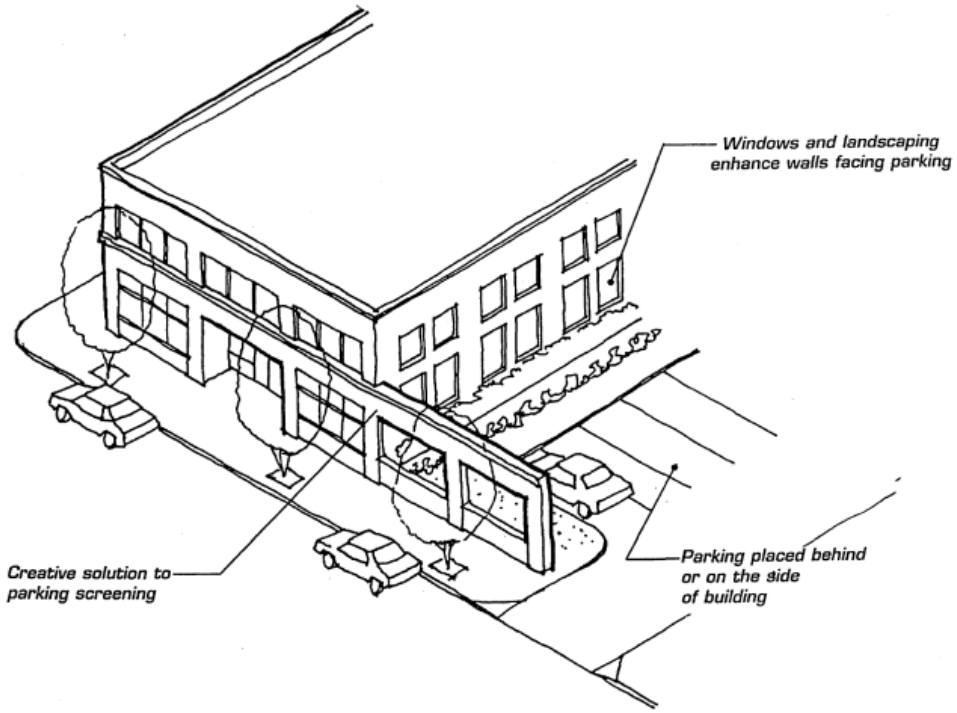


Figure 9: Locate parking behind building, incorporating screening from the street.

Parking

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

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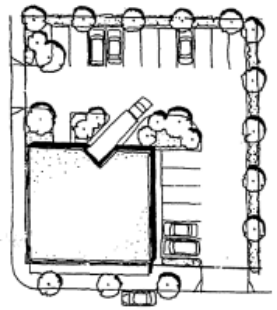


Figure 10: Locate service bays behind buildings

VDDG Update

Comprehensive Approach to Parking Design, including Structure Parking

6.1. Vehicle Access

INTENT
To increase pedestrian safety and reduce conflicts between vehicles and pedestrians.

A. Drive-thru and drive-in facilities are prohibited downtown.

B. Entrances to parking and loading areas and surface parking should be located on the secondary street with the least active pedestrian frontage. Parking, loading, and utility access should be avoided on the following streets: Esther Street, Columbia Street, Washington Street, Main Street, Broadway Street, 9th Street, 12th Street, and 13th Street.

6.2. Surface Parking

INTENT
To minimize visual impact of parking areas on the public realm and not detract from the overall character of downtown or create inhospitable pedestrian environments.

A. Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet to screen parked cars. The vertical element may be hedges, low walls, trellis, or other plantings.

B. Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

C. Trees are encouraged in the setback landscape area to increase canopy cover over the sidewalk and parking area. (Figure 17)

Figure 17—Surface Parking Guidelines



A Surface parking should be setback from the property line a minimum 8 feet to provide adequate space for planting.

B Surface parking should be screened by a landscaped area that includes vertical elements with a minimum height of 3 feet.

6.3. Structured Parking

INTENT
To ensure structured parking does not detract from designing ground floors with with active uses that engage with the streetscape.

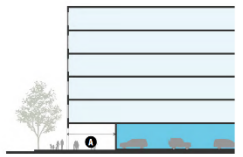
A. Partially sub-grade parking structures:

1. Should not include direct visual access to parking areas. All fenestration into parking areas should be screened with decorative grates, louvers or landscaping.
2. Structured parking should not exceed 6 feet above sidewalk grade for residential buildings and should not exceed approximately 3 feet above sidewalk grade for office buildings. Partially sub-grade parking structures are not appropriate on façades where retail-ready ground floors are required.
3. If structured parking projects 4 feet above sidewalk grade, stoop entries accessing ground floor residential units should be included to partially screen the parking level and provide visual interest and activation of the streetscape.

B. Above-grade parking structures:

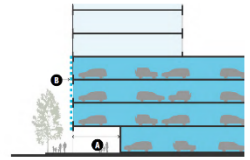
1. Parking areas should be setback a minimum of 25 feet from the building line to provide functional interior space and active frontages.
2. Structured parking facades should be designed with interest-creating features and active uses.
3. For high-rise structures greater than 120 feet in height, structured parking may come to the façade edge on upper levels. Facades should be designed to look like a non-parking use building or should be designed with artistic design and articulation features to create a unique and interest-creating façade. Upper garage floors should read horizontally on the façade. (Figure 19)
4. Structured parking facades should fully screen all interior and vehicle light trespass.

Figure 18—Above-grade parking structures



A Parking areas should be setback a minimum of 25 feet from the building line to provide space for active uses.

Figure 19—Above-grade parking structures



A Parking areas on the ground floor should be setback a minimum of 25 feet from the building line to provide spaces for active uses.

B Facades should be designed to look like a non-parking use building or should be designed with artistic design and articulation features.

Parking

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DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

PARKING

- Service bays should be provided at the rear of buildings, incorporated into parking areas and screened from view from pedestrian areas. *(Figure 10)*
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- Parking should generally not be provided at a rate higher than the amount required by the Zoning Ordinance.
- Landscaping and architectural treatment of blank sidewalls facing parking areas is encouraged. *(Figure 9)*
- Large paved areas not being used for auto sales shall be screened from the street by landscaping or a solid fence to a minimum height of 36 inches.
- Ground floor parking areas under buildings shall be screened from sidewalk areas by walls or planting strips.
- Elevators to parking garages should be directly accessible and visible from sidewalks.
- Surface parking areas in excess of 5,000 square feet should be landscaped internally with trees and shrubs to visually reduce their scale.

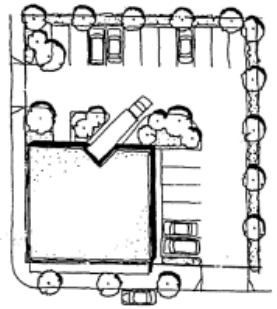


Figure 10: Locate service bays behind buildings

Zoning Code includes other guidance

Zoning Code

20.945.040 General Design Standards for Surface P...

I. *Parking lot landscaping.*

I. 1. *Purpose.* The following landscaping standards are intended to improve and soften the appearance of parking areas; reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones; shade and cool parking areas; reduce the amount and rate of stormwater runoff from vehicle areas; and improve air quality.

2. *Perimeter Landscaping.* Any off-street parking area, other than for a single-family or duplex dwelling, shall be effectively screened by a sight-obscuring fence, wall or evergreen planting on each side which adjoins property situated in a residential zone, the premises of any school or like institution, or a public or private street. Screening along a common property line shall be 6' high. Landscape screening shall be capable of attaining a height of 6' within 2 years of planting. Screening along all public or private streets shall be a minimum of 3' high.

3. *Interior Landscaping.* Interior landscaping must be provided for sites containing more than 20 parking spaces. At least 10% of the parking and maneuvering areas, not including driveway areas, must be landscaped.

a. *Standards.* The landscape materials must meet the general standards below:

1. The landscaping must be dispersed throughout the parking area. All of the required landscape area may be in the parking area, or some may be in the loading areas.

2. Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends at least four feet into the parking areas from the perimeter landscape line.

b. *Individual tree-planting spaces.* Where an individual tree is planted in a space surrounded by pavement, the planting area must have a minimum dimension of six feet with each tree placed in the middle.

c. *Required landscape materials for parking lot landscaping.* Landscape materials for parking lot interior and perimeter landscaping must be provided as follows:

1. *Tree required.* At least one tree must be provided for every 10 parking stalls. Existing trees may be used to meet this standard. At lease one tree shall be planted in each landscape island. Broadleaf trees must be at least 2 caliper inches at the time of planting and conifer trees must be at least 5' tall at the time of planting. Trees must be dispersed throughout the parking area to provide shade for the parking area. Some trees may be grouped, but the groups must be dispersed.

20.630.060 Parking Control.

A. *Purpose.* This district is intended to prevent disruption of pedestrian circulation; to provide for smooth traffic flow; to prevent excessive use of downtown land for parking; to ensure the most efficient provision of parking facilities; to preserve the continuity of retail use and building frontage in the downtown shopping area; and to protect the public health and safety.

B. *Establishment of boundaries.* The boundaries of the area within which these regulations apply are illustrated in Figure 20.630-5. These regulations apply to three areas within the downtown: 1) Structural Parking with Limited Access Area; 2) Structural Parking Area; and 3) Limited Surface Parking Area.

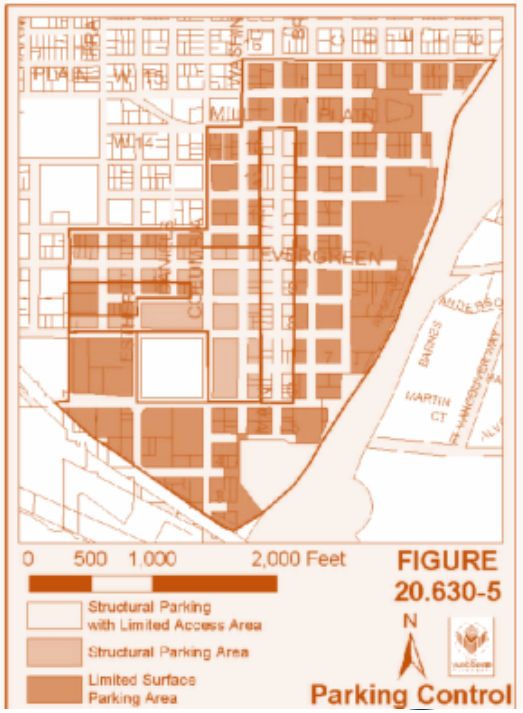


FIGURE 20.630-5

Parking Control

Signage

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DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

SIGNS

The attractiveness of a sign is determined by size, placement, content, legibility, letter size, and contrast, as well as choice of material and illumination. Because each building is different in design, each sign must be considered individually.

The different character of the various sub-areas of the downtown can be reflected in the signs and graphics that are used. Certain kinds of uses, such as restaurants, retail shops, and other active pedestrian areas should use signs which are indicative of those activities. The guidelines in this chapter are organized by type of building sign.

Signs do not require approval by the Project Review Committee unless they are: a) part of a larger project; b) within a designated conservation district; or c) potentially out-of-character with the surrounding uses and structures, as determined by planning staff.

General Sign Guidelines:

- The number and size of signs are regulated by the City's sign ordinance (VMC 20.82). However, in some instances, the maximum amount of signage permitted may allow multiple signs. Wherever possible, the allowable sign area should be consolidated into the minimum number of signs consistent with the design of the project and the needs of the occupant.
- Paper, cloth, vinyl, and other such materials that create an impermanent appearance when used as signs are strongly discouraged.

Building Wall (Fascia and Projecting) Signs:

- Signs should be architecturally well-integrated with the building's facade with respect to scale, size, color, location, and type of materials. (*Figure 11*)
- The use of symbols representing the goods for sale or services rendered in the commercial facility is encouraged in pedestrian areas at the sidewalk level. (*Figure 11*)

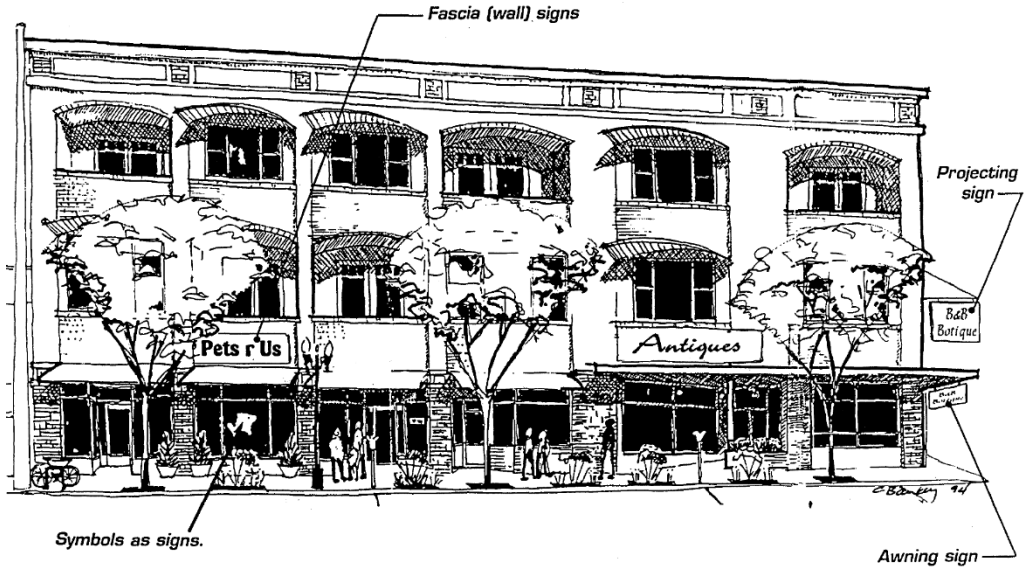


Figure 11: Different types of signs can be integrated with the building's facade to be consistent with one another.

Signage (Continued)

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DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

SIGNS — *continued*

- Signs should be located so that building details will not be covered or otherwise obscured.
- Auto-oriented fascia signs should be of minimum area required for readability from no more than two blocks away (400 feet).
- Projecting signs should be of minimal area required for readability from no more than one block away (200 feet) and should not obstruct public signs.
- Signs should be aligned with those on adjacent buildings when possible. *(Figure 11)*
- Signs located in pedestrian areas should be flush-mounted on a building's facade low enough to be read from the sidewalk.
- Diverse graphics and signs which are pedestrian-oriented in size and location are encouraged in high activity areas.
- Signs should be designed and placed so they complement overall facade composition. *(Figure 11)*
- Each building should have only one primary sign on any one building face.
- Select lettering sizes which will be more visible to the pedestrian than to vehicular traffic. No more of than sixty percent of the sign face should consist of lettering.
- At least one sign on the building shall meet ADA standards for visibility.

Free-standing Signs:

- Free-standing pole signs for individual commercial establishments are strongly discouraged in the downtown area.
- Low monument-type signs are preferred to pole-mounted signs, especially in mixed office/residential areas.
- Free-standing pole signs should not be visible from streets other than the one on which they are located, except for corner locations.

Canopy Signs:

- Awning or canopy signs should not impede pedestrian traffic. *(Figure 5)*
- Business identification signs which hang down from canopies are encouraged. *(Figure 5)*

Rooftop Signs:

- Rooftop signs in the downtown area are strongly discouraged.

Illuminated Signs:

- The type and intensity of lighting should be compatible with both the design of the sign and adjacent buildings
- Use of interior-illuminated awnings as signs is discouraged.

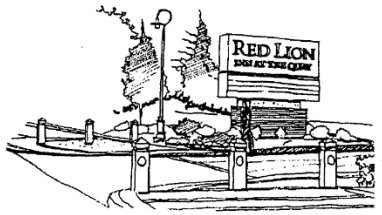


Figure 12

Signage

1995 VDDG

DESIGN GUIDELINES FOR THE DOWNTOWN COMMERCIAL AREAS

SIGNS

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General Sign Guidelines:

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Building Wall (Fascia and Projecting) Signs:

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- The use of symbols representing the goods for sale or services rendered in the commercial facility is encouraged in pedestrian areas at the sidewalk level. *(Figure 11)*

VDDG Update

4. SIGNAGE

INTENT
To create an integrated and cohesive signage strategy that complements a building's architectural character.

To ease wayfinding and provide visual interest and identity.

4.1. General 4.2. Retail Signage Retail Signage

4.1. General

A. The number and size of signs are regulated by the City's sign ordinance (VMC 20.82). In some instances, the maximum amount of signage permitted may allow multiple signs. Wherever possible, the allowable sign area should be consolidated into the minimum number of signs consistent with the design of the project and needs of the occupant.

B. Materials. Paper, cloth, vinyl and other such materials that create an impermanent appearance when used as signs are strongly discouraged.

C. Signs should be designed and placed so they complement the overall façade composition.

D. Signs should be located so that building details will not be covered or otherwise obscured.

E. Free-standing pole signs and monument-type signs for individual commercial establishments are strongly discouraged.

F. Signage should be oriented to pedestrians.

G. Each building should have only one primary sign on any one building face.

H. Building signage above 45 feet in height is discouraged.

I. Signage for building tenants is prohibited above the 2nd story except for hotel and hospitality uses.

J. Large scale signage visible from the freeway or other areas of the city is prohibited.

4.2. Retail Signage

A. Retail signage should be integrated into the building and weather protection design.

B. Blade, fin and pendant signs perpendicular to the sidewalk are encouraged to provide more visible signage for pedestrians.

“Main Street” Heritage Overlay District #2

1995 VDDG

DESIGN GUIDELINES FOR SPECIAL AREAS OF CONCERN

LOWER MAIN STREET (OLD TOWN) CONSERVATION AREA

The Zoning Ordinance, at VMC 20.54, contains a special design district for the frontages along Main Street south of 8th Street, and for the first blocks of 7th Street on both sides of Main. This district recognizes the older buildings concentrated here, and attempts to ensure that the architectural character is maintained and enhanced, to emphasize Vancouver's unique historical setting. Guidelines covering this area are directed toward the same objectives as those that apply elsewhere in the downtown area — to increase pedestrian activity and reduce the negative impact of the automobile, in addition to ensuring compatibility of design with the older buildings of this district. These guidelines are supplemental to the general guidelines of this manual and VMC 20.54, and are intended to provide a building designer more detailed direction in meeting the City's design goals for this area. The Project Review Committee reserves the right to consult with the City Office of Heritage Services regarding any issue involving historic buildings, such as design, details, colors, etc.

Guidelines:

➢ Building heights and profiles of new construction should generally maintain a low scale of early 1900's streetscape; exceptions would be allowed for towers and ornamental architectural features that are in character with the architecture.

➢ Key buildings are those that establish the character of the special design district, such as:
- C.C. Department Store (Vancouver Commerce Center) (101 E. 8th Street)
- Pearlman Building (705 Main Street)
- Chronis Building (617 Main Street)
- 605-607 Main Street
- Ford (Heritage) Building (601 Main Street)
- 511 Main Street
- Vancouver National Bank (801 Main Street)
- Schofield Building (600 Main Street)
- Donegan Building (614 Main Street)
- Cady Building (109 W. 7th Street)

Zoning Code includes extensive guidance on Heritage District Overlay

Zoning Code

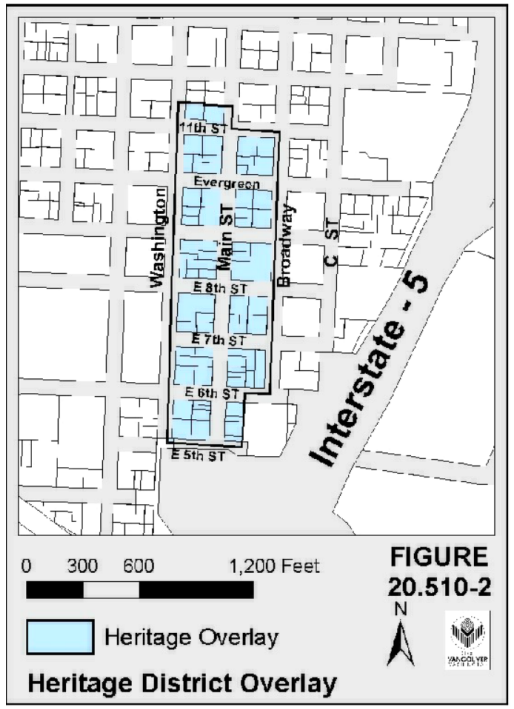
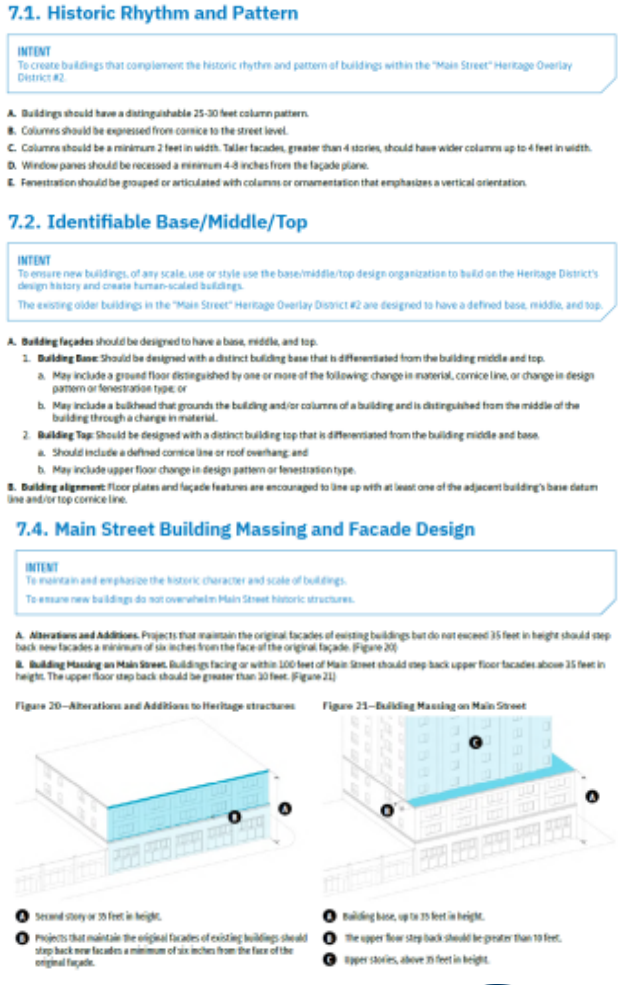


FIGURE 20.510-2

VDDG Update adds additional guidance and detail to Zoning Code’s guidance

VDDG Update



7.1. Historic Rhythm and Pattern

INTENT
To create buildings that complement the historic rhythm and pattern of buildings within the "Main Street" Heritage Overlay District #2.

A. Buildings should have a distinguishable 25-30 feet column pattern.
B. Columns should be expressed from cornice to the street level.
C. Columns should be a minimum 2 feet in width. Taller facades, greater than 4 stories, should have wider columns up to 4 feet in width.
D. Window panes should be recessed a minimum 4-8 inches from the façade plane.
E. Fenestration should be grouped or articulated with columns or ornamentation that emphasizes a vertical orientation.

7.2. Identifiable Base/Middle/Top

INTENT
To ensure new buildings, of any scale, use or style use the base/middle/top design organization to build on the Heritage District's design history and create human-scaled buildings.
The existing older buildings in the "Main Street" Heritage Overlay District #2 are designed to have a defined base, middle, and top.

A. **Building façades** should be designed to have a base, middle, and top.
1. **Building Base:** Should be designed with a distinct building base that is differentiated from the building middle and top.
   a. May include a ground floor distinguished by one or more of the following: change in material, cornice line, or change in design pattern or fenestration type; or
   b. May include a bulkhead that grounds the building and/or columns of a building and is distinguished from the middle of the building through a change in material.
2. **Building Top:** Should be designed with a distinct building top that is differentiated from the building middle and base.
   a. Should include a defined cornice line or roof overhang; and
   b. May include upper floor change in design pattern or fenestration type.

B. **Building alignment:** Floor plates and façade features are encouraged to line up with at least one of the adjacent building's base datum line and/or top cornice line.

7.4. Main Street Building Massing and Facade Design

INTENT
To maintain and emphasize the historic character and scale of buildings.
To ensure new buildings do not overwhelm Main Street historic structures.

A. **Alterations and Additions.** Projects that maintain the original facades of existing buildings but do not exceed 35 feet in height should step back new facades a minimum of six inches from the face of the original façade. (Figure 20)

B. **Building Massing on Main Street.** Buildings facing or within 100 feet of Main Street should step back upper floor facades above 35 feet in height. The upper floor step back should be greater than 10 feet. (Figure 21)

Figure 20—Alterations and Additions to Heritage structures

Figure 21—Building Massing on Main Street

Single Family Home Consistency

R-9 District

DESIGN GUIDELINES FOR DOWNTOWN RESIDENTIAL AREAS

SITE DESIGN

- New duplex and other multi-family residential buildings should be sited and designed to be as consistent with single family homes as possible, where the latter are predominant in the neighborhood.
- Such buildings should relate in the same way to the street as existing housing with front entrances facing the street and a clearly defined front and back yard.
- New buildings should have setbacks and side yards that are consistent with the surrounding residences in order to maintain the continuity of building placement.
- The consistency of scale of new duplex, triplex and fourplex construction in terms of height, depth, width, volume and shape with the existing predominant built form of the neighborhood is desired.

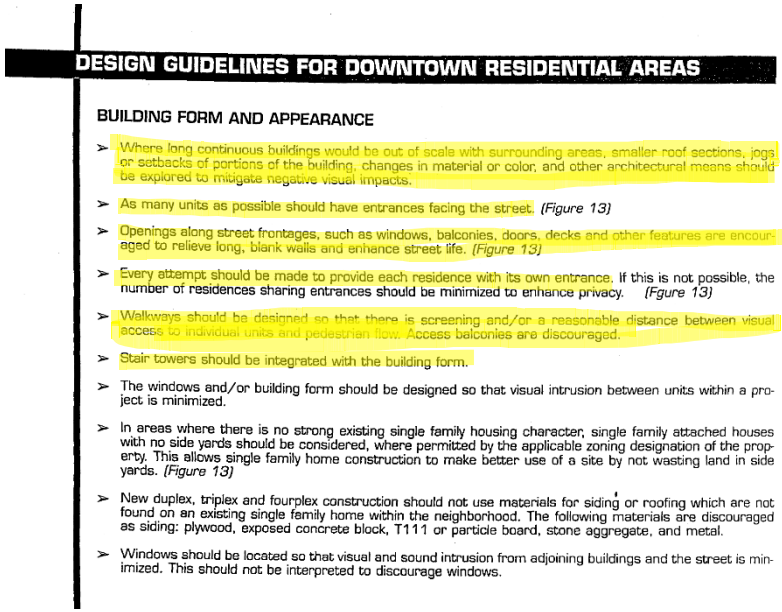
- Not Applicable to New VDDG Plan Area

R-9 Districts removed from consideration of VDDG update.



Downtown Residential Areas

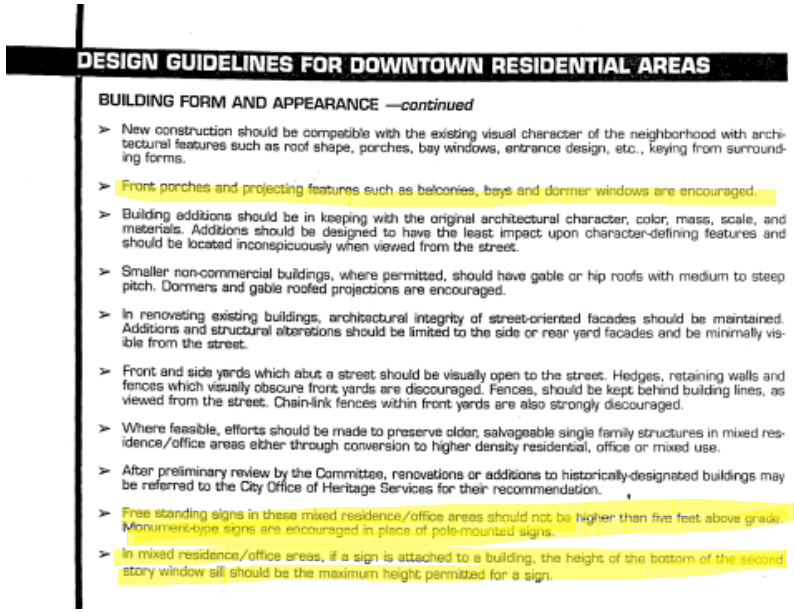
VDDG Update included guidelines that meet the design goals of the highlighted relevant guidelines



DESIGN GUIDELINES FOR DOWNTOWN RESIDENTIAL AREAS

BUILDING FORM AND APPEARANCE

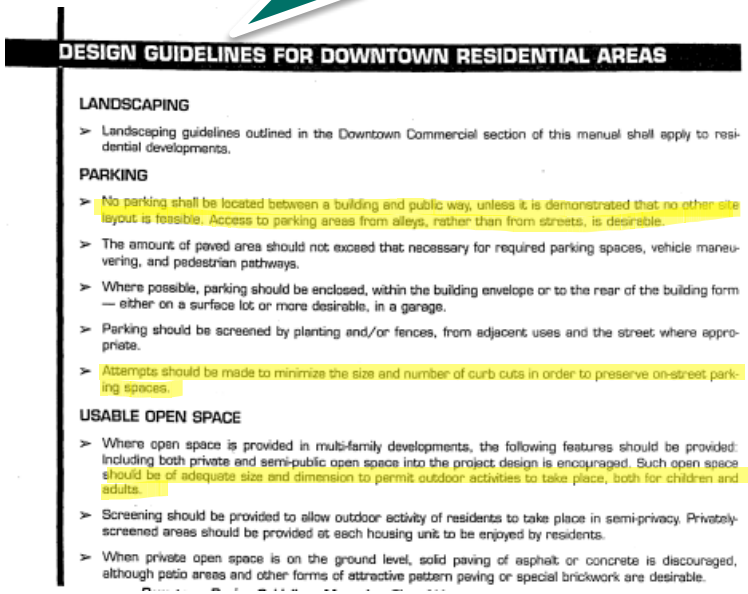
- Where long continuous buildings would be out of scale with surrounding areas, smaller roof sections, jogs or setbacks of portions of the building, changes in material or color, and other architectural means should be explored to mitigate negative visual impacts.
- As many units as possible should have entrances facing the street. *(Figure 13)*
- Openings along street frontages, such as windows, balconies, doors, decks and other features are encouraged to relieve long, blank walls and enhance street life. *(Figure 13)*
- Every attempt should be made to provide each residence with its own entrance. If this is not possible, the number of residences sharing entrances should be minimized to enhance privacy. *(Figure 13)*
- Walkways should be designed so that there is screening and/or a reasonable distance between visual access to individual units and pedestrian flow. Access balconies are discouraged.
- Stair towers should be integrated with the building form.
- The windows and/or building form should be designed so that visual intrusion between units within a project is minimized.
- In areas where there is no strong existing single family housing character, single family attached houses with no side yards should be considered, where permitted by the applicable zoning designation of the property. This allows single family home construction to make better use of a site by not wasting land in side yards. *(Figure 13)*
- New duplex, triplex and fourplex construction should not use materials for siding or roofing which are not found on an existing single family home within the neighborhood. The following materials are discouraged as siding: plywood, exposed concrete block, T111 or particle board, stone aggregate, and metal.
- Windows should be located so that visual and sound intrusion from adjoining buildings and the street is minimized. This should not be interpreted to discourage windows.



DESIGN GUIDELINES FOR DOWNTOWN RESIDENTIAL AREAS

BUILDING FORM AND APPEARANCE *—continued*

- New construction should be compatible with the existing visual character of the neighborhood with architectural features such as roof shape, porches, bay windows, entrance design, etc., keying from surrounding forms.
- Front porches and projecting features such as balconies, bays and dormer windows are encouraged.
- Building additions should be in keeping with the original architectural character, color, mass, scale, and materials. Additions should be designed to have the least impact upon character-defining features and should be located inconspicuously when viewed from the street.
- Smaller non-commercial buildings, where permitted, should have gable or hip roofs with medium to steep pitch. Dormers and gable roofed projections are encouraged.
- In renovating existing buildings, architectural integrity of street-oriented facades should be maintained. Additions and structural alterations should be limited to the side or rear yard facades and be minimally visible from the street.
- Front and side yards which abut a street should be visually open to the street. Hedges, retaining walls and fences which visually obscure front yards are discouraged. Fences, should be kept behind building lines, as viewed from the street. Chain-link fences within front yards are also strongly discouraged.
- Where feasible, efforts should be made to preserve older, salvageable single family structures in mixed residence/office areas either through conversion to higher density residential, office or mixed use.
- After preliminary review by the Committee, renovations or additions to historically-designated buildings may be referred to the City Office of Heritage Services for their recommendation.
- Free standing signs in these mixed residence/office areas should not be higher than five feet above grade. Monument-type signs are encouraged in place of pole-mounted signs.
- In mixed residence/office areas, if a sign is attached to a building, the height of the bottom of the second story window sill should be the maximum height permitted for a sign.



DESIGN GUIDELINES FOR DOWNTOWN RESIDENTIAL AREAS

LANDSCAPING

- Landscaping guidelines outlined in the Downtown Commercial section of this manual shall apply to residential developments.

PARKING

- No parking shall be located between a building and public way, unless it is demonstrated that no other site layout is feasible. Access to parking areas from alleys, rather than from streets, is desirable.
- The amount of paved area should not exceed that necessary for required parking spaces, vehicle maneuvering, and pedestrian pathways.
- Where possible, parking should be enclosed, within the building envelope or to the rear of the building form — either on a surface lot or more desirable, in a garage.
- Parking should be screened by planting and/or fences, from adjacent uses and the street where appropriate.
- Attempts should be made to minimize the size and number of curb cuts in order to preserve on-street parking spaces.

USABLE OPEN SPACE

- Where open space is provided in multi-family developments, the following features should be provided: Including both private and semi-public open space into the project design is encouraged. Such open space should be of adequate size and dimension to permit outdoor activities to take place, both for children and adults.
- Screening should be provided to allow outdoor activity of residents to take place in semi-privacy. Privately-screened areas should be provided at each housing unit to be enjoyed by residents.
- When private open space is on the ground level, solid paving of asphalt or concrete is discouraged, although patio areas and other forms of attractive pattern paving or special brickwork are desirable.

- Not Applicable to New VDDG Plan Area
- Translate relevant guidelines that are applicable to new multifamily

Vancouver Downtown Design Guidelines

2024/25 Update

What is this project about?

The City of Vancouver's Downtown Design Guidelines Manual (initially written in 1978 and last updated in 1995) is used in the review of development projects in Downtown Vancouver. The guidelines have helped architects and developers ensure quality design in their projects as well as compatibility with downtown character and the goals of the community. Vancouver is seeing continued development interest and the guidelines are being updated to provide better guidance for the design and scale of development being built today.

Why is the City working on this now?

Currently, City staff are responsible for reviewing development projects, so they work directly with the Downtown Design Guidelines Manual on a regular basis. As development interest continues to grow in Downtown Vancouver, City staff have identified a need for the guidelines to be updated to better streamline the review process for both the City staff reviewers and the applicant. The City is looking for updated guidelines that are clear and concise, but still allow for flexibility and are not overly prescriptive.

How can I get involved?

Attend development community focus groups

Participate in the open house when draft guidelines are released

Watch the City's website for other engagement opportunities



Timeline

- **Fall 2023** — *Project Kickoff*
- **Winter 2024** — *Focus Group Meetings*
- **Summer 2024** — *Development of Draft Design Guidelines*
- **Fall/Winter 2024/25** — *Public Draft Review + Workshops*
- **Summer 2025** — *Adoption Hearings*



CITY OF Vancouver WASHINGTON

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: April 28, 2025

TO: Mayor and Council

FROM: Mayor Pro Tem Erik Paulsen, Councilmember Ty Stober, Councilmember Sarah Fox

RE: **Districting proposal**

CC: Aaron Lande, Program and Policy Manager and Nena Cook, City Attorney

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The Vancouver City Council's ad hoc districting subcommittee is looking for guidance from the full Council on the next phase of their work regarding a proposal to create voting districts for the purpose of electing the Vancouver City Council.

Background

A proposal to create voting districts in Vancouver has been brought forward by the last two City Charter Review Committees and considered by an ad hoc Task Force on City Council Representation.

In 2019, the Charter Review Committee's districting proposal was:

- Three districts with two Councilmembers representing each district
- Nominated by district in primary and elected at-large in general election
- Candidates must live in the district to run and must remain residents of the district while in office
- Mayor continues to be elected at-large
- Effective for the 2021 general election[1]

The districting proposal was ranked by the 2019 Charter Review Committee as their first priority, with the intention of improving Council representation. The City Council chose not to place the districting proposal on the 2019 General Election ballot.

[1] Attachment 1_2019 Charter Amendment 1_Election of Councilmembers by District.

There was interest by the City Council to further investigate the perceived lack of diverse representation on the Vancouver City Council and its appointed Boards and Commissions. To further review the issue and identify possible tools and approaches to rectify it, the City Council created the Task Force on Council Representation in late 2019 to "identify, develop and recommend practical strategies and policies, including council nomination by district, that supports elected representation on the City Council that more closely reflects the Vancouver community."[2]

As part of the work of the Task Force, public outreach was conducted seeking feedback through the Be Heard Vancouver web page and a community survey. The Task Force reviewed the results of the community survey and used that feedback to develop their final list of recommendations. Nomination by district was strongly considered by the Task Force because of the recommendation of the 2019 Charter Review Committee. There was no consensus among the Task Force that nomination by district would produce a more diverse City Council. Districting is certain only to produce a City Council that is geographically diverse. Task Force members recognized nomination by district – depending on its specific implementation – could make it easier for candidates to campaign for office as they might not have to run City-wide.[3] The City Council took no formal action on any of the recommendations of the Task Force.

In 2024, the Charter Review Committee's districting proposal was:

- Four districts with one Councilmember representing each district
- Districted Council candidates would run within their own district for both the primary and general elections
- Two Councilmember seats elected at-large, city-wide
- Mayor continues to be elected at-large
- Creates a Districting Commission, made up of citizens who are not currently elected officials or candidates for office as well as a non-voting GIS analyst
- The Districting Commission would develop the districting plan and district boundaries
- Effective for the 2027 general election[4]

The districting proposal was recommended by the 2024 Charter Review Committee by a vote of 8-7. The City Council chose not to place the districting proposal on the 2024 General Election ballot but instead created an ad hoc districting subcommittee to review the issue further with the intention of coming to a decision about placing a proposal to amend the Vancouver City Charter to allow election by districts, if desired, on the 2025 general election ballot.

[2] 2019 Vancouver Task Force on Council Representation Charter.
[3] Attachment 2_Final Recommendation Report by the Task Force on City Council Representation.
[4] Attachment 3_2024 Charter Amendment 6_Election by District.

Amending the Vancouver City Charter

There are two sections of the Vancouver City Charter that speak to the amendment process.

Section 11.14 Amendments: Amendments to this charter may be submitted to the voters by the city council or by petition of the voters, or a new charter may be drafted and submitted, in the manner provided by the constitution and laws of the state.[5]

Section 11.17 Periodic Reviews of Charter: No later than five years after the most recent charter review, the mayor shall appoint, subject to city council confirmation, a panel of fifteen residents to review the city charter and to recommend to the city council in time to be considered for that year's election any charter changes or amendments which the panel believes should be put to a vote of the people, and the council shall thereafter place any such amendment on the ballot at the next municipal election if a majority of the city council so determines; provided nothing herein shall interfere with the right of citizens to, by petition, require an election to be held for any charter amendment or to cause a freeholder election to be held for a proposed new city charter, nor shall it interfere with the right of the city council to, at any time, propose and submit proposed charter amendments to the voters.[6]

Next Steps

Th districting subcommittee is looking for guidance from the full City Council on desired next steps in their work. If the City Council would like to place a proposal on the 2025 general election ballot, that decision needs to be made by the City Council by June 23rd to allow staff time to prepare the necessary documents.

At the April 28th Council workshop, the districting subcommittee would like to have a conversation with their colleagues that results in guidance on next steps. Potential discussion/decision points could include:

- Does the Council wish the districting subcommittee to develop a proposal to allow elections by district to be placed on the November 2025 general election ballot?
- If the Council answers the first question in the affirmative, does the Council wish that the districting subcommittee develop a full proposal of how elections by district would occur in Vancouver?
- If the Council answers the first two questions in the affirmative, does the Council prefer the 2019 Charter Review Committee's proposal, the 2024 Charter Review Committee's proposal, or a combination with elements from both proposals? If the latter, which specific elements should the districting subcommittee bring into their proposal?

[5] 2024 Vancouver City Charter, effective on November 26, 2024.
[6] Ibid.

- If the Council answers the first question in the negative, does the Council wish to place an advisory measure asking about elections by district on the 2025 general election ballot?

PROPOSED CHARTER AMENDMENT NO. 1 – REVISIONS IN THE COUNCILMEMBER ELECTION PROCESS

An amendment to Section 2.01 of the City of Vancouver's Charter clarifying that a special election for the remainder of a Councilmember's term is required when the Councilmember provides notice of intent to run for a different council position. New Section 2.19 would divide the city into three voting districts of roughly equal population. District voters would nominate two candidates, who are district residents, in the primary election. Councilmembers would continue to be elected citywide in the general election. The City Council would appoint a Commission to establish the districts.

Should this amendment to the Charter be enacted?

Yes

No

Full Text:

Section 2.01 Number, Terms: The council shall have seven members, including a mayor, nominated and elected pursuant to Section 2.19. ~~from the city at large in the manner hereinafter provided: Commencing in the 1971 municipal election, t~~ Three persons shall be elected to four-year terms as councilmembers at each biennial municipal election and; provided further, commencing in the 2005 biennial municipal election, one person shall be elected to a four-year term as mayor.

If any seated councilmember seeks a different council position, including mayor, that person is required to provide notice of his/her intention to do so and to resign his/her current position effective as of the end of that calendar year. The notice of intent must be filed with the city clerk at least thirty days prior to the filing deadline for the council position being sought. The clerk shall provide a copy of the notice to the Elections Officer of the County Auditor. If the councilmember providing such notice would have a remaining term of office following the end of that calendar year, nominations and elections for such remaining term of office shall be conducted as provided for under state law and the provisions of this Charter.

The person elected mayor shall have the powers of the mayor as provided in this charter and also all powers of a city councilmember. All incumbent councilmembers shall continue to serve until their successors are elected and qualified. In the event of a tie vote, the election shall be decided by lot.

New Section 2.19. Election of Councilmembers; Councilmember Districts.

A. The City shall be apportioned into three council districts of generally equal population, numbered one through three. Each district shall have two city council positions, numbered one and two.

B. General municipal elections are held in November in odd-numbered years. At the 2021 election there shall be elected the mayor and three council members to position number one for each district and every four years thereafter; at the 2023 election three council members in position number two for each district shall be elected and every four years thereafter.

C. The members of the City Council shall be nominated and elected as follows: at the municipal primary election, the qualified electors of each district, and they only, shall nominate two candidates for the office of councilmember. At the following municipal general election, the nominee receiving the highest number of votes from the City at large for the office of councilmember for the district in which he or she resides shall be declared elected.

D. City councilmembers and candidates for city council shall be residents of the districts they represent or seek to represent.

E. The boundaries of the districts shall be drawn in 2020, then redrawn in 2022, and redrawn every ten (10) years thereafter following each federal decennial census, in accordance with a districting plan prepared by a seven (7)-member Districting Commission, all consistent with applicable state law and this Charter. The City Council shall appoint the Districting Commission members from those applying upon a determination of reasonable geographic representation among the applicants. These Commission members must be appointed on or before January 31, 2020, then again on or before January 31, 2022, and on or before January 31, every tenth year thereafter. Each Districting Commission member shall have been a resident of the City of Vancouver for at least two years and shall demonstrate a general knowledge of the neighborhoods and geography of the city. For purposes of this section, residence in an area annexed to the city shall be deemed residence within the city. Commencing with the 2022 redistricting and thereafter the Districting Commission shall have at least two members from each council district. No person may serve on the Commission who is an elected official (except precinct committee officer), a candidate for elected office, or a City of Vancouver employee.

The districting plan must be adopted by the Commission initially on or before November 1, 2020, then again on or before November 1, 2022, and every tenth year thereafter. Prior to the adoption of a districting plan and district boundaries the Commission shall conduct public forums. The initial districting plan shall be based on the 2010 decennial census,

together with additional population estimates that the Commission deems reliable. In 2022, and every tenth year thereafter, the districting plan shall be based on the most recent decennial census. The City Council must adopt each Districting Commission's districting plan without modification or amendment except to correct data errors upon request by the Districting Commission.

Council districts shall be as equal in population as practicable. In no case shall the most populous district exceed the population of the least populous district by more than ten percent.

In the event that any existing voting precinct established by the Clark County Auditor is located partly within two or more Council Districts, the precincts shall be allocated to the Council district in which the largest number of voters within the precinct resides, and the district boundaries shall be changed accordingly; provided that a precinct may be divided if adding the entire precinct would cause the most populous district to exceed the least populous district by more than ten percent.

The District Commission shall draw districts, to the extent practicable, based on the following guidelines:

1. Districts should preserve identifiable communities of interest.
2. Districts should be geographically compact - populous contiguous territory shall not be bypassed to reach distant populous areas.
3. Districts should be composed of whole census blocks as developed by the United States Bureau of Census.
4. Districts should be composed of contiguous territory with reasonable access between population centers in the district,
5. Districts should not be drawn for purposes of protecting incumbents.
6. Districts should be bounded by natural boundaries, by street lines, by neighborhood association boundaries and/or by City boundaries.
7. Districts should be drawn to promote demographic and economic diversity on the City Council.

Any territory annexed to the City of Vancouver shall at the time of such annexation be added to an adjacent district or districts by an ordinance of the Council. However, if any territory annexed causes the most populous district to exceed the population of the least populous district by more than ten percent, a subsequent redistricting shall occur and shall apply to any municipal election occurring more than one year following the effective date of the first annexation causing such disparity.

Council may appoint a new Districting Commission to conduct a redistricting between decennial censuses if the council has reliable new data that the population of the most populous district exceeds the least populous district by more than ten percent. Any such redistricting shall occur and shall apply to any municipal election occurring more than one year following Council's direction.

F. Council members elected or appointed at large prior to the November 2021 municipal general election shall continue in office until the terms to which they were elected or appointed expire as provided by law.

Final Recommendation Report

by the Task Force on City Council Representation

December 2020



CITY OF Vancouver WASHINGTON

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Introduction and Background

In early 2019, the City of Vancouver's most-recently convened Charter Review Committee recommended the election of the City's six Council positions by geographic district. Following City Council deliberation over the recommendation, it was determined to form a Task Force to address this recommendation, with each City Councilmember appointing a Task Force member.

The Task Force Charter defines the group's purpose as being:

> **"…to identify, develop and recommend practical strategies and policies, including council nomination by district, that supports elected representation on the City Council that more closely reflects the Vancouver community."**

Development of a Problem Statement and Identification of Barriers

The Task Force began meeting in late 2019. Their work was paused between March 2020 and June 2020 due to the COVID-19 public health emergency. When meetings could resume, the Task Force developed and adopted the following statement defining the problem and barriers to adequate City Council representation of the greater community:

Task Force Problem Statement

Setting public policy which best serves the public interest requires inclusion of diverse community perspectives. Diversity includes age, color, culture, disability, ethnicity, gender identity or expression, marital status, national origin, race, religion, sex, sexual orientation, geography and socioeconomic status.

There is a perceived lack of diverse representation on the Vancouver City Council and its appointed Boards and Commissions. Direct and indirect representation of underserved groups and neighborhoods in the community needs to improve and increase.

Low rates of citizen engagement, civic participation, and voter turnout highlight the need to increase community access to local government.

Adequate representation is inhibited by barriers, including, but not limited to:

- Accessibility of City Council and reduced public input/comment opportunities
- Lack of diversity in positions appointed by City Council
- How and when elections are conducted -
    - Voting methods which induce vote-splitting
    - Elections for City Council being held on odd-numbered years with resulting low voter turnout
- Insufficient staffing capacity to effectively liaison at the neighborhood level
- Lack of understanding of the challenges and barriers faced by diverse candidates for office in both running and winning election
- Inadequate connection to diverse communities and individuals, and lacking understanding of the practical and logistical obstacles which impede engagement

[1] See: https://www.cityofvancouver.us/sites/default/files/fileattachments/city_council/page/39754/community_task_force_on_council_representation.charter.pdf

Strategies to Address Barriers

The Task Force has identified several strategies to address barriers to Council representation. These generally are categorized as:

- Changes to voting method
- Creating geographical City Council districts
- Empowering neighborhoods and communities
- Increasing access to City Council
- Enhancing existing strategies and implementing new strategies for diversity, equity, and inclusion

The strategies considered are outlined below. Where feasible, a probable budgetary impact is also offered associated with each strategy according to the following scale of magnitude:

- Significant budgetary impact anticipated
- Minor budgetary impact anticipated
- No or insignificant budgetary impact anticipated
- Unknown budgetary impact

For example:

- A significant budgetary impact would involve hiring of additional personnel
- A minor budgetary impact would be a task, project or work item which would be assigned to current personnel requiring time, but no additional personnel to complete the task effectively
- Something of no or insignificant budgetary impact would be providing beverage service for meetings of City Boards/Commissions.

These budgetary impact estimates are not rigorously derived, however, and individual proposals would need to be detailed and vetted properly by City staff to understand the true fiscal impact.

Strategy A, Ranked-choice voting

Ranked-choice voting allows voters to rank candidates by preference rather than casting a vote for a single candidate running for a position on a ballot. Different forms of ranked-choice voting include instant runoff voting and single transferable vote. It is anticipated implementation of ranked-choice voting would result in a minor budgetary impact.

Strategy B, Nomination by district

Nomination of City Councilmembers by district involves designating geographic areas in the City where candidates would need to live to be eligible to run for that Council position. For example, a potential option includes establishing three districts and a Councilmember from within each, with three other Council positions and the Mayor being elected at large. It is anticipated implementation of nomination by district would result in a minor budgetary impact.

Strategy C, Hybrid approach involving both ranked-choice voting and nomination by district

A hybrid option implementing ranked-choice voting AND geographic districts is also a possibility, with many possible specific iterations. It is anticipated implementation of this proposal would result in a minor budgetary impact.

Strategy Set D, Increasing Access to City Council

D.1 The City of Vancouver should consider expanding the size of the City Council from the current size (six Councilmembers plus the Mayor). A significant budgetary impact is anticipated to be associated with this proposal.

D.2 The City of Vancouver should consider financial assistance/campaign voucher programs for City Council candidates. This proposal has an unknown budgetary impact.

D.3 The City of Vancouver should consider charter amendments to reduce incumbency bias such as term limits and ineligibility of interim vacancy appointments to run for City Council. This proposal is anticipated to have no significant budgetary impact.

D.4 The City of Vancouver should advocate for changes to state law to enable even-year City Council elections. This proposal is anticipated to have no significant budgetary impact.

D.5 The City of Vancouver should provide diversity, equity, and inclusion training for City Council, Boards, and Commissions. A minor budgetary impact is anticipated.

D.6 Reduce Citizen Participation Barriers Related to City Council Meetings.

D.6.1 The City of Vancouver should provide American Sign Language interpretation at City Council meetings. A minor budgetary impact is anticipated.

D.6.2 The City of Vancouver should provide no-cost transportation to and from City Council meetings. The budgetary impact related to this proposal is unknown.

D.6.3 The City of Vancouver should provide childcare at City Council, Board, and Commission meetings. The budgetary impact related to this proposal is unknown.

D.6.4 The City of Vancouver should deploy free internet access throughout the City. The budgetary impact related to this proposal is unknown.

D.6.5 The City of Vancouver should provide audio/video recordings of City Council, Board, Commission, and Task Force meetings. A minor budgetary impact is anticipated.

D.6.6 The City of Vancouver should conduct City Council meetings and town hall meetings at varied locations throughout the City. A minor budgetary impact is anticipated.

D.6.7 The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Board, and Commission candidates. The budgetary impact related to this proposal is unknown.

D.6.8 The City of Vancouver should conduct regular listening sessions, citizen forms, and town hall meetings. A minor budgetary impact is anticipated.

Strategy Set E, Empowering Neighborhoods and Communities

E.1 Increased Neighborhood Outreach/Coordination.

E.1.1 The City of Vancouver should assign City Council members to neighborhood

associations as specific points of contact. Implementing this recommendation would likely have an insignificant budgetary impact.

E.1.2 The City of Vancouver should undertake a creative campaign highlighting the function and contribution of neighborhood associations and community-based organizations. The budgetary impact of this proposal is unknown.

E.2 Invest in Neighborhood Association and Community Organization Relationships.

E.2.1 The City of Vancouver should provide a low- or no-cost perquisite for neighborhood leaders. A minor budgetary impact is anticipated associated with this proposal.

E.2.2 The City of Vancouver should invite regular updates at City Council meetings from neighborhood associations and community-based organizations. This proposal is anticipated to have no significant budgetary impact.

E.2.3 The City of Vancouver should provide for neighborhood associations to have both virtual and in-person meeting formats with archiving of meeting proceedings for public access. A minor budgetary impact is anticipated associated with this proposal.

E.2.4 The City of Vancouver should provide childcare for neighborhood association meeting attendees. The budgetary impact of this proposal is unknown.

E.2.5 The City of Vancouver should provide diversity, equity, and inclusion training for neighborhood association and community-based organization leaders. The budgetary impact of this proposal is unknown.

E.2.6 The City of Vancouver should provide tours of City operations for neighborhood association leaders. A minor budgetary impact is anticipated.

E.2.7 The City of Vancouver should periodically invite neighborhood associations to attend a City Council meeting, especially when an item on the agenda has particular effect on that neighborhood association and its members. This proposal is anticipated to have no significant budgetary impact.

E.2.8 The City of Vancouver should have neighborhood police officers and representatives from other City departments regularly attend neighborhood association meetings. The budgetary impact of this proposal is unknown. [2]

Strategy Set F, New and Enhanced Strategies for Diversity, Equity, and Inclusion

F.1 Encourage Diverse Candidates and Increase Civic Participation.

F.1.1 The City of Vancouver should sponsor participants in the Leadership Clark County program. A minor budgetary impact is anticipated.

F.1.2 The City of Vancouver should set policy prioritizing the appointment of candidates from underrepresented populations to Boards and Commissions. This proposal is anticipated to have no significant budgetary impact.

[2] This proposal was inadvertently excluded from the Community Survey because of an error.

F.1.3 The City of Vancouver should review the Board and Commission appointment process with a focus on equity. A minor budgetary impact is anticipated.

F.1.4 The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Board, and Commission candidates. The budgetary impact related to this proposal is unknown.

F.1.5 The City of Vancouver should actively recruit candidates from underrepresented populations to serve on Boards and Commissions. The budgetary impact related to this proposal is unknown.

F.1.6 The City of Vancouver should provide new resident welcome information in multi-lingual formats introducing City officials, Boards, Commissions, and City contact information. A minor budgetary impact is anticipated.

F.2 Stipends and Perquisites for Board and Commission Service.

F.2.1 The City of Vancouver should provide free and/or low-cost perquisites for service on Boards and Commissions. The budgetary impact related to this proposal is unknown.

F.2.2 The City of Vancouver should provide honoraria/compensation for service on Boards and Commissions. The budgetary impact related to this proposal is unknown.

F.3 The City of Vancouver should increase outreach staffing levels. A significant budgetary impact is anticipated associated with this proposal.

F.4 Develop Community Leadership Capacity.

F.4.1 The City of Vancouver should conduct a citizen academy. A minor budgetary impact is anticipated.

F.4.2 The City of Vancouver should conduct culturally relevant community forums to introduce the City to diverse constituencies. A minor budgetary impact is anticipated.

F.4.3 The City of Vancouver should conduct leadership training for Boards and Commissions. The budgetary impact related to this proposal is unknown.

F.4.4 The City of Vancouver should conduct a youth council. The budgetary impact related to this proposal is unknown.

F.4.5 The City of Vancouver should invest in internship programs. The budgetary impact related to this proposal is unknown.

F.4.6 The City of Vancouver should conduct a “Shadow-a-Councilmember” program. A minor budgetary impact is anticipated.

F.4.7 The City of Vancouver should conduct presentations to high school government classrooms and encourage voter participation. A minor budgetary impact is anticipated.

Public Involvement Process and Community Survey

A public outreach and engagement period seeking feedback on these proposals was conducted between October 1, 2020 and October 30, 2020. The outreach efforts were designed to direct contacts to a "Be Heard Vancouver" web page for this project,[3] along with a link to a community survey.

Outreach efforts included:

- Two virtual open houses
- Two "Be Heard Vancouver" newsletter email blasts reaching over 1,000 recipients
- A "Vancouver Connects" newsletter email reaching over 10,000 recipients
- Weekly email newsletter blasts to neighborhood associations
- Numerous social media posts on Facebook, Twitter, Instagram and Nextdoor, which were reshared by community organizations representing underrepresented populations

The survey itself was structured such that each proposal was briefly described, and survey respondents were asked if the agreed the proposal would improve City Council representation. The scale used to express degree of assent was:

- Strongly Agree
- Agree
- Neither Agree nor Disagree
- Disagree
- Strongly Disagree

Space was also provided for free form comments from respondents. The summary of survey responses including the free form comments are provided in Appendix B, and a slide deck prepared by City staff providing some analysis of these results in Appendix C.

The survey was not conducted, nor was it intended to be, in a scientifically rigorous fashion. Accordingly, the results of the survey cannot be construed to be statistically significant or generalizable. The intent of the survey was to provide some signal to the Task Force regarding the reception of the proposals developed to inform the Task Force's process of developing a final recommendation.

A total of 404 survey responses were received, with a 67% rate of completion. The length of the survey with the large number of proposals likely deterred a higher completion rate. Additional factors potentially affecting survey results include lack of verification of respondent residency (whether they are City residents) as well as informational complexity of the proposals, i.e. dealing with issues such as ranked-choice voting and incumbency bias with little background. The anticipated direct and indirect effects of the proposals on the issue of City Council representation are themselves speculative, potentially affecting survey responses as no examples of implementation or other context were offered with the proposals.

[3] https://www.beheardvancouver.org/community-task-force-on-council-representation?preview=true

Development of Task Force Recommendation

The Task Force held three meetings following the end of the public involvement period to develop a final recommendation to present to City Council. The first of these meetings reviewed the results of the Community Survey. Of the many ways to analyze the survey responses, the Task Force found positivity analysis to be of greater utility. In this method the responses of "neither agree or disagree" and nonresponses (i.e. respondents who skipped the proposal) are controlled for such that the agree/strongly agree and disagree/strongly disagree are compared, and the proposals are correspondingly ranked.

Figure 1, located in the figures and tables section, shows positivity analysis of the Community Survey responses using brief descriptions of the proposals.

Six of the seven Task Force members participated in a ranking exercise. Those results are attached as Appendix D. One of the six responses provided a top four ranking, while the other five responses ranked all proposals. The combined top five responses are given in Table 1 below. No single proposal received more than three task force votes.

Table 1

Proposals Receiving 3 Votes	**Proposals Receiving 2 Votes**	**Proposals Receiving 1 Vote**
1. Nomination by District 2. Ranked Choice Voting (RCV) 3. (TIE) • Assign Council Members to Neighborhood Associations • DEI Training for Council, Boards, Commissions	5. Hybrid of Districting and RCV 6. (TIE) • Review Board/Commission Appointment Process Focusing on Equity • Conduct Council and Town Hall Meetings Around City 8. (TIE) • Advocate for Even-Year City Council Elections • Reduce Incumbency Bias 10. Presentations to High School Government Classrooms 11. Expansion of City Council Size	12. (TIE) • Actively Recruit Candidates for Boards/Commissions from Underrepresented Groups • Campaign Vouchers/Candidate Financial Assistance 14. Participate in Culturally-Relevant Community Forums

Table 2, located in the figures and tables section, displays an index of the proposals along with their positivity ranking from the Community Survey and the composite result of the top five ranking exercise completed by Task Force members.

Figure 2, also located in the figures and tables section, displays the positivity analysis from the Community Survey while highlighting the Task Force's top-ranked proposals for visual effect.

Task Force Recommendation to City Council

The Task Force's recommendation to City Council generally consists of two major components: (1) proposals which are relatively simple and inexpensive to implement and which enjoy popular support as evidenced by the Community Survey response data, and (2) proposals which are more complex and arduous to implement, and which have varying degrees of support based on both the Task Force's rankings and the Community Survey responses.

Table 3, located in the figures and tables section, provides a different sorting of Table 2 based on Community Survey ranking. When viewed through this sorting, among the top-ranked proposals are several which appear to be relatively simple and inexpensive to implement. Some examples of these include:

- E.2.7 – Invite neighborhood associations and community-based organizations to City Council meetings, especially when an item on the agenda has an anticipated impact or effect
- D.6.5 – Provide access to audio/video archives of City Council, Board, Commission, and Task Force meetings on the City's website
- D.6.8 – Conduct regular listening sessions, forums, and town hall meetings
- F.4.7 – Conduct presentations to high school government classrooms about local government and encourage voter participation
- D.6.1 – Provide ASL interpretation at all City Council meetings
- D.5 – Diversity, equity, and inclusion training for City Council, Boards and Commissions
- E.2.2 – Invite regular updates at City Council meetings from neighborhood associations and community-based organizations
- F.4.2 – Participate in culturally-relevant community forums to introduce City government more widely in the community
- E.1.1 – Assign City Council members to neighborhood associations
- F.1.6 – Provide multi-lingual new resident welcome information

Other proposals may similarly offer incremental impact in terms of increasing City Council representation with relatively small expenditure of time and resources. For example, reviewing the Board and Commission appointment process with a focus on equity could be impactful while requiring little resources to complete and implement. Providing diversity, equity, and inclusion training for leaders of neighborhood associations and community-based organizations could simply mean opening participation for already-planned workshops of this type to such groups.

These simpler proposals garner consensus (or something approaching consensus) much easier than the complex proposals.

The more complex and arduous-to-implement proposals contemplated by the Task Force involve thorough development of additional details related to these proposals, composing a formal proposition to amend the City Charter, and placing the proposal on the ballot. These proposals center largely around the process by which City Councilors are elected. They are:

- Nomination by geographic district
- Implementation of ranked-choice voting
- A hybridization of nomination by geographic district and ranked-choice voting

Nomination by district was strongly considered by the Task Force because of the recommendation of the 2019 Charter Review Committee. There is no consensus among the Task Force that nomination by district will directly produce a more diverse City Council body. Districting is certain only to produce a City Council body which is diverse geographically. Task Force members recognize nomination by district – depending on its specific implementation – could make it easier for candidates to campaign for office as they might not have to run City-wide.

Ranked-choice voting was also considered by the Task Force. It is seen as compelling – again, depending on its specific form and implementation – for its potential to reduce the effects of vote-splitting and its deleterious effects on the electoral process. Again, the Task Force arrived at no

consensus on this proposal. There are also statutory limitations on certain types of ranked-choice voting: the forms which are viewed to be the most beneficial in terms of evoking the voice of the electorate.

A hybridized approach of nomination by geographic district and ranked-choice voting could provide an opportunity to realize the expected combinatorial benefits of both approaches. For example, City Councilmembers would be elected by geographic district using a form of ranked-choice voting.

In all three of the aforementioned proposals it is understood by Task Force members that implementation would likely involve appointment of additional City task forces, staff time, externally-sourced subject matter expertise, and much time to properly calibrate a proposal to refer to City Council for subsequent referral to voters.

Conclusion

Task Force members complete their assigned work grateful for the opportunity of working together and serving the community in this manner. They acknowledge the complexity and ambiguity of the task they were given, and, having thoroughly contemplated and defined what they see as the scope of issues around City Council representation, generated many ideas for City Council consideration. The proposals were considered because they are seen to have direct and/or indirect effects on issues of City Council representation.

The Task Force invites the City Council to continue to explore these issues and the ideas the Task Force generated to address them. Economic and the fiscal condition of the City will understandably affect prioritization and implementation of proposals. The Task Force, as evidenced in the problem statement and barriers identification they developed, view the issues around City Council representation and requiring consistent and continuous effort and evaluation.

Acknowledgements

We wish to thank and acknowledge the Task Force members for the many hours spent in meetings, reviewing materials, participating in community outreach, and doing excellent work together.

We likewise acknowledge City of Vancouver staff for their immeasurable contribution to this project. In particular we thank Shannon Ripp from the City Manager's Office, Public Engagement Manager Tony Ramos, and Brent Boger from the City Attorney's Office. Each contributed many hours of effort supporting the work of the Task Force and their expertise was invaluable.

The Task Force also benefitted from the expertise of subject matter experts:

- Then-City of Vancouver Communications Director Carol Bua presented information on City demographics
- Lisa Ayrault of FairVote Washington presented information on ranked-choice voting
- Rekah Strong facilitated a workshop on diversity, equity and inclusion
- Hugh Spitzer conducted a presentation on nomination by geographic district

We are appreciative of the time, insight, and expertise of these individuals.

Figures & Tables

Figure 1: Positivity analysis of Community Survey responses

Table 2: Index of proposals with Community Survey positivity ranking and Task Force ranking

Figure 2: Positivity analysis of Community Survey responses with Task Force's top-ranked proposals highlighted

Table 3: Sorting of Table 2 by Community Survey ranking

Figure 1

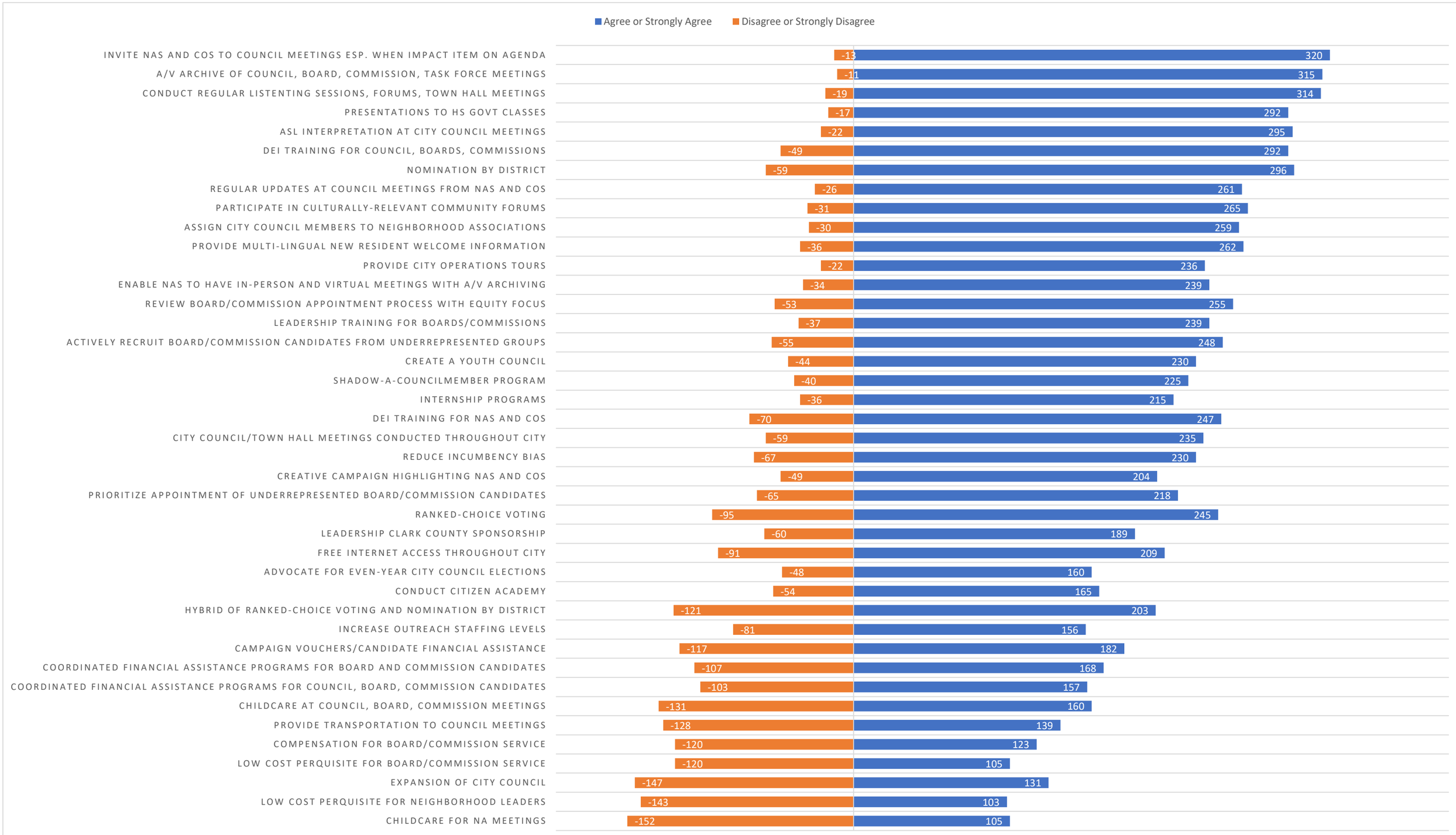

Agree or Strongly Agree
Disagree or Strongly Disagree
INVITE NAS AND COS TO COUNCIL MEETINGS ESP. WHEN IMPACT ITEM ON AGENDA -13 320
A/V ARCHIVE OF COUNCIL, BOARD, COMMISSION, TASK FORCE MEETINGS -11 315
CONDUCT REGULAR LISTENTING SESSIONS, FORUMS, TOWN HALL MEETINGS -19 314
PRESENTATIONS TO HS GOVT CLASSES -17 292
ASL INTERPRETATION AT CITY COUNCIL MEETINGS -22 295
DEI TRAINING FOR COUNCIL, BOARDS, COMMISSIONS -49 292
NOMINATION BY DISTRICT -59 296
REGULAR UPDATES AT COUNCIL MEETINGS FROM NAS AND COS -26 261
PARTICIPATE IN CULTURALLY-RELEVANT COMMUNITY FORUMS -31 265
ASSIGN CITY COUNCIL MEMBERS TO NEIGHBORHOOD ASSOCIATIONS -30 259
PROVIDE MULTI-LINGUAL NEW RESIDENT WELCOME INFORMATION -36 262
PROVIDE CITY OPERATIONS TOURS -22 236
ENABLE NAS TO HAVE IN-PERSON AND VIRTUAL MEETINGS WITH A/V ARCHIVING -34 239
REVIEW BOARD/COMMISSION APPOINTMENT PROCESS WITH EQUITY FOCUS -53 255
LEADERSHIP TRAINING FOR BOARDS/COMMISSIONS -37 239
ACTIVELY RECRUIT BOARD/COMMISSION CANDIDATES FROM UNDERREPRESENTED GROUPS -55 248
CREATE A YOUTH COUNCIL -44 230
SHADOW-A-COUNCILMEMBER PROGRAM -40 225
INTERNSHIP PROGRAMS -36 215
DEI TRAINING FOR NAS AND COS -70 247
CITY COUNCIL/TOWN HALL MEETINGS CONDUCTED THROUGHOUT CITY -59 235
REDUCE INCUMBENCY BIAS -67 230
CREATIVE CAMPAIGN HIGHLIGHTING NAS AND COS -49 204
PRIORITIZE APPOINTMENT OF UNDERREPRESENTED BOARD/COMMISSION CANDIDATES -65 218
RANKED-CHOICE VOTING -95 245
LEADERSHIP CLARK COUNTY SPONSORSHIP -60 189
FREE INTERNET ACCESS THROUGHOUT CITY -91 209
ADVOCATE FOR EVEN-YEAR CITY COUNCIL ELECTIONS -48 160
CONDUCT CITIZEN ACADEMY -54 165
HYBRID OF RANKED-CHOICE VOTING AND NOMINATION BY DISTRICT -121 203
INCREASE OUTREACH STAFFING LEVELS -81 156
CAMPAIGN VOUCHERS/CANDIDATE FINANCIAL ASSISTANCE -117 182
COORDINATED FINANCIAL ASSISTANCE PROGRAMS FOR BOARD AND COMMISSION CANDIDATES -107 168
COORDINATED FINANCIAL ASSISTANCE PROGRAMS FOR COUNCIL, BOARD, COMMISSION CANDIDATES -103 157
CHILDCARE AT COUNCIL, BOARD, COMMISSION MEETINGS -131 160
PROVIDE TRANSPORTATION TO COUNCIL MEETINGS -128 139
COMPENSATION FOR BOARD/COMMISSION SERVICE -120 123
LOW COST PERQUISITE FOR BOARD/COMMISSION SERVICE -120 105
EXPANSION OF CITY COUNCIL -147 131
LOW COST PERQUISITE FOR NEIGHBORHOOD LEADERS -143 103
CHILDCARE FOR NA MEETINGS -152 105

Table 2

Survey Question #	Proposed Strategy #	Brief Description	Community Survey Rank	Task Force Rank
1	A	Ranked-choice voting	25	2
2	B	Nomination by district	7	1
3	C	Hybrid of ranked-choice voting and nomination by district	30	5
4	D.1	Expansion of City Council	39	11
5	D.2	Campaign vouchers/candidate financial assistance	32	12 (TIE)
6	D.3	Reduce incumbency bias	22	8 (TIE)
7	D.4	Advocate for even-year City Council elections	28	8 (TIE)
8	D.5	DEI training for Council, Boards, Commissions	6	3 (TIE)
9	D.6.1	ASL interpretation at City Council meetings	5	
10	D.6.2	Provide transportation to Council meetings	36	
11	D.6.3	Childcare at Council, Board, Commission meetings	35	
12	D.6.4	Free internet access throughout City	27	
13	D.6.5	A/V archive of Council, Board, Commission, Task Force meetings	2	
14	D.6.6	City Council/Town Hall meetings conducted throughout City	21	6 (TIE)
15	D.6.7	Coordinated financial assistance programs for board and commission candidates	33	
16	D.6.8	Conduct regular listening sessions, forums, town hall meetings	3	
17	E.1.1	Assign City Council members to neighborhood associations	10	3 (TIE)
18	E.1.2	Creative campaign highlighting NAs and COs	23	
19	E.2.1	Low cost perquisite for neighborhood leaders	40	
20	E.2.2	Regular updates at Council meetings from NAs and COs	8	
21	E.2.3	Enable NAs to have in-person and virtual meetings with A/V archiving	13	
22	E.2.4	Childcare for NA meetings	41	
23	E.2.5	DEI training for NAs and COs	20	
24	E.2.6	Provide City operations tours	12	
25	E.2.7	Invite NAs to Council meetings esp. when impact item on agenda	1	
26	F.1.1	Leadership Clark County sponsorship	26	
27	F.1.2	Prioritize appointment of underrepresented board/commission candidates	24	
28	F.1.3	Review board/commission appointment process with equity focus	14	6 (TIE)
29	F.1.4	Coordinated financial assistance programs for Council, board, and commission candidates	34	
30	F.1.5	Actively recruit board/commission candidates from underrepresented groups	16	12 (TIE)
31	F.1.6	Provide multi-lingual new resident welcome information	11	
32	F.2.1	Low cost perquisite for board/commission service	38	
33	F.2.2	Compensation for board/commission service	37	
34	F.3	Increase outreach staffing levels	31	
35	F.4.1	Conduct citizen academy	29	
36	F.4.2	Participate in culturally-relevant community forums	9	14
37	F.4.3	Leadership training for boards/commissions	15	
38	F.4.4	Create a Youth Council	17	
39	F.4.5	Internship programs	19	
40	F.4.6	Shadow-a-Councilmember program	18	
41	F.4.7	Presentations to HS Govt Classes	4	10

Figure 2

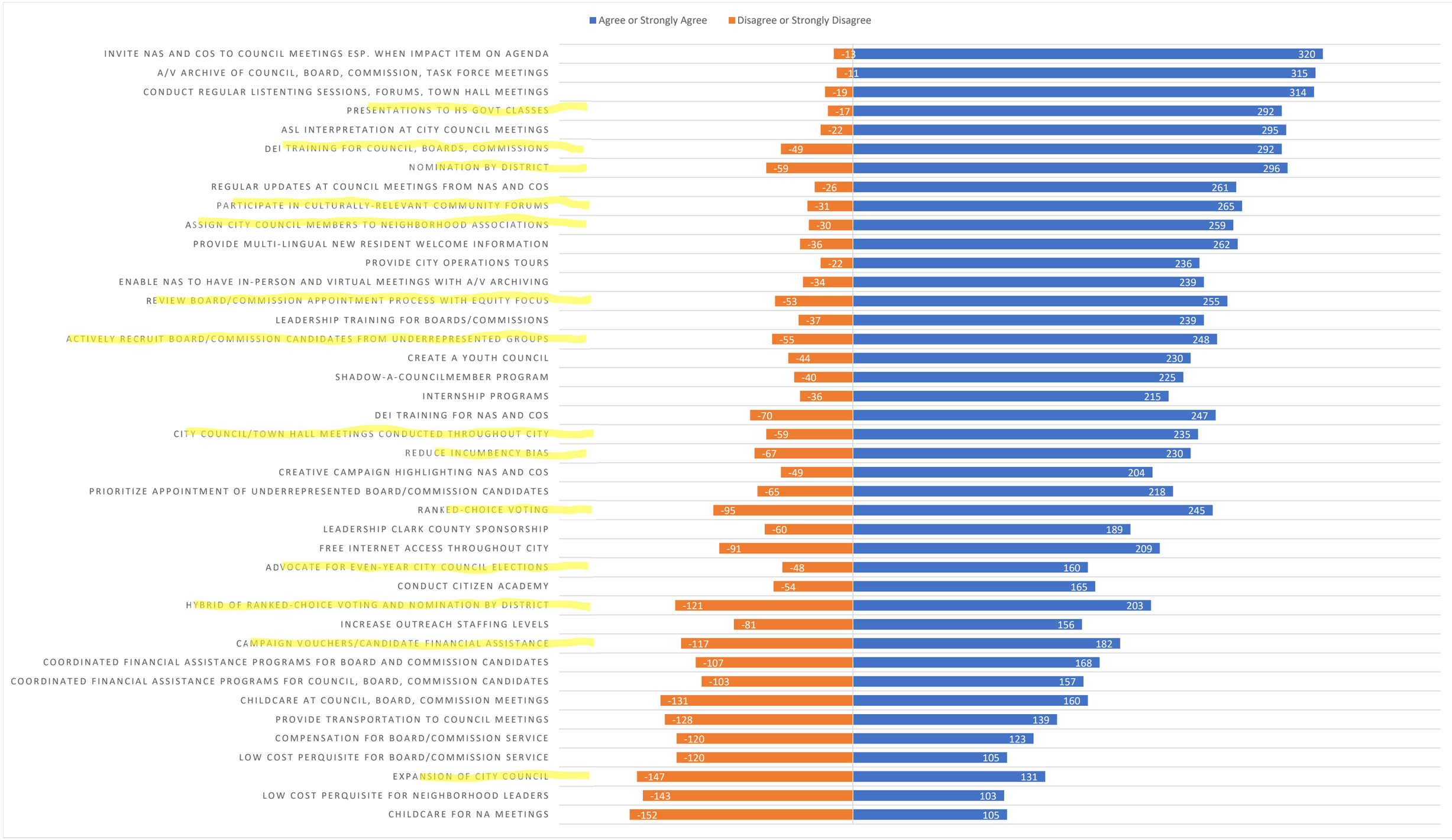

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Table 3

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25	E.2.7	Invite NAs to Council meetings esp. when impact item on agenda	1	
13	D.6.5	A/V archive of Council, Board, Commission, Task Force meetings	2	
16	D.6.8	Conduct regular listening sessions, forums, town hall meetings	3	
41	F.4.7	Presentations to HS Govt Classes	4	10
9	D.6.1	ASL interpretation at City Council meetings	5	
8	D.5	DEI training for Council, Boards, Commissions	6	3 (TIE)
2	B	Nomination by district	7	1
20	E.2.2	Regular updates at Council meetings from NAs and COs	8	
36	F.4.2	Participate in culturally-relevant community forums	9	14
17	E.1.1	Assign City Council members to neighborhood associations	10	3 (TIE)
31	F.1.6	Provide multi-lingual new resident welcome information	11	
24	E.2.6	Provide City operations tours	12	
21	E.2.3	Enable NAs to have in-person and virtual meetings with A/V archiving	13	
28	F.1.3	Review board/commission appointment process with equity focus	14	6 (TIE)
37	F.4.3	Leadership training for boards/commissions	15	
30	F.1.5	Actively recruit board/commission candidates from underrepresented groups	16	12 (TIE)
38	F.4.4	Create a Youth Council	17	
40	F.4.6	Shadow-a-Councilmember program	18	
39	F.4.5	Internship programs	19	
23	E.2.5	DEI training for NAs and COs	20	
14	D.6.6	City Council/Town Hall meetings conducted throughout City	21	6 (TIE)
6	D.3	Reduce incumbency bias	22	8 (TIE)
18	E.1.2	Creative campaign highlighting NAs and COs	23	
27	F.1.2	Prioritize appointment of underrepresented board/commission candidates	24	
1	A	Ranked-choice voting	25	2
26	F.1.1	Leadership Clark County sponsorship	26	
12	D.6.4	Free internet access throughout City	27	
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19	E.2.1	Low cost perquisite for neighborhood leaders	40	
22	E.2.4	Childcare for NA meetings	41	

Appendices

A. September 21, 2020 City Council Workshop Slides

B. Community Survey Results

C. Staff Analysis of Community Survey Results

D. Task Force Ranking Exercise Results

E. December 21, 2020 City Council Workshop Slides

Appendix A

Task Force on Council Representation



CITY OF Vancouver WASHINGTON

September 21, 2020

Aaron Lande, Senior Policy Analyst

Jeff Swanson, Consultant/Facilitator

Outline

- Introduction of Task Force Members
- Project Background and Task Force Work to Date
  - Problem Statement Development
  - Identification of Barriers and Approaches
- Public Involvement Plan
- Next Steps

CITY OF Vancouver WASHINGTON

Introduction of Task Force Members

- Mary Elkin
- Tanisha Harris
- Pat Jollota
- Aemri Marks
- Michael Martin
- Diana Perez
- Glen Yung

CITY OF Vancouver WASHINGTON

Task Force Charter as Approved by City Council

"…to identify, develop and recommend practical strategies and policies, including council nomination by district, that supports elected representation on the City Council that more closely reflects the Vancouver community."

Project Background and Task Force Work to Date

- 13 Meetings Conducted; Public Comment Accepted at Each Meeting; Meeting Venues Varied to Encourage Participation
- Presentations on Topics Including:
  - Council-Manager Form of Government
  - Work of 2019 Charter Review Committee on Districting and Presentation by Districting Expert
  - City of Vancouver Demographics/Distribution
  - Ranked-Choice Voting
  - Diversity, Equity, and Inclusion

CITY OF Vancouver WASHINGTON

Problem Statement

Setting public policy which best serves the public interest requires inclusion of diverse community perspectives. Diversity includes age, color, culture, disability, ethnicity, gender identity or expression, marital status, national origin, race, religion, sex, sexual orientation, geography and socioeconomic status.

There is a perceived lack of diverse representation on the Vancouver City Council and its appointed Boards and Commissions. Direct and indirect representation of underserved groups and neighborhoods in the community needs to improve and increase.

Low rates of citizen engagement, civic participation, and voter turnout highlight the need to increase community access to local government.

CITY OF Vancouver WASHINGTON

Barrier Identification

Adequate representation is inhibited by barriers, including, but not limited to:

- Accessibility of City Council and reduced public input/comment opportunities
- Lack of diversity in positions appointed by City Council
- How and when elections are conducted -
  - Voting methods which induce vote-splitting
  - Elections for City Council being held on odd-numbered years with resulting low voter turnout
- Insufficient staffing capacity to effectively liaison at the neighborhood level
- Lack of understanding of the challenges and barriers faced by diverse candidates for office in both running and winning election
- Inadequate connection to diverse communities and individuals, and lacking understanding of the practical and logistical obstacles which impede engagement

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Approaches

- Ranked-Choice Voting*
- Nomination by Geographic District*
- *Hybridized Option
- Approaches to:
  - Empowering Neighborhoods and Communities
  - Increasing Access to City Council
  - Enhancing Existing and Implementing New Strategies for Diversity, Equity, and Inclusion

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Empowering Neighborhoods and Communities

- Increased Neighborhood Outreach/Coordination
  - Assign Council Members to Neighborhood Associations
  - Creative Campaign Highlighting Neighborhood Associations
- Invest in Neighborhood Association and Community Organization Relationships
  - Low/No Cost Perquisite for Neighborhood Leaders
  - Regular Updates to City Council on Neighborhood Assoc/Community Orgs
  - Online and In-Person Formats for Neighborhood Association Meetings with Archiving

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Empowering Neighborhoods and Communities (cont.'d)

- Invest in Neighborhood Association and Community Organization Relationships
  - Childcare for Neighborhood Association Meeting Attendees
  - DEI Training for Neighborhood Association Leaders
  - Neighborhood Police Officers and Other City Department Reps Regularly Attend Neighborhood Association Meetings
  - Tours of City Operations for Neighborhood Association Leaders
  - Periodic Invitation for Neighborhood Associations to Attend City Council Meetings

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Increasing Access to City Council

- Expansion of City Council Size
- Financial Assistance/Campaign Voucher Programs for Candidates
- Charter Amendments to Reduce Incumbency Bias
- Advocate for Changing RCWs to Enable Even-Year Elections
- DEI Training for City Council, Boards and Commissions
- Reduce Citizen Participation Barriers Related to City Council Meetings:
  - Provide ASL Interpretation
  - Provide Transportation

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Increasing Access to City Council (cont.'d)

- Reduce Citizen Participation Barriers Related to City Council Meetings:
  - Provide Childcare at City Council, Board and Commission Meetings
  - Deploy Free Internet Access Throughout City
  - Provide Access to Audio/Video Recordings of City Council, Board, Commission, and Task Force Meetings
  - Hold Council Meetings at Varied Locations, Including Town Hall Style Meetings
  - Coordinate with Community Orgs to Create Financial Assistance Programs for Candidates, Including for Boards and Commissions
  - Conduct Regular Listening Sessions, Citizen Forums, and Town Hall Meetings

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New/Enhanced DEI Strategies

- Encourage Diverse Candidates and Increase Civic Participation
  - Sponsor Leadership Clark County Participants
  - Prioritize by Policy Appointment of Underrepresented Candidates to Boards and Commissions
  - Review Board/Commission Appointment Process with Equity Lens
  - Coordinate with Community Orgs to Create Financial Assistance Programs for Candidates, Including for Boards and Commissions
  - Engage in Actively Recruiting Candidates from Underrepresented Communities to Serve on Boards and Commissions

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New/Enhanced DEI Strategies (cont.'d)

- Encourage Diverse Candidates and Increase Civic Participation
  - New Resident Welcome Information (multi-lingual) Introducing City Officials, Boards, Commissions, and City Contact Info
- Stipends/Perquisites for Board Commission Service
- Additional Outreach Staffing
- Develop Community Leadership Capacity
  - Citizen Academy
  - Conduct Culturally-Relevant Community Forums to Introduce City

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New/Enhanced DEI Strategies (cont.'d)

- Develop Community Leadership Capacity
  - Conduct Leadership Training for Boards and Commissions
  - Youth Council
  - Internship Programs
  - "Shadow a Councilmember" Program
  - Present to High School Government Classrooms and Encourage Voter Registration

Public Involvement Plan

- Be Heard Vancouver Webpage
- Online Survey
- Promotion on Social Media Channels
- Virtual Engagement Sessions

Next Steps

- Conduct Public Outreach (late September to mid-October)
- Review and Synthesize Public Input (late October)
- Develop Final Recommendations (November)
- Present Final Recommendations to City Council (December)

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Questions and Discussion



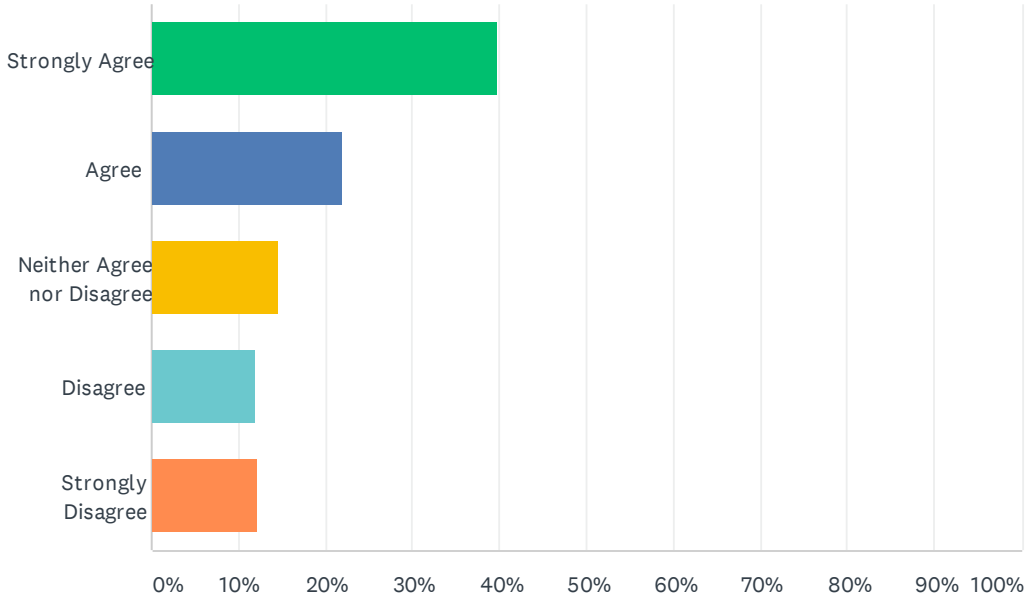
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Appendix B

Q1 Strategy ARanked-choice voting allows voters to rank candidates by preference rather than casting a vote for a single candidate running for a position on a ballot. Different forms of ranked-choice voting include instant runoff voting and single transferable vote. A minor budgetary impact is anticipated. Please note your agreement with the following statement:The City of Vancouver should implement a form of ranked-choice voting to improve City Council representation.

Answered: 397 Skipped: 6



ANSWER CHOICES	RESPONSES	
Strongly Agree	39.80%	158
Agree	21.91%	87
Neither Agree nor Disagree	14.61%	58
Disagree	11.84%	47
Strongly Disagree	12.09%	48
Total Respondents: 397		

#	COMMENTS:	DATE
1	I believe that greater representation of BIPOC people on the city council should be a very high priority and I am grateful for the work of the task force. I believe that ranked-choice voting will improve the likelihood of that. However, I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether rank-choice voting increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver. In other words, I must confess that I haven't done all the homework on ranked-choice voting that would make me more confident in my multiple-choice answer.	10/30/2020 2:27 PM
2	I would like to learn more about it before I say definitely whether I agree or disagree. I believe, however, that I would agree to ranked-choice voting.	10/30/2020 2:16 PM
3	I just heard about this survey today (Oct 30) thanks to a call from a volunteer. As a citizen who signed up to receive emails from the City of Vancouver regarding the Heights redevelopment plan, I am disappointed that the City has not notified their own email list members about this survey. This is too important a topic to end the discussion before the election is over. Please continue the survey for at least another month and do more outreach. When more than one excellent candidate steps forward, ranked choice will ensure that at least one of the candidates more preferred by a voter will move past the primary.	10/30/2020 12:43 PM
4	Have concerns that it may not be used in an equitable manner that could disenfranchise certain candidates such as LGBTQ or BIPOC candidates.	10/30/2020 7:20 AM
5	Ranked choice voting has many benefits (e.g., discouraging negative campaigning, getting a truer sense of voter preferences), and the potential for more diversity in our elected officials is one of those benefits.	10/29/2020 9:29 PM
6	rank choice voting sounds like a fantastic way for the people to more confidently vote for who they want without feeling like they have to choose "the lesser of two evils" that often seems to pervade the current system we have. Strongly support this!	10/29/2020 6:08 PM
7	YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES! YES!	10/28/2020 5:36 PM
8	Ranked-choice voting improves democracy by eliminating the "spoiler effect". More people would be likely to put themselves forward as candidates without worrying about spoiling the election in favor of someone they disagree with ideologically. Candidates would work to get voters' first and second-preference votes, making campaigning more constructive and less negative. Instant-runoff voting (IRV) seems like an ideal model that has a relatively low learning curve.	10/28/2020 1:27 PM
9	I would love to have more places with ranked choice voting	10/28/2020 11:56 AM
10	I would love to see ranked choice voting!	10/28/2020 11:46 AM
11	I am not convinced that this method would result in improved representation.	10/28/2020 4:43 AM
12	It is not legal. We should wait. Districting is easier to understand.	10/26/2020 9:18 PM
13	Ranked choice voting actually increases the polarization in the electorate by removing the incentive for candidates to broaden their appeal to build coalitions for victory. We have a two party system that drives the candidates to broaden their appeal, not a parliamentary system that influences candidates to tighten their appeal to get elected and then build "governing coalitions after their election, when the voters are now out of the picture.	10/26/2020 10:43 AM
14	Do not change our current system. It's fine the way it is. Simple, fair and straightforward.	10/26/2020 9:09 AM
15	This could empower independent and third party candidates	10/25/2020 5:56 PM
16	Will not help with diversity	10/25/2020 11:37 AM
17	Ranked choice only ensures that we would end up with a one party system. All sides would no longer be represented. We need to be able to vote between a Republican candidate or a Democrat candidate always.	10/25/2020 8:53 AM
18	I don't see how implementation of this method would necessarily improve representation. I think that getting more diversity in candidates interested in being on the city council may	10/24/2020 4:59 PM

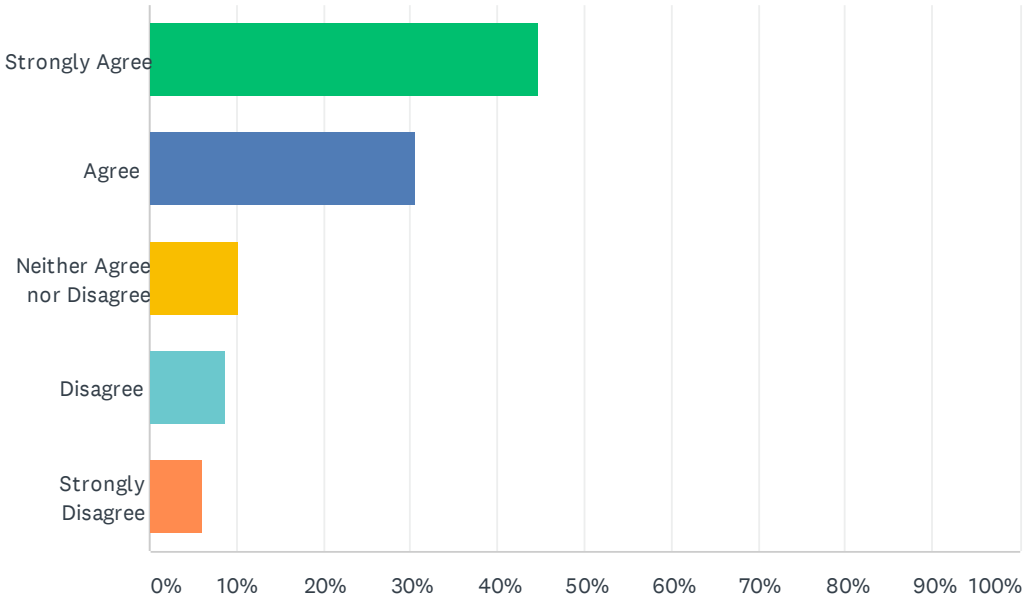
	improve representation.	
19	pleeeeeeeeaaaaaaaaaaaaasssssssssseeeeeeeeeeeeeeee	10/24/2020 11:09 AM
20	I like the idea of Single Transferable Vote for use in electing the city council. This method has proven to be an effective way to get both personal representation (voting for individuals rather than parties) and proportional representation in places where it has been used, like Ireland. I don't know if this will come up later, but it would require a large number of seats to be elected simultaneously and it might be a smart idea to move city council elections to coincide with high turnout federal elections (so they would only be during even-numbered years).	10/24/2020 10:53 AM
21	The city did away with this type forced rank hiring long ago. Does not seem equal or clear if we use forced rank voting for leaders now. If you allow this for city leadership it should be reinstituted for hiring of city employees.	10/24/2020 6:47 AM
22	There are verifiable examples where this method decreases campaign polarization, increases candidate diversity and voter participation. Since there have been a variety of these type of elections already performed, there is a fair amount of anecdotal experiences on its pros, cons and adjustments. I advocate for a trial of this method through several election cycles.	10/23/2020 9:48 PM
23	If there is a case of a very close win for a Council Seat, in a ranked-choice voting situation, I would suggest a revote with these candidates or a shared position.	10/23/2020 3:59 PM
24	Very strongly agree with raked choice voting!	10/23/2020 2:47 PM
25	As our diverse groups grow in Vancouver, BIPOC needs representation in City Council. Hire with purpose!	10/23/2020 11:59 AM
26	From what I know about ranked choice voting, it seems especially suited to local, nonpartisan positions.	10/23/2020 11:24 AM
27	Would be helpful to see pros and cons to these proposals. I wonder if a better strategy is to have a robust plan for voter engagement and civic duties.	10/23/2020 11:01 AM
28	Reasons for Ranked-choice voting from League of Women Voters that I agree with: Promotes majority support - The voting continues until one candidate has the majority of votes, so the final winner has support of the majority of voters. Discourages negative campaigning - Candidates who use negative campaigning may lose the second choice vote of those whose first choice was treated poorly. Provides more choice for voters - Voters can vote for the candidate they truly feel is best, without concern about the spoiler effect. Minimizes strategic voting - Instead of feeling compelled to vote for 'the lesser of two evils," as in plurality voting, voters can honestly vote for who they believe is the best candidate.\ Saves money compared to running primary elections (to narrow the field before the general election) or run-off elections (to chose a final winner after a general election, if no candidate has a majority, and if the law requires a majority for that office). With IRV, the result can be obtained with one ballot. Provides an outcome more reflective of the majority of voters than either primaries (get extreme candidates "playing to their base") or run-off elections (far lower turnout for run-off elections, typically).	10/23/2020 10:38 AM
29	I am not an attorney or constitutional scholar but this should be unconstitutional. You are actually changing votes that people cast. Do not monkey with peoples votes. If you did this and ranked the ballots, you could elect a 3rd choice in some cases. I do not care that some jurisdictions are doing this I am against this for these reasons. I also think you could be sued if you go forward with this idea!	10/23/2020 10:13 AM
30	No on bike mobilty and Yes to access water and garbage can instead of closing bathrooms taking away the choice for a clean city	10/23/2020 10:03 AM
31	This will be a powerful tool to alleviate the illusion that we are trapped with only two options. We need to empower and uplift our "third place" options, not only to give underdogs a fighting chance but also to offer a beacon of hope when the two most popular options enflame hate and division.	10/23/2020 9:50 AM
32	This prevents political gaming and removes the incentive to negatively campaign. It's absolutely necessary for an election to work as it's intended.	10/14/2020 7:00 PM
33	This makes sense and should have been implemented years ago.	10/14/2020 6:12 PM
34	Ranked-choice voting improves the diversity of candidates that run. It is a modern and updated	10/14/2020 5:57 PM

	way of voting that has proven successful in many other places on the city, county and state level.	
35	This is a completely unfair voting method.	10/14/2020 7:42 AM
36	It is not legal in the state of Washington.	10/12/2020 4:14 PM
37	I recognize that this may be more confusing for some, but in the long run it would provide more equitable and less knee jerk decisions, and more representational government.	10/11/2020 4:35 PM
38	Worst idea ever!	10/11/2020 10:13 AM
39	Ranked Choice Voting would go a long way to ensure that Vancouver City Council accurately reflects the will of the electorate while as well as the it's diversity. It removes elements of gamesmanship from our political process such as drawing district boundaries to favor a particular candidate or party or forcing candidates to choose a particular position to run for. RCV has been shown to promote civil discourse. STV diversity intrinsically in that any sufficiently large coalition of voters can elect a candidate to council to represent their interests, regardless of where they live geographically. Conversely, drawing districts to promote diversity is a short term solution that cannot adjust to demographic changes without redrawing boundaries over and over again.	10/10/2020 1:27 PM
40	I do not know what the benefits, impacts risks, etc are in this. Examples would be helpful. Where is it implemented and why? What does it solve for? Why is this a choice right now?	10/9/2020 8:30 AM
41	Ranked-Choice voting gives the voters the most possible voice. No one should be elected without more than 50% of the vote -- Ranked-Choice voting allows us to do this in an easy and efficient manner. If we can implement it at local levels, it will be easier to take to the state and national levels.	10/8/2020 8:58 PM
42	I think ranked-choice voting should be adopted for elections at all levels of government.	10/7/2020 11:59 AM
43	I don't think this will help that much. Most cities I have lived in have council member per district and then one or 2 At-large members. If you have 1 member to be an advocate for your area is helpful because you contact 1 person and not emailing all the council members.	10/6/2020 11:49 AM
44	The City of Vancouver should implement a form of ranked-choice voting to improve City Council representation. Yes, absolutely this needs to happen. We desperately need to improve City Council representation. I also love the fact the City of Vancouver acknowledges this.	10/5/2020 10:19 PM
45	I think that we keep the voting structure where it's one person, one vote.	10/5/2020 8:56 PM
46	Strongly agree, I love that the city council acknowledges lack the lack of diversity on the council and it seems like they are making steps toward seeming representation on the council.	10/5/2020 8:47 PM
47	I don’t believe this will impact diversity of representation, but it might be a good idea. I would like more information.	10/5/2020 8:08 PM
48	Please provide detail as to why there would be "minor budgetary impact". The usage of RCV potentially eliminates the need for both a primary and (second) general election. That can result in some savings when it comes to both conducting and managing a local election. I can see some initial one-time expense to introduce the concept of RCV to the voter, but what would be the longer-term expense(s)?	10/5/2020 1:03 PM
49	I generally agree with RCV, but I feel like I need more information.	10/4/2020 10:36 PM
50	Can you encourage new people in the community instead of the same people ignoring problems	10/4/2020 6:17 PM
51	Ranked-choice voting in a primary election might help clear the field if there are multiple people running for the same position but not in a general election. I have not seen multiple people running for the same City Council position, at least in recent years.	10/4/2020 12:06 PM
52	This idea has been floated by the Charter Review Committee and has had plenty of public input. I am surprised it surfaced again, with the small of amount of public interest it has received in the past.	10/4/2020 11:20 AM
53	Not sure what this would really accomplish. The person with the most votes wins, so what difference does it make to “rank” them?	10/3/2020 7:03 AM
54	Ranked-choice voting should occur in ALL elections!	10/2/2020 9:07 PM

55	Keep it simple and count accurate.	10/2/2020 7:41 PM
56	This will not result in diversity. It doesn't bother me and I wouldn't mind it, but the effects will be minimal. The City has tremendous problems with representation and diversity. This is a puny weapon.	10/2/2020 7:24 PM
57	Please do this	10/2/2020 6:35 PM
58	Ranked Choice Voting provides the opportunity for fairer representation.	10/2/2020 5:40 PM
59	By itself, it seems unlikely to improve diversity of elected officials, but it would improve the likelihood of selecting someone with less implicit bias.	10/2/2020 4:53 PM
60	What is ranked-choice voting? I do not know what this terminology means. It is the first time I have ever heard it used. Please define it so people know what it means before saying they agree or disagree with it. I believe in diversity, equity and inclusion and it is time to get there so everyone if fairly represented with a voice. Our system is not fair. We have been hearing the voice of the white male for hundreds of years. That is why nothing has changed.	10/2/2020 4:08 PM
61	If there is only one place to fill, i don't see how this will help other than identify the public's back up choice	10/2/2020 3:15 PM
62	Ranked choice voting is a fad. It is not true democracy. If someone only ranks 3 of 5 candidates and none of those 3 win, then essentially that person has no voice. We need to have actual winners and losers. Quit trying to do the trending thing.	10/2/2020 1:12 PM
63	I am THRILLED to see ranked-choice voting offered as a potential strategy. Thank you. I'm a big proponent of RCV as a more equitable means of representational governance, as it guarantees that a candidate wins a seat by actual majority not plurality, it eliminates the spoiler effect, and statistically it ensures that more voters are satisfied with the winning candidate. In my opinion, RCV should be the only method that America uses to vote in every election from the smallest to the presidential.	10/2/2020 12:50 PM
64	This system is too confusing for most voters plus could be very time consuming to select a final winner. May result in a winner no one wants.	10/2/2020 12:40 PM
65	Research shows that ranked-choice voting helps diversify elections.	10/2/2020 11:58 AM
66	This will solve the intent of the council to increase diversity.	10/2/2020 11:56 AM
67	Makes democracy more confusing and obscure - a real turn-off to participation	10/2/2020 11:42 AM
68	Ranked choice voting is the fairest, most equitable form of elections to exist.	10/2/2020 11:41 AM

Q2 Strategy BNomination of City Councilmembers by district involves designating geographic areas in the City where candidates would need to live to be eligible to run for that Council position. For example, a potential option includes establishing three districts and a Councilmember from within each, with three other Council positions and the Mayor being elected at large. A minor budgetary impact is anticipated.Please note your agreement with the following statement:The City of Vancouver should implement a form of geographic districting to improve City Council representation.

Answered: 394 Skipped: 9



ANSWER CHOICES	RESPONSES	
Strongly Agree	44.67%	176
Agree	30.46%	120
Neither Agree nor Disagree	10.15%	40
Disagree	8.88%	35
Strongly Disagree	6.09%	24
Total Respondents: 394		

#	COMMENTS:	DATE
1	I am not certain if this will achieve greater of BIPOC people on the city council which I believe should be a very high priority. I recommend deferring to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether geographic districting increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 2:27 PM
2	The drawing of districts has often been used to disenfranchise certain constituencies. Without a clear policy to ensure fair representation, this approach may be problematic.	10/30/2020 12:49 PM
3	I don't like how this would pit geographical areas against each other in terms of which area prefers what, plus it would require districting which it seems would be rife with the possibility of gerrymandering. I would prefer the idea of council members needing to understand the values and considerations of all parts of Vancouver to make the best decisions for the city as a whole.	10/29/2020 6:13 PM
4	Moving away from at-large elections is crucial to increasing representation. The NAACP Legal Defense and Education Fund notes that at-large voting often drowns out BIPOC voices in majority-white areas. The idea of having only 3 councilmembers elected by district and 3 elected at large seems like a half-way measures. I do not think it would be productive to have two classes of councilmembers (at-large members and district members). I would prefer all members elected by district and the mayor elected at-large. Districts would provide residents with an advocate for their immediate geographic area, ensuring that investments positively impact all of Vancouver.	10/28/2020 1:43 PM
5	I think this method is more likely than the previous suggestion to result in improved representation.	10/28/2020 4:45 AM
6	I think it makes sense to partially fill the council in this way but there should still be at large positions as noted in the example.	10/28/2020 1:32 AM
7	There are start socioeconomic and diversity differences in different geographic areas of the county; those who live in those areas should be represented by those who are more likely to share their demographics.	10/25/2020 5:59 PM
8	If they represent me, I want a say in who the representative is.	10/25/2020 11:37 AM
9	Vancouver is not that large of a city that the council needs to have representatives live in a certain neighborhood. We may miss out on a great candidate because if this.	10/25/2020 8:55 AM
10	If having STV is not an option this might be a better option than having single-seat district Ranked-Choice Voting, but I don't think having a bunch of at-large positions is a good idea. Instead, I would support three districts with three city council members from each district and the mayor elected by the council instead. And I would prefer if there was an election method that produced proportional results rather than multiple first-past-the-post races within the same district.	10/24/2020 10:56 AM
11	I advocate for giving this a try as well through several election cycles.	10/23/2020 9:52 PM
12	Great idea!	10/23/2020 5:03 PM
13	As long as you have equal positions at large. ditricting doesnt always get you the strongest candidate. Our city is not ethically diverse, so geographical representation may not be necessary	10/23/2020 4:52 PM
14	Various areas of Vancouver often complain they are ignored in favor of the development of downtown. I'm not sure this is true but having representation by districts might help ensure that all areas are represented on issues.	10/23/2020 4:02 PM
15	I still think that you will attract the strongest and best citizens from a City wide vote	10/23/2020 3:55 PM
16	Not enough information to be swayed one way or another.	10/23/2020 2:05 PM
17	I think there should actually be 5 geographic districts, one at large council member and the mayor (also at large).	10/23/2020 2:03 PM
18	it 100% makes sense that our elected representatives should live with the people they represent	10/23/2020 1:41 PM

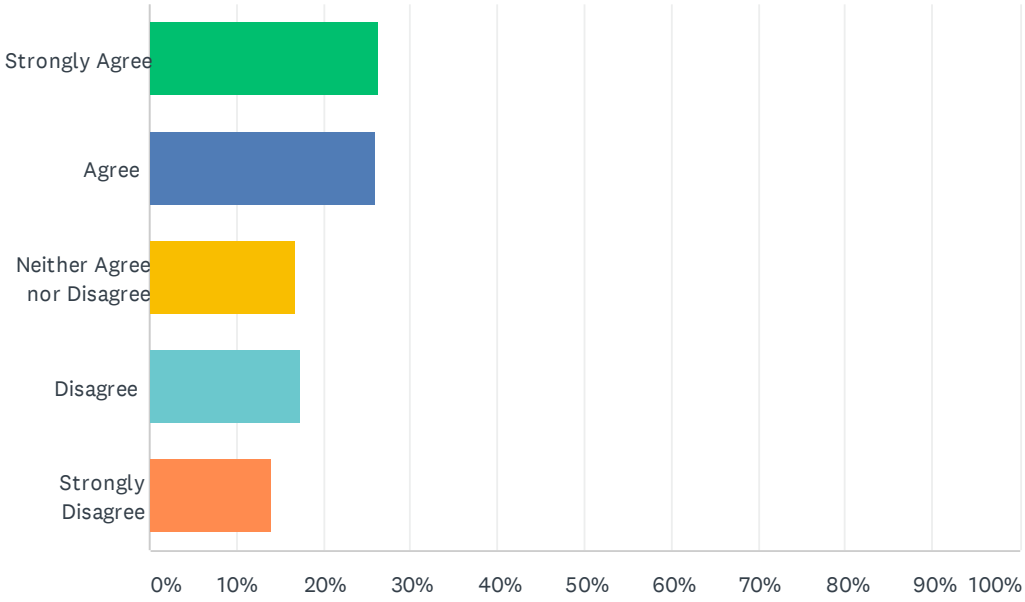
19	Bring community members from the different zip codes to represent those areas and address their needs, barriers to level up to better standards	10/23/2020 12:02 PM
20	Vancouver is geographically large and diverse enough that I think this approach would improve representation, especially for outside of the central area around downtown. A mix of district and at-large positions seems wise.	10/23/2020 11:27 AM
21	Excludes many otherwise qualified people and can allow “special interests“ to capture Council control while a minority of voters, ie Seattle	10/23/2020 11:22 AM
22	I like the idea of broader representation but again, would like to see the downside to this strategy. Does this limit the pool of qualified candidates?	10/23/2020 11:01 AM
23	When I lived in San Francisco the Supervisors were not elected by districts and it created candidates funded by wealthy funds supporting outside money interests and not the the communities they were supposed to represent. I am in favor of any measure that helps improve representation and inclusiveness.	10/23/2020 10:48 AM
24	Present system seems to function ok.	10/23/2020 10:21 AM
25	A city this big and diverse needs to be split in more than three areas.	10/23/2020 10:14 AM
26	This would necessitate concerted efforts by council members as a group to forge their commitment to represent the entire city, not just the people who voted for them and not JUST their own area, in order to avoid the ugly partisanship that seems to be endemic today in the world.	10/23/2020 10:01 AM
27	The current representation is predominately from the downtown area and its obvious an extreme bias towards "their" vision.	10/23/2020 9:48 AM
28	How would Vancouver ensure the form of geographic districting is fair and not somehow marginalizing citizens?	10/14/2020 6:58 PM
29	It doesn't unite the whole city. It also restricts who the city can vote for; one section might end up with an awful council member they don't like because they were the best or only option of people who lived in that geographical area.	10/14/2020 7:45 AM
30	This will insure a balanced city council from all areas of the city.	10/12/2020 4:15 PM
31	I think this would help to support more realistic representation	10/12/2020 8:26 AM
32	I agree if the districts can be implemented in a way that cannot be manipulated.	10/11/2020 6:06 PM
33	This strategy has a high likelihood of creating a more diverse City Council.	10/11/2020 4:36 PM
34	As long as nominees can decline nomination	10/11/2020 10:41 AM
35	But the district should be literal boxes so NO GERRYMANDERING!	10/11/2020 10:14 AM
36	I am not intrinsically opposed to districts when the goal is to ensure that specifically local concerns are addressed by the council. That said, I do not think that Vanouver is sufficiently large that different neighborhoods have drastically different local problems than each other. STV can also do a decent job allowing local concerns to bubble to the surface without locking voters and candidates into one top-down definition of what the neighborhoods actually are.	10/10/2020 1:30 PM
37	This question is misworded. ALL councilors should be elected at large, but most should come from a certain district of the City.	10/9/2020 8:58 AM
38	This seems like a good idea, because it may establish clearer, more representative stakeholders. More discussion on how and why this is indicated as a preamble to this survey would be helpful. Not just a general concept to make improvements which no one can disagree with.	10/9/2020 8:34 AM
39	Yes -- this is quite important, but I would pick Ranked-Choice voting if I can only have one or the other. The fact that 6 of our current 6 Council members live downtown makes it difficult to believe that they have the interests of all of Vancouver at the forefront of their thoughts as they determine policy. We keep seeing money poured into downtown projects, while other areas continue to sit on the back burner.	10/8/2020 9:29 PM
40	I feel like a lot of the focus has been on minor improvements in downtown neighborhoods when there are drastic needs on the East side that are over looked.	10/8/2020 5:36 PM

41	You need representation spread out evenly. This current group of council members do not understand racism's s a matter of fact, they support the racist mayor.	10/6/2020 1:56 PM
42	I think this is the best option. This would give council a greater reflection/representation of the city. It is good to have a couple At-large too.	10/6/2020 11:52 AM
43	The City of Vancouver should implement a form of geographic districting to improve City Council representation. Yes, this definitely needs to happen.	10/5/2020 10:24 PM
44	I am not sure if this would impact diversity. It might, but districting can also be detrimental to diversity. I would like more information.	10/5/2020 8:10 PM
45	Presenting in front of the council is very intimidating. But the councilors are not. If one meets them in the supermarket or brewpub or whatever, friendly conversations ensue. But when all the councilors are from one corner of the city, those who don't live in the area find it hard to have those conversations.	10/5/2020 6:02 PM
46	why divide us more than we are already?	10/5/2020 3:54 PM
47	I'm still trying to "get my head around" if this concept will truly result in greater diversity / representation on the Council. Assuming that the voters in each of the 3 districts have sole responsibility to choose the one Council member, how does this method prevent the other 3 "at-large"-voted council members the opportunity for all district voters to "gang up" on any council member by electing this "at large" member, who may be at odds with the council member voted in exclusively by the single-district voters? Or for that matter, the Council members themselves doing the same?	10/5/2020 1:14 PM
48	Add a minimum the city Council should let voters have a say on this issue!	10/5/2020 11:25 AM
49	We definitely need districting.	10/4/2020 10:37 PM
50	The City Council represents the whole city, not just a geographic area. What if no one from a particular geographic area is interested in being on the City Council? Would the seat be left vacant?	10/4/2020 12:08 PM
51	Once again, this has been the topic of every Charter Review Committee, in the past twenty years. After much discussion and public input the conclusions were always the same: *we are one city, citizens can work with any council member or members *East Vancouver has no interest in Vancouver politics. East Vancouver is strongly aligned with Portland. Live in Vancouver, for schools and lower taxes. Work in Portland. Very little extra time to devote to a council position or to work with the community. *East Vancouver Business Association has no interest in West Vancouver Businesses. Also very little interest or turn out to meet council candidates or those who are running. *East and West Vancouver have different personalities. West Vancouver is more of a community. East is traffic jams, national chain stores and little community identity .e *how many cities of our size have districts versus full representation. What are the greatest loss and gains?? *Districts would divide us even more.	10/4/2020 11:27 AM
52	Sounds like a reasonable step but I don't know whether this is currently an issue, so can't know whether it would improve representation.	10/3/2020 4:56 PM
53	You could also have 1 or 2 at-large council members-not just the mayor.	10/3/2020 4:13 PM
54	Ideally it would be more representative of the demographics	10/3/2020 7:05 AM
55	All council members should be elected based on ethics to represent the best for all citizens in city as a whole.	10/2/2020 7:43 PM
56	Won't make any difference. Oh, it will drape a facade of acceptability and inclusion on the Council, but it does nothing to ensure the voices of the people are heard. Right now the Councilors tend to do anything the City Manager tells them to do, they are weak and somewhat fawning. They do not work for the people, they just pretend to. The policies, the direction are all the result of orchestrated, cherry-picked committees and special interest. When it doesn't go in a direction Management wants, they bull-doze or purposely skew their survey results.	10/2/2020 7:32 PM
57	It should be more than 3 districts because neighborhoods within districts are very different economically.	10/2/2020 6:58 PM
58	It makes sense to have someone who lives in the area they are serving	10/2/2020 6:36 PM
59	Avoid a lawsuit. Implement District voting now.	10/2/2020 5:41 PM

60	This would have little or no effect on diversity. Vancouver doesn't have defined areas with significant minority populations.	10/2/2020 4:26 PM
61	It opens the door to the same problem we have with congressional districting. This format encourages gerrymandering representing districts to achieve the goal of ethnic inclusion. If districts are drawn to include an equal number of citizens in each district based on population and not ethnic makeup as it should be then your hidden goal would not be met. I think each candidate should be elected city wide.	10/2/2020 4:16 PM
62	This could potentially be abused. What we really need is to have a board of people who fairly represents the community. That means diversity in gender, race, ability/disability, age and sexual preference as well as marital status, those with kids and those without kids so everyone in our community is fairly represented.	10/2/2020 4:12 PM
63	Need more info... Maybe 4 by districts, 3 at-large (including mayor's seat)	10/2/2020 3:50 PM
64	Making them District specific could result in Council members making decisions based solely on the interests of their District and not as the City as a whole.	10/2/2020 3:29 PM
65	I feel that everything east of i-205 is ignored by the city. I want a representative living east of i-205 and north of mill Plain	10/2/2020 3:17 PM
66	This seems like the most effective way to have a representative that understands your interests.	10/2/2020 1:13 PM
67	Not sure where council members are from now but if they do not represent the diverse neighborhoods in Vancouver, then it would be best practice to engage all neighborhoods.	10/2/2020 1:04 PM
68	I appreciate how the current set up requires the city council members to work to be away of all of the city area and advocate for all of it as a collective council. If we were to move to districts it would create more obstinance in getting policy to happen.	10/2/2020 12:53 PM
69	This is by far the best idea proposed to improve representation of our diverse community from a racial, economic and geographic perspective.	10/2/2020 12:41 PM
70	I would rather the city be divided into 6 districts with the Mayor elected city wide. Require all council members reside in the district they represent, and the Mayor be required to live within city limits.	10/2/2020 12:22 PM
71	I want all of the council members to represent all of the city, not just their own district.	10/2/2020 12:21 PM
72	Only the Mayor should be elected at large. The other council members should be elected by geographic districting. With six districts each would be smaller than than having only 3 districts. This would allow more citizens to participate as a candidate.	10/2/2020 12:04 PM
73	I believe that any representative should live within the district they are elected to represent. How else are they able to understand the needs and desires of those people they are supposed to represent if they do not live within those boundaries?	10/2/2020 11:49 AM
74	Asxalways, be mindful of gerrymandering!	10/2/2020 11:45 AM
75	Would get better geographic representation but at the cost of greater balkanization. The ward system of the east coast provides numerous examples of how a good idea goes bad - breeding more opportunities for corruption and dysfunctional government.	10/2/2020 11:44 AM
76	The City should also do districts. That way voices throughout the city can be better heard and people from the east part of town will engage more in local issues.	10/2/2020 11:42 AM

Q3 Strategy CA hybrid option implementing ranked-choice voting AND geographic districts is also a possibility, with many possible specific iterations. A minor budgetary impact is anticipated.Please note your agreement with the following statement: The City of Vancouver should implement a hybrid option including BOTH a form of ranked-choice voting AND geographic districting to improve City Council representation.

Answered: 388 Skipped: 15



ANSWER CHOICES	RESPONSES	
Strongly Agree	26.29%	102
Agree	26.03%	101
Neither Agree nor Disagree	16.75%	65
Disagree	17.27%	67
Strongly Disagree	13.92%	54
Total Respondents: 388		

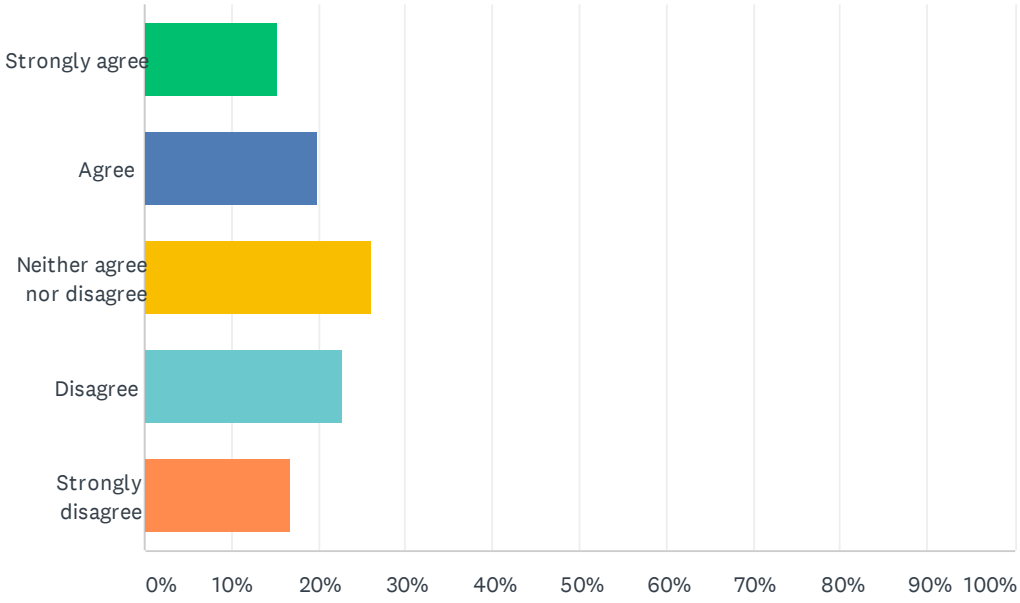
#	COMMENTS:	DATE
1	If the BIPOC folks on the task force feel geographic districting will improve representation, combining it with ranked-choice voting would be positive.	10/30/2020 2:27 PM
2	I will listen to the video soon but probably not until after the election next week is complete. I have not had time to consider this variation and do not have enough information yet to form an opinion.	10/30/2020 1:12 PM
3	Have concerns on ranked choice. Please see comments on question 1.	10/30/2020 7:21 AM
4	I disagree with this as a I was not in favor of the geographic districts, but I very much do support ranked choice voting.	10/29/2020 6:14 PM
5	Yes!!! Combining the benefits of RCV with district representation is an excellent solution that will increase representation on council and encourage more people to run for office.	10/28/2020 1:45 PM
6	Properly designed, this has potential.	10/28/2020 4:46 AM
7	I am always in favor of ranked choice voting.	10/28/2020 1:34 AM
8	Both ranked choice and geographic districting combined offer more opportunity for diverse representation than either alone.	10/25/2020 6:00 PM
9	This would further reduce the amount of quality candidates we would choose from. We need to protect the two party system. Ranked choice would virtually eliminate all minor party candidates, further reducing representation.	10/25/2020 8:57 AM
10	I think we should be wary of single-seat RCV. It might lead to some minority populations going completely unrepresented. If there is a district where people vote consistently between candidates of different parties you might end up having a district that has all three members from the same party, while 40% of the population loses in all three races and goes unrepresented (this happens with FPTP too, but is more likely with RCV).	10/24/2020 11:00 AM
11	See previous responses.	10/23/2020 9:52 PM
12	You need to represent by geography to make sure all areas are represented but don't do the ranked choice voting.	10/23/2020 5:52 PM
13	Don't complicate the system. Most votes win.	10/23/2020 3:56 PM
14	Based on what?...Population in each area? Number of households? Registered voters?	10/23/2020 2:07 PM
15	Not sure how this would look nor what it would achieve.	10/23/2020 11:01 AM
16	This one makes sense. I am for some sort of ranked based voting and creating districts. My suggestion is for some research to be done to study/see what is considered the most fair and equitable. We also need a lot of outreach and community education.	10/23/2020 10:50 AM
17	As the first question is about ranked choice, see that answer. Keep ranked-choice out of the equation!	10/23/2020 10:16 AM
18	Hybrid is a relative term and without knowing how this would work exactly it is hard to say if I agree. Some districts my have more of an impact then others	10/23/2020 9:56 AM
19	I think both of these are important. Ranked choice gives the opportunity for more candidates and I think it's important that we have a geographically diverse council	10/19/2020 6:33 PM
20	Combining two awful ideas will only make it worse, not better. Two negatives still add up to be a negative.	10/14/2020 7:46 AM
21	Once again, ranked choice voting isn't legal in the state of Washington. Why are you even talking about this?	10/12/2020 4:16 PM
22	This is WAY too little info. to provide an informed response.	10/12/2020 9:14 AM
23	Again, I like the idea of districting, but worry that this can be manipulated and thus become non-representational.	10/11/2020 6:07 PM
24	RANK VOTING IS THOUGHT SUPPRESSION	10/11/2020 10:15 AM
25	As I said previously, there's nothing wrong with districts, but I am skeptical that Vancouver is	10/10/2020 1:31 PM

	sufficiently large for them to be necessary, especially if Vancouver adopts STV.	
26	Implementing both ranked choice voting and geographic districting would be a big step towards opening up the possibilities of new and diverse candidates being able to move forward in local elections. I fully support putting both of these processes in place.	10/9/2020 6:59 PM
27	All councilors elected at large, but most must live in one of 5 districts of the City.	10/9/2020 8:58 AM
28	Again, if this solve for DEI, better stakeholder representation and access, absolutely. It should be efficient, clearly communicated, and invite lots of engagement	10/9/2020 8:36 AM
29	This is almost definitely the best way for our city council to be representative of the will and the voice of the city.	10/8/2020 9:29 PM
30	the city of Vancouver needs a city council that better represents the city. The current city council and mayor only represent themselves.	10/6/2020 1:57 PM
31	A hybrid of districts and At large.	10/6/2020 11:53 AM
32	The City of Vancouver should implement a hybrid option including BOTH a form of ranked-choice voting AND geographic districting to improve City Council representation. Yes, absolutely because, again the City council needs to improve representation and needs to go about it every which way they can. There shouldn't be any limits.	10/5/2020 10:25 PM
33	Absolutely, the more options the better! There shouldn't be any limits.	10/5/2020 8:48 PM
34	See previous comments. It’s not clear if either of these would impact diversity, let alone in combination.	10/5/2020 8:11 PM
35	That sounds WAY too complicated.	10/5/2020 7:53 PM
36	These two ideas are not mutually exclusive at all. It's mix or match!	10/5/2020 6:03 PM
37	Again-- please provide specific details on this hybridization	10/5/2020 1:15 PM
38	I need more information to determine if I think this is a wise course.	10/4/2020 10:37 PM
39	What we have is not broken? What is the value of this exercise. Especially since we have been through it so many times before. After the pandemic, our city budge is going to be completely different-not as much money. Do we have dollars, for this realignment ???	10/4/2020 11:29 AM
40	Not excited about the “rank” voting	10/3/2020 7:05 AM
41	I am FOR ranked-choice voting and against geographic districting.	10/2/2020 9:08 PM
42	Stop special interests and campaign promises to benefit the few. All council members need to weigh what's best for Vancouver as a whole and govern collaboratively not competitively. A separated council is a separated city without pride and harmony and fewer volunteers.	10/2/2020 7:46 PM
43	This is an attempt to appear fair, but is a rather silly suggestion. Do it, or don't. But it won't make any difference until people elected represent their constituents instead of weak, cheer-leading sycophantic behavior the Mayor and Council usually exhibit. It is a joke to most people I talk to that we even have a City Council and Mayor. They are weak and ineffective. (The Charter states the Manager works for the Council...not the other way around)	10/2/2020 7:36 PM
44	There is still nothing in the survey defining ranked-choice voting. How can we be sure all the groups I specified earlier will have fair representation with these methods? If they don’t have fair representation for all those groups than nothing will improve - those voices will still not be heard.	10/2/2020 5:57 PM
45	Open up the process by having district and ranked choice voting.	10/2/2020 5:43 PM
46	Consider a combo of districting for 4 seats and at-large representation for 3 seats (including the mayor)	10/2/2020 3:51 PM
47	Two separate issues should not be combined	10/2/2020 2:01 PM
48	I am strongly opposed to ranked choice voting. There needs to be winners and losers. Many voters will not understand how to do rank choice voting. Stop this!	10/2/2020 1:14 PM
49	Mayor and council members should just do their best to be accountable, accessible, and represent the interests of the citizens.	10/2/2020 12:42 PM

50	WAY TO CONFUSING	10/2/2020 12:41 PM
51	Both is the best option.	10/2/2020 12:27 PM
52	Does not create a place for more candidates to participate.	10/2/2020 12:07 PM
53	Hybrid is even more confusing than doing it a single way. More opportunity for elites to obfuscate and manipulate the system.	10/2/2020 11:46 AM

Q4 Strategy D.1Increasing Access to City CouncilPlease note your agreement with the following statement:The City of Vancouver should consider expanding the size of the City Council from the current size (six Councilmembers plus the Mayor) to improve City Council representation. Significant budgetary impact anticipated.

Answered: 372 Skipped: 31



ANSWER CHOICES	RESPONSES	
Strongly agree	15.32%	57
Agree	19.89%	74
Neither agree nor disagree	26.08%	97
Disagree	22.85%	85
Strongly disagree	16.67%	62
Total Respondents: 372		

#	COMMENTS:	DATE
1	however, I defer to the experience and knowledge of BIPOC folks that are on the task force and the data that city staff can bring to determining whether expanding the size of City Council increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver. If size increases are recommended by the BIPOC folks that are on the task force, it seems to me that 1 or 2 more members would likely be enough.	10/30/2020 2:37 PM
2	This proposal should be considered.	10/30/2020 1:25 PM
3	To 7 plus mayor	10/29/2020 7:00 PM
4	I believe city council is small enough to not get too bogged down by too many members but large enough to still support a diversity of opinions.	10/29/2020 6:21 PM
5	I agree, but only to the point where we feel it is necessary to add councilmembers to address effective representation as our population grows.	10/28/2020 2:42 PM
6	I think six members across geographical districts seems about right for the size of the City. I don't think the possible benefits of expansion outweigh the significant budgetary impact.	10/28/2020 2:05 PM
7	It be nice to see a position or 2 from unincorporated Vancouver too be represented. Especially since they will be part of Vancouver some day. Also, it would be nice to see some diversity on the council. With reperceives of different races or backgrounds, even disabilities.	10/28/2020 7:50 AM
8	More people will not improve the quality of the council. Quality governance is the result of electing qualified, experienced council members and having good leadership. A strong mayor system would help.	10/28/2020 5:13 AM
9	Too much $ and if that is all that changes we just get more of the same	10/26/2020 9:22 PM
10	The City is not large enough to require this quantity of elected leadership and ensuing associated costs	10/26/2020 11:12 AM
11	The City of Seattle is divided into 7 Council Districts, with a Councilmember representing each district + 2 citywide Councilmembers representing the entire city. I don't believe Vancouver requires more representation than the largest city in the state.	10/25/2020 6:11 PM
12	Vancouver should look at similar size cities across the country to see how many council members they have per citizen as representatives and ask Vancouver citizens to vote in any additions to the council.	10/25/2020 9:21 AM
13	Seven members does not seem large enough for a city of this size. I think 15 members would make a lot of sense, especially if you go with the hybrid model.	10/24/2020 11:14 AM
14	Representation is very important, but if the council gets too big, it will be harder to get any actual work done and decisions made.	10/24/2020 9:29 AM
15	How many more would be included?	10/24/2020 7:16 AM
16	Too many cooks ect. You can't run a City by endless discussions. Six plus Mayor is the way to get the job done in a timely manner.	10/23/2020 4:11 PM
17	The current number of council members seems to be working well. More members might mean less cooperation and then everyone suffers.	10/23/2020 3:12 PM
18	Not enough info. What are the current roadblocks?	10/23/2020 2:13 PM
19	I’m not sure if we need more council seats or not. I think it depends on how the geographic districts work to increase council diversity, racial equity, and community representation.	10/23/2020 2:08 PM
20	As long as is not more of the same white folks	10/23/2020 12:19 PM
21	I'd rather see ranked choice and/or geographic representation implemented first; see what difference that makes and perhaps in 5-10 years, expand the size of Council, if needed. Especially if significant areas were annexed.	10/23/2020 11:38 AM
22	Need more discussion on this. When was 6 established and based on what? Have the demographics increased in terms of boundaries and population? What is standard for other cities of our size?	10/23/2020 11:11 AM

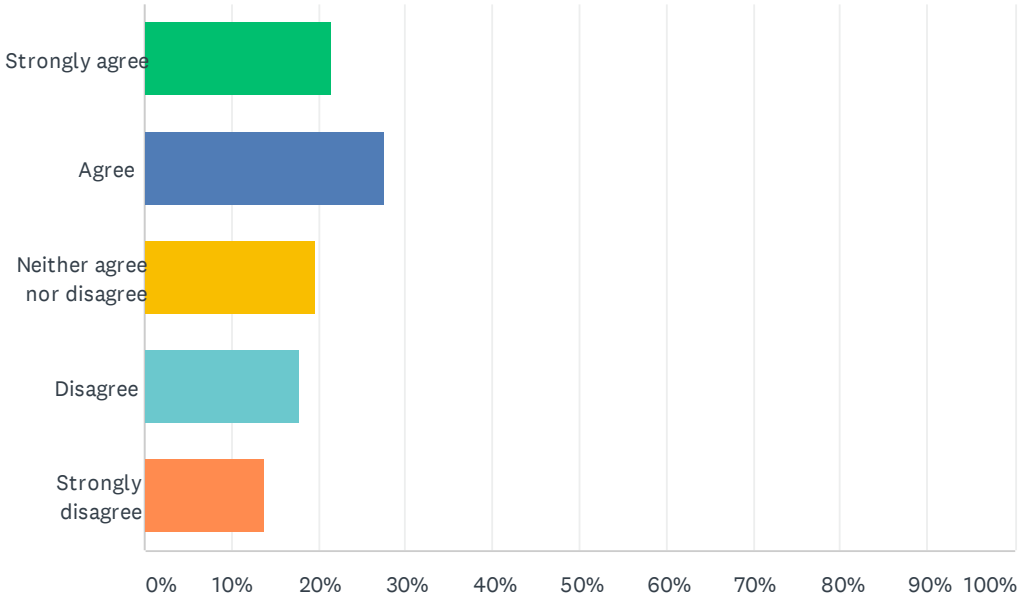
23	Making the council to more members will not solve your problem. I do think that the best method is to make districts, but more than three.	10/23/2020 10:39 AM
24	Should only be 'considered' if city population increases.	10/23/2020 10:22 AM
25	Larger group size would lead unavoidably to faction formation and difficulty in having all voices heard. Stick to six!	10/23/2020 10:17 AM
26	The current council has at least 5 members who are in complete alignment with in their thoughts / opinions, with very little diversity and openness to contrasting thoughts / ideas. Very unfortunate for our city. We need more council members to prevent a small block of council members driving their agenda.	10/23/2020 10:04 AM
27	No need to increase the size of the city council. Instead increase the size of our police department and officers to address growing crime and declining quality of life issues on our streets.	10/23/2020 9:59 AM
28	I don't have enough info to say on this one.	10/19/2020 6:39 PM
29	This smacks of packing the supreme court to get the rulings you want. Six people can make good decisions (see the supreme court case Ballew v. Georgia). Expanding it is likely to just skew the outcomes of deliberations, leaving residents feeling less represented.	10/14/2020 8:19 AM
30	Isn't seven enough? Adding more will be a financial burden and it will further muddy the waters with too many opinions.	10/12/2020 4:32 PM
31	If folks can't make a decision now and meetings last forever debating small details that aren't event the intent of Council's policy setting role, I fear more Councilors will only create more diversions and gridlock.	10/12/2020 9:33 AM
32	The truth is City Council really doesn't care one little bit about the people they are supposed to represent. Its been shown time and time again with the stupid crap you keep doing. Your rules and decisions shut down businesses, waste money on art projects and added an un necesary diversity person. If you really want to be fair, take care of all the people in Vancouver instead of the ones who give you (personally) the most money and other benefits.	10/11/2020 9:50 PM
33	This strategy should definitely be considered as the population of the city grows.	10/11/2020 4:47 PM
34	With specific demographic of Latino, LGBTQ, BIPOC, YOUTH (YOUNGER AGE GROUP REPRESENTATIVE),	10/11/2020 11:18 AM
35	Too many cooks.	10/11/2020 10:48 AM
36	The proportionality of results in an STV election increases as one increases the number of seats elected, so I support this change.	10/10/2020 2:10 PM
37	I have no idea if this would be a tool for more efficiency as earlier stated, with regard to DEI and better representation, If so, yes	10/9/2020 8:46 AM
38	I think we should consider the population of the city. Larger cities have more concerns with more vested interests. Perhaps we should have 2 general positions, and 1 position for each distinct area of Vancouver. I don't know if this would increase, decrease or maintain the current size of City Council.	10/8/2020 10:25 PM
39	I feel like the current number of Councilmembers is a good one. It would be worthwhile to make a law for possible changes in the future like having one Councilmember per X number of citizens.	10/8/2020 5:54 PM
40	I'm not sure this would make the City Council better representative of the city.	10/7/2020 12:06 PM
41	I think with the growth the city has experience that 6 is to small of a group for the importance of their decisions.	10/6/2020 12:11 PM
42	The City of Vancouver should consider expanding the size of the City Council from the current size (six Councilmembers plus the Mayor) to improve City Council representation. Yes, strongly agree with this decision. We definitely need diversity on the City council, and I believe expanding the size of the City council. More than six council members to improve representation is a smart decision. Representation of BIPOC is desperately needed.	10/5/2020 11:07 PM
43	I do not believe a larger council will bring greater governance.	10/5/2020 9:08 PM

44	More opportunities seems likely to impact opportunities for diverse representation.	10/5/2020 8:21 PM
45	If not coupled with districting I don't see any correlation between increasing access and increasing the number.	10/5/2020 6:13 PM
46	A greater number surely provides greater opportunity for increased diversity of the Council members. Assuming the budget impact is tied to the remuneration of the Council members, can we see some numbers tied to the increased number of Councilors-- 1, 2 3, or more? What might be any other increases in costs?	10/5/2020 2:00 PM
47	This is a must	10/5/2020 11:40 AM
48	I don't feel under represented as it stands now.	10/5/2020 12:32 AM
49	I'm comfortable with the number of councilors.	10/4/2020 10:49 PM
50	No, seven people is about as large a group as you want to have effective discussions and decision-making. Any bigger and some voices will be silenced due to group dynamics and less time for people to speak.	10/4/2020 12:40 PM
51	It's just going to cost the city more money it does not have. There is no proof it is going to create better representation.	10/4/2020 11:54 AM
52	We don’t need to spend anymore tax payer money creating more members	10/3/2020 7:13 AM
53	We, as a nation need to start thinking of larger councils and not just a president but a council there as well. Fresh, diverse ideas. Bring separate talent in not equal minds.	10/2/2020 10:46 PM
54	Too many people on a 'team' make for inefficiencies.	10/2/2020 9:17 PM
55	Smaller is better to have ample discussion time.	10/2/2020 7:58 PM
56	If the New Council is anything like the cheerleaders and boot-lickers on the current Council, NO. If they are real people who independently represent those who elect them (rather than just doing what they want to do) SURE. With the current behavior demonstrated by Council. No. Don't need anymore weak people who follow the lead of the Manager rather than representing the people who elect them.	10/2/2020 7:52 PM
57	Agreement on matters before the council become more difficult and even impossible when to many people are voting.	10/2/2020 7:18 PM
58	Maybe two more people	10/2/2020 6:46 PM
59	Yes, and they should start listening to the people they represent who take the time to write to them about issues. Again, if you do not have people of color on the council as well as other underrepresented groups, nothing will change and the issue will remain unresolved.	10/2/2020 6:28 PM
60	I do not see the benefit with this proposal other than allowing current councilmembers to keep their jobs.	10/2/2020 5:51 PM
61	I would drop this ranking down if in a vacuum. If combined with a qualified lottery to select additional seats or geographic districts; it would be worthwhile.	10/2/2020 5:01 PM
62	It would create a situation where making a decision by committee would result in slowing down the governing process. Elect, citywide council members and let the seven of them guide the direction of the City. There job is to give direction to the City Manager. Just be sure that the Council hires the right City Manager for the job.	10/2/2020 4:37 PM
63	This would have questionable effect.	10/2/2020 4:27 PM
64	Expand by 2 councilors.	10/2/2020 3:57 PM
65	Add 2, then do 5 districts, and 3 at-large seats (including the mayor)	10/2/2020 3:53 PM
66	Six people plus the mayor is already a large group for decision making. A larger group will be more suceptible to group-think and compromised choices that do not benefit the majority, but only the minority opinion	10/2/2020 3:37 PM
67	Could allow for more districts. Three districts might not be enough.	10/2/2020 2:09 PM
68	We do not need any more city employees for a city this size! Stop wasting tax payer money to make people "feel good"	10/2/2020 1:22 PM

69	Council size is appropriate as it is and has functioned well from this perspective.	10/2/2020 1:01 PM
70	This would depend on how the districts are created.	10/2/2020 12:52 PM
71	I would like to see enlargement depending on population size. Say once council member per 35,000 city population.	10/2/2020 12:31 PM
72	Americans are some of the least represented people in the democratic world in terms of local government. Increasing the city council size to 15 or even 21 members is crucial to ensuring that every citizen of Vancouver feels their voice is heard.	10/2/2020 12:31 PM
73	Representation by city council members should be reflective of the population of that specific district	10/2/2020 12:09 PM
74	"More" government and more money isn't the answer.	10/2/2020 12:05 PM
75	Going above 7 members (including the mayor) tends to make decision-making ever more cumbersome.	10/2/2020 11:58 AM

Q5 Strategy D.2Increasing Access to City CouncilPlease note your agreement with the following statement:The City of Vancouver should consider financial assistance/campaign voucher programs for City Council candidates to improve City Council representation. Unknown budgetary impact.

Answered: 370 Skipped: 33



ANSWER CHOICES	RESPONSES	
Strongly agree	21.62%	80
Agree	27.57%	102
Neither agree nor disagree	19.73%	73
Disagree	17.84%	66
Strongly disagree	13.78%	51
Total Respondents: 370		

#	COMMENTS:	DATE
1	however, I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether expanding the size of City Council increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 2:37 PM
2	I would like to think that candidates wouldn't be able to buy more advertising because they have more money. I would love to see there be a limit to how much people could spend on their campaigns, and see what they could do with a budget. Providing financial assistance or campaign vouchers would give us greater representation of our people.	10/30/2020 2:24 PM
3	This proposal should be considered.	10/30/2020 1:25 PM
4	Need to define how this would look like for candidates to qualify.	10/30/2020 7:34 AM
5	I like the idea of this in theory to allow lower income candidates to run, but the implementation of it seems very difficult to accomplish. I wonder if a better option would be to cap the amount of money a candidate can raise or limit campaigning to a shorter time period to keep the race more efficient and cheaper.	10/29/2020 6:21 PM
6	Use financial needs guidelines	10/29/2020 9:44 AM
7	This is a great idea. There needs to be a per capita donation limit as well as a cap on campaign spending and no donations allowed by individuals with city contracts or contracts with a councilmember's personal business.	10/28/2020 2:42 PM
8	While I tend to be in favor of elements of publicly funded elections, I don't think taxpayers funding any part of campaigns would be politically feasible at this time.	10/28/2020 2:05 PM
9	Assisting candidates with campaign infrastructure or referring them to additional resources or existing programs that train candidates how to run, such as Emily’s List, could also be beneficial for candidates.	10/28/2020 1:24 PM
10	There is a system in place to build consensus and support within the current political frame work. furthermore there is a plethora of alternative funding sources and cloud funding sources available to anyone with the will and the tenacity to pursue them. Just look at the amount of money raised by various BLM organizations and a whole host of other alternative viewpoints. There is no shortage of money available to candidates from outside of the established political process.	10/26/2020 11:12 AM
11	Campaign finances should not prevent the most qualified and representative Council candidates from participating in local government.	10/25/2020 6:11 PM
12	This would create an unequal playing field for candidates. To be fair, every candidate should be provided a small stipend. This too should not be approved without voters approval.	10/25/2020 9:21 AM
13	providing kick starts for grassroots campaigns sounds like a good use of finances	10/24/2020 11:10 AM
14	City Council membership should not be dependent on how much money you have or can make. Though I do not believe government should be in the business of paying for people to get involved. Need a fresh funding stream idea for this one and I would strongly agree.	10/24/2020 7:16 AM
15	I also think an internet media approach with links from the City site to City Council "potentials" would work...then the representation could come from one source and all the options would be on equal footing.	10/23/2020 5:11 PM
16	This would certainly help increase the number of minority members of the community that could run for office. Actually, it could also include increasing the voice of all people who are poor.	10/23/2020 4:35 PM
17	This is a Council made up of citizens who are interested the whats best for the community they live in. We don't need to attract people that will run just because it won't cost them any time and effort.	10/23/2020 4:11 PM
18	This would probably result in people unqualified to run for office throwing their hat in the ring. Why should we waste tax payer money on this?	10/23/2020 3:12 PM
19	Currently, are positions paid or voluntary? Can’t provide input without that knowledge.	10/23/2020 2:13 PM

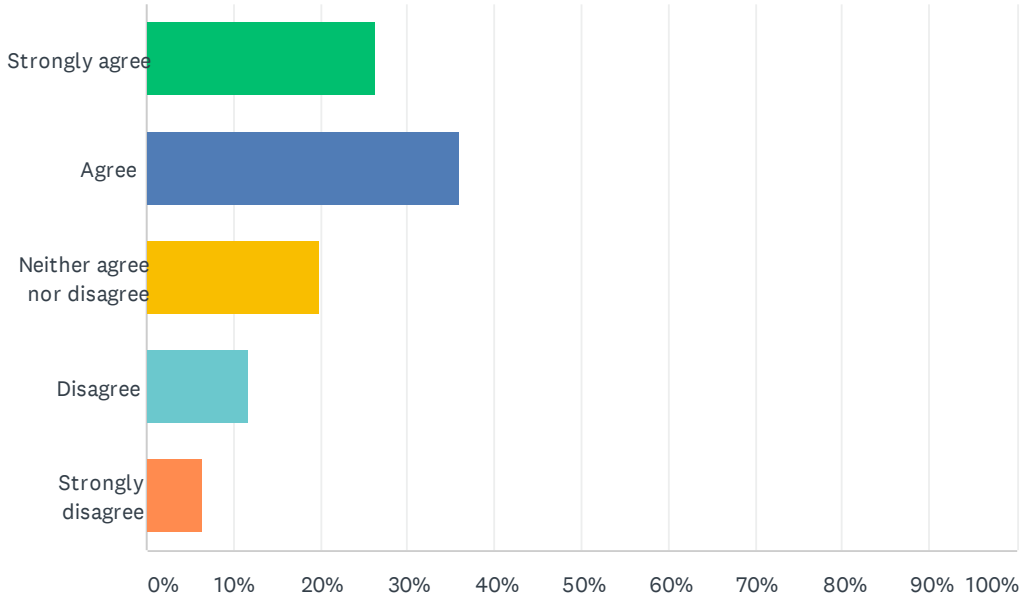
20	YESSSS. Any efforts to remove barriers can only increase equitable representation	10/23/2020 1:46 PM
21	I'm not sure how much they make or why they need more financial support- but if they do, sure.	10/23/2020 12:19 PM
22	Assuming each candidate received the same amount, I'm not sure this would improve representation. I'd rather see the money spent elsewhere.	10/23/2020 11:38 AM
23	I am not in favor of paying people to run for elected office. You need committed people serve. You need to make the process easier and maybe hold informational sessions for potential candidates to let them know what they are getting into. As a 14 year citizen, I still don't know how I can speak at a meeting. Before the pandemic there were many issues I would have spoken about, but the perception of this citizen is that the council only want favorable things brought up and the negative are discouraged and made more difficult.	10/23/2020 10:39 AM
24	I don't understand what this is/means.	10/23/2020 10:31 AM
25	Hard to determine what that might mean. How do you define "financial assistance/campaign voucher?? Sounds like they would get some sort of stipend for serving on the council. I would need to understand a bit more as to what it would look like and the overall costs.	10/23/2020 10:05 AM
26	Assistance, yes, but only after the potential candidate has provided evidence that they can inspire a following -- maybe through gathering a certain number of signatures and endorsements. We don't want our elected leaders to be from only one socio-economic group!	10/21/2020 1:04 PM
27	I prefer campaign spending limits.	10/21/2020 1:03 PM
28	Public support for candidates who represent ethnic, minority or other unique communities and those who have been marginalized is critical. Incumbents have the advantage, as do wealthier communities. Setting some campaign limits may also be a good idea to even the playing field.	10/20/2020 1:26 PM
29	Yes!!	10/19/2020 6:39 PM
30	The City should work for the citizens. This actually SAVES money by not spending it on pet kickback projects for the benefit of the biggest donors.	10/14/2020 7:06 PM
31	In order to have full representation, we need to have people running for office that represent all socio-economic groups, not just the middle and upper class white folks who can afford to run a campaign. Even taking time off work to campaign is a MAJOR barrier for most working class folks. Vouchers would help with campaign finance, and even the playing field.	10/14/2020 6:36 PM
32	No. I'm not going to pay taxes just so someone can run for office. Taxes should not be used to fund campaigns. If you think you will improve city council representation, go ask for donations from the voters like a normal candidate.	10/14/2020 8:19 AM
33	Qualified candidates may not have the means to pay for the spot on the ballot.	10/12/2020 4:32 PM
34	Having capital to even get started is a huge barrier. You need capital in order to fundraise and get started.	10/12/2020 1:59 PM
35	This is a waste	10/11/2020 9:50 PM
36	Current campaign finance law in the United States makes it an uphill battle to run a successful campaign without taking financial support from large donors or special interests. This has a distorting effect on how elected officials establish their priorities even if it doesn't change any of their positions on the issues. While this effect is certainly less pronounced in local elections, successful reforms almost always start at the local level. Vancouver should be proud to be an example to other jurisdictions on mitigating the corrupting influence of money in elections.	10/10/2020 2:10 PM
37	I do not feel I understand the implications of this to offer an informed opinion. Was there some discussion on this I missed?	10/9/2020 8:46 AM
38	Instead of just giving money to campaigns, the city should build media resources that they make available to people running for city council. This should include a campaign site for each candidate on the city's servers and access to tech people to help them set up, edit and maintain the site until election day. The city should also have a main page that allows Vancouver's citizens to easily access each candidate's page. The city should then spend its campaign money on advertising these campaign sites. Additionally, there should be a significant cap on other campaign spending. Money should not win elections.	10/8/2020 10:25 PM

39	Just put a cap on how much money can be spent. That will do the same thing this strategy is trying to do without costing taxpayer money.	10/8/2020 5:54 PM
40	Not sure about this without more details.	10/6/2020 12:11 PM
41	The City of Vancouver should consider financial assistance/campaign voucher programs for City Council candidates to improve City Council representation. Yes, this definitely should be a consideration. Financial barriers should not get in the way of someone wanting to represent the City council. I think this idea of financial assistance/campaign voucher programs is a very thoughtful idea, and a great use of resources.	10/5/2020 11:07 PM
42	I VERY strongly disagree with the city assisting with any sort of campaign financing. Instead of providing direct financial assistance to candidates, the city might provide candidates with resource information on fundraising strategies and the like.	10/5/2020 9:51 PM
43	This should be the first item on the list. Diversity and access to opportunity are inseparable, so increasing access would undoubtedly increase diversity of representation.	10/5/2020 8:21 PM
44	Financial assistance should be a standard, with all candidates receiving and being allowed to spend the same amount of money (and-- during a specified amount of time. This is a method well understood and in use by elections in the United Kingdom). We see too many examples of money dominating the conduction and influence of an election, by direct contribution and "in-kind" donation. Money (donations) are tied to influence-- no question. As a solution to the budgetary impact-- voters can be offered the opportunity to contribute to a campaign "pool" that can be evenly distributed to the candidates. Candidates can spend the money (with full disclosure) as they choose, depending on how they think it will be most effective for their individual campaigns. This also places no restriction on "volunteer" (unfunded) effort. If one candidate has the networking ability to organize significant volunteer support, it speaks of that candidate's ability to support his/her constituents, as well as their trust in that candidate.	10/5/2020 2:00 PM
45	Equality	10/5/2020 11:40 AM
46	Generally, rather than providing campaign voucher programs, I would rather see restrictions on spending from more privileged candidates, with financial support for those who are economically disadvantaged. We won't be able to easily increase diversity on the council if those with generational wealth, or those with more significant social connections are outspending candidates who are coming from more diverse backgrounds.	10/4/2020 10:49 PM
47	I’m not understanding campaign vouchers.	10/4/2020 9:41 PM
48	I wouldn't want people to think of serving on the City Council as a money-making opportunity instead of a public service, but I'm sure many people who might consider running for the City Council don't because of other reasons. For example, those who work for an employer, may not have a flexible schedule to take time off for Council meetings and activities, or they have other family obligations which prevent them from participating. The barriers are not always financial.	10/4/2020 12:40 PM
49	Absolutely not.....council members know what the job entails. They are already paid a stipend, trip incentives, and health insurance. Besides the city does not have the money. After the Columbia Street bicycle debacle - the council is not going to listen to citizen advisory committees, anyway. So, what is the use????	10/4/2020 11:54 AM
50	No more spending!!	10/3/2020 7:13 AM
51	Limit cost of campaign materials allowed. Offer open public debates and city channels and pbs equal coverage. Ban TV and radio ads to level the playing field.	10/2/2020 7:58 PM
52	Good candidates always need support, not sure this is the way to do it. If you want to improve representation stop promoting to committees and boards people that only represent your view. How about some real diversity?	10/2/2020 7:52 PM
53	They should consider it so that someone who is poor can have a voice on council so you can understand that perspective and why people are not thriving financially.	10/2/2020 6:28 PM
54	These proposals cost taxpayers!	10/2/2020 6:11 PM
55	This is another step to help achieve some diversity on the council.	10/2/2020 5:51 PM
56	Our current method of running elections has stood the test of time. Vouchers mean that my tax	10/2/2020 4:37 PM

	dollars may support a candidate that I oppose.	
57	I don’t understand how this works.	10/2/2020 3:54 PM
58	Need more info	10/2/2020 3:53 PM
59	Responsibility should be a characteristics for all City Council candidates.	10/2/2020 3:41 PM
60	This has not been shown in other areas to be effective. Campaign finance reform and limiting candidates to local dollars at a low amount ($50), provide a more even playing field.	10/2/2020 3:38 PM
61	I would like to understand more detail about this option. I have heard it can be effective, if implemented the right way.	10/2/2020 3:37 PM
62	Who makes that determination, what qualifies a candidate as "serious" versus someone who is doing this as a lark since there is not cost to it.	10/2/2020 3:34 PM
63	Council elections often rely on large donors who do not represent the whole community.	10/2/2020 3:13 PM
64	Give vouchers to all candidates, don't allow additional spending on campaign.	10/2/2020 2:09 PM
65	I'm not sure what this means	10/2/2020 1:31 PM
66	This seems too expensive. Remember you have a 8 million dollar budget deficit.	10/2/2020 1:22 PM
67	If districts are added this will have a significant impact on lowering the cost of running for office and enhancing council representation.	10/2/2020 1:01 PM
68	I am not sure financial assistance will help the council accomplish what they are wanting to achieve. Maybe some rules on campaign funding might help.	10/2/2020 12:52 PM
69	All campaigns should be publicly financed in their entirety. Anyone using private wealth to buy political office should be barred from running for life.	10/2/2020 12:31 PM
70	The Supreme Court's McCutcheon v. FEC decision further increases the influence of big money in elections. But McCutcheon is just the latest in a long string of cases weakening campaign finance rules. I believe that campaign financial assistance must come from the people in the small increments that just regular people can afford and keep government and big business out of the campaign finance system	10/2/2020 12:09 PM
71	Who's paying for this?	10/2/2020 12:05 PM
72	A good test of whether a candidate is for real is that individual's ability to garner financial support. What is important is good disclosure of major contributions.	10/2/2020 11:58 AM

Q6 Strategy D.3Increasing Access to City CouncilPlease note your agreement with the following statement:The City of Vancouver should consider charter amendments to reduce incumbency bias as a step to improve City Council amendments. Possible amendments could include term limits and ineligibility of interim vacancy appointments to run for City Council. No or insignificant budgetary impact anticipated.

Answered: 369 Skipped: 34



ANSWER CHOICES	RESPONSES	
Strongly agree	26.29%	97
Agree	36.04%	133
Neither agree nor disagree	19.78%	73
Disagree	11.65%	43
Strongly disagree	6.50%	24
Total Respondents: 369		

#	COMMENTS:	DATE
1	however, I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether expanding the size of City Council increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 2:37 PM
2	This proposal should be considered.	10/30/2020 1:25 PM
3	I very much like the idea of term limits! It would be hard to allow great councilmembers to leave, but in the interest of diversity, I think it's a good idea.	10/29/2020 6:21 PM
4	Perhaps the Chair could have term limits. Otherwise, don't penalize council members for experience and competency	10/29/2020 9:44 AM
5	Incumbents should be allowed to run for reelection. If the voters think an incumbent has been in office too long, they will vote them out.	10/28/2020 2:05 PM
6	Term limits could provide a vehicle to usher in change on the council.	10/28/2020 1:24 PM
7	I don't think this is needed if you implement ranked choice voting.	10/28/2020 1:39 AM
8	Term limit's ensure a fresh crop of citizen legislators and maximize the strength of our democratic republic by helping the most effective people to move up while encouraging the less effective to move on.	10/26/2020 11:12 AM
9	Term limits helps ensure an influx of fresh perspectives on the City Council. It would encourage voters to look at candidates positions on the issues versus habitually voting for the incumbent.	10/25/2020 6:11 PM
10	Sensible term limits are always a good practice.	10/25/2020 9:21 AM
11	Term limits are a bad idea. They create perverse incentives for members of the council when they are lame ducks and undermines the will of the voters (if they want incumbents out they have opportunities to so through voting). I think the second idea is fine. Maybe a better idea would be to find a way to create a more even campaigning environment (like through the democracy vouchers idea).	10/24/2020 11:14 AM
12	I am smart and educated. This question is tricky to understand. Also brings up the question, is this survey in several different languages and accessible to all? I do agree with term limits.	10/24/2020 7:16 AM
13	Pair rank-choice voting with an increased % threshold requirement for incumbents. First term would be as-is, >50% of the vote. Then increase the % to offset the incumbent advantage over time (55%, then 60%, etc.)?	10/23/2020 8:29 PM
14	Agree with interim not running	10/23/2020 8:28 PM
15	If someone is doing a good job and their area supports them no reason to get rid of them.	10/23/2020 6:01 PM
16	We should also consider an "outside" support option for a non-biased reduction in incumbency bias for the charter amendments. If not local, then another sister city?	10/23/2020 5:11 PM
17	term limits yes. no to limiting appointees	10/23/2020 5:05 PM
18	I believe that voters should always have the right to reelect someone who they feel are effective.	10/23/2020 4:35 PM
19	Terms limited to two. I disagree with ineligibility of interim appointments.	10/23/2020 3:19 PM
20	This does not seem necessary.	10/23/2020 3:12 PM
21	Agree with term limits, but do not agree interim vacancy appointments should be ineligible to run for Council	10/23/2020 3:03 PM
22	Yes, like stating no racial discrimination exists in Clark County. BIPOC representation is a MUST!!	10/23/2020 12:19 PM
23	It doesn't seem that incumbency has been a significant factor, at least in recent years.	10/23/2020 11:38 AM
24	Let voters decide whether to retain incumbents.	10/23/2020 11:27 AM
25	Again what does research say on this?	10/23/2020 11:11 AM

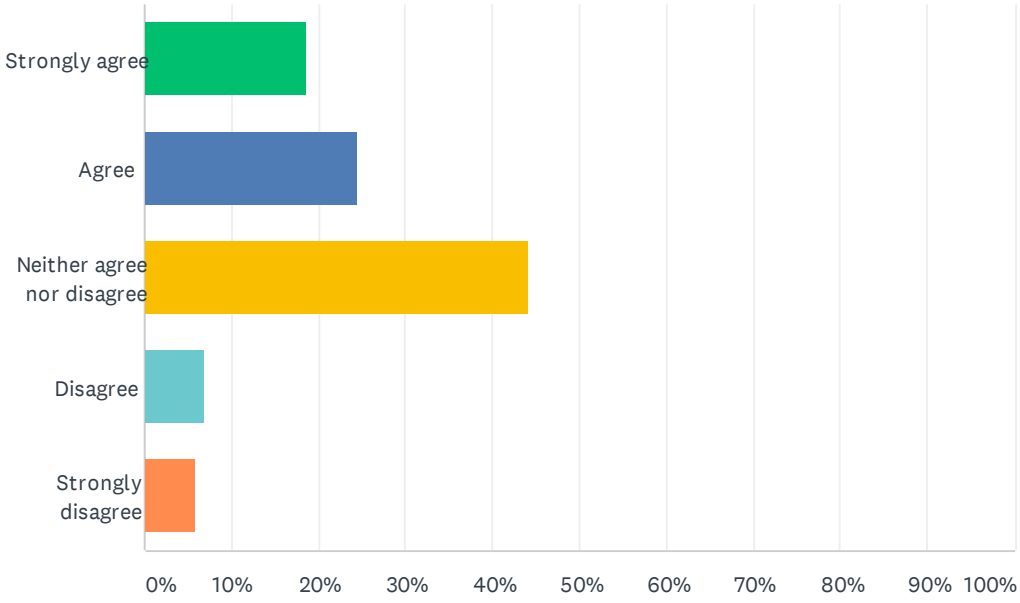
26	Term limits would be excellent. People get on that council and stay way too long!	10/23/2020 10:39 AM
27	I would hope for generous term limits, not just two.	10/23/2020 10:17 AM
28	The mayors term should and must be limited.	10/23/2020 10:04 AM
29	I need an example to better understand the meaning of the statement.	10/21/2020 1:04 PM
30	I think experience helps improve decision making.	10/21/2020 1:03 PM
31	The practice of early resignations to create an incumbent and a leg up on the next election is a pox on the democratic process and far too prevalent in Vancouver and Clark Co.	10/18/2020 8:43 AM
32	Term limits encourage sweetheart deals for outgoing representatives and remove the incentive for lame duck representatives to try to get elected again.	10/14/2020 7:06 PM
33	Again, it's about evening the access for a more diverse pool of people to run.	10/14/2020 6:36 PM
34	What if the incumbent is actually a great candidate and people actually want them?	10/14/2020 8:19 AM
35	interims should be able to run. maybe two or three terms (including an interim as a term perhaps).	10/12/2020 1:59 PM
36	This is one good thing. Term limits.	10/11/2020 9:50 PM
37	I need more information about this before really weighing in. I do feel that term limits may not be necessary, as the voters have an opportunity to vote for alternatives to the incumbent.	10/11/2020 4:47 PM
38	I don't have a sense that these approaches work very well. I suggest that "soft power" approaches, such as building a culture within the Council where incumbents seek out and nurture a pool of replacements might work better.	10/11/2020 12:19 PM
39	Term limits.	10/11/2020 10:48 AM
40	I am skeptical of measures that forbid incumbents from running for office, since incumbents are candidates who have an established record that voters can consider. Additionally, I believe that having the elected positions in a government be perpetually filled by novices increases the soft power of technocratic positions that are not so limited. I would be interested in a system whereby there are no term limits but consecutive terms are disallowed. However, to my knowledge this system has not been attempted anywhere and I am not confident enough in the idea to propose that Vancouver be the first city to try it.	10/10/2020 2:10 PM
41	I do not know. Highly effective leaders may be wanted to continue serving.	10/9/2020 8:46 AM
42	If some one on the City Council feels really strongly about something, they can still take an active part in advising City Council as a citizen or an advisory board. They can also groom a replacement if they really feel that they want to keep their agenda alive after they leave. Stagnation is the enemy of change and progress -- and incumbency is a form of stagnation. That said, we only have one City Council member who has been on City Council for more than 5 years.	10/8/2020 10:25 PM
43	I'm pro four term limits maximum. That would give a larger number of citizens a chance to serve.	10/8/2020 5:54 PM
44	Term limits is a good idea. Bart Hanson needs to go. He is an arrogant privileged white male.	10/6/2020 2:09 PM
45	Term limits!	10/6/2020 12:11 PM
46	The City of Vancouver should consider charter amendments to reduce incumbency bias as a step to improve City Council amendments. Possible amendments could include term limits and ineligibility of interim vacancy appointments to run for City Council.	10/5/2020 11:07 PM
47	What if the incumbent genuinely does a good job representing the people of Vancouver and promoting their best interests? I don't believe increasing leadership turnover rates will necessarily lead to better representation or better governance. More people does not necessarily mean more diverse.	10/5/2020 9:51 PM
48	This might enable more diverse representation if nothing else than by increasing access by limiting opportunities filled by non-diverse incumbents, but it would also limit diverse candidates who end up on the council.	10/5/2020 8:21 PM

49	Appointments have a tendency to disenfranchise the voter	10/5/2020 6:13 PM
50	Term limits should be a voter decision. A Councilor accrues job experience with any successive term, and if the job is not being done to the voters' approval, they can replace that Councilor by their vote. No interim replacement by anyone except the voters.	10/5/2020 2:00 PM
51	I think what I would prefer to see is more transparency in appointments, more community involvement, or even a special election, rather than an appointment if there is a vacancy outside of the standard election process.	10/4/2020 10:49 PM
52	Term limits!	10/4/2020 6:23 PM
53	Yes, term limits are good so the Council doesn't get stuck in a rut.	10/4/2020 12:40 PM
54	It's not broken.....what is there to fix. How do other cities our size deal with this.....comparison's/outcomes????	10/4/2020 11:54 AM
55	Term limits sound good, but that generally turns the keys of thd organization over to the administrative staff	10/4/2020 8:16 AM
56	I agree with term lkmitsb	10/3/2020 7:13 AM
57	Absolutely this!	10/2/2020 9:12 PM
58	Let the voters decide based on performance and don't limit the value of experience.	10/2/2020 7:58 PM
59	There is nothing better than a seasoned legislator. We don't (mostly) have that on the Council. We have people with their own biases and agendas that are NOT that of the people who elected them. Guess this comes down to Ethics and democracy. We have lots of Council members who promote business interests, nothing for the little people. How are you going to fix that?	10/2/2020 7:52 PM
60	Don't understand this?	10/2/2020 6:46 PM
61	Having knowledgeable and experienced councilmembers out weights the incumbency bias.	10/2/2020 5:51 PM
62	I have not seen this work.	10/2/2020 5:01 PM
63	Should enact rules that prohibit a city council member from running for a different office and maintaining their seat, if they lose.	10/2/2020 3:38 PM
64	I think all public offices need some form of term limits. Seeing the same person in one position for 40+years means they are completely disconnected from the reality their constituents live in. Having a good rep in a position for 10 years or less makes sense for continuity and decision making	10/2/2020 3:37 PM
65	Institutional knowledge would be lost if term limits were employed.	10/2/2020 3:34 PM
66	I support term limits, perhaps up to eight or ten years.	10/2/2020 3:13 PM
67	If this means that things voted on have a short-term or a term limit then I agree-- otherwise I'm not sure what the question is asking.	10/2/2020 1:31 PM
68	I strongly agree with term limits.	10/2/2020 1:22 PM
69	Along these lines, why do their closest friends and colleagues always have to replace them when they leave? It's a little inner circle of like mindedness and the priveledge of both wealth AND time.	10/2/2020 1:15 PM
70	Need new blood circulated with old blood at all times.	10/2/2020 1:14 PM
71	There are already term limits, called a "term." If a popular candidate chooses to serve multiple terms then the voters would be cheated if some statute says oh no you've been there too long. If a person is appointed to a vacancy we expect that person to be well qualified and would expect them to continue on to be a candidate in the next election. To do otherwise would reduce the pool of qualified candidates artificially.	10/2/2020 1:01 PM
72	I think term limits are good ideas. The council does not want to limit who can run for it or become a "Good ol' boys club."	10/2/2020 12:52 PM
73	You time in office should never be considered for anything other than your personal satisfaction. I disagree with term limits though as such policies tell the voters they are too	10/2/2020 12:31 PM

	stupid to elect representation.	
74	Term limits only empower non-elected people, like developers and lobbyists.	10/2/2020 12:31 PM
75	Term limits are vital to allowing change, relieving entrenchment and reducing the sedentary attitudes that are incumbent upon those who sit in their same chairs year after year after year. They get nothing done for the people and their only goal becomes the accumulation of power and the money or wealth that comes with increased power.	10/2/2020 12:09 PM

Q7 Strategy D.4Increasing Access to City CouncilPlease note your agreement with the following statement:The City of Vancouver should advocate for changes to state law to enable even-year City Council elections to improve City Council representation. No or insignificant budgetary impact anticipated.

Answered: 372 Skipped: 31



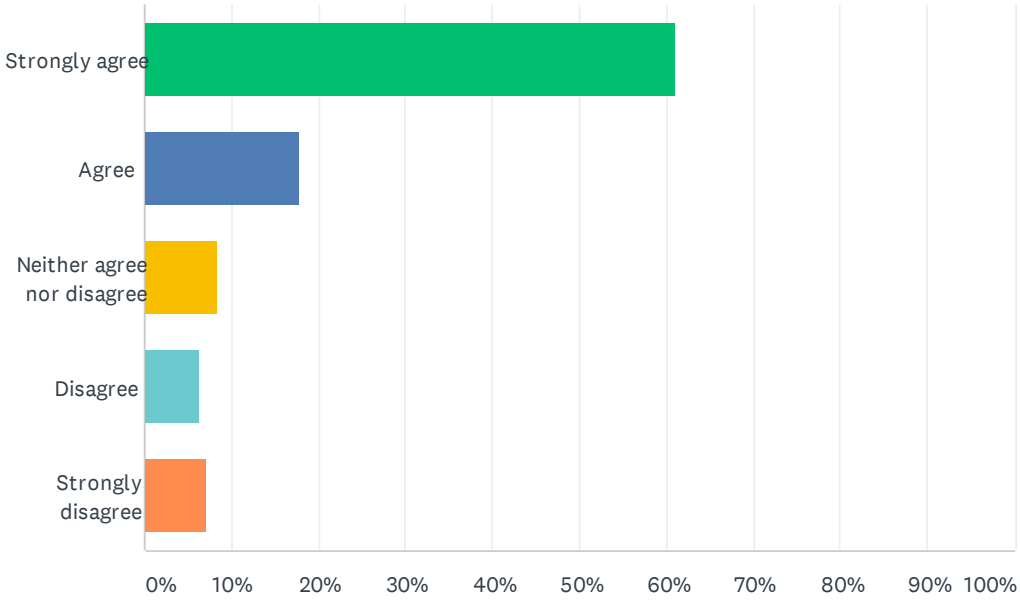
ANSWER CHOICES	RESPONSES	
Strongly agree	18.55%	69
Agree	24.46%	91
Neither agree nor disagree	44.09%	164
Disagree	6.99%	26
Strongly disagree	5.91%	22
Total Respondents: 372		

#	COMMENTS:	DATE
1	however, I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether expanding the size of City Council increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 2:37 PM
2	Yes please! Would love to see elections feel more important by keeping them with midterm and presidential election years.	10/29/2020 6:21 PM
3	This would be a good way to increase voter turnout.	10/28/2020 2:05 PM
4	City council should have elections on the same years as state elections so we don't incur the added expense of creating all the separate materials and circumstances that are involved in the election process.	10/25/2020 9:21 AM
5	Yes! Yes! I cannot agree with this enough.	10/24/2020 11:14 AM
6	i dont know much about what this is trying to change, on a pragmatic level. but if coordinating elections could make things easier that makes sense, and i'm for voting more, so if this increases the instances of voting people have i'm for it.	10/24/2020 11:10 AM
7	No more elections, spend the time on connecting with the community in your role as a council member not thinking about and making decisions based on your reelection.	10/24/2020 7:16 AM
8	If there is no real budgetary impacts for holding more frequent elections, why aren't we doing this already? This would keep council on best behavior as one or more members will be up for re-election every year.	10/23/2020 8:29 PM
9	Have no idea how this would affect elections based on even year elections vs odd year elections.	10/23/2020 6:01 PM
10	Even year City Council elections only if they fall 2 years from Presidential election years and the terms for City Council are 4 years long.	10/23/2020 5:11 PM
11	I'm not sure what problem this would solve, but it seems like a waste of energy and resources to do this.	10/23/2020 3:12 PM
12	Not convinced it would "improve" representation	10/23/2020 3:03 PM
13	I don’t understand how this would help.	10/23/2020 11:41 AM
14	Need more details about the benefits of this.	10/23/2020 11:11 AM
15	I am not sure what you are getting at. I don't think the actual year has anything to do with the problem.	10/23/2020 10:39 AM
16	why would this help?	10/23/2020 10:31 AM
17	citizens voice is their vote. We need more opportunities to make sure the council here's our voice and have the ability to correct poor decisions in more timely manner.	10/23/2020 10:04 AM
18	We don't need it. Don't waste your time and our money.	10/14/2020 8:19 AM
19	This will enlarge the ballot further discouraging people to vote who just don't want to deal with a complex ballot.	10/12/2020 4:32 PM
20	Good idea for greater voter participation.	10/12/2020 1:56 PM
21	Concerned that this will result in little cohesiveness (already a problem) as Councilors change more frequently.	10/12/2020 9:33 AM
22	Hahaha. You only wantt more yes men to support the stupid ideas	10/11/2020 9:50 PM
23	I need more information about this before weighing in on the strategy.	10/11/2020 4:47 PM
24	Non-partisan offices would be swept up in partisan signaling to a much greater degree.	10/11/2020 12:19 PM
25	Why is the state dictating this?	10/11/2020 11:18 AM
26	As opposed to what? What is the current rule on this?	10/8/2020 10:25 PM
27	If people care they vote regardless of odd or even years.	10/6/2020 12:11 PM

28	The City of Vancouver should advocate for changes to state law to enable even-year City Council elections to improve City Council representation.	10/5/2020 11:07 PM
29	Would that mean we would have an election every year?	10/5/2020 9:51 PM
30	I don’t know how to evaluate the impact of this option on diversity.	10/5/2020 8:21 PM
31	I don't see the relevance of even-year versus odd-year elections, if that is the point of this statement.	10/4/2020 12:40 PM
32	Once again not broken.....what is the purpose???	10/4/2020 11:54 AM
33	Lower races are ignored by voters when we have high profile races on the ballot. Even year would only make that worse.	10/3/2020 1:01 PM
34	Good plan	10/3/2020 7:13 AM
35	Window-dressing.	10/2/2020 7:52 PM
36	Yes, we do need to make some changes to city council so there is better representation.	10/2/2020 6:28 PM
37	A good suggestion.	10/2/2020 5:51 PM
38	Engaged citizens don't need enhancements to encourage them to vote. I always vote whether special election, primary election or general elections. Stop dangling a carrot in front of people to encourage them to vote. If they care enough they will vote.	10/2/2020 4:37 PM
39	There are sounds arguments why this law exists.	10/2/2020 3:38 PM
40	Is this changing the term limits of the council?	10/2/2020 1:31 PM
41	It is not a problem now so why waist time with this effort. There are plenty of other activities to spend time working with the state on.	10/2/2020 1:01 PM
42	Not sure of this. If the City Council elections occur in combination with other elections could reduce the costs and get more voters.	10/2/2020 12:52 PM
43	My only concern is low turnouts, which tend to happen in off-year elections. Then the CIty would lose faith in the general populace.	10/2/2020 12:31 PM
44	The more people voting in the election, the better.	10/2/2020 12:31 PM
45	See previous comments on improvements to representation	10/2/2020 12:09 PM
46	To what purpose?	10/2/2020 11:58 AM
47	City races would be swamped out by all the partisan races, resulting in less visibility for candidates, especially candidates from under-represented groups.	10/2/2020 10:03 AM

Q8 Strategy D.5Increasing Access to City CouncilPlease note your agreement with the following statement:The City of Vancouver should provide diversity, equity, and inclusion training for City Council, Boards, and Commissions to improve City Council representation. Minor budgetary impact anticipated.

Answered: 370 Skipped: 33



ANSWER CHOICES	RESPONSES	
Strongly agree	61.08%	226
Agree	17.84%	66
Neither agree nor disagree	8.38%	31
Disagree	6.22%	23
Strongly disagree	7.03%	26
Total Respondents: 370		

#	COMMENTS:	DATE
1	More diversity, equity and inclusion are needed. The work of ending systemic racism requires training. The City should be actively and ongoing engaging in this work.	10/30/2020 1:25 PM
2	Ensure the training is done by someone or org that has footprint & knowledge of Vancouver community & its issues.	10/30/2020 7:34 AM
3	I'm surprised this isn't happening already!	10/29/2020 6:21 PM
4	Critical race theory training should be banned by the city.	10/29/2020 1:05 AM
5	Every government and organization should provide this training.	10/28/2020 2:05 PM
6	Quality training from professional DEI consultants could help the council reshape exclusionary practices and embrace an approach that turkey values diverse perspectives and experiences.	10/28/2020 1:24 PM
7	We should have more Hispanics representing the city. There is an influx of Hispanics Americans living in our beautiful city.	10/28/2020 1:03 PM
8	If this is not already being done I am shocked! This is a minimum requirement in my opinion for any elected officials. Also, I would highly recommend that any training be led by a Black-owned organisation rather than white people teaching white people about equity and inclusion.	10/28/2020 12:56 PM
9	Yes, as a current commission member, I would appreciate this training topic.	10/28/2020 12:37 PM
10	I believe this type of training is re-racializing our society by forcing people to constantly focus on race and by forcing people to declare themselves racist or see themselves as racially stigmatized. I abhor racism; we are all brothers and sisters and the way past racism is love, not these misguided trainings that divide people.	10/26/2020 11:12 AM
11	This should be a minimum requirement for any agency and/or governing body.	10/25/2020 6:11 PM
12	This training, if implemented, should not focus on demonizing one group or another. We are all Vancouver citizens and require fair representation.	10/25/2020 9:21 AM
13	as long as the training is actually by communities of color. do not train privileged people with other privileged people.. this is counter productive.	10/24/2020 11:10 AM
14	This is fundamental and basic education.	10/24/2020 7:16 AM
15	I'm not sure what "diversity" training means. I'd be more interested in Council understanding first the problems our community faces, the competing demands between demographics, and seeking root-causes for these imbalances first. If the statements above are what this training represents, then great. The next question would be who gets to decide the material that will be used for training? Etc. Sensitivity training seems like a waste of money. Candidates should reflect/exemplify the desired behaviors we seek, not be "trained." I'm curious - why aren't we including City Staff in this list above? I've seen plenty coming out the mouths of staff reflecting ignorance of the community they serve. THEY need the training first as they are the engine behind Council. Boards, etc.	10/23/2020 8:29 PM
16	Most people have already had this training and depending on who is giving the training it can be outright offensive.	10/23/2020 6:01 PM
17	And frankly, if our entire sitting City Council is currently white, each seat should be doubled, with each new place being reserved for a person of color, OR half of the longest sitting Council Members should give up their seats to new members specifically of other cultures. Our City Council should directly reflect the cultural percentages of our City. Period.	10/23/2020 5:11 PM
18	Such training should include hearing from members of the communities that you want to understand better. Such communities might include African-Americans, Native Americans, Asians, religious minorities, the disabled (including myself), and the homeless.	10/23/2020 4:35 PM
19	This seems like a waste of time and money. The current City Council and mayor's office is fairly diverse - i.e women and the LGBTQ community are well represented. I'm not sure how much more diversity could be achieved with spending more money on this.	10/23/2020 3:12 PM
20	I feel strongly that training opportunities are fantastic, however I'm opposed to required or mandated trainings	10/23/2020 3:03 PM
21	The council should also set aside an appointed council position dedicated to a diverse council	10/23/2020 3:00 PM

	person(s) whose race is not currently represented on the Council. As an example, if a LatinX individual is already seated on the council then the appointed position should perhaps go to an African American. By following this recommendation, it would give someone political experience which during the next campaign that individual could then campaign on their own merits. Then a new individual would be eligible to replace the now experienced individual who is subsequently required to get elected normally!	
22	But make sure the training goes beyond lip service and translates into action.	10/23/2020 2:13 PM
23	YES.	10/23/2020 1:46 PM
24	Learning about our diverse racial community should be a priority for individuals considering to be council members. Engaged in the community!	10/23/2020 12:19 PM
25	Agree but neutral as to inclusion.	10/23/2020 11:27 AM
26	What about citizen inclusion?	10/23/2020 11:11 AM
27	Yes you should. As can be seen, there is a lot of racial bias in this community (whether people want to admit it or not!). It needs to be acknowledged and dealt with. The county chair is the biggest offender that I have seen recently.	10/23/2020 10:39 AM
28	This is a no-brainer.	10/23/2020 10:31 AM
29	This is essential, essential, essential. Our leadership MUST have a deep understanding of how minorities are impacted by the current systems in place, and take steps to break it down and build it better. Ultimately, diverse people need to be part of leadership, not just a topic for discussion. We need to be critical and ask ourselves, "What perspective are we missing, and who is missing from this conversation?"	10/23/2020 9:56 AM
30	I also think the city should have a session on historical systemic patterns set in motion in previous centuries.	10/20/2020 1:26 PM
31	EVERYONE, EVERYWHERE needs equity and inclusion training.	10/14/2020 6:36 PM
32	Diversity, equity, and inclusion training comes at the cost of excluding certain other groups. People on the City Council, Boards, and Commissions aren't likely to truly be racist, sexist, anti-diversity, or against inclusion of people. If they are, the voters can just vote them out next election or launch a recall. The training is a waste of time and money.	10/14/2020 8:19 AM
33	Candidates and electees are adults, going through the campaign process should teach them everything they need to know.	10/12/2020 4:32 PM
34	YES. Required.	10/12/2020 1:59 PM
35	Definitely think this is vital	10/12/2020 8:34 AM
36	They already know what to do. If they don't then fire their sorry ass. No more training needed	10/11/2020 9:50 PM
37	Yes!!! Especially white privilege training/history of discrimination in The U.S.	10/11/2020 4:47 PM
38	While I support diversity, current curriculums are overly trendy and even out-dated. Political correctness is over-used and over-abused.	10/11/2020 10:48 AM
39	As currently done, it is itself racist and non inclusive. Stop doing it.	10/11/2020 10:19 AM
40	I think more education on this issue is almost always a good thing.	10/10/2020 2:10 PM
41	OK! That one I feel comfortable commenting on. City Council is SO MUCH BETTER than County on this point.	10/9/2020 8:46 AM
42	We have an all white City Council. We do not have an all white Vancouver. And, although Vancouver is about 80% white, it would be good if our city government reflected our city's population. Also many of those white people are of Slavic descent and are first or second generation Americans. This may be a good reason to increase the size of City Council for more and better representation, and perhaps a good reason for geographic Council members for the same reason. We should definitely have training to better help Council members understand and server Vancouver's citizens.	10/8/2020 10:25 PM
43	I strongly agree that City Council should have training, but I feel like this can be obtained from reading anti-racism books and spending time with minority group organizations.	10/8/2020 5:54 PM

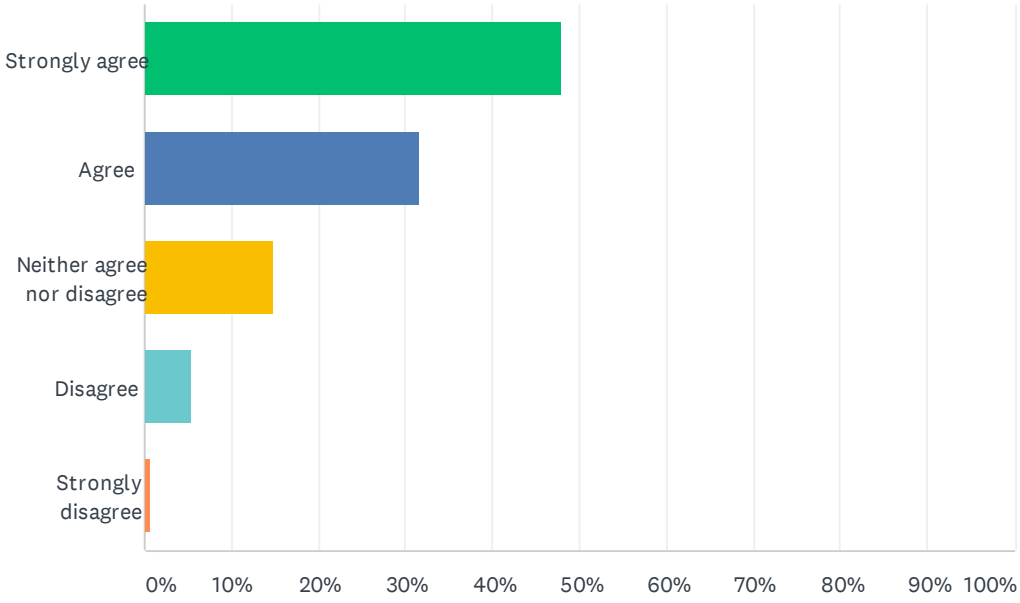
44	If this happens it is important that trainings be conducted by underrepresented groups who are appropriately compensated.	10/6/2020 4:27 PM
45	I believe they are trying that right now and it's not working. They don't care. They don't care about the city charter, and seem to think lying to Senators is ok, even though it's a gross misdemeanor. An outside organization needs to review misconduct by elected officials and city employees.	10/6/2020 2:09 PM
46	This is nonsense, what this really means is you want to force non racist people to think they are racist just because they are not black, like the training being forced on the police, that President Trump, stopped. Very few people are racist but I have seen more racist black people, in the last several months, and there is no equality or equity problems in this country. Everyone has the same rights and opportunity as anyone else. They just have to be willing to work hard for it just like everyone else.And the idea that "we the people" owe any black person money for slavery is just BS, That all happened many generations ago and no one currently alive now had anything to do with slavery and no one currently living who is black has been or is a slave except to their own "entitlement thinking" I treat all people the same but I have not been treated correctly by black people, even just walking down the street. We have the constitution, and in it is the definition for diversity, equity, and inclusion. Just teach the constitution.	10/6/2020 12:03 AM
47	The City of Vancouver should provide diversity, equity, and inclusion training for City Council, Boards, and Commissions to improve City Council representation. Yes, strongly agree with this statement. I love that the city is being progressive in suggesting to provide diversity, equity, and inclusion training for the City council, boards, and commissions to improve City council representation. It desperately needs to happen right away and should of happened years ago. I also think this training should be a requirement for law enforcement, medics, and the fire department, if this training isn't already available to them.	10/5/2020 11:07 PM
48	It really would depend on the training. Based on the highly biased diversity training I have received for work, I hesitate to support these workshops. In my experience, these trainings perpetuate racism more often than they alleviate it.	10/5/2020 9:51 PM
49	This should be implemented in addition to any other action taken.	10/5/2020 8:21 PM
50	Diversity and inclusion training should have peen provided decades ago. We should be focused now on equitable hiring. It's disappointing that we are so far behind on this.	10/4/2020 10:49 PM
51	No one currently serving looks like me or face my concerns. Out of touch to most of us	10/4/2020 6:23 PM
52	To improve City Council representation, people in the community need to better understand what the role of City Councilor is and the responsibilities. Help people to engage with the Councilors. Maybe the City could offer more information about the qualities needed to be a good, productive City Councilor, what the role requires, and how to run for election?	10/4/2020 12:40 PM
53	The city attorney already meets ,with all of the above, to discuss Washington State law and how it actions affect the law. Any other area of concerns could be included, in this briefing.	10/4/2020 11:54 AM
54	This should be done, but not sure that it directly addresses representation. People groups represent themselves. Allies are good but allies don't represent.	10/3/2020 5:11 PM
55	I would hope that the people we elect should not need training in how to represent the voters in the needs of our community I believe our community is a whole community and not to be disected by "diversity" In addition I believe voters should accept the responsibility be involved their community. This survey is a great start Thamk you	10/3/2020 11:18 AM
56	Elect people of integrity and let people be people with a free mind and thought.	10/3/2020 7:13 AM
57	Please get some color on board. I'm a college educated Black, Marine (not active), homeowner here and i am unsettled by my neighbors. Either you know what you have built here or you don't have the eyes to see.	10/2/2020 11:11 PM
58	I do not think there is a one-to-one correspondence between diversity training and more varied representation. However, diversity training is good for everybody.	10/2/2020 9:17 PM
59	Actually training with a distinct anti-racism, and anti-classism focus would be even better. Most of the equity, etc training I have seen is much too vanilla and doesn't go to the heart of the problem.	10/2/2020 9:13 PM

60	Annual retreats over a weekend of unpaid time for education and building decorum and team comradery.	10/2/2020 7:58 PM
61	Problem with letting Council interview and appoint. I swear everyone on any board I have ever examined is just a clone of the Council member. How about starting by looking at how many white, business-type people populate these boards. How about management at the City? White-man land.	10/2/2020 7:52 PM
62	Yes!	10/2/2020 7:03 PM
63	Learning is the key for understanding each other.	10/2/2020 6:46 PM
64	In my experience, this type of training only makes people hyper-sensitive about how to treat others and makes them focus on skin color instead of personality.	10/2/2020 6:30 PM
65	Yes, city council should definitely be trained For diversity, equity and inclusion but we also need to take action to actually make our city council have a broader range of representation so new ideas can be voiced, so problems can be addressed and so our community can thrive. The sooner we do it, the sooner our community will benefit.	10/2/2020 6:28 PM
66	Hell NO! These diversity training sessions are a waste of time! If people are like me they do not see color of anybody's skin.	10/2/2020 6:11 PM
67	To put anyone ahead of another because they claim they are of a different sex than they were born with , because of their color , or religion ,, should not be done. Candidates background , such as finishing high school , and or college and community involvement is a must. No one that claims to be part of a far right or left group should be allowed to be on any council . eg proud boys , antifa . patriot prayer , have been arrested or been part of any riots that caused damage , looting and burning in any state or city.	10/2/2020 5:23 PM
68	If city leaders don't know how to treat others they should not be running our city. Sitting in classes or training trying to teach them acceptance of others is a waste of time and money. The only ones who benefit from these trainings are the ones who are selling these programs.	10/2/2020 4:10 PM
69	Why is this even a question? Questions related to a candidate's DEI commitment and drive should also be a part of ALL application processes for ALL boards, Council and Commissions.	10/2/2020 3:38 PM
70	I don't see how training the people already in those positions would help get more diversity.	10/2/2020 3:37 PM
71	It should be a requirement, outlined in the charter and city government by-laws that every city council members, board members and commissioners must attend DEI and Social Justice trainings through out their term limits. Trainings should be called "learnings" and how will those "learnings" influence and shape policies, practices and processes	10/2/2020 3:23 PM
72	I would also make it a goal of any sitting council to work with City Manager and staff to recruit people of color and minorities to run for office.	10/2/2020 3:13 PM
73	YES. This is absolutely essential and necessary. I would rate higher than "Strongly agree" if I could.	10/2/2020 1:23 PM
74	This type of training only serves to make whites feel guilty that they are white and cram diversity and equity down our throats. Stop this nonsense with my tax dollars!!! I attended this type of training and it was a ridiculous waste of time. People need to be kind to each other, period.	10/2/2020 1:22 PM
75	That would be best practice.	10/2/2020 1:14 PM
76	This would be a worthy activity. One result may be a more divers and inclusive representation on various boards and comisisons appointed by the Council.	10/2/2020 1:01 PM
77	Not sure this will get more citizens in running for the council.	10/2/2020 12:52 PM
78	I've never known these types of training to be super impactful, unfortunately.	10/2/2020 12:32 PM
79	This should be mandatory for all candidates, not just elected officials.	10/2/2020 12:31 PM
80	Thank you to the council for their responses and support of addressing racial injustice. The opinion of the County Chair was alarming to say the least.	10/2/2020 12:13 PM
81	Diversity is our greatest tool in learning to live and let live. The idea of inclusion training is long overdue. We do not need any more analysis; no more graphs, no more studies. We already	10/2/2020 12:09 PM

	know the problem of the lack of inclusion and diversity already exists. Just do it already!	
82	I never knew Vancouver was prejudiced.	10/2/2020 12:05 PM
83	This is B.S. No one has ever been excluded from getting involved.... you have to get out of bed to do anything in life.	10/2/2020 11:59 AM
84	OK as long as not biased toward any particular political agenda.	10/2/2020 11:58 AM
85	Definitely!	10/2/2020 11:48 AM

Q9 Strategy D.6.1Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should provide American Sign Language interpretation at City Council meetings to improve City Council representation. Minor budgetary impact anticipated.

Answered: 371 Skipped: 32



ANSWER CHOICES	RESPONSES	
Strongly agree	47.98%	178
Agree	31.54%	117
Neither agree nor disagree	14.82%	55
Disagree	5.39%	20
Strongly disagree	0.54%	2
Total Respondents: 371		

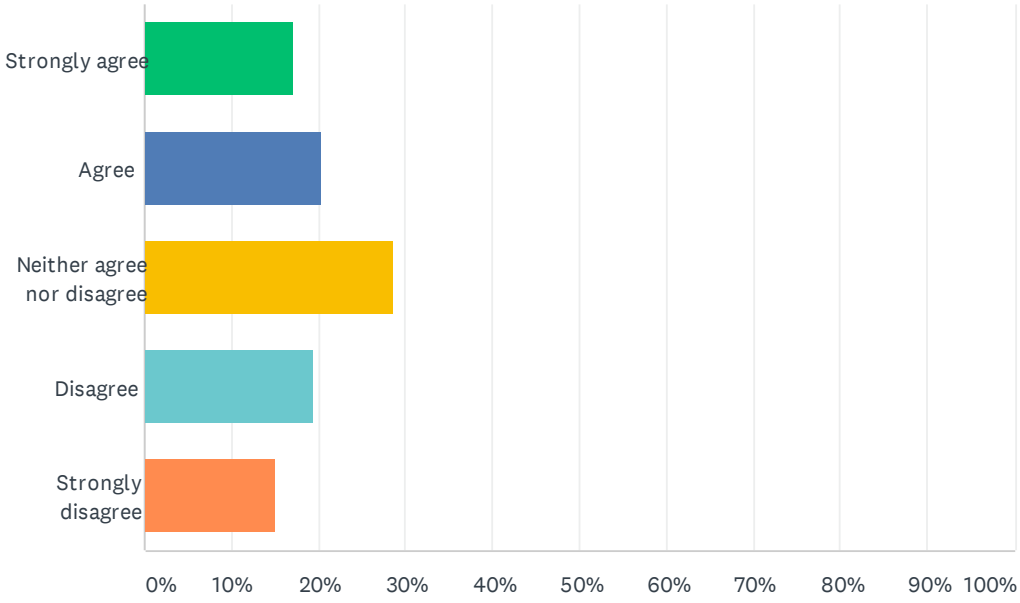
#	COMMENTS:	DATE
1	can you say ADA	10/29/2020 6:04 AM
2	And captions on screen	10/28/2020 12:37 PM
3	Close captioning instead	10/26/2020 9:22 PM
4	We have a disproportionately large population of deaf and hard of hearing citizens in Southwest Washington.	10/25/2020 6:11 PM
5	ASL should be the official language of the entire country	10/24/2020 11:10 AM
6	When requested.	10/24/2020 8:54 AM
7	Not clear on this question. Are we talking about enabling the deaf to run for Council or citizen participation? If the latter... What is the cost impact? Those who can't read the teleprompters and are deaf... any idea on how many people of this narrow slice of the demographic we are excluding? I can think of many other needs that could be reviewed For example- if the driver is to increase community participation, why are we preventing people from registering to testify UNLESS they sign-up 6+ hours before the session? (usually before workshops held during that afternoon where input may be generated). WHY? Fix the easy stuff first. If sign-language is available on request and can be tapped at short-notice, the status-quo should be sufficient. Otherwise, especially during these times of COVID, are transcriptions not available in near-realtime?	10/23/2020 8:29 PM
8	But only if there is a need. There should be a way to survey the attendees to see if there is a need. Don't want to exclude anyone but no need to waste money either.	10/23/2020 6:01 PM
9	Please ask the folks who's use this service whether or not it's be helpful.	10/23/2020 5:48 PM
10	And any other local languages (Spanish, Russian, Chuukese, Vietnamese) should also be offered. Is there any way for this to be offered as a function of zoom?	10/23/2020 5:11 PM
11	If there is a request for or a need for this addition than, yes, it should be provided	10/23/2020 3:03 PM
12	ASL, interpretation in Spanish as well as our Hispanic community is rapidly growing ~	10/23/2020 12:19 PM
13	Should be available upon request	10/23/2020 11:07 AM
14	Sounds like a great idea.	10/23/2020 10:39 AM
15	Again, a no-brainer.	10/23/2020 10:31 AM
16	Reach out to the community of people with hearing impairments and let them decide what the best solution is - maybe interpretation on demand? Maybe there could be anytime access to instant closed-caption translations on phone or other devices?	10/23/2020 10:17 AM
17	Maybe only if requested ahead of time by a participant. Are the taped meetings online with Closed Captions following the meeting so anyone wanting to know what occurred can read the information?	10/21/2020 1:04 PM
18	The disabled community as a whole needs more representation and access. Ableism is a real problem in the community and needs to be addressed, especially after the pandemic and wildfires have hurt a lot of disabled citizens, rendering many homeless without any help or ways to reach out for help.	10/15/2020 9:22 AM
19	WHY DON'T THEY ALREADY? ASL interpreters should be at every public/government function nationwide. Why do we even have the ADA if it's not applicable to everyone with different abilities? We have ramps at our public buildings and handicapped parking and bathroom spaces, so people can access those areas, but access for our deaf and hard of hearing community is just ignored. It's terrible. There should ABSOLUTELY be sign language interpreters at every city council meeting.	10/14/2020 6:36 PM
20	Why is this even a question. The more appropriate question is why hasn’t this been done already?	10/14/2020 6:34 PM
21	Deaf people should be able to participate too. ADA and all that.	10/14/2020 8:19 AM
22	While it is very important to ensure accessibility for hearing impaired, i believe there are more cost effective and impactful strategies using technology while being ready to meet folks'	10/12/2020 9:33 AM

	specific needs based on request.	
23	The School for the Deaf is located here. Let's model inclusion of the Deaf everywhere we can.	10/11/2020 12:19 PM
24	I would want to see if this is of interest to the deaf community	10/9/2020 8:54 AM
25	Basic inclusion	10/9/2020 8:46 AM
26	The Washington State School for the Deaf is in Vancouver. We should be leading the way in this area.	10/8/2020 10:25 PM
27	Considering we have a school for the deaf, I am surprised they don't have one already.	10/6/2020 12:11 PM
28	The City of Vancouver should provide American Sign Language interpretation at City Council meetings to improve City Council representation. Yes, absolutely, but this option should include Spanish and Russian interpretation. I say this because there are Hispanic and Russian communities, and these communities may want to attend City council meetings.	10/5/2020 11:07 PM
29	I'm somewhat surprised this isn't already available, as I have attended other city/community events with sign language interpreters and I'm used to seeing sign language interpreters on Portland/Oregon press conferences. I'm not sure if city council meetings are different or if members of the community have already requested sign language interpretation, but this seems like a reasonable accomodation.	10/5/2020 9:51 PM
30	This comment applies to Strategies D-6-1 thru D-6-8 (with exception to D-6-7, see separate comment). These several strategies make no mention of increasing television access to Council Meetings by adopting "over-the-air" TV broadcasting. Access via cable TV is given, but there is an increasing number of households that have chosen to discontinue cable TV (with associated rising costs). Over-the-air is well established, and has to cost to the consumer, once the initial antenna has been installed. Also-- being able to watch a meeting (especially if there is ASL) is much easier than having to view it via internet on a much smaller computer screen or hand-held device.	10/5/2020 2:00 PM
31	It always seems like a private club, they never want to even hear the concerns or criticism from ordinary citizens	10/4/2020 6:23 PM
32	I don't know that lack of ASL interpretation reduces City Council representation. It's always helpful to have information communicated in other forms, if possible, so people with diminished sight or hearing can receive similar communication as those with "normal" sight and hearing.	10/4/2020 12:40 PM
33	Only provide if requested	10/3/2020 6:01 PM
34	Only if requested by the hearing impaired.	10/3/2020 2:52 PM
35	As a person with hearing impairment, this is great!	10/3/2020 7:13 AM
36	Closed caption meetings on CCTV. Live Sign Language is distracting for long meetings. Sign Language is necessary for time sensitive announcements but can lose some nuance when dealing with complex subject matter in my opinion.	10/3/2020 6:56 AM
37	Access is important	10/2/2020 11:11 PM
38	Most hearing impaired read lips and have their own interpreters. Software can turn audio to words on a screen in chambers.	10/2/2020 7:58 PM
39	Should have been done a decade ago.	10/2/2020 7:52 PM
40	Hearing pods to the audience that translate in different languages, Russian, Japanese etc.	10/2/2020 6:46 PM
41	That costs too much for the amount of people that it would serve.	10/2/2020 5:23 PM
42	I would need more details on this.	10/2/2020 3:54 PM
43	Interpretation should be provided equitably across all languages. If sign language interpretation will be provided, Spanish language translation should also be provided.	10/2/2020 3:38 PM
44	This makes sense mostly because Vancouver has the state school for the blind about a mile from city hall. How do we not provide this service already?	10/2/2020 3:37 PM
45	I agree that hearing impaired citizens should have access to meetings, but I would offer interpretation based on prior request. Some meeting include very few citizens, so it makes no sense to provide interpretation if there is no hearing impaired citizens who are "listening".	10/2/2020 3:13 PM

46	Only if a request is made by someone needing this.	10/2/2020 1:32 PM
47	Anything that can be done to take down barriers should be done-- making it accessible for all.	10/2/2020 1:31 PM
48	YES. This is critical to equity and inclusion and should go without saying that we provide access for as many residents to participate in meetings as possible at all times.	10/2/2020 1:23 PM
49	Most larger jurisdictions already do this. With numerous private businesses available for this service and with the close proximity of the State Deaf School it makes sense.	10/2/2020 1:01 PM
50	I'm surprised we don't offer that considering we have a representative deaf population here with the state school of the Deaf being here.	10/2/2020 1:00 PM
51	No comment.	10/2/2020 12:52 PM
52	This is basic ADA stuff.	10/2/2020 12:31 PM
53	We have a large community of hearing impaired individuals in the city (and county). Also, providing ASL in meetings also gives hearing privileged people and opportunity to exercise any ASL they may have learned	10/2/2020 12:13 PM
54	Everybody needs to know what goes on with City government, even the hearing impaired.	10/2/2020 12:09 PM
55	Don't forget the other major sensory impairment: blind and low vision. Make documents accessible online for increased font size or audio versions. Braille is not necessary with proper assistive technology. Vancouver is home to the School for the Blind, as well.	10/2/2020 12:03 PM
56	Citizen participation is vital especially with virtual meeetings. Keep speakers to strict time limits.	10/2/2020 11:58 AM
57	if requested, yes	10/2/2020 11:48 AM

Q10 Strategy D.6.2Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should provide no-cost transportation to and from City Council meetings to improve City Council representation. Unknown budgetary impact.

Answered: 371 Skipped: 32



ANSWER CHOICES	RESPONSES	
Strongly agree	17.25%	64
Agree	20.22%	75
Neither agree nor disagree	28.57%	106
Disagree	19.41%	72
Strongly disagree	15.09%	56
Total Respondents: 371		

#	COMMENTS:	DATE
1	I might agree if this was in the form of a C-Tran voucher/ticket	10/30/2020 4:58 PM
2	Hope city look into partnering with CTran or receive grant funding to support this.	10/30/2020 7:34 AM
3	Electronic access ok	10/29/2020 10:03 AM
4	Or at least free parking	10/29/2020 9:44 AM
5	Worth a proposal	10/29/2020 6:04 AM
6	Perhaps the implementation of easily accessible virtual attendance for those who cannot easily access in person, not just due to transportation barriers. I have attended virtual meetings with over 200 participants and they went surprisingly well.	10/28/2020 2:42 PM
7	Providing C-Tran vouchers is a possible solution.	10/28/2020 2:05 PM
8	Partner with C-Tran? Or... Offer remote meeting participation sites? Library meeting rooms with tele-conference gear and facilitator?	10/28/2020 12:37 PM
9	If it is needed for some.	10/28/2020 7:50 AM
10	In a perfect world with unlimited funding, this would be a welcome gesture to increase accessibility to meetings for persons who do not have their own means of transportation. That said, I doubt the city can afford it. Better to work with CTRAN to ensure bus schedules are adjusted to allow timely access to meetings.	10/28/2020 5:13 AM
11	For council members, if needed. For citizens with transportation barriers, a virtual platform should always be available.	10/25/2020 6:11 PM
12	The city council does not need to provide transportation.	10/25/2020 9:21 AM
13	city council meetings should have a zoom component. providing transport, whether that's ubers or free bus shuttles, feels important, but it seems easier to use technology to bring council meetings /to/ the people, than the people to the council meetings. whatever, do both.	10/24/2020 11:10 AM
14	What does this mean exactly? Doesn't the bus system work near to city hall? Just partner with the downtown Ryd car to provide transportation form home or from nearby busline. No brainer, should already be happening. Childcare is a bigger issue than transport.	10/24/2020 7:16 AM
15	I'll agree if people have to apply for such aid	10/23/2020 8:28 PM
16	And any needed interpreters at the meeting location. We have many amazing staff in the Vancouver Public Schools District that can step in in this capacity.	10/23/2020 5:11 PM
17	This would be particularly helpful to some disabled and the homeless. I live in Smith Tower so I'm close enough to City Hall to make council meetings and have attended some.	10/23/2020 4:35 PM
18	If transportation is free you will get people who are bored of television or facebook and just want to see what's going on without a real interest in the agenda.	10/23/2020 4:11 PM
19	Not enough information provided. I would support free C-Tran rides on lines serving the location of city council meetings for hours before and after meetings. Do not support any system that would require a request and approval process if it increases duties of existing positions within city or C-Tran.	10/23/2020 3:19 PM
20	Only with verified income restrictions/low income people	10/23/2020 3:12 PM
21	Do not feel it is the public taxpayer's responsibility to subsidize transportation costs to Council meetings, unless data supports there truly is a significant number of residents unable to reach City Hall on Monday evenings.	10/23/2020 3:03 PM
22	Allow for continued participation and opinion sharing via on-line meeting tools instead.	10/23/2020 2:48 PM
23	Can meetings be virtual as well as in person?	10/23/2020 2:13 PM
24	I don’t think the cost of transportation is the issue. Scheduling for the meetings may need to be addressed.	10/23/2020 11:41 AM
25	Seems that implementation could cost more than the benefits.	10/23/2020 11:38 AM

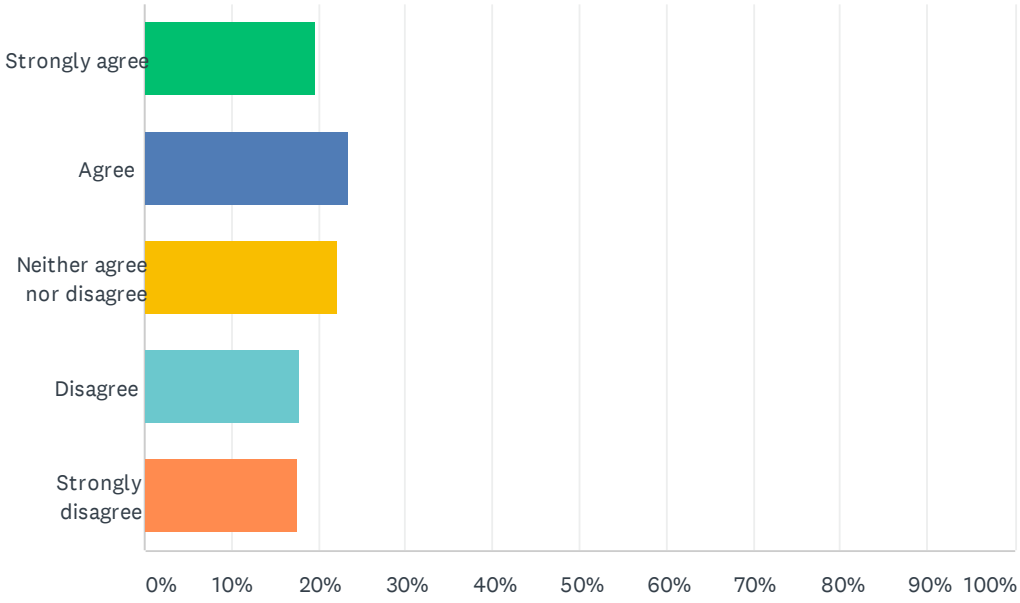
26	Other than the parking problem downtown, I am not sure there is a transportation problem.	10/23/2020 10:39 AM
27	Maybe bus vouchers	10/23/2020 10:31 AM
28	Must meet need criteria first.	10/23/2020 10:22 AM
29	On request	10/23/2020 10:17 AM
30	How about allowing a participant to use Zoom or other means, and set up that as an option ahead of time, if they are unable to physically attend?	10/21/2020 1:04 PM
31	OR hold meetings on varying days, time and in different locations throughout the City. Keep doing Zoom format for those who cannot attend in person.	10/19/2020 11:50 AM
32	This as well as better, more widespread notification to everyone when a meeting is coming up, and all the information needed to attend.	10/15/2020 9:22 AM
33	Democratic participation should not be limited to the few.	10/14/2020 7:06 PM
34	How awesome would Vancouver be, if we provided this? That would be amazing and would encourage a lot more people to participate actively in their city government. Having free daycare available during city council meetings would also be amazing and necessary for many people to be able to attend. Oh... ha! That's the next question!	10/14/2020 6:36 PM
35	No-cost has a cost somewhere. That's my tax dollars, thank you very much. People can walk, bum a ride, or find some other way to get there. If they're truly motivated, they will find a way.	10/14/2020 8:19 AM
36	I doubt that CTrans fare structure is the problem with attendence.	10/12/2020 4:32 PM
37	Or provide better virtual options instead. Or ability to submit a video or something to for those that work and can't make it either.	10/12/2020 1:59 PM
38	Wondering if resources aren't better spent in increasing free high speed internet access to the community to not only increase participation for government meetings but also help the same people get access to education, employment opportunities and government services as well.	10/12/2020 11:54 AM
39	Waste of money. If you want to be there bad enough you will find a way	10/11/2020 9:50 PM
40	I believe that barriers to participation should be identified. If lack of transportation is a barrier to participation in meetings then this should be addressed...	10/11/2020 6:21 PM
41	Or maybe provide an opportunity for virtual participation.	10/11/2020 4:47 PM
42	Perhaps an alternative where access through remote means to offer testimony would be better. Unless we entirely reform CTRAN?	10/11/2020 12:19 PM
43	I could see using a city or school bus to pick people up from maybe the local middle schools where they will gather for these meetings. Do not consider picking people up from their individual homes. That would be far too expensive.	10/11/2020 10:19 AM
44	And help plan all transportation needs as it serves a human, not a vehicle	10/9/2020 8:46 AM
45	I agree with this -- but it should be public transportation. However, I believe this cost could be alleviated by continuing to stream all City Council meetings even after COVID, and allowing virtual attendees the ability to comment and ask questions as they are currently able to do. COVID has hurt our city in so many ways, let's at least take the few things it has given us and use them to improve.	10/8/2020 10:25 PM
46	As long as it's bus fare. Private car or taxi service would be too costly.	10/8/2020 5:54 PM
47	Are you going to give out bus tickets? This opens up a huge can of worms.	10/6/2020 12:11 PM
48	The City of Vancouver should provide no-cost transportation to and from City Council meetings to improve City Council representation.	10/5/2020 11:07 PM
49	People would take advantage of this system to gain free rides to and from downtown. Even with a ticket validation system, there would be those who would attend the meeting just long enough to validate their ticket.	10/5/2020 9:51 PM
50	More broadly, Vancouver needs a far more robust public transportation network. It will not make a difference to most of Vancouver if there is free transportation to and from the meetings if there is no bus service. Unless you are proposing setting up private bus or cab service?	10/4/2020 10:49 PM

	Really, we just need to increase our public transportation by expanding routes, adding more busses to existing routes, and expanding times that routes are operating.	
51	Continue broadcasts/streaming of City Council meetings and that will allow more people to stay informed.	10/4/2020 12:40 PM
52	Where is the money going to come from to pay bus drivers, bus maintenance....????	10/4/2020 11:54 AM
53	Don't know the number of request, costs, or impact projections. Is there a known need?	10/2/2020 11:11 PM
54	Depends on the details	10/2/2020 9:13 PM
55	Public transportation works. Walking is healthy. Encourage car pool. Hold meetings in local schools occasionally.	10/2/2020 7:58 PM
56	DUH. Covid. Squeezing people into public transit is the worst possible thing you can do in the next ~2 years as we struggle with this pandemic. (Yeah, about two years, read the Hopkin's epidemiologist predictions)	10/2/2020 7:52 PM
57	There's at least two meetings I would have attended if I could still drive or if someone picked me up.	10/2/2020 7:18 PM
58	Provide bikes. Scooters. Roller blades.	10/2/2020 6:46 PM
59	I am not clear on what this means. You are wanting the city to pay for specific people to attend who might not be able to org wise attend? Why not add one or two people to the council who are considered poor and subsidize the transportation cost for them? If they can't call in to your meetings, will they be able to contact you for a transportation subsidy? How will you locate these people who want to attend? I am not clear on this. With Zoom and Facebook Live, can't people attend much easier than they used to? They could attend using The local libraries resources couldn't they?	10/2/2020 6:28 PM
60	Hell NO!	10/2/2020 6:11 PM
61	I don't see transportation as a problem.	10/2/2020 5:51 PM
62	Is there really a need for gas money - city leaders or citizens attending meetings should live close enough to be able to afford a gallon of gas or a bus ticket.	10/2/2020 4:10 PM
63	That sounds like extra work for city employees.	10/2/2020 3:57 PM
64	This is silly proposal. The City Council should decrease barriers and increase access to public transportation in general and not just to City Council meetings. It's not about just decreasing barriers to City Council meetings it's about helping people access their basic needs. This includes continuing to have a virtual watching and commenting opportunity even when in-person meeting begin again. Pay council members a living wage and they could arrange their own transportation, take public transport or Uber.	10/2/2020 3:38 PM
65	Free transportation will not improve council meeting attendance. City bus is very cheap already. Free transportation, as seen in Portland old max model, just gives homeless people a place to joyride around the city.	10/2/2020 3:37 PM
66	Several social service providers have free bus passes to give out to lower income citizens of Vancouver who may want to attend meetings in person. Creating a no cost transportation system to meeting can be cost prohibitive.	10/2/2020 3:13 PM
67	Absolutely; this is equity and inclusion in action. In addition, to improve access, City Council meetings should always be accessible by Zoom or a similar platform--even beyond COVID-19--so that folks can participate in the public comment portion of meetings when they cannot attend in-person meetings.	10/2/2020 1:23 PM
68	Are you kidding me??? Absolutely not! Would you like to provide meals and clothing too? This is the dumbest idea I have ever heard of.	10/2/2020 1:22 PM
69	For who? Council members, general public, persons with disabilities, Where would it stop. Making all council meetings available virtually would go a long way to accommodate this issue if it is an issue.	10/2/2020 1:01 PM
70	Not sure of the impact on potential candidates.	10/2/2020 12:52 PM
71	Perhaps a C-Tran shuttle like they do with the Clark County Fair (in non-Covid times).	10/2/2020 12:31 PM

72	Only people who use this option should be allowed to speak at meetings.	10/2/2020 12:31 PM
73	Make online attendance/participation a norm. No transportation needed. For attendees who need to be in person, offering a free one-day pass from C-Tran to attend in person would be agreeable	10/2/2020 12:13 PM
74	It is a good idea, and would really alleviate parking, added smog or emissions, congestion on city streets, but if you have a car, then use it. But providing transportation for those who are not fortunate enough to own a vehicle, free transportation is a good idea in order to get everyone involved with City government.	10/2/2020 12:09 PM
75	People have to be responsible for some effort.	10/2/2020 12:05 PM
76	In a time of financial curtailment, there are far more important budget priorities.	10/2/2020 11:58 AM
77	Or provide paid designated parking for council meetings	10/2/2020 11:53 AM
78	Should allow online particition instead of spending money on costly transportation	10/2/2020 11:48 AM

Q11 Strategy D.6.3Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should provide childcare at City Council, Board, and Commission meetings to improve City Council representation. Unknown budgetary impact.

Answered: 371 Skipped: 32



ANSWER CHOICES	RESPONSES	
Strongly agree	19.68%	73
Agree	23.45%	87
Neither agree nor disagree	22.10%	82
Disagree	17.79%	66
Strongly disagree	17.52%	65
Total Respondents: 371		

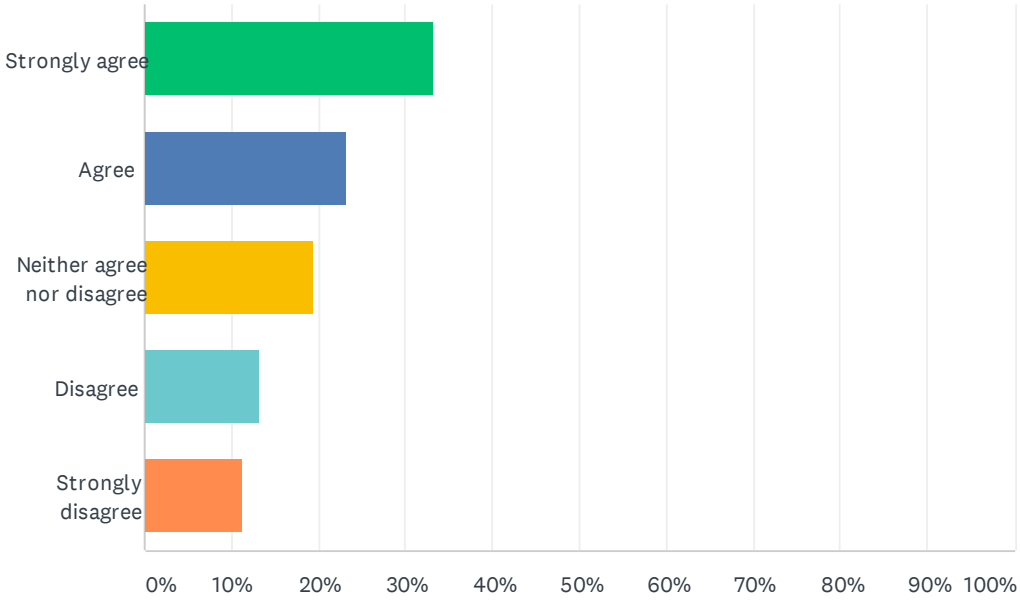
#	COMMENTS:	DATE
1	Hope city look into grant funding opportunities to achieve this. Not sure it is fair for all city taxpayers to take financial responsibility for this.	10/30/2020 7:34 AM
2	this is super important!	10/28/2020 5:38 PM
3	Not sure about this one, but virtual meeting attendance options might also help to lower this barrier...	10/28/2020 2:42 PM
4	Too many people are unable to participate in local government because of childcare reasons.	10/28/2020 2:05 PM
5	Strongly agree with this - working parents, especially working moms and moms with multiple responsibilities are some of the hardest working and under represented people in policy decision making processes.	10/28/2020 12:56 PM
6	Or provide a tele- conference room, family-friendly.	10/28/2020 12:37 PM
7	Again, interesting in concept, but the cost, lack of facilities and potential liability would make this inadvisable.	10/28/2020 5:13 AM
8	Cost and liability issues would need to be considered. I like the idea of making the meetings accessible to all though.	10/27/2020 11:21 AM
9	For council members, if needed. For citizens with childcare barriers, a virtual platform should always be available.	10/25/2020 6:11 PM
10	10,000%	10/24/2020 11:10 AM
11	Yeah! Gonna need to hire qualified staff to manage this. Throw in some civics curriculum for the kids too.	10/24/2020 7:16 AM
12	Unknown what this could entail...a survey for this should be collected publicly, separately.	10/23/2020 5:11 PM
13	This is not a responsibility of city. Might support provision of space within city hall for children to gather with a adult supervision.	10/23/2020 3:19 PM
14	Only for lower income qualified people	10/23/2020 3:12 PM
15	Again, not supportive of the additional tax burden to the public	10/23/2020 3:03 PM
16	Will this be used? Parents put a lot of thought behind who is watching their children. Would it be strange to leave them with someone who they haven't vetted?	10/23/2020 2:13 PM
17	If funds allow it, sure	10/23/2020 12:19 PM
18	Not a good idea.	10/23/2020 10:39 AM
19	This is a real barrier to citizen participation	10/23/2020 10:31 AM
20	On request, perhaps	10/23/2020 10:17 AM
21	It is not the responsibility of tax payers to provide childcare.	10/23/2020 9:59 AM
22	If people are committed to attend they can arrange childcare or bring well-behaved children.	10/21/2020 1:03 PM
23	What a great idea!	10/19/2020 6:39 PM
24	Democratic participation should not be limited to the few.	10/14/2020 7:06 PM
25	YES to this! Childcare is a huge barrier for many people to be able to participate in local government. This would help so many parents to be able to come and have a voice and be represented.	10/14/2020 6:36 PM
26	No. Find some neighbor or someone to watch your kid. I'm not going to pay for that.	10/14/2020 8:19 AM
27	This opens the city up to a whole barrage of liability issues related to child safety. This is a super bad idea. Almost as bad as ranked choice voting.	10/12/2020 4:32 PM
28	Significant cost and logistics for what I would think is moderate participation. Better to use funds to create more outreach to existing community organizations IMO. Showing up in person at Council or a board/commission should not be considered the essential/end-all for public participation.	10/12/2020 9:33 AM

29	This will show support to all ages but skilled, safe child care is a must	10/12/2020 8:34 AM
30	Another waste of money	10/11/2020 9:50 PM
31	Barriers should be eliminated.	10/11/2020 6:21 PM
32	Many churches do this. The parks and recreation centers offer drop-off supervised play areas at the community centers. Even Fred Meyer does this, don't they? I think it's possible.	10/11/2020 12:19 PM
33	Young families are core to any community. Their voices shouldn't only be welcome, but encouraged.	10/8/2020 10:25 PM
34	Not sure how many people this would benefit, but no childcare is the #1 reason I can't go. Having virtual access after the coronavirus restrictions are gone would also be great. I've never been able to go so frequently!	10/8/2020 5:54 PM
35	Liability and many other issues. This is a terrible ides.	10/6/2020 12:11 PM
36	The City of Vancouver should provide childcare at City Council, Board, and Commission meetings to improve City Council representation. Yes, definitely. Families need to be able to attend these meetings and provide their input.	10/5/2020 11:07 PM
37	Is this for City Council members or for community members attending meetings?	10/5/2020 9:51 PM
38	Bring the kid!	10/5/2020 6:13 PM
39	It might be prudent to explore if there is a need for child care and for what ages, whether parents would be comfortable leaving their children with strangers, and what would that cost for parents and/or the City?	10/4/2020 12:40 PM
40	The city is not in the business of supplying safe child care to its employees-how can we afford to pay for volunteers ????	10/4/2020 11:54 AM
41	Ridiculous	10/3/2020 7:13 AM
42	Don't know the number of request, costs, or impact projections. Is there a known need?	10/2/2020 11:11 PM
43	Volunteer run like churches on a trial basis.	10/2/2020 7:58 PM
44	Are you insane? COVID	10/2/2020 7:52 PM
45	I agree 100%, but make sure the parent dropping off the kids are actually attending the meeting.	10/2/2020 7:18 PM
46	If the person teleconferences into the meeting, they should not need childcare. They could remain at home with their kids. Or, their kids could use the library while they attended the meeting using the library to teleconference.	10/2/2020 6:28 PM
47	Hell No! That would be spending taxpayer dollar$	10/2/2020 6:11 PM
48	If people really want to be there , they can have a family member take care of that person.	10/2/2020 5:23 PM
49	This is also silly proposal. There is a massive child care shortage in Clark County and people need it to work, access care and to recharge. This should be the conversation around child care and what needs to be invested in. Providing a living wage to the city councilmembers, Board and Commission meeting will allow them to pay for their own preferred child care.	10/2/2020 3:38 PM
50	Finding child care is part of being a parent. If they want to attend, they need to prepare ahead of time. As a father of 7 children, i know it is a struggle, but it prepares the Parent for the rest of their life. Things don't get handed to you. Fight for what you want.	10/2/2020 3:37 PM
51	Agree, but only to the extent that the request for childcare is requested in advance, so staff can bring in childcare providers. Makes little sense to open daycare hours and no children show up.	10/2/2020 3:13 PM
52	People who need childcare should make this known prior to meeting so that council does not hire someone to look after children that do not come or so that the child care services know how many and what ages to provide appropriate care. Having a 10 year old and a baby means different requirements and may mean different caregivers. I think some study needs to be done on this one. I agree to the idea but the implementation needs some work.	10/2/2020 1:31 PM
53	Yes, again, a sound and recognized equity strategy.	10/2/2020 1:23 PM

54	Once again, you are becoming socialist. This is the dumbest idea I have ever heard of. Don't become PORTLAND!! People who want to attend city council meetings can get there if they want to. I have seen it.	10/2/2020 1:22 PM
55	Going too far.	10/2/2020 1:01 PM
56	This is the responsibility of the parents to raise and care for their children. How can we start a childcare program via taxpayer when the city is not addressing serious issues such as gangs, crime, traffic congestion, understaffed police dept?	10/2/2020 12:48 PM
57	I feel this could be an opportunity to get kids interested in local government. We need to start somewhere, right?! Having coloring pages of city buildings, parks, C-Tran busses, etc. would help associate kids with services our government provides.	10/2/2020 12:13 PM
58	Same answer as found in Strategy D.6.2	10/2/2020 12:09 PM
59	Do NOT become the"Nanny state" of Washington	10/2/2020 11:59 AM
60	Makes no sense in time of budget and social distancing concerns.	10/2/2020 11:58 AM

Q12 Strategy D.6.4Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should deploy free internet access throughout the City to improve City Council representation. Unknown budgetary impact.

Answered: 370 Skipped: 33



ANSWER CHOICES	RESPONSES	
Strongly agree	33.24%	123
Agree	23.24%	86
Neither agree nor disagree	19.46%	72
Disagree	13.24%	49
Strongly disagree	11.35%	42
Total Respondents: 370		

#	COMMENTS:	DATE
1	Internet access should be provided by a publicly owned utility. The City should further efforts in this direction.	10/30/2020 1:25 PM
2	Absolutely. Internet access should be treated as a public utility with free access to everyone.	10/28/2020 2:42 PM
3	Municipal broadband is an intriguing concept. I think this should be explored as part of a conversation about public infrastructure, not as part of this council representation discussion. Ultimately, ensuring all residents have internet access would increase representation, but the technical and fiscal details that need to be worked through lend themselves to a separate process.	10/28/2020 2:05 PM
4	This would be a fantastic way during council meetings to ensure Every citizen has access to view the meetings and participate!	10/28/2020 12:56 PM
5	Visitors to Vancouver, would even appreciate this (coming from someone who works in the hospitality industry)	10/28/2020 7:50 AM
6	Another interesting concept. This has been tried elsewhere, but I'm not sure it worked, nor do I think our city can afford it.	10/28/2020 5:13 AM
7	I think this is a great idea but not just for city council access.	10/28/2020 1:39 AM
8	Hmm. I thought I wasn't going to be of much help to this survey, and then came 'free wifi.' Free internet access is kind of a good subject. Maybe I think of it as 'free over the airwaves' tech' like radio/TV. Maybe we should become more evolved into that segment of communications for our community. ...maybe it could help the homeless network with one another and their loved ones better, in some productive way? Free internet access... ...Yeah, that is a medium which we could make ourselves [Vancouver] as a good representative to others. It would be good data gathering for statistical information on how people make use of it. I for example don't make use of a cellular provider; I have an Android, but I only make use of it for the wifi at home and out and about - with a VoIP connection through Skype as a "real phone number." I'm not saying "cater to me and those like me" - I KNOW free access to the internet for all is something of REAL value. It is the go-to source for self-education, and news - everything. I don't know what else to say about this and am sure others could contribute to the positives behind it.	10/26/2020 8:46 PM
9	The city should not get into the business of providing "Free" utilities to the populace. Nothing is Free, rather the question is regarding Taxpayer funded internet. This would lead to a movement to bring other utilities under the umbrella of the city and it would be the start of a new level of city wide bureaucracy . Taxpayer funded Internet might be made available in City Buildings and in libraries but not citywide.	10/26/2020 11:12 AM
10	This measure would improve the wellbeing of Clark County residents.	10/25/2020 6:11 PM
11	I used to live in Longmont, Colorado where they have municipal internet and it was great and I think it would be a high-quality infrastructure investment for the city.	10/24/2020 11:14 AM
12	this would be very impactful if there are additional technological resources to access council meetings (i.e. zoom participation, more surveys, etc)	10/24/2020 11:10 AM
13	This should probably be a thing anyway. Partner with the schools on this, they should be sharing in the cost.	10/24/2020 7:16 AM
14	ABSOLUTELLY!	10/23/2020 5:11 PM
15	I don't understand how free internet will improve Council representation.	10/23/2020 4:11 PM
16	We have come to the point where internet access should be considered an essential utility, same as water/garbage/electricity.	10/23/2020 3:19 PM
17	Most people already have internet access and I don't understand how this would increase representation. It seems like a solution to a problem that we don't have.	10/23/2020 3:12 PM
18	Free is another name for publicly subsidized. Not supportive of an unknown budgetary impact.	10/23/2020 3:03 PM
19	I think that free internet access could help with equity in other ways (access to employment and education); the effect on city Council representation would be negligible.	10/23/2020 11:38 AM

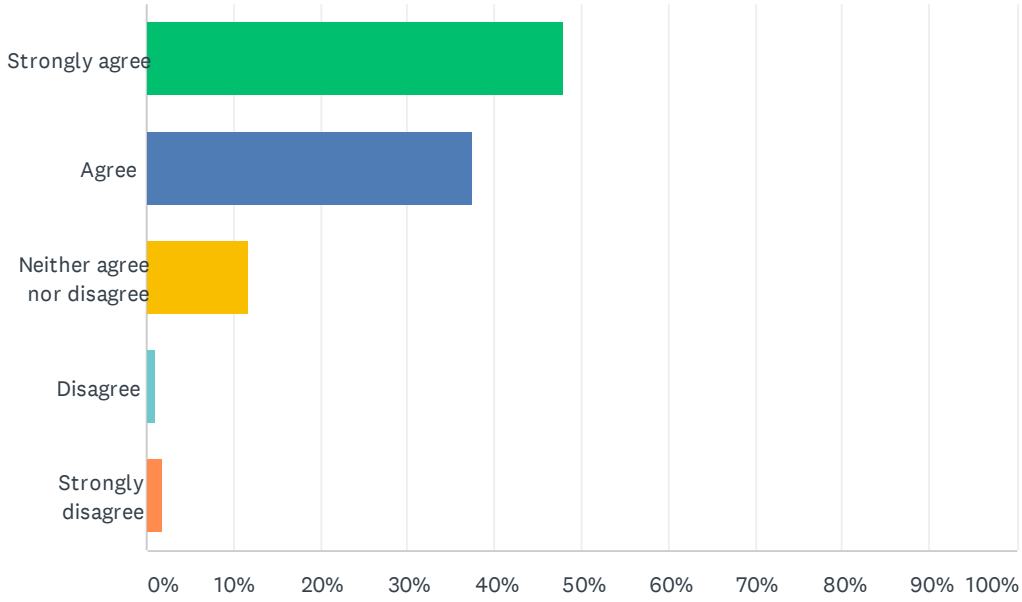
20	Internet access throughout the city should be deployed for various reasons. I do not consider one of the top reasons would be to improve City Council representation. The following would be some of the top reasons: Equal access to information, education, social service resources, etc.	10/23/2020 11:07 AM
21	I have not seen municipal installations as a success.	10/23/2020 10:39 AM
22	I agree, but I would be surprised if this is economically feasible. It's ironic -- this is where we thought we'd be by now when Internet access was first being deployed in cities. It's too bad that libraries and retail establishments ended up being the ones to provide access.	10/23/2020 10:17 AM
23	No such thing as free. There is a cost somewhere. Let's focus on upgrading our streets with flat surfaces without potholes. Fixing broken and dilapidated street lights. Removing graffiti and tagging from every street i drive down. Reducing traffic congestion.	10/23/2020 9:59 AM
24	I don't want to bust the budget. What is next, buying people computers to access City Council meetings?	10/21/2020 1:03 PM
25	Given the restrictions imposed by the pandemic, and the disparity that has become evident in internet access for people at the margins, this is an excellent public strategy whether it is for City Council meetings, school access, in consideration of elderly peoples' limitations or people with disabilities. Internet access for our future, for our children, for those who want to be civically involved... this is a great way forward! Congratulations for a bold idea.	10/20/2020 1:26 PM
26	Our broadband access even inside city limits is laughable. In 2020, a tech-heavy city with over 175,000 people should have gigabit fiber. It's embarrassing we don't.	10/14/2020 7:06 PM
27	Internet access should be provided by Clark PUD to the entire county.	10/14/2020 6:59 PM
28	Free WiFi across the city. 100% so many people lack access now with people working and many children going to school online this is critical and urgent.	10/14/2020 6:34 PM
29	No. People will use that to look at pornography. I'm not paying for that. I pay for my own internet; I don't need to pay for everyone else's too. Get a job and pay for it yourself. Or go to the library or a restaurant with internet and use your computer or other device there.	10/14/2020 8:19 AM
30	Way too few details to responsibly answer. Cost could be huge, etc.	10/12/2020 9:33 AM
31	This is an economic equality must	10/12/2020 8:34 AM
32	There is already enough internet in the library, starbucks, mcdonalds and a dozen other places. Waste of money	10/11/2020 9:50 PM
33	Agree depending on cost efficiency	10/11/2020 5:39 PM
34	This would have many beneficial affects, mostly evening out the playing field for those who currently do not have access.	10/11/2020 4:47 PM
35	Depending on cost	10/11/2020 1:02 PM
36	That one is going to need State and Federal support.	10/11/2020 12:19 PM
37	I like this idea in principal, but I don't think the benefit would merit the financial cost.	10/10/2020 2:10 PM
38	Hot spots to check out would make this feasible and affordable	10/9/2020 8:46 AM
39	We live in the 21st century -- people are increasingly expected to have access, and for some people, it is required for their employment and/or education (even outside of this COVID environment). Many struggling families have limited or no access to the internet. Right now, the schools are spending school resources (both time and money) to facilitate kids who have no access. The city acting responsible in this manner would alleviate those school costs. Additionally, consistent access to the internet (even lower band) will provide people with more access to job searching, educational opportunities, entrepreneurial ideas, and even recreation.	10/8/2020 10:25 PM
40	Find out how much citizens are paying per month anyway. I would do this if collectively paying would net save everyone money. If not, there is already internet at the library and wifi at many private establishments for free.	10/8/2020 5:54 PM
41	While I think free internet access could be a really good thing, I don't think the full reason should be to impact the makeup of the city council, I think it needs to be part of a larger plan around equity and access.	10/6/2020 4:27 PM

42	Have to know the cost to make an informed decision.	10/6/2020 12:11 PM
43	The City of Vancouver should deploy free internet access throughout the City to improve City Council representation. Yes!! This should of happened a long time ago. I believe this would be a great solution to those who have barriers with internet access.	10/5/2020 11:07 PM
44	This sounds extremely expensive and is not the city's responsibility. As with the free transportation proposal, this is a system that will be taken advantage of for purposes other than city council representation. Post-covid, WiFi hotspots such as libraries, coffee shops, and cafes will be open again. Also, it's reasonable to assume that most people in Vancouver in 2020 know at least one person with Internet access in their home, who might be willing to share that access every now and then.	10/5/2020 9:51 PM
45	Perhaps at specific locations such as the library or other designated civic areas.	10/5/2020 8:21 PM
46	This is way bigger than council representation. This is about citizens access to information.	10/5/2020 6:13 PM
47	I agree with internet access for all, but don’t believe this will increase access to city council members or access for those who wish to run for office.	10/5/2020 5:01 PM
48	Beyond access to city council, I am thinking of all the families that do not have internet at home, or who are living unhoused, and how are those children learning right now? The pandemic has demonstrated that access to reliable internet is necessary to the success of students, job seekers, and all of us. We should be providing that service to anyone who needs it.	10/4/2020 10:49 PM
49	Greater participation should take advantage of technology	10/4/2020 6:23 PM
50	It might be worth exploring options: what are the technological options, what would bandwidth be, what would be the installation and operational costs, how would costs be funded, how would it be accessed and by whom?	10/4/2020 12:40 PM
51	Not until students, who are trying to succeed, with online learning have the same opportunity.	10/4/2020 11:54 AM
52	Or expand a program like Internet Essentials so more people qualify (people who already have subsidized phone service; people with low income but otherwise don't qualify, etc.). Also provide IOT security with the service. To protect everyone in general from botnets, as well as to protect the individual users. I know this is hard because Big Telcom, but consider organizing internet service as a city utility. You could offer subsidies like the PUD does.	10/3/2020 5:11 PM
53	that seems a huge undertaking. I work IT and if you do it, future proof it as far out as you can afford. The next time it needs to be kept up, will get pushed back. This will need to last.	10/2/2020 11:11 PM
54	High quality internet access throughout a community is indeed a problem. I heard a Planet Money podcast on this issue and while a city was capable of providing high-quality internet access to the city the private companies came unglued and got the legislature to pass a law preventing any other municipality from forming a high-quality internet access benefit. This could be a very complicated issue for the city and might rouse the private internet providers to object and to pressure the legislature to pass an anti-municipality-provided service.	10/2/2020 9:17 PM
55	For schooling and emergency also.	10/2/2020 7:58 PM
56	And while you are at it start giving more to the people and less (TAX ABATEMENTS) to Waterfront developers. (What a joke)	10/2/2020 7:52 PM
57	I would love free internet but I suspect the cost would be crazy. It is a great incentive to watch, participate and to move into city limits if one lives in county.	10/2/2020 7:18 PM
58	Everywhere this needs to be done! Schools, businesses, etc.	10/2/2020 6:46 PM
59	If Comcast wasn’t a monopoly more people would be able to afford internet service and the service would be much better. We should be working with Google and other companies to help us implement a better system asking them to help us provide it to everyone. They would probably help us if we had the right motives - for fair representation in our community.	10/2/2020 6:28 PM
60	Comcast/Xfinity has hot spots all of the city, it should be required of them to allow access to these hot spots . As part of their contract with the city and county.	10/2/2020 5:23 PM
61	Am I hearing that the City wants to compete with the Comcast franchise which the City negotiates?	10/2/2020 4:37 PM

62	I'm assuming this is because access to the library or businesses that offer free internet (McDonalds or Starbucks) aren't available during the pandemic closures. Once things open up there will be plenty of places where free wi-fi can be accessed.	10/2/2020 4:10 PM
63	At specific locations across the City not just blanketed across the entire City	10/2/2020 3:59 PM
64	That would be amazing! Don't know how you'd pay for it but Comcast is expensive. Perhaps a public utility approach is the answer.	10/2/2020 3:57 PM
65	I am in agreement with this strategy, though it will not likely change City Council representation. Why not ask the libraries to first open, then allow guests to use computer for more than an hour a day. The application for City Council is enormous and take far more than an hour.	10/2/2020 3:38 PM
66	The city library just a few blocks down has free internet, why would the city pay for everyone's internet? Also, if the city is paying there will be a privacy concern. This would be a political disaster.	10/2/2020 3:37 PM
67	It sounds like a good idea, but the cost will be prohibitive. Plus, internet providers will fight tooth and nail to oppose it since they will loose revenue.	10/2/2020 3:13 PM
68	Free internet access would have many additional advantages. The internet has become so important in our daily lives that it should be considered a public utility, on a par with water , sewer and electricity.	10/2/2020 2:09 PM
69	I think there should be some areas where internet access is available in city owned or designated areas. To make it available everywhere could be an issue but if there were areas where people could go -- it would make it accessible. This question seems to infer that the access would be to every home throughout the city and that does not seem feasible. In the times of Covid I could see low income residents needing low cost or free internet for children to access for school and perhaps to continue this after so that children do not fall behind their more affluent peers.	10/2/2020 1:31 PM
70	Once again, you are spending MY tax payer dollars on stupid stuff!!	10/2/2020 1:22 PM
71	*potentially agree; budget dependent	10/2/2020 1:15 PM
72	Free internet throughout Vancouver is a good idea if it can be done affordably, but for many other reasons than for improving council representation.	10/2/2020 1:01 PM
73	I think at this point. Work to really offer an online component to the meetings when they return back to normal and see how that works out.	10/2/2020 1:00 PM
74	Not sure how it would improve City Council representation but would be great for the community.	10/2/2020 12:52 PM
75	There are some legal challenges to municipal broadband, and I have concerns over the taxes that could be easily laid on the municipal broadband service. I would suggest it being studied for low income areas only. I am sure there would be lawsuits though from Comcast and Qwest.	10/2/2020 12:31 PM
76	This would also improve economic and educational outcomes for many people in the city.	10/2/2020 12:31 PM
77	Agreed! And hopefully one day, this access will be provided to individuals across the US! This is a supported use of increased taxpayer dollars.	10/2/2020 12:13 PM
78	Again, who is paying for this?	10/2/2020 12:05 PM
79	Worth considering but should evaluate for a) # of persons for whom this is a net benefit and b) budgetary impact vis-a-vis other essential public services	10/2/2020 11:58 AM
80	Should do research to determine if this is actually an impediment to council participation. Just giving everyone free internet access will not increase participation.	10/2/2020 11:48 AM
81	I don't believe this would effective in improving representation.	10/2/2020 10:03 AM

Q13 Strategy D.6.5Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should provide audio/video recordings of City Council, Board, Commission, and Task Force meetings to improve City Council representation. Minor budgetary impact anticipated.

Answered: 369 Skipped: 34



ANSWER CHOICES	RESPONSES	
Strongly agree	47.97%	177
Agree	37.40%	138
Neither agree nor disagree	11.65%	43
Disagree	1.08%	4
Strongly disagree	1.90%	7
Total Respondents: 369		

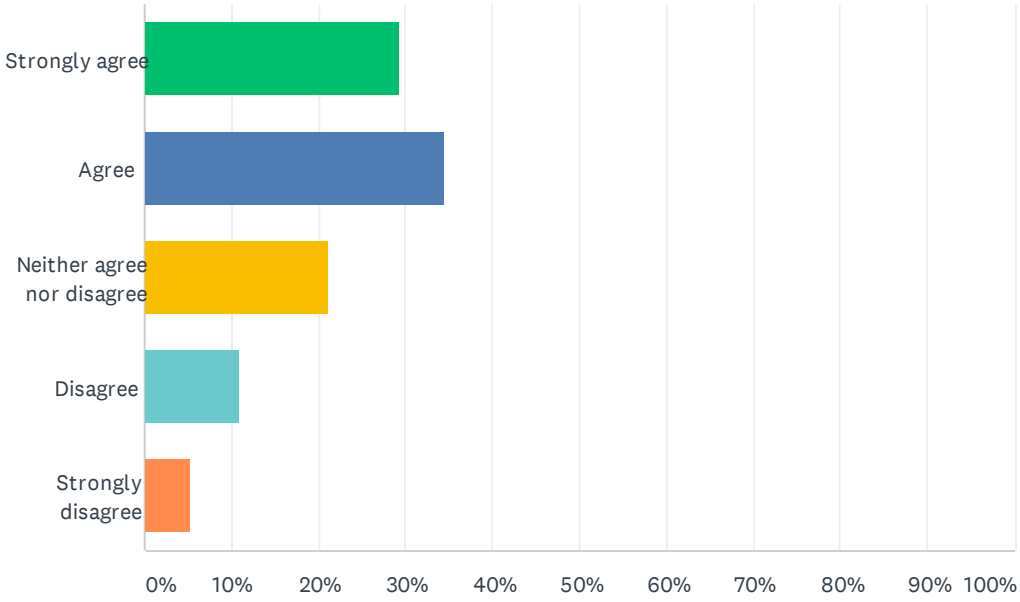
#	COMMENTS:	DATE
1	I feel that transcripts would be more helpful than audio/video recordings.	10/30/2020 2:37 PM
2	Often when I personally haven't been able to attend as a citizen I've wanted to watch a recording of the meeting.	10/28/2020 12:56 PM
3	It doesn't take much effort to load one's content up to their YouTube channel for others to access 24/7 these days...	10/26/2020 8:46 PM
4	Transparency is essential to equitable governance.	10/25/2020 6:11 PM
5	t r a n s p a r e n c y	10/24/2020 11:10 AM
6	I assume you are referring to the many unrecorded Board and Commission meetings? Of course, these should be recorded and shared out, something that should have been done long ago. How will ESL people participate?	10/24/2020 7:16 AM
7	Why are we not doing this already?	10/23/2020 8:29 PM
8	If it's only a matter of hitting the "record" button on Zoom, then sure.	10/23/2020 5:48 PM
9	Or at least stream them online	10/23/2020 1:46 PM
10	ASL and Spanish	10/23/2020 12:19 PM
11	As far as I am aware, this is pretty much the standard...Weird that it is being brought up here.	10/23/2020 11:17 AM
12	Don't think this would include representation but would increase access/information/transparency to citizens	10/23/2020 11:07 AM
13	Don't you already provide meetings on the TV?	10/23/2020 10:39 AM
14	I thought council meetings already were recorded and available for playback...	10/23/2020 10:17 AM
15	Yes to complete openness.	10/21/2020 1:03 PM
16	Absolutely critical to a healthy amount of civic engagement. If people are able to access these recordings, they can make their own decisions about whom they want to represent them in the future. TRANSPARENCY IS HOW WE IMPROVE OUR DEMOCRACY.	10/20/2020 1:26 PM
17	Isn't this already happening via CVTV and Facebook recordings?	10/19/2020 11:50 AM
18	CVTV needs an overhaul. Their website is antiquated and needs a top to bottom overhaul. Animal Control Hearings are important but should not receive the same priority as a Council meeting. The menu is difficult to follow and contains too much unprioritized options.	10/18/2020 8:43 AM
19	Include these, if possible, as easily and readily accessible live streams and/or recordings to watch later posted across social media platforms like Instagram and YouTube, this would really help access for citizens who couldn't physically attend but want to stay informed.	10/15/2020 9:22 AM
20	This is too cheap to not consider doing. Just be sure to shop around, since these solutions are available at all kinds of price points for unsuspecting buyers.	10/14/2020 7:06 PM
21	This would provide a very high level of transparency and increase trust and involvement. This should DEFINITELY be employed.	10/14/2020 6:36 PM
22	Transparency	10/14/2020 6:34 PM
23	City Government transparency is paramount.	10/14/2020 6:13 PM
24	Pick a cheap option. This way, we have more ammunition for why we should vote all of you out or why we should keep certain good members.	10/14/2020 8:19 AM
25	Increase transparency	10/12/2020 8:34 AM
26	Local tv already does	10/11/2020 9:50 PM
27	Along with translation for community members.	10/11/2020 5:39 PM
28	I thought that CVTV already taped these meetings?	10/11/2020 4:47 PM
29	I think that any meetings that are currently open to the public should have video recordings	10/10/2020 2:10 PM

	that are posted publicly afterwards. However, I do recognize that there is a place for private meetings in government.	
30	This already happens.	10/10/2020 7:50 AM
31	City Council, Board, Commission, and Task Force meetings should be posted to the city of Vancouver YouTube page.	10/9/2020 7:03 PM
32	Sure, why not?	10/9/2020 8:46 AM
33	What minor budgetary impact? Setup a camera (or two), turn them on. Upload the videos to youtube. We could even make an account / channel specifically for these videos. I don't see how this could have any real impact on the budget. I do this for my students right now for High School -- and it has not been a big struggle for me.	10/8/2020 10:25 PM
34	They're already online. The City should continue this.	10/8/2020 5:54 PM
35	This group has proved they can not be trusted, everything the city council does needs to made available to the public.	10/6/2020 2:09 PM
36	People could watch the meeting at their convenience.	10/6/2020 12:11 PM
37	The City of Vancouver should provide audio/video recordings of City Council, Board, Commission, and Task Force meetings to improve City Council representation. Absolutely, because there should be more transparency and insight on what goes on at these meetings. The public deserves to know, especially since these are people that are elected into these positions. It would be nice for those who are too busy to be able to have access to the meetings whenever people have free time to listen or view the meetings.	10/5/2020 11:07 PM
38	I like this idea more for transparency and educational value any sort of improvement in representation.	10/5/2020 9:51 PM
39	How is this not already happening?	10/5/2020 8:21 PM
40	Doesn't CVTV already do this?	10/5/2020 6:13 PM
41	Most of these meetings are recorded by CVTV.	10/5/2020 5:01 PM
42	Doesn't CVTV already do this???	10/5/2020 10:10 AM
43	Recordings for those who missed a meeting would be helpful for interested parties to stay informed. I don't see how that would improve City Council representation.	10/4/2020 12:40 PM
44	That used to be an option. The city does not have the money.	10/4/2020 11:54 AM
45	This will be a huge benefit to people with cognitive challenges, as well as to people with busy or irregular schedules. The videos should be accurately captioned, both for Deaf users and for those with sensory or cognitive issues which make following sound difficult. Background noise should be minimized for accessibility.	10/3/2020 5:11 PM
46	CVTV already provides adequate service.	10/3/2020 2:52 PM
47	It is already on the web site and available on the cctv	10/3/2020 11:18 AM
48	keep an online record. Wait, this isn't done already?	10/2/2020 11:11 PM
49	Prevent long meetings with council and public grand standing.	10/2/2020 7:58 PM
50	I used to watch county meetings on CCTV but, I quit Comcast when I moved into the city. It's unfair that one has to pay Comcast (or any for profit company) so that one can watch county meetings.	10/2/2020 7:18 PM
51	Doesn't the city already provide these recordings?	10/2/2020 6:30 PM
52	That sounds like a good idea. If you do them on Zoom or Facebook live they could be recorded so everyone could watch them when it was convenient for them. They could then write in with comments about the meetings.	10/2/2020 6:28 PM
53	This can be done thru Comcast/Xfinity hot spots that are all over the area and can be set up with in a day of two , not matter what they claim .	10/2/2020 5:23 PM
54	Already being done	10/2/2020 3:59 PM

55	This already happens for the most part. What does this have to do with increasing representation?	10/2/2020 3:38 PM
56	Meetings should be recorded for those who could not attend and contact information provided for residents that have questions. Addresses and homeownership/rental agreements should be validated before responding to concerns. No non-residents should have a voice.	10/2/2020 3:37 PM
57	I thought this was happening already on CVTV online	10/2/2020 3:13 PM
58	How would this be made available? Over the internet on a designated website. I would be for that one.	10/2/2020 1:31 PM
59	Online meetings or review of agenda notes would be helpful. So enjoying the mayors updates on the virus. Need that kind of transparency, education about other issues as well. I would love a monthly update sent to me via email.	10/2/2020 1:14 PM
60	These audio/video should be available on the council web page.	10/2/2020 12:52 PM

Q14 Strategy D.6.6Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should conduct City Council meetings and town hall meetings at varied locations throughout the City to improve City Council representation. Minor budgetary impact anticipated.

Answered: 369 Skipped: 34



ANSWER CHOICES	RESPONSES	
Strongly agree	29.27%	108
Agree	34.42%	127
Neither agree nor disagree	21.14%	78
Disagree	10.84%	40
Strongly disagree	5.15%	19
Total Respondents: 369		

#	COMMENTS:	DATE
1	Whenever a change in location happens for a group, people are unsure where the current meeting will be held. I believe it will lead to less people going to a meeting if there are changes in venue.	10/30/2020 2:24 PM
2	Like this idea however it can cause a strain for city residents that have transportation barriers. One location that has public transportation works well for most. If we want city residents to be engaged, it is important to have them visit the place where critical decisions are made, our city hall & chambers.	10/30/2020 7:34 AM
3	I would like to see council come to the people more!	10/29/2020 6:21 PM
4	Town halls at various locations. Meetings should remain at a single location	10/29/2020 6:04 AM
5	In general, it makes sense to have regular Council meetings at City Hall where the space and technology is available. Conducting a handful of Council listening sessions at other locations throughout the City each year would be beneficial.	10/28/2020 2:05 PM
6	Might get confusing. Maybe offer tele-conference sites with facilitators around town.	10/28/2020 12:37 PM
7	Council meetings should be held at the usual place. However, having town hall and other meetings can be held at various locations with an eye to increasing attendance.	10/28/2020 5:13 AM
8	This sounds constructive. :) Immediately I think of the projected/upcoming 4th Plain International Community Center (I totally have that name wrong.) next to Walmart and the new fire station. "Get up - be there - with your members of the community."	10/26/2020 8:46 PM
9	A virtual platform may suffice.	10/25/2020 6:11 PM
10	Cost not worth the benefit.	10/25/2020 11:41 AM
11	As an East Vancouver resident, I think this makes some sense. If I didn't have a car getting downtown would take a long time, but I am not sure about moving meetings would be easier for residents.	10/24/2020 11:14 AM
12	there's a bunch of granges around exdee but also libraries or other gov buildings please dont hold council meetings in churches	10/24/2020 11:10 AM
13	While this sounds good on the surface, it may prove too confusing. Having it in one location allows for optimization.	10/24/2020 9:29 AM
14	This is a good way to improve participation without the cost of transportation or childcare.	10/24/2020 8:54 AM
15	The massive City Hall concept is antiquated. Smaller more approachable and accessible sites that provide incubator space, space for staff as needed (at this point many are set up and thriving at home and the stress of child care is less), and the office of the elected official in that district, NGO/NPO space at no to low cost.	10/24/2020 7:16 AM
16	Town hall meetings more than city council meetings. Town hall meetings might cover particular topics like transportation issues. They might also be open to gather information about issues that people feel are not being addressed.	10/23/2020 4:35 PM
17	Periodic town hall meetings should be held throughout the community. Regular City Council meetings should be held at city hall.	10/23/2020 3:19 PM
18	That would make it harder to figure out where meetings are being held...Just stick with one or two venues downtown.	10/23/2020 3:12 PM
19	I always like the idea of having multiple meeting options and having a few at remote locations	10/23/2020 3:03 PM
20	It may be confusing to figure out where the council is appearing.	10/23/2020 3:00 PM
21	Worth trying to see if attendance changes.	10/23/2020 11:38 AM
22	If Council meetings move around, it will be too confusing	10/23/2020 11:35 AM
23	Concern would be communication and ensuring citizens would be well-informed of the location.	10/23/2020 11:11 AM
24	I like this idea. Bring the meetings to the people. You have other venues you could use around the city.	10/23/2020 10:39 AM

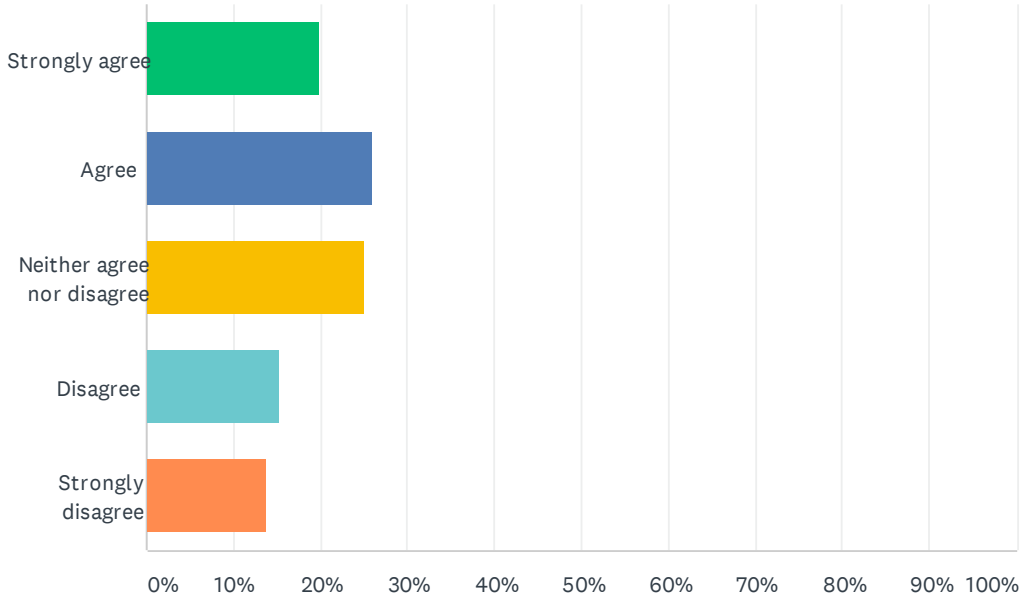
25	It is good for the council to get out and be present at other sites - and it's good for the citizens too.	10/23/2020 10:31 AM
26	Too confusing. Maybe once a year hold a regular meeting on the east side.	10/23/2020 10:17 AM
27	Although this sounds like a wonderful idea, from my previous experiences in Clark County with nonprofits, arts groups and educational programs, it doesn't work. My alternative suggestion would be to have additional meetings in other parts of the city but always keep the regular scheduled meeting on the same day, same time, at the same place, etc. I found that when we tried to switch it up, people got confused, lost, forgot, went to the wrong place - and got angry with us - and it actually discouraged attendance. Changing the location as particularly cumbersome when there was inclement weather. It sounds like such a great idea, but it was a nightmare in practice. That said, most of our attendees were older people. Perhaps to entice younger citizens this would be a good idea - but they will want to see someone in their general age group (within two decades of their ages) - so you may need to feature a younger speaker as an attraction.	10/20/2020 1:26 PM
28	YES! Long overdue.	10/19/2020 11:50 AM
29	This would be especially great for town halls.	10/15/2020 9:22 AM
30	Again, it provides access to so many more people and gives different areas of town representation and a neighborhood-specific voice.	10/14/2020 6:36 PM
31	Pick one spot so we all can find it if we want to come. And pick it in a safe area of town so we aren't all worried we're going to be crime victims as we walk to and from our cars or other mode of transportation in the dark.	10/14/2020 8:19 AM
32	Yes! Get out of your shell and come meet the people.	10/12/2020 4:32 PM
33	Just needs to have a bus that can get you there.	10/12/2020 1:59 PM
34	This would depend on whether previous strategies are put into place	10/12/2020 8:34 AM
35	Just to be confusing	10/11/2020 9:50 PM
36	This would be nice, but if virtual opportunistic are made available, then perhaps this is less important.	10/11/2020 4:47 PM
37	I would prefer that public transport infrastructure be improved to make holding town council meetings at several locations unnecessary. I have no objection to this as a stopgap measure.	10/10/2020 2:10 PM
38	Covid-19 makes this moot right now. Recording for everyone's safety, widely available might make more sense.	10/9/2020 8:46 AM
39	Having the meetings at various locations would definitely bring different people to the meetings. They would need to be advertised in that area in the week leading up to the meeting though.	10/8/2020 10:25 PM
40	It may or may not increase turnout since some people would probably go to the wrong place. I think having it to continue streaming would be better.	10/8/2020 5:54 PM
41	That's a great idea, more citizens would probably get involved	10/6/2020 2:09 PM
42	Just make sure that Map apps can find the location. If you don't know where the Op center Google won't get you there,	10/6/2020 12:11 PM
43	The City of Vancouver should conduct City Council meetings and town hall meetings at varied locations throughout the City to improve City Council representation. Yes, there should be meetings held in all parts of the City. Not everyone can attend the meetings in downtown Vancouver, because not everyone lives close to City hall. Also, people would be able to provide feedback and give their own testimony, and bring forward their concerns.	10/5/2020 11:07 PM
44	It would be nice to have a few town hall meetings at different locations throughout the city. This plan is probably simpler in some ways than trying to implement a free transportation system. It may also help residents from the area feel more willing to get engaged, rather than having to travel across town.	10/5/2020 9:51 PM
45	This was done and it didn’t increase the number or diversity of people who attended meetings.	10/5/2020 5:01 PM
46	As stated earlier it seems like a private club at present	10/4/2020 6:23 PM

47	All meeting locations should be easily accessable by public transportation.	10/4/2020 4:36 PM
48	City Council meetings should all be held at City Hall. Town hall meetings at varied locations is an interesting idea, depending on logistics. There would need to be some consistency about where and when or people will just be confused and not go to the correct locations.	10/4/2020 12:40 PM
49	However, all locations should be fully accessible and on a bus line/ in the paratransit service area.	10/3/2020 5:11 PM
50	That was tried. The attendance and attendees did not change. It just cost money to move the cameras around. Also people became confused on where the meetings would be. Only avid followers could keep up and they were already attending.	10/3/2020 1:01 PM
51	People remember with set schedules	10/3/2020 11:18 AM
52	This is a good plan when agenda items affect specific neighborhoods. Would be far more inclusive than the current system.	10/3/2020 6:56 AM
53	I think this would make things confusing for citizens on where meetings are	10/3/2020 5:46 AM
54	Brilliant! That will help	10/2/2020 11:11 PM
55	Years ago we used to do this!! And many people who attended would act like jerks. I'd be very careful with implementing something like this!	10/2/2020 9:17 PM
56	Community access at low cost.	10/2/2020 7:58 PM
57	Keep it at one spot. Don't confuse the people.	10/2/2020 6:46 PM
58	Move them from downtown to other locations around the area that have large rooms and parking .	10/2/2020 5:23 PM
59	I think this is already being done at some level	10/2/2020 3:59 PM
60	Consider maybe once a quarter or 3 times a year	10/2/2020 3:53 PM
61	It's difficult to track when this happens and parking can be a real challenge depending on the location. Choose one East side location and go back and forth between City Hall	10/2/2020 3:38 PM
62	Twice a year, i would like to see a council meeting east of i-205	10/2/2020 3:37 PM
63	Maybe not regularly scheduled meetings that would be confusing but I agree on changing the location of townhalls.	10/2/2020 3:29 PM
64	I would only recommend this on occasion in consort with City sponsored activity in certain parts.	10/2/2020 3:13 PM
65	I believe this could cause confusion and people who want to attend could end up at the wrong location.	10/2/2020 1:31 PM
66	Including providing real-time online access for viewing and for public comment.	10/2/2020 1:23 PM
67	One good idea!	10/2/2020 1:22 PM
68	Changing locations would create more confusion and make the problem worse that it is now.	10/2/2020 1:01 PM
69	This is a good idea. Test it out and see if it brings in people, especially new constituents.	10/2/2020 1:00 PM
70	This would be a nice touch for the community.	10/2/2020 12:52 PM
71	Too often, we feel disconnected with the City since we live in East Vancouver. Seeing the council move between areas for meetings would allow it to get input and feel the pulse of the citizens for whom downtown is another world.	10/2/2020 12:31 PM
72	Male additional use of city parks and host neetings there. Would be another use of having childcare during meetings...kids can play on equipment, use picnic tables for coloring activities, etc.	10/2/2020 12:13 PM
73	Maybe ok to do periodically but not until COVID not an issue and regular meetings at City Hall are up and running again.	10/2/2020 11:58 AM
74	For cohesion they should be at the same time and same place to eliminate confusion and	10/2/2020 11:53 AM

	parking or transportation problems.	

Q15 Strategy D.6.7Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Board, and Commission candidates to improve City Council representation. Unknown budgetary impact.

Answered: 367 Skipped: 36



ANSWER CHOICES	RESPONSES	
Strongly agree	19.89%	73
Agree	25.89%	95
Neither agree nor disagree	25.07%	92
Disagree	15.26%	56
Strongly disagree	13.90%	51
Total Respondents: 367		

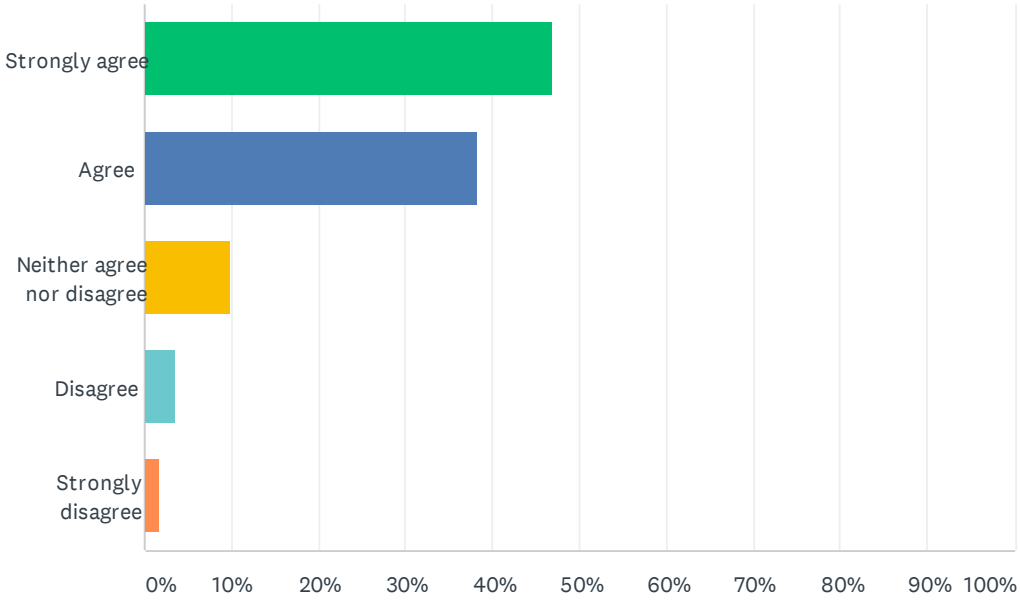
#	COMMENTS:	DATE
1	however, I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether expanding the size of City Council increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 2:37 PM
2	Need more info but sounds good.	10/30/2020 1:25 PM
3	Like this option however would not want city to be involved in financial behavior of an independent candidate campaign. It can appear a conflict of interest to some residents. City should partner with nonpartisan civic engagement orgs that can do this with funding & less appearance of conflict of interest.	10/30/2020 7:34 AM
4	Not sure how this improves participation	10/29/2020 6:04 AM
5	It is probably not politically popular, but as it stands right now, candidates have to be financial stable enough to do this work as a second job with little or no pay. People juggling jobs, childcare, family, and other commitments often cannot make the time commitment without some level of financial assistance or compensation.	10/28/2020 2:05 PM
6	Worth discussing.	10/28/2020 5:13 AM
7	see my comments on question Strategy D.2 There is a system in place to build consensus and support within the current political frame work. furthermore there is a plethora of alternative funding sources and cloud funding sources available to anyone with the will and the tenacity to pursue them. Just look at the amount of money raised by various BLM organizations and a whole host of other alternative viewpoints. There is no shortage of money available to candidates from outside of the established political process.	10/26/2020 11:12 AM
8	Finances should not prevent the most qualified and representative Council candidates from participating in local government.	10/25/2020 6:11 PM
9	Does this correlate with strategy d.2? Put these questions together. Why does it have to cost so much to run a campaign? Seems like we need some more creative thinking around the cost and community engagement to lower the cost.	10/24/2020 7:16 AM
10	Money is a barrier for equal access. However it can also be abused if the money is paying for participation where its influence corrupts that participation. Examples- running for seats to get assistance (like a job), those providing assistance gets a stronger voice or influence on the candidates, etc. Care is needed if we are to go down this route.	10/23/2020 8:29 PM
11	Agree, but also, we need to reconsider what drives the monetary involvement for these Council Members. A public servant should also be contributing to their demographic in a way concerning rotating revenue, such as creative budgeting or fundraising.	10/23/2020 5:11 PM
12	We have a system that has been proven to work.	10/23/2020 4:11 PM
13	Not enough information provided. Why do council members need assistance?	10/23/2020 3:19 PM
14	I think this is a poor use of our tax dollars and would not really solve any problems related to representation. It would probably be deemed unconstitutional - using tax dollars to fund minority candidates running for office goes too far and dabbles in discrimination and exclusion. The very things the program is trying to fix.	10/23/2020 3:12 PM
15	Again, not going to support an unknown budgetary impact, but based on the limited information, agree with the concept.	10/23/2020 3:03 PM
16	If you want a more diverse council you need to partner directly with those communities. The individual community will know what is important to that group, what their community can offer, what their community needs to participate, etc.	10/23/2020 11:07 AM
17	I am not sure about the financial part, but the community organizations know the sections of town better than anyone.	10/23/2020 10:39 AM
18	If someone is homeless and a City Council member, how much will they be open to the needs of businesses, homeowners, etc.?	10/21/2020 1:03 PM
19	The City should co-create leadership development programs with these groups. For example, Leadership Clark County is way too expensive for most minority candidates and essentially a	10/20/2020 1:26 PM

	cliquey set-up as it is now. This sort of networking group doesn't fit for most minority candidates and they would need to be extremely motivated to want to apply. I am guessing the minority graduates are 95% white. Many of the required activities require volunteering, foregoing their "day job" income, not providing childcare or reimbursement, and the set ups are generally during the business day. Not only do non-business-owners have no flexibility, but employers may resent their employees' political or social activism, seeing it as "taking away" from the devotion they expect on the job. (Irrational, but if you survey employers in person you'll see how non-thrilled they are with employees' secondary interests.)	
20	This is difficult to weigh in on as right now the city really needs to direct all possible financial assistance funds towards housing for all those displaced and at risk at or now homeless because of the pandemic and wildfires. More assistance there is desperately needed and funds need to be reallocated to programs more pressing like that.	10/15/2020 9:22 AM
21	The purpose of providing campaign funding is to reduce the influence of organizations that are able to contribute legal, large "bribes" that would make the candidates deep a sense of obligation to be amenable to their views. Let ideas win campaigns. Not buying them.	10/14/2020 7:27 PM
22	Public funded campaigns would do this without creating a dual role. Community organizations offering financial assistance, regardless of intent or reason, is a problem. It is another form of buying candidate influence in some way if they win. Public funded campaigns are ethically cleaner.	10/14/2020 6:13 PM
23	No. The candidates can do that themselves. It's called, building community relationships. They should be doing that if they want donations and votes.	10/14/2020 8:19 AM
24	Assistance with what costs? Boards and commissions are appointed positions. You already asked about help with candidate filing.	10/12/2020 4:32 PM
25	Have no clue what this would entail or imply - too non-specific to have a view.	10/12/2020 11:54 AM
26	Unsure what this actually means; would need more specifics	10/12/2020 8:34 AM
27	Legal bribes? Better than the illegal ones already happening.	10/11/2020 9:50 PM
28	It is difficult for me to take a position on this issue without more information.	10/10/2020 2:10 PM
29	Some kind of local election process that takes money out and offers clear communication of values, accomplishments, vision, etc of candidates. Lack of funds should not prohibit those who wish to serve from pursuing it.	10/9/2020 8:46 AM
30	Instead of just giving money to campaigns, the city should build media resources that they make available to people running for city council. This should include a campaign site for each candidate on the city's servers and access to tech people to help them set up, edit and maintain the site until election day. The city should also have a main page that allows Vancouver's citizens to easily access each candidate's page. The city should then spend its campaign money on advertising these campaign sites. Additionally, there should be a significant cap on other campaign spending. Money should not win elections.	10/8/2020 10:25 PM
31	It would be great to have more diverse representation, but I don't really think this is a job for City Council. We had the option of voting for a Latino man last election and people just didn't vote for him. Have a ceiling on how the amount of donations and/or money that can be spent on an election would do a better job rather than trying to outspend other people with tax payer money.	10/8/2020 5:54 PM
32	No that could lead to big problems.	10/6/2020 12:11 PM
33	The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Board, and Commission candidates to improve City Council representation. Yes, this needs to happen!! I believe community organizations can help out tremendously. I think this kind of partnership would significantly help with creating financial assistance programs.	10/5/2020 11:07 PM
34	If candidates have the backing of community organizations and those organizations want to help fund their campaign, that's fine. I do NOT believe the city itself should get involved with funding candidates in any way.	10/5/2020 9:51 PM
35	Once again-- allowing monetary influence of campaigns by allowing private (specific-agenda) organizations to spend on those campaigns. Not desirable-- unless, of course, those	10/5/2020 2:00 PM

	organizations wold be invited to contribute to a general campaign monetary fund (as noted under "Comments, Strategy D2" above). The "benefit" to any individual organization would be that they can claim to be a supporter of the voting process itself. If any organization would say no to this general funding, it would be obvious that they are trying to influence an election via monetary means.	
36	Isn't this the same as question 5, Strategy D2? I wouldn't want people to think of serving on the City Council as a money-making opportunity instead of a public service, but I'm sure many people who might consider running for the City Council don't because of other reasons. For example, those who work for an employer, may not have a flexible schedule to take time off for Council meetings and activities, or they have other family obligations which prevent them from participating. The barriers are not always financial.	10/4/2020 12:40 PM
37	The city does not have the money, after the pandemic.	10/4/2020 11:54 AM
38	I don't understand this one. You offer assistance in money to be a candidate?	10/2/2020 11:11 PM
39	Prefer volunteers serving for the right reasons to give back and offer experience.	10/2/2020 7:58 PM
40	That might be a good idea. However, it should be noted that just because we are poorly represented by people of color it may not have anything to do with finances and quite a bit to do with how our community is set up to not allow people of color a voice in our community.	10/2/2020 6:28 PM
41	Again I am hearing that, as opposed to a poll tax, you want to pay people to run for office or to vote?	10/2/2020 4:37 PM
42	Pay the Council, board and commission members a living wage for their time. Then a financial assistance program will not be needed.	10/2/2020 3:38 PM
43	Candidates can find their own campaigns. Im not interested in playing for someone i don't believe in. If community organizations want to find a candidate they can do that within the confines of approved donations.	10/2/2020 3:37 PM
44	Who makes the choices on organizations, what criteria is used?	10/2/2020 3:34 PM
45	Not sure what this means.	10/2/2020 3:13 PM
46	This would make it accessible to people who may not run due to finances. It could improve diversity on the council.	10/2/2020 1:31 PM
47	You are spending MY tax payer dollars on nonsense. I did not know we had become such a socialist city. This is very upsetting.	10/2/2020 1:22 PM
48	This could easily be seen as manipulation of the system by those currently in power. REALLY BAD IDEA!	10/2/2020 1:01 PM
49	I don't understand this one. It's too vague for me.	10/2/2020 1:00 PM
50	This would be covered in campaign funding rules.	10/2/2020 12:52 PM
51	Yes!	10/2/2020 12:13 PM
52	So long as financial assistance programs are not politically motivated or sponsored by a political party	10/2/2020 12:09 PM
53	You are proposing so many things that would seem to mean higher taxes, someone's got to pay for all this.	10/2/2020 12:05 PM
54	Coordination with and information to neighborhoods is a good idea but not doing out $$, especially at a time of budget cutbacks.	10/2/2020 11:58 AM

Q16 Strategy D.6.8Increase Access to city Council by Reducing Citizen Participation Barriers Related to City Council MeetingsPlease note your agreement with the following statement:The City of Vancouver should conduct regular listening sessions, citizen forums, and town hall meetings to improve City Council representation. Minor budgetary impact anticipated.

Answered: 369 Skipped: 34



ANSWER CHOICES	RESPONSES	
Strongly agree	46.88%	173
Agree	38.21%	141
Neither agree nor disagree	9.76%	36
Disagree	3.52%	13
Strongly disagree	1.63%	6
Total Respondents: 369		

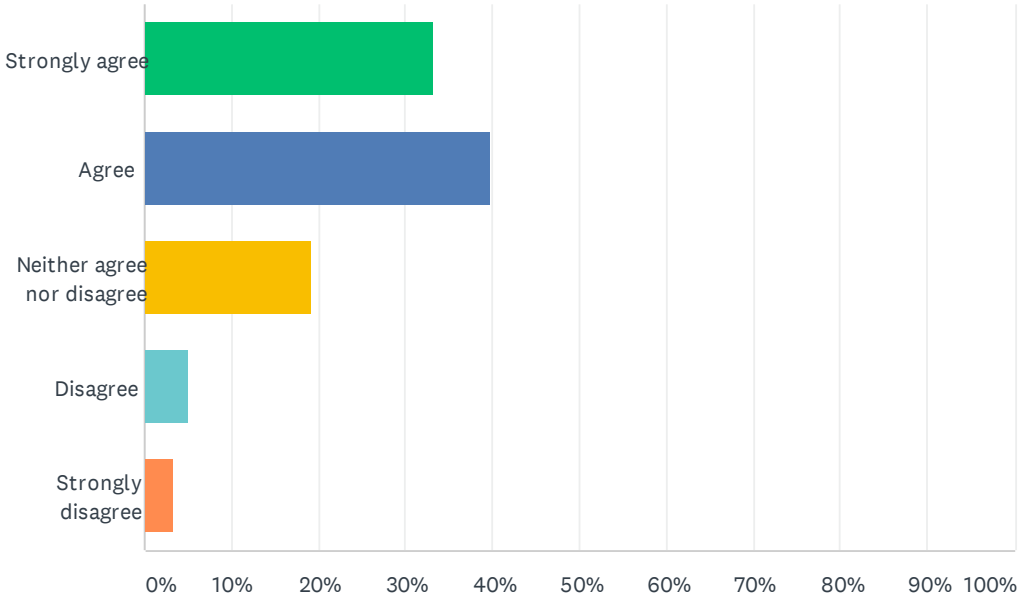
#	COMMENTS:	DATE
1	Yes but we are in a pandemic era so would have to be mindful with the true capacity of city staff & leadership.	10/30/2020 7:34 AM
2	Mayor & city manager should conduct information meetings quarterly in various locations throughout the city. Open Q & A, transparent responses.	10/29/2020 10:03 AM
3	Listening sessions = town halls ??	10/29/2020 6:04 AM
4	Well-structured, facilitated meetings are important to expanding resident input beyond the standard public comment periods at Council meetings.	10/28/2020 2:05 PM
5	I also think there are additional creative and more inclusive and emotionally safe formats that could be considered for better connecting with community members.	10/27/2020 1:54 PM
6	More citizen communication opportunities at meetings	10/26/2020 9:22 PM
7	The listening sessions that the City Council has had this year have been very beneficial and should continue.	10/25/2020 6:11 PM
8	this becomes much easier with technology	10/24/2020 11:10 AM
9	Represent!	10/24/2020 8:54 AM
10	They represent the people of course they should do this. They should also be going to where the people are, that is not always the neighborhood association. I imagine there is a per diem given for every mile driven, meal purchased etc. What is done with the actual information after the event that is important. Also what about the people that do not show up to these events. It is these people that are not there that you need to consider. I am a involved, informed and privileged middle class white person but I cannot go to these meetings because I have a family, I hate to say this but it is a barrier to involvement. When we have community events again, a council or Board/Commission member should be stationed at a table with a huge sign in multi languages saying this is the person that represents you, come talk to them. Station right next to the activity for kids station. Include an interpreter	10/24/2020 7:16 AM
11	The Westside Mobility Project and CAC is a shining example where "more" was not better. How is the review of lessons-learned with the WMBP CAC coming along? I would be interested in the City and Council showing how they can better identify differing opinions, get engagement and debate occurring in a more healthy manner, and demonstrate transparency in showing how the input provided translates into outcomes. After this step is met we can then talk about resourcing and volume. Right now there are too many disconnects and this is causing a trust issue with the community.	10/23/2020 8:29 PM
12	I'm assuming you don't need an extra meeting and you could have an "open mic" session to listen at the regular meetings.	10/23/2020 6:01 PM
13	A way to learn of issues that aren't being addressed.	10/23/2020 4:35 PM
14	Council members already have a huge time demand, or should have if they are doing their job, and adding to that burden is the wrong way to proceed.	10/23/2020 4:11 PM
15	I feel that is already the responsibility of public employees and elected City leaders	10/23/2020 3:03 PM
16	YOU DON'T ALREADY DO THIS??	10/23/2020 1:46 PM
17	Invite with purpose	10/23/2020 12:19 PM
18	With a vigorous effort around citizens engagement.	10/23/2020 11:11 AM
19	This may improve representation long term if more people are able to access, see and hear what the city is discussing.	10/23/2020 11:07 AM
20	Some of the meetings that I have seen for citizen forums have been "sprung" on us with 1 days notice. Everybody needs more notice!	10/23/2020 10:39 AM
21	Another no-brainer	10/23/2020 10:31 AM
22	This also could be accomplished by having each Council member responsible for attending a specified number of meetings of clubs and organizations during each year, during which they would do a brief presentation and take questions.	10/23/2020 10:17 AM

23	Strongly agree. However, when listening sessions fall on deaf ears - it wastes the citizens time. A number of the council members as well as the mayor already have their minds made up on many issues / improvements and no matter how much "listening" they do - would still exercise their original thoughts. This level of ignoring citizens thoughts / concerns is unprecedented in past 20 years.	10/23/2020 10:04 AM
24	Yes!	10/23/2020 9:56 AM
25	. . . while ensuring that nobody can dominate and use as a forum for propaganda; limit time and have rules for participation so the same people can't repeat the same message at every single meeting.	10/21/2020 1:04 PM
26	I agree while monitoring how well such meetings are attended. If attendance is low this should be re-thought.	10/21/2020 1:03 PM
27	As the Dalai Lama says, "When you talk you are only repeating what you already know. When you listen, you may learn something new." :). Of course, the "you" is a "we" in these two sentences.	10/20/2020 1:26 PM
28	The city does a great job with these, Council just needs to take more ownership and get more involved in them. I love Tigard's Fireside Chats with the Mayor.	10/19/2020 11:50 AM
29	If possible, announce these across social media platforms as well	10/15/2020 9:22 AM
30	No. Only certain groups get to go and speak. It silences everyone else. Those in the groups that do get to go are too afraid to speak and disagree with anyone else in that group.	10/14/2020 8:19 AM
31	And have topics too.	10/12/2020 1:59 PM
32	I believe one of the reasons more folks don't engage is that sitting through hours of technical presentations on specific land use actions or some contract award are not of interest to 99.9% of citizens who have busy lives. No. 1 Council should operate within their defined scope and not constantly overreach in trying to "make deals" in constantly changing staff recommendations in land use actions, etc. Your job is to SET POLICY! The current Council is out of their minds frankly. No. 2, I believe general citizens would be much more likely to engage if the effort was focused on things that actually matter to them and presented in a way that they could give feedback on city priorities and major policy direction.	10/12/2020 9:33 AM
33	More input, more buyin	10/12/2020 8:34 AM
34	No more are needed	10/11/2020 9:50 PM
35	Along with interpreters for community members that would like to share or understand what is being presented	10/11/2020 5:39 PM
36	Citizen participation is one of the greatest assets a democracy has for increasing the perception of legitimacy. We are living through a crisis of perceived legitimacy in government and I can't think of a more important time for government to be accessible to the public.	10/10/2020 2:10 PM
37	A lot of this is done already, but in general folks don't pay attention until there is a problem impacting them.	10/9/2020 9:01 AM
38	Why not? Learning what what people are thinking and feeling in a respectful atmosphere of genuine listening to understand is a great idea, and one could argue, necessary for governance.	10/9/2020 8:46 AM
39	If the City Council wants to act on the citizens' interests, it needs to listen to those interests.	10/8/2020 10:25 PM
40	The City should continue to do this.	10/8/2020 5:54 PM
41	But will they listen if the someone complains about their racism? An outside organization should conduct listening sessions.	10/6/2020 2:09 PM
42	Define "regular". Once a year? Twice a year? Quarterly?	10/6/2020 12:11 PM
43	The City of Vancouver should conduct regular listening sessions, citizen forums, and town hall meetings to improve City Council representation. YES!!! This definitely needs to happen!! People need to have their voices heard, especially since these are people we elect into these positions. People need to have a say so in topics, and able to express themselves respectfully.	10/5/2020 11:07 PM

44	If these sessions/forums/meetings are held, they should be held publicly. I object to selective/exclusionary sessions such as the one(s) held earlier in the year.	10/5/2020 9:51 PM
45	Anything to break down the intimidating, "Good evening Mayor, Councilors, City Manager, I beg forbearance for my discussion of..." format that is demanded.	10/5/2020 6:13 PM
46	I would expect that City Council members seek input from both people they know and don't know who are Vancouver residents. It's difficult to represent a constituency if you don't understand the breadth their of opinions and experiences. I would leave the "how" of doing that to the individual Council member as long as multiple feedback methods are employed, e.g., virtual, in-person, written, one-on-one, group.	10/4/2020 12:40 PM
47	What is the definition of regular.	10/4/2020 11:54 AM
48	Adequate time is allotted at most meetings	10/3/2020 2:52 PM
49	I think that there is adequate opportunity on the web site for citizens to reach out & if there is a larger issue there be a town hall.	10/3/2020 11:18 AM
50	Thought you already did this	10/3/2020 7:13 AM
51	At least once annually.	10/2/2020 7:58 PM
52	With a caveat. If they are anything like some of the listening sessions I've attended, don't waste our time.	10/2/2020 7:52 PM
53	The twin hall meetings would be a good idea. Also in different locations - senior citizens homes, a place where communities of color could come together, a place where LGBT communities Could come together and a place where singles could come together. White, male, wealthy and people with kids have long dominated the voice of representation. Let’s get some other voices and be open-minded about listening to what they have to say so we can tackle some of the issues in our community.	10/2/2020 6:28 PM
54	So long as we have a citizen council which get a small reimbursement to cover expenses we cannot put a larger burden of time and expense on Council members. If you do this then you a talking about full time Council members who would get a Living Wage salary and that is not what the City of Vancouver wants.	10/2/2020 4:37 PM
55	This already happens.	10/2/2020 3:38 PM
56	City Council meetings are transparent and there is ample opportunity to speak and be heard. The Council has conducted town hall type meetings like the Navigation Center openings.	10/2/2020 3:13 PM
57	This has worked well in the past and gives the council a chance to hear from the public collectively rather than one on one from community members who have like agendas.	10/2/2020 1:01 PM
58	Isn't that what the city council meeting is? But don't the council members already do a variation of this?	10/2/2020 1:00 PM
59	These are good ideas but not sure of their impact on council representation.	10/2/2020 12:52 PM
60	Hold them throughout the city, not just Downtown.	10/2/2020 12:31 PM
61	Doesn't seem to matter....only 2 members listen to public comments. The rest, including the Mayor, already have their minds made up.	10/2/2020 11:59 AM
62	Need to consider the time impact on Council members relative to their meager salaries. Prefer a citizen council with people not beholden to public sector employment. But creates greater potential for increased conflict of interest -- to both govern and work solely for the same public entity.	10/2/2020 11:58 AM
63	I think meetings in various parts of the city with at least two council members not from that area could be productive.	10/2/2020 11:53 AM

Q17 Strategy E.1.1Empowering Neighborhoods and Communities through Increased Neighborhood Outreach/CoordinationPlease note your agreement with the following statement:The City of Vancouver should assign City Council members to neighborhood associations as specific points of contact to improve City Council representation. No or insignificant budgetary impact anticipated.

Answered: 355 Skipped: 48



ANSWER CHOICES	RESPONSES	
Strongly agree	33.24%	118
Agree	39.72%	141
Neither agree nor disagree	19.15%	68
Disagree	5.07%	18
Strongly disagree	3.38%	12
Total Respondents: 355		

#	COMMENTS:	DATE
1	while this is a good idea. I'm concerned about this and some of the other strategies that increase the number of meetings, that the time burden on council members could become a barrier to greater representation.	10/30/2020 2:46 PM
2	Concern about the impact of capacity for city council members & not every city resident participates with their own neighborhood association.	10/30/2020 7:38 AM
3	I like the idea of a city council member assigned to my neighborhood association. This sounds like a good way to achieve some geographical representation without needing districts.	10/29/2020 6:25 PM
4	However, my neighborhood (Village Vista/Fishers Creek) either has no neighborhood association (or at best, a very dormant one)	10/29/2020 9:50 AM
5	Not sure about this. Maybe an alternative would be to have regular meetings with the neighborhood association representatives and annual or biannual attendance of na meetings in their district?	10/28/2020 2:47 PM
6	Geographical districts solves this problem without having to assign neighborhood associations to councilmembers. Neighborhood associations are important, but focusing efforts on them distracts from the real issue: the structure of City Council. Changing the relationship with associations/groups alone will not fix the representation problem on Council.	10/28/2020 2:15 PM
7	I think this only makes sense if there are candidates for a specific district.	10/28/2020 1:44 AM
8	This should be done until districting can be fully implemented	10/26/2020 9:25 PM
9	I've never been to one of my neighborhood meetings (I'm at the SE corner of Clark College), and have kicked myself for not getting up and going to one over the years. I know there are VPD assigned officers who make an appearance at times (?) at them, and I find this to be a positive effort. I do feel - as though having CC rep's showing up would be a chill idea. :)	10/26/2020 8:53 PM
10	Would provide a sense of connection.	10/25/2020 11:43 AM
11	There is some recent research suggesting that neighborhood associations exacerbate representational inequalities in cities so I am not sure giving them a more formal role in the city representation would have the desired effect.	10/24/2020 11:20 AM
12	This is a good idea.	10/24/2020 9:34 AM
13	But please don't then check the box that community engagement is now complete. So many do not or cannot participate in the neighborhoods. You need more staff to support neighborhoods.	10/24/2020 7:26 AM
14	As long as the assigned council members will fight for what the neighborhoods express as priorities.	10/23/2020 5:55 PM
15	as a neighborhood association.leader, I want to be able.to.freely access who I feel is the best.person.to.address the.issue, not someone.assigned to me	10/23/2020 5:28 PM
16	Our neighborhood associations already have assigned liaisons to the city who represent the city and keep us aware of important changes. With 68 associations throughout the city, using council members would be a waste of their time.	10/23/2020 3:41 PM
17	Great idea!	10/23/2020 3:18 PM
18	Only concern with this, is the potential for the "squeaky wheel gets the grease" scenario, where "active" NA's receive a disproportionate amount of the City's attention	10/23/2020 3:11 PM
19	do we even currently have neighborhood associations?	10/23/2020 1:55 PM
20	It is important to know the community City Council works with. Obtain data from CCPH about the location of our diverse racial groups, services and lack of services to address their needs, etc	10/23/2020 12:31 PM
21	Neighborhood Associations already have city staff attending and if they are doing their jobs, they should be reporting issues from these meetings to Council already.	10/23/2020 10:45 AM
22	And they should be accountable to communicate the concerns of those citizens. Don't come and waste their time. There should also be effort made to have these meetings reflect the	10/23/2020 10:09 AM

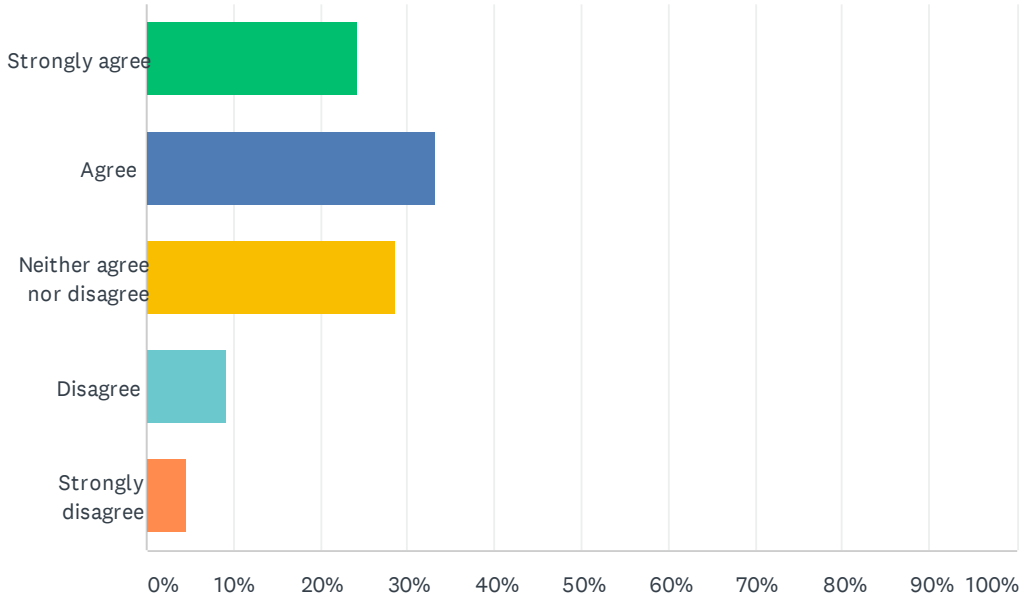
	diversity of thoughts of a neighborhood and not the same 4 people, espousing the same thoughts week after week.	
23	Relationships are the first step in engagement to express problems and potential solutions.	10/21/2020 1:22 PM
24	This may be going too far. Perhaps it is better to allow the citizens to choose the council member their relate to best.	10/20/2020 1:39 PM
25	Think this is already happening	10/19/2020 11:53 AM
26	The focus here, however, should be on less affluent neighborhoods as those are the ones desperately needing more representation. If City Council only speaks with the affluent, nicer areas of the city, there could be serious damage to the rest as it already appears there is a growing class bias in many community institutions. We do not want the wealthiest and more ignorant groups having the only say and representation in matters that affect the daily lives of those struggling and in need of more exposure.	10/15/2020 9:34 AM
27	No. The city council members should be equally representative of all neighborhoods, not assigned to just a few. If you want to hand out your business card to these associations, feel free.	10/14/2020 8:22 AM
28	If districts are implemented, council members should be in direct communication with those associations in their districts.	10/12/2020 12:00 PM
29	Reasonable idea but concern that, based on the ego of these current Councilors, this turns into a campaigning effort which reinforces incumbency bias.	10/12/2020 9:41 AM
30	Waste of time. They dont liten anyway	10/11/2020 10:00 PM
31	This only makes sense if you plan on listening. We are all super tired of you telling us you're going to do something, pretending like you are taking neighborhood input and yet doing exactly what you plan to do from the beginning with little to no changes. That's the type of thing that should get you voted out immediately.	10/11/2020 10:22 AM
32	The people who participate in neighborhood associations are older, white residents. Most younger residents are too busy with work and family to in engage in these groups.	10/9/2020 9:05 AM
33	Seems like a good idea	10/9/2020 8:48 AM
34	Having one point of contact makes it much easier. Perhaps the geographical Council member.	10/8/2020 10:25 PM
35	My Neighborhood association would love to have a City Councilor at our meetings!	10/8/2020 6:00 PM
36	This is a great idea.	10/6/2020 12:16 PM
37	The City of Vancouver should assign City Council members to neighborhood associations as specific points of contact to improve City Council representation. Yes, especially since there is consideration of expanding the City council. If expansion does happen, then I definitely think assigning council members to neighborhood associates is a brilliant idea.	10/5/2020 11:19 PM
38	Are there areas without neighborhood associations, which might be left without that increased representation? Otherwise, I see no problem with this idea. It parallels the NPO program VPD already has in place, which seems to be working.	10/5/2020 9:57 PM
39	Having a city rep seems to work well enough for my association...	10/5/2020 6:21 PM
40	People who officially participate in the respective neighborhood associations are but a small percentage of people in those respective neighborhoods. Listening sessions periodically and in various locations throughout the city would be much better, because that would a reach ride variety of people. For example at Clark College East campus, there could be periodic council meetings there or even a small city council office for people to meet with people periodically one on one at that location . Maybe a city Council office at City Hall would be good also to meet one on one there with people periodically. East campus meetings would require negotiation with Clark College but perhaps something could be worked out.	10/5/2020 11:38 AM
41	Interesting idea. What if a neighborhood does not have a meaningful association? Will the council help develop and support those?	10/4/2020 10:54 PM
42	Neighborhood associations are not the place to identify diverse candidates.	10/4/2020 9:14 PM
43	Then you might realize what ordinary citizens face	10/4/2020 6:27 PM

44	I like the idea of City Council members being a point of contact for neighborhood associations. That would mean assigning 11-12 neighborhoods to each Council member but I think having a presence at the neighborhood meetings by attending and listening would help with civic engagement.	10/4/2020 12:57 PM
45	That has been past policy-for council members or department heads. It has been successful. Can the city afford it???	10/4/2020 12:03 PM
46	I don't know of having a neighborhood association where I am.	10/3/2020 5:17 PM
47	Only if feasible.	10/3/2020 2:56 PM
48	Aren't city staff members already assigned as liaisons? Also community policing specialists? What would this add?	10/3/2020 12:52 PM
49	no impact, no idea	10/2/2020 11:20 PM
50	We already have city personnel as liaisons. City council members are most welcome to attend our meetings, but there are 60+ N.A. so any one council member would be attending a bunch of meetings. :-(	10/2/2020 9:22 PM
51	Try it.	10/2/2020 8:06 PM
52	Not sure this is going to do anything. Some Council members are downright dismissive, or just full of empty one-line platitudes.	10/2/2020 8:01 PM
53	That might be a good idea. Let’s see how it works.	10/2/2020 6:37 PM
54	All City Council members should be equally available to everyone in the city.	10/2/2020 6:36 PM
55	especially if geographic representation is implemented	10/2/2020 5:59 PM
56	City councilors already have enough to do. We already have a city representative for our NA. This works very well.	10/2/2020 4:28 PM
57	That would be a wonderful addition to neighborhood outreach. The city employee assigned to our neighborhood is a great support (though not a councilor.)	10/2/2020 4:01 PM
58	Neighborhood associations should have a specific council member assigned. This is a great idea!!	10/2/2020 3:51 PM
59	Although this may be almost impossible with as many association as we have.	10/2/2020 3:28 PM
60	Yes the voice of neighborhood associations is not being heard right now	10/2/2020 2:54 PM
61	This could even replace listening sessions as the person who goes to neighborhood associations could be hearing the concerns of the people	10/2/2020 1:39 PM
62	neighborhood and business associations	10/2/2020 1:35 PM
63	Great idea.	10/2/2020 1:25 PM
64	This might seem to be a way for council members to gather more information but would be a significant drain on their already busy schedule. Addition of this activity would require an additional 6/7 or more nights per month minimum. The Salary Review Commission would see this as a significant increase in time to do the job that should be compensated by an increase in council salaries.	10/2/2020 1:15 PM
65	If members of the council represent districts then each should be the contact person in their district.	10/2/2020 1:10 PM
66	As someone who is in a neighborhood organization that is thankfully active. We've never had a problem getting city council members to either attend or respond. Rather that require them to meet I think you should just strengthen the messaging about this opportunity for neighborhoods organizations. Be strongly promotional that this is an option.	10/2/2020 1:08 PM
67	Neighborhood associations are not effective tools of outreach.	10/2/2020 12:31 PM
68	I feel like those involved with neighborhood associations know who their representative is. Passing this might lead to the representative of the neighborhood not agreeing with or sharing concerns with other council members...	10/2/2020 12:21 PM

69	Right now, city employees do that job. I'm not sure that is as beneficial as having elected councilors do this.	10/2/2020 12:05 PM

Q18 Strategy E.1.2Empowering Neighborhoods and Communities through Increased Neighborhood Outreach/CoordinationPlease note your agreement with the following statement:The City of Vancouver should undertake a creative campaign highlighting the function and contribution of neighborhood associations and other community based organizations to improve City Council representation. Unknown budgetary impact.

Answered: 355 Skipped: 48



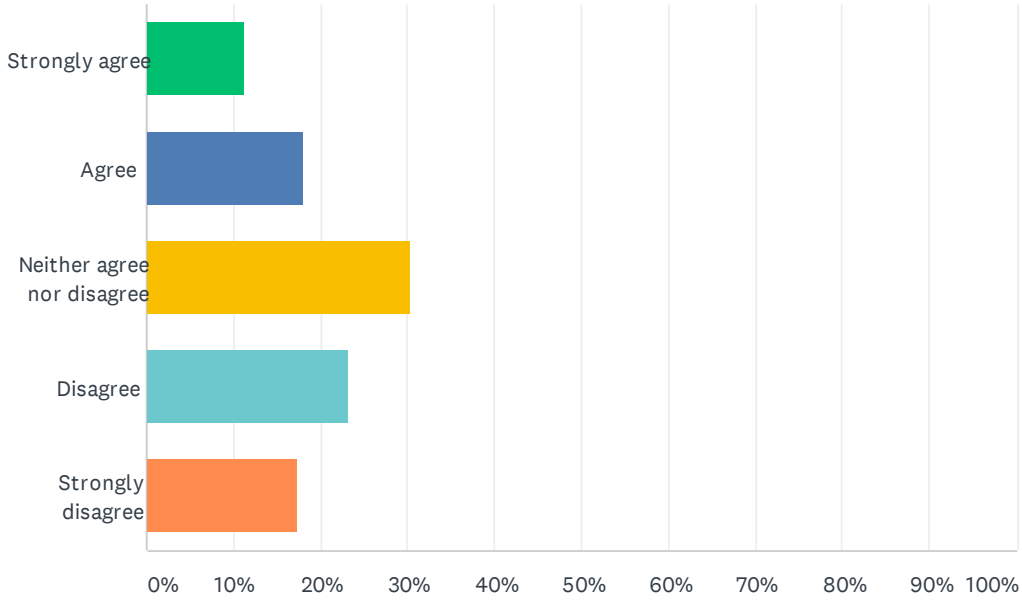
ANSWER CHOICES	RESPONSES	
Strongly agree	24.23%	86
Agree	33.24%	118
Neither agree nor disagree	28.73%	102
Disagree	9.30%	33
Strongly disagree	4.51%	16
Total Respondents: 355		

#	COMMENTS:	DATE
1	Intentionally breathing life and vibrancy into certain neighborhood associations might be best approach for creating a direct line between Council and neighborhoods.	10/30/2020 2:09 PM
2	What neighborhood association?	10/29/2020 9:50 AM
3	I support this because you included community organizations in addition to neighborhood associations.	10/27/2020 1:56 PM
4	Some neighborhood associations and community-based organizations may currently be unaware of their ability to impact the work of the City Council.	10/25/2020 6:17 PM
5	As a once neighborhood leader, I would like to see this. Too many people don't realize how useful neighborhood associations are and the impacts they can have.	10/24/2020 9:34 AM
6	Hmm, not exactly sure if doing this will equal the resulted increased representation. But give it a try.	10/24/2020 7:26 AM
7	What does "creative" mean?	10/23/2020 8:42 PM
8	Yes! Would love to learn how our leadership is meant to function - from the top down, or from the bottom up.	10/23/2020 5:55 PM
9	My career was in.marketing and I am an active member of my neighborhood association. I sont think this expense is necessary	10/23/2020 5:28 PM
10	Neighborhoods associations are having a lot of difficulty in attracting "neighbors" at our meetings. The BBC neighborhood has 1800 homes and in recent years, we've had only 10-12 attendees. Five years ago, we had 25-30. Those members were largely retirees and they've now "aged out" of participation in community events. Parents of school-age children don't have time or energy to attend meetings. Using guest speakers with interesting and relevant topics did not improve our attendance. School districts are having difficulty attracting sufficient parents to support their children's activities.	10/23/2020 3:41 PM
11	Supportive of NA's and their role	10/23/2020 3:11 PM
12	Neighborhood associations are fairly limited to those who own homes. Rarely do we find an active group of renters attending meetings. We also do not find that these meetings include those with families, or (in general) those who are under 35 years old.	10/23/2020 11:20 AM
13	Should only undertake this if it will increase participation in NA meetings and events.	10/23/2020 10:45 AM
14	Promoting Neighborhood associations and providing further networking opportunities between the community and city is a good thing.	10/23/2020 10:11 AM
15	Need to know the budget impact before agreeing or not	10/23/2020 9:52 AM
16	A sense of community is extremely important to all facets of successful government and gains cooperation and respect by community members -- and both "sides" can learn more through learning about the needs and concerns of the other perspectives..	10/21/2020 1:22 PM
17	Maybe it can maintain an online list with links to such associations.	10/21/2020 1:10 PM
18	Not everyone has time or resources to participate in their neighborhood associations. Make childcare and virtual participation a priority for neighborhoods.	10/19/2020 11:53 AM
19	That costs money, people! The organizations themselves can do that, if they so choose.	10/14/2020 8:22 AM
20	I think some of the work belongs to the associations and there might be a problem with fair implementation of this idea.	10/12/2020 12:00 PM
21	The current neighborhood association process seems to work OK as far as engaging with the city. It should be understood that neighborhood associations tend to favor long time residents who are more likely to be home owners, higher income, older and white. Don't further invest in the current neighborhood model, put that effort into other strategies that better engage the WHOLE community.	10/12/2020 9:41 AM
22	The associations are just bullying organization	10/11/2020 10:00 PM
23	Sounds great	10/9/2020 8:48 AM

24	This will hopefully increase and improve participation in Neighborhood Associations, as well as in overall community.	10/8/2020 10:25 PM
25	As long as it wasn't expensive.	10/8/2020 6:00 PM
26	The City of Vancouver should undertake a creative campaign highlighting the function and contribution of neighborhood associations and other community based organizations to improve City Council representation. Yes, definitely. Highlighting this kind of advocacy would be a huge amount of help and would highlight the importance of the neighborhood associations and other community based organizations.	10/5/2020 11:19 PM
27	I don't think this is a priority right now, what with covid and economic issues and everything. Let those organizations promote themselves if they wish.	10/5/2020 9:57 PM
28	and this would make a difference because?	10/5/2020 4:01 PM
29	More communication in general, more communication and more frequent communication.	10/4/2020 10:54 PM
30	It helps to know what neighborhood associations and other community based organizations exist, especially for people who move into a neighborhood. Perhaps Realtors could help with a welcome packet for homeowners. I'm not sure how that would work for landlords or property management companies to renters. The printed neighborhood association newsletter and/or postcard is nice. It gives contact info and upcoming events/dates.	10/4/2020 12:57 PM
31	This has also been done, in the past.	10/4/2020 12:03 PM
32	To encourage participation in NA meetings.	10/3/2020 2:56 PM
33	I don't see how this would improve council representation	10/3/2020 12:52 PM
34	This omformarion could come to the city through implementing the above question	10/3/2020 11:21 AM
35	Encourage volunteers. Have annual recognition program.	10/2/2020 8:06 PM
36	NA are an impotent quasi-governmental piece of fluff. They have no power, they have no vote, they are only there to satisfy some Paleolithic half-remembered past. Many Council members don't represent their constituents anyway...why is this going to improve anything? If you want to improve NA, give them some power.	10/2/2020 8:01 PM
37	That sounds like a good idea.	10/2/2020 6:37 PM
38	This seems like something that could be a good idea down the road, but not when the city is trying to balance its budget because of the COVID-19 shutdowns.	10/2/2020 6:36 PM
39	I'm not sure of what the thinking here is.	10/2/2020 1:39 PM
40	Not necessary	10/2/2020 1:25 PM
41	Neighborhood organizations provide an excellent avenue for citizens to be involved and informed about their community. However, participation is inconsistent between associations. The city already makes a big effort to work with neighborhood associations. Not sure what more could be done other than an combined Neighborhood Newsletter mailed to each home in the city say on a quarterly basis.	10/2/2020 1:15 PM
42	No comment.	10/2/2020 1:10 PM
43	Only if it highlights how neighborhood associations are the mouthpiece of the landlord class.	10/2/2020 12:31 PM
44	Waste of time and money when it's needed to clean up the homeless trash	10/2/2020 12:01 PM
45	This doesn't make sense. Don't understand how this would help at all.	10/2/2020 11:52 AM

Q19 Strategy E.2.1Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should provide a low- or no-cost gratuity for neighborhood leaders to improve City Council representation. Minor budgetary impact anticipated.

Answered: 352 Skipped: 51



ANSWER CHOICES	RESPONSES	
Strongly agree	11.36%	40
Agree	17.90%	63
Neither agree nor disagree	30.40%	107
Disagree	23.30%	82
Strongly disagree	17.33%	61
Total Respondents: 352		

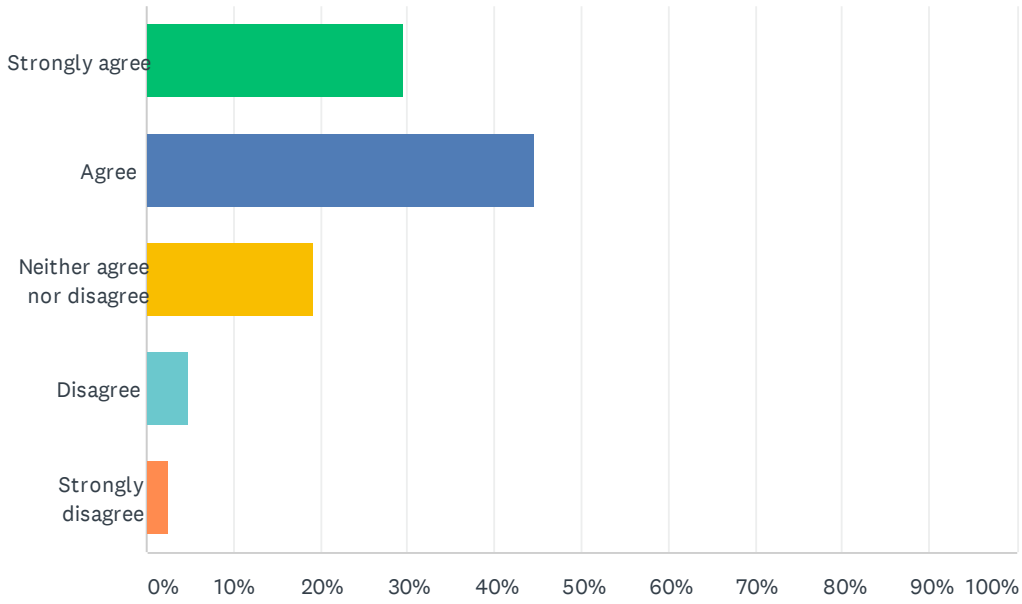
#	COMMENTS:	DATE
1	Intentionally breathing life and vibrancy into certain neighborhood associations might be best approach for creating a direct line of communication between Council and neighborhoods.	10/30/2020 2:09 PM
2	May trigger bias & conflict of interest for some.	10/30/2020 7:38 AM
3	I don't know what this means.	10/29/2020 6:25 PM
4	Neighborhood leaders are volunteers	10/29/2020 10:08 AM
5	What neighborhood association?	10/29/2020 9:50 AM
6	Unless this gratuity is provided to leaders of other community interest groups, it should not be provided to neighborhood associations.	10/28/2020 2:15 PM
7	This is important, but also must be done Equitably! Who would be making these decisions? How would funding be decided? How would it be made fair?	10/28/2020 12:59 PM
8	I'm not sure how a no cost gratuity works.	10/28/2020 1:44 AM
9	I don’t understand what this means.	10/26/2020 10:11 PM
10	this makes no sense, enables people to trade political favors and is a breeding ground for corruption	10/26/2020 11:17 AM
11	Neighborhood groups should be kept voluntary. Giving money out to these groups will politicize them.	10/25/2020 9:29 AM
12	This is a volunteer position right?	10/24/2020 9:15 AM
13	Gratuity? Like a stipend? You are going to pay the volunteers? I am never an advocate of paying volunteers. Please don't call it gratuity, they are not waiters. Perhaps a operational reimbursement. We could certainly invest more in neighborhoods. Parks, public space investments, paid childcare, more access to cleanup days, volunteer partnerships where all departments truly value and engage with community members.	10/24/2020 7:26 AM
14	What does "investing in ... relationships" mean? City to start paying neighborhood leaders????	10/23/2020 8:42 PM
15	I do not understand this one	10/23/2020 8:31 PM
16	Anyone willing to volunteer to represent their area shouldn't have to be paid to do it.	10/23/2020 6:07 PM
17	nope	10/23/2020 5:28 PM
18	Need more clarification.	10/23/2020 5:22 PM
19	I don't understand this question.	10/23/2020 3:18 PM
20	"low or no cost"? NA's need to remain independent, and separate from City Council. They represent the neighborhoods interests, not necessarily the City's.	10/23/2020 3:11 PM
21	If there is a budget or a grant, sure. When diverse racial communities face adversity, discrimination and lack of health services; these groups get depressed, underrepresented and vulnerable to chronic diseases. This is by far a major problem for non- documented Clark County residents.	10/23/2020 12:31 PM
22	I don’t know what this means.	10/23/2020 11:44 AM
23	Perhaps on a trial basis of a few years to see if that attracts more people to participate as NA leaders. Although, in my experience, NA involvement is like other volunteer activities -- people do it if interested in that kind of service.	10/23/2020 11:43 AM
24	Define "gratuity"! Incentivizing participation is a slippery slope. Again, more focus on robust civic engagement.	10/23/2020 11:15 AM
25	I had to look up what "gratuity" meant in this sense. Consider word choice/language when seeking feedback from the entire community.	10/23/2020 11:08 AM
26	i believe that if someone wants to participate in their community they should not be expected to be compensated for being a neighborhood association leadser	10/23/2020 10:11 AM
27	With good oversight.	10/21/2020 1:22 PM

28	I'm not sure what this means but want to see community organizations self-fund.	10/21/2020 1:10 PM
29	I'd have to think about this more. Perhaps free transportation - some people don't drive at night or have a car - or childcare would be more meaningful.	10/20/2020 1:39 PM
30	Perhaps yes for lower income neighborhood leaders and no for higher income leaders.	10/16/2020 5:59 PM
31	Financial incentives are great and helpful for the struggling neighborhoods where people live paycheck to paycheck, but this could also create problems among affluent neighborhoods and lead to, again, a strong leaning bias/disproportionate socioeconomic representation.	10/15/2020 9:34 AM
32	I am not sure what's being asked here.	10/14/2020 7:08 PM
33	Cannot support unless a gratuity is outlined better. What are we talking about here and the reasons why exactly? I suppose I don't quite understand this one.	10/14/2020 6:17 PM
34	No. The people they serve can do that as an act of gratitude if they so choose. I don't want to pay for that for everyone else.	10/14/2020 8:22 AM
35	I can see where a free membership to a community center or a CTran pass could entice those not already to become involved.	10/12/2020 4:39 PM
36	The moment you start paying community activists from government funds, those activists are naturally compromised. This is a terrible idea. People should be involved because of their desire to serve the public, not get a gratuity.	10/12/2020 12:00 PM
37	Like they need any more. Absolutely NO!	10/11/2020 10:00 PM
38	They're really shouldn't be any government money involved in campaigning electing or otherwise encouraging involvement with the government at a government-paid level.	10/11/2020 10:22 AM
39	Sure	10/9/2020 8:48 AM
40	I don't completely understand this strategy - gratuity as in a tip?	10/6/2020 4:30 PM
41	The City of Vancouver should provide a low- or no-cost gratuity for neighborhood leaders to improve City Council representation. Yes, this should absolutely happen. I think this a great incentive for neighborhood leaders.	10/5/2020 11:19 PM
42	It’s not clear to me how this would impact diversity of representation.	10/5/2020 8:23 PM
43	Paying people to lead neighborhood groups is inherently wrong and can lead to corruption.	10/5/2020 4:01 PM
44	Increased presence occasionally by the local Council member would be a huge improvement, probably encouraging neighborhood residents to attend neighborhood meetings. With regard to "gratuities" to neighborhood leaders-- at this time some neighborhood associations have been shown to have partisan influence within their organizations. No funding of any type, based on this fact.	10/5/2020 2:16 PM
45	I need more information on this.	10/4/2020 10:54 PM
46	I'm not sure what this means but "gratuity for neighborhood leaders" sounds like a bribe.	10/4/2020 12:57 PM
47	This is a relationship created by the individuals or the neighborhood groups.	10/4/2020 12:03 PM
48	What type of gratuity? And how would giving that to neighborhood leaders improve Council representation?	10/3/2020 12:52 PM
49	Too much of a chance for misuse of funds. Truly committed leaders are not and should not be financially motivated.	10/3/2020 7:06 AM
50	I don't understand what we are giving money to or for	10/2/2020 11:20 PM
51	Volunteers need to give for the right reasons. Donate time and experience not looking for pay or credit but gaining appreciation and friendship and perhaps a preferred ear from city manager about city concerns.	10/2/2020 8:06 PM
52	With the City the way I've observed it, it will be used to support people who agree with the City. Not so good. If we had ethical Council members who represented their constituents it could be great.	10/2/2020 8:01 PM
53	I dont know what this means. Please explain.	10/2/2020 6:48 PM

54	We will need to do that to an extent to get representation for those that are not well off, we may want to get a member of the unguided community to help us understand the issues pertaining to the unhoused.	10/2/2020 6:37 PM
55	Maybe im not understanding this, but it looks like you are saying the city will pay/bribe Neighborhood association members to increase attendance at council meetings and therefore improve representation. No way.	10/2/2020 3:51 PM
56	I don't understand this.	10/2/2020 2:14 PM
57	What would be a no-cost gratuity? If there would be a cost I could see giving the person gas money to attend meeting or something that covers their cost of doing this job.	10/2/2020 1:39 PM
58	Stop paying people to perform their civic duty. This is stupid	10/2/2020 1:25 PM
59	This would politisise neighborhood associations. Bad Idea.	10/2/2020 1:15 PM
60	Shows again shows the need for council members to represent a district and live in it	10/2/2020 1:10 PM
61	Dont understand the proposal	10/2/2020 12:57 PM
62	What does that look like?	10/2/2020 12:44 PM
63	Neighborhood Associations should always be volunteer only, including leadership.	10/2/2020 12:33 PM
64	Neighborhood associations don't need more handouts.	10/2/2020 12:31 PM
65	Paid representation can become biased toward the entity making the payments rendering any decisions moot for all practical purposes.	10/2/2020 12:02 PM
66	This doesn't make any sense.	10/2/2020 11:52 AM

Q20 Strategy E.2.2.Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should have regular updates at City Council meetings from neighborhood associations and community organizations to improve City Council representation. No or insignificant budgetary impact anticipated.

Answered: 353 Skipped: 50



ANSWER CHOICES	RESPONSES	
Strongly agree	29.46%	104
Agree	44.48%	157
Neither agree nor disagree	19.26%	68
Disagree	4.82%	17
Strongly disagree	2.55%	9
Total Respondents: 353		

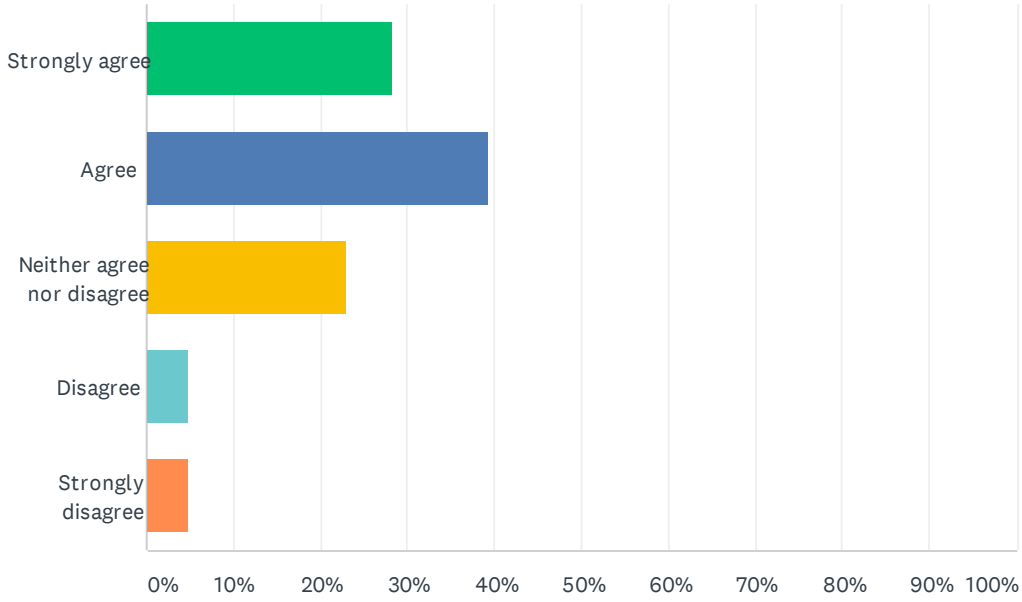
#	COMMENTS:	DATE
1	I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether this strategy increases the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 2:46 PM
2	Again not everyone participates with their neighborhood associations & some are not even active.	10/30/2020 7:38 AM
3	Again, I'm surprised something like this doesn't happen already. I don't know that the full council meeting would be the most efficient way to do this, but at least a way to allow neighborhoods to report to council would be nice	10/29/2020 6:25 PM
4	What neighborhood association?	10/29/2020 9:50 AM
5	This seems like a good idea but it would potentially be hard to balance. Like if wealthier neighborhood associations are better organized this could give them a disproportionate voice and skew issues. It’s a good idea if balance can be considered	10/28/2020 12:42 PM
6	Specific topics and a format to keep within timeline of council meetings.	10/27/2020 11:28 AM
7	My concern is that some neighborhoods will have the capacity, resources, and representation to do this effectively and frequently and others will not, and the council’s attention will naturally tilt towards the”squeaky wheels”. There needs to be some checks in place to prevent this outcome.	10/26/2020 10:11 PM
8	Contribution. Feedback. Iteration.	10/26/2020 8:53 PM
9	Creating an intentional space for neighborhood associations and community organizations to speak lets the public know that the City Council is receptive to feedback.	10/25/2020 6:17 PM
10	I like the idea of doing this for community organizations, but not so much with neighborhood associations.	10/24/2020 11:20 AM
11	Would be nice, but that could take a lot of valuable time. I'd rather my council members be available for more pressing topics.	10/24/2020 9:34 AM
12	Hopefully neighborhood associations are already communicating openly with city council.	10/24/2020 9:15 AM
13	To think there is not a huge cost of money and time to people and staff on this one is absurd.	10/24/2020 7:26 AM
14	Surprized this isn't already happening.	10/23/2020 6:07 PM
15	There is.plenty of.opportunity to.communicate at citizen.forums, via email or one on one.with councilors	10/23/2020 5:28 PM
16	NA's are free to currently attend Council meetings	10/23/2020 3:11 PM
17	The problem is the NA's are not always representative of their neighbors. Only a small group - those who show up to the meetings - would be speaking on behalf of the neighborhood.	10/23/2020 10:45 AM
18	Great idea!	10/23/2020 10:22 AM
19	Or, at least, an option to check in, maybe on a rotating basis unless a strong urgent need us present. We don't want to make the meetings too long or cumbersome.	10/21/2020 1:22 PM
20	The Council should invite updates but should put primarily emphasis on its own programs and actions.	10/21/2020 1:10 PM
21	Yes, but as a link to something so people can read a mini-newsletter. Alternatively, they could be for a half hour before the meeting starts or for a half at the end of the meeting. Otherwise the meetings will be too long for the general public, sad as that statement is.	10/20/2020 1:39 PM
22	It's just going to swamp the meetings and cause y'all to get nothing done.	10/14/2020 8:22 AM
23	This could empower neighborhoods to feel like the council cares and values the work they are doing within the boundaries of their own neighborhoods.	10/12/2020 4:39 PM
24	These updates could be online.	10/12/2020 12:00 PM
25	Possibly written reports?	10/12/2020 8:38 AM

26	That's all the bullys in those associations need. More power. Power corrupts and absolute power corrupts absolutely	10/11/2020 10:00 PM
27	Better communication being informed, updated, how can this be wrong?	10/9/2020 8:48 AM
28	Great idea.	10/8/2020 6:00 PM
29	I represent a group of minorities in Vancouver. 99% of information provided to city council member Anne McEnerny-Ogle was suppress in favor of her racist agenda. No once did she mention anything about our meetings.	10/6/2020 2:13 PM
30	Define "regular."	10/6/2020 12:16 PM
31	The City of Vancouver should have regular updates at City Council meetings from neighborhood associations and community organizations to improve City Council representation. Yes, it would be nice to know information from neighborhood associations and community organizations.	10/5/2020 11:19 PM
32	That is what citizen communications is designated for. Not sure how this will help facilitate additional empowerment.	10/5/2020 5:04 PM
33	if neighborhoods want the extra work	10/5/2020 4:01 PM
34	With 60+ NAs within Vancouver, this means a lot of time for these updates. While not necessarily a negative, that is up to the Council to to administrate. At this time, the 60+ NAs run the gamut of being highly organized bodies to non-existent. Some neighborhoods would clearly dominate. That in itself might encourage growth of neighborhood associations, but certainly would mean much more time would have to be dedicated to them by the Council.	10/5/2020 2:16 PM
35	While it would be helpful for City Council members to know what are concerns and desires of neighborhood associations and community organizations, I don't know that it needs to be a neighborhood update at a City Council meeting. The neighborhood associations and community organizations should be able to request agenda items for regular meetings when there are topics of interest to share with Council members.	10/4/2020 12:57 PM
36	Yes, by the department head or council member representing the association. Already a format, at the end of each council meeting.	10/4/2020 12:03 PM
37	If "community organizations" is diverse and includes organizations actually led by the people intending to be better heard. A group advocating for people with disabilities but not led by people with disabilities should not be the primary resource for needs of disabled residents, for example.	10/3/2020 5:17 PM
38	The council has city business to take care of. We don't want the meetings to turn into hours of listening to reports where no action is needed or taken.	10/3/2020 1:04 PM
39	Need access when a NA wants to present an issue.	10/3/2020 8:01 AM
40	has there been an expressed need? Is it backed? Schedule a few so the word has time to get out over a few months. See how it goes. Well? Continue	10/2/2020 11:20 PM
41	I'm not sure how this would work! Council can already read our newsletters.	10/2/2020 9:22 PM
42	Try it.	10/2/2020 8:06 PM
43	Only if you decide to actually give NA more power.	10/2/2020 8:01 PM
44	Definitely.	10/2/2020 6:37 PM
45	Neighborhood associations could have the opportunity to speak once per year with each neighborhood being assigned a specific date. If all associations were spread over the year, this could work well.	10/2/2020 3:51 PM
46	I'd prefer instead that neighborhoods/communities/distrcts have their own meetings. Maybe once a month.	10/2/2020 3:33 PM
47	I recommend setting some council time aside to communicate with neighborhood associations, but we have too many and they are not equally active.	10/2/2020 3:28 PM
48	Yes! Voices of neighborhood associations are not being heard right now	10/2/2020 2:54 PM

49	If someone attends the meeting of the neighborhood associations this might not be needed.	10/2/2020 1:39 PM
50	This opportunity already exists. Anyone/neighborhood can address the city council during public testimony now.	10/2/2020 1:15 PM
51	Again demonstrates need for council members to come from districts.	10/2/2020 1:10 PM
52	Once again, what's needed is to foster this relationship so neighborhood associations know this is welcomed and encouraged at city council meeting whenever they have something that want to share with the council.	10/2/2020 1:08 PM
53	NAs need more transparency.	10/2/2020 12:31 PM
54	Also explicitly include business organizations.	10/2/2020 12:02 PM
55	Council doesn't listen to neighborhoods or most who criticize their direction.	10/2/2020 12:01 PM
56	Neighborhood associations should be doing this anyway. Don't see how it would specifically improve Council representation.	10/2/2020 11:52 AM

Q21 Strategy E.2.3.Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should provide for neighborhood associations to have both virtual and in person meeting formats with archiving of meeting proceedings for public access to improve City Council representation. Minor budgetary impact anticipated.

Answered: 353 Skipped: 50



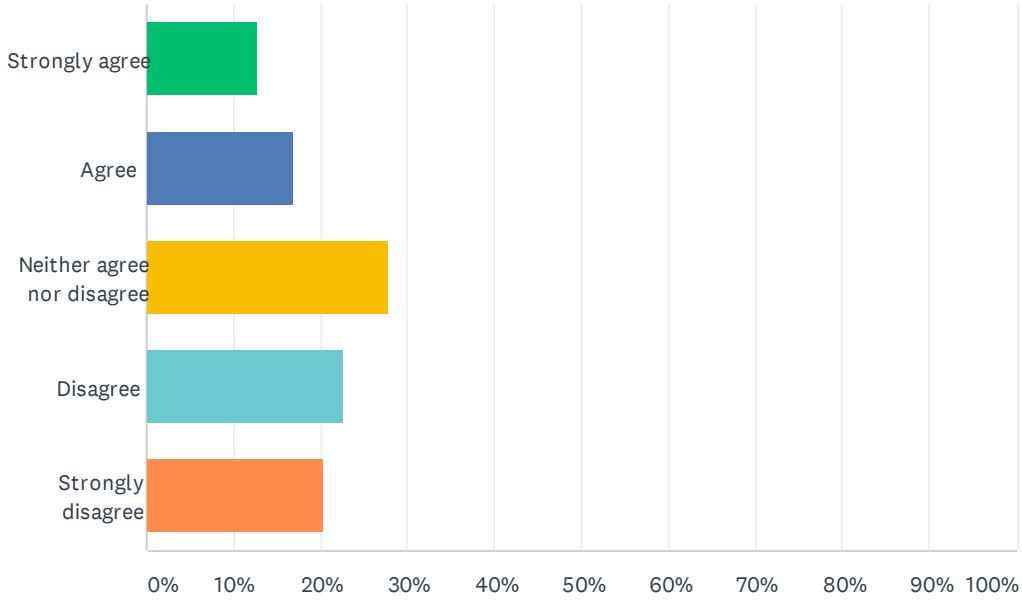
ANSWER CHOICES	RESPONSES	
Strongly agree	28.33%	100
Agree	39.38%	139
Neither agree nor disagree	22.95%	81
Disagree	4.82%	17
Strongly disagree	4.82%	17
Total Respondents: 353		

#	COMMENTS:	DATE
1	What neighborhood association?	10/29/2020 9:50 AM
2	Zoom is great for this and helps with greater access and involvement of public	10/27/2020 11:28 AM
3	no just another avenue to have the city fund these associations. again it's an opportunity for corruption.	10/26/2020 11:17 AM
4	Neighborhood associations have many Free opportunities to record proceedings. This should not be paid for from city council.	10/25/2020 9:29 AM
5	i just worry the city will work with HOAs in a neighborhood of renters.. it's imperative the city work with the actual communities, the actual people living in an area.	10/24/2020 11:13 AM
6	Perhaps a non-real time virtual format which gives some of us who aren't otherwise available the ability to parti	10/24/2020 9:15 AM
7	This new system approach is one of the unanticipated blessing from Covid19.	10/24/2020 7:26 AM
8	Simply making the technology available is only a part of the equation. There is an organic component to how neighborhoods run and how they conduct their business. Always being on TV may have adverse effects on the participation. Are we talking about Council watching recorded sessions from neighborhood meetings? Then no. If it means recording sessions where Council members (or the Mayor) attends? Then, yes. The main idea here is Council should be showing up to these meetings and engaging the neighborhood members.	10/23/2020 8:42 PM
9	If the neighborhoods are serious about their function and ability to work with the city then they need to go in person.	10/23/2020 6:07 PM
10	Need more information.	10/23/2020 5:22 PM
11	This should only be done if the neighborhood association wants to do this and the City can provide this service at no cost to the organization.	10/23/2020 3:18 PM
12	May result in even lower attendance, but I think that would be a great option for neighbors who can't attend	10/23/2020 3:11 PM
13	Sort of agree. It would be great if the city could provide some Zoom training to NAs. Many have struggled to figure out this technology and have just canceled all meetings until COVID is under control.	10/23/2020 10:45 AM
14	The sad thing is that there's often little attendance at these meetings unless there's a galvanizing neighborhood issue.	10/23/2020 10:22 AM
15	This would really facilitate involvement, it seems.	10/21/2020 1:22 PM
16	We have a pandemic. Let's minimize exposure. Also virtual access makes meeting attendance more convenient for many.	10/21/2020 1:10 PM
17	Not everyone across the city and beyond needs to know everything that happened in neighborhood association meetings. The neighbors can either go or ask their neighbor who went for the information. It's been like that for years and worked just fine.	10/14/2020 8:22 AM
18	More transparency	10/12/2020 8:38 AM
19	No	10/11/2020 10:00 PM
20	The City of Vancouver should provide for neighborhood associations to have both virtual and in person meeting formats with archiving of meeting proceedings for public access to improve City Council representation. yes, having an array of options and not having barriers hold them back is a great solution.	10/5/2020 11:19 PM
21	Our meetings are pretty boring...	10/5/2020 6:21 PM
22	this would improve diversity how?	10/5/2020 4:01 PM
23	Again, doesn't CVTV already do this?	10/5/2020 10:12 AM
24	Neighborhood associations themselves should be completely overhauled.	10/4/2020 9:14 PM
25	If it can be done effectively, affordably, and logistically, this could help with civic engagement.	10/4/2020 12:57 PM

	I don't see how it would improve City Council representation.	
26	Council and neighborhood minutes are already available, online.	10/4/2020 12:03 PM
27	How would having access to neighborhood association meeting proceedings improve council representation? Don't the current liaisons provide a summary of neighborhood discussions and issues?	10/3/2020 12:52 PM
28	it's the world we live in, atm. Follow the docs. It's why they are there.	10/2/2020 11:20 PM
29	Don't we already have this?? Again, the newsletters generally have a lot of information in them about N.A. meetings.	10/2/2020 9:22 PM
30	Zoom for traffic and illness safety, access, less traffic, time saving. Allows ALL to participate. Easy and accepted.	10/2/2020 8:06 PM
31	As long as you don't use FACEBOOK.	10/2/2020 8:01 PM
32	I don't understand the need for this. What is the benefit?	10/2/2020 5:59 PM
33	These are volunteers. Any additional burden would discourage people from volunteering.	10/2/2020 4:41 PM
34	Neighborhoods can do their own thing with their own formats. This will push the associations away for partnering with the city	10/2/2020 3:51 PM
35	During Covid this should be happening-- I do think we will be involved in Covid for awhile. I don't see an end in sight and I would see it necessary now but perhaps not in the future.	10/2/2020 1:39 PM
36	A budget nightmare that would not work.	10/2/2020 1:15 PM
37	See previous comment.	10/2/2020 1:10 PM
38	In our neighborhood association we already have that where a city liaison takes notes that are available for the community to read. Financial help on making Zoom meetings' cost covered would be helpful. Although, I believe the Vancouver Neighborhood Alliance has something like that for it's neighborhood members.	10/2/2020 1:08 PM
39	A virtual meeting can eliminate interested parties who have little or no access to programs necessary for virtual participation.	10/2/2020 12:02 PM
40	Don't see how this would improve Council representation.	10/2/2020 11:52 AM

Q22 Strategy E.2.4.Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should provide childcare for neighborhood associations meeting attendees to improve City Council representation. Unknown budgetary impact.

Answered: 353 Skipped: 50



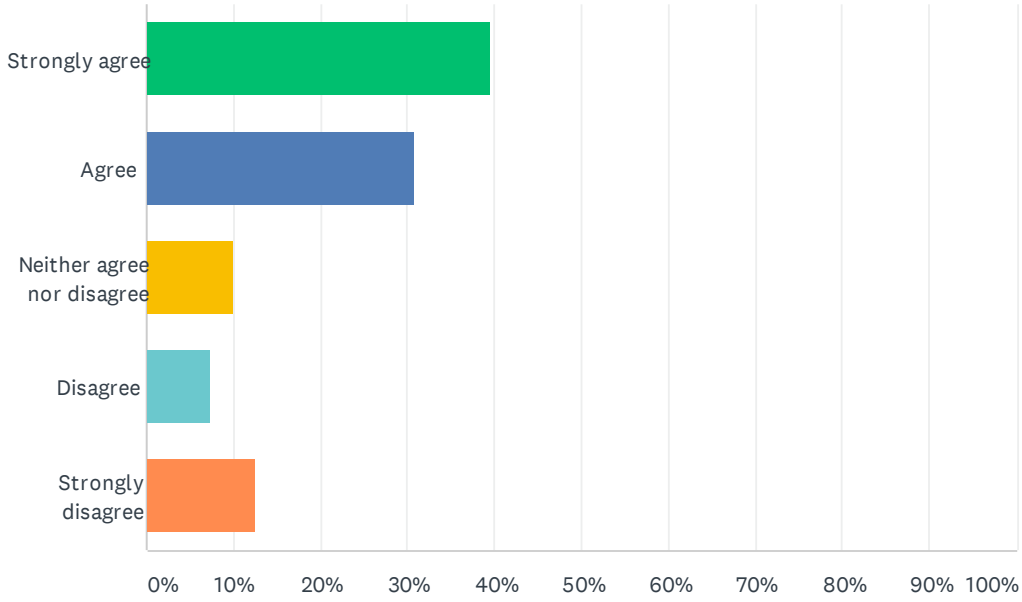
ANSWER CHOICES	RESPONSES	
Strongly agree	12.75%	45
Agree	17.00%	60
Neither agree nor disagree	27.76%	98
Disagree	22.66%	80
Strongly disagree	20.40%	72
Total Respondents: 353		

#	COMMENTS:	DATE
1	The City should actively partner with neighborhood schools to develop Community Schools as per WEA and NEA.	10/30/2020 2:09 PM
2	See earlier comments re childcare.	10/28/2020 5:28 AM
3	no funding of neighborhood associations from council	10/26/2020 11:17 AM
4	Virtual meeting platforms may meet this need.	10/25/2020 6:17 PM
5	Makes sense once we are out of this COVID mess.	10/23/2020 8:42 PM
6	If we are going to have virtual archived meeting this would not be necessary	10/23/2020 5:28 PM
7	Unsure this is needed. Survey of neighborhoods would be helpful.	10/23/2020 5:22 PM
8	This goes too far and is unnecessary.	10/23/2020 3:18 PM
9	childcare is the single barrier keeping me from attending any meetings	10/23/2020 1:55 PM
10	City Council must establish strong relationships with the diverse racial groups in our community.	10/23/2020 12:31 PM
11	Assuming that means childcare at NA meetings, I don't see that as a City responsibility.	10/23/2020 11:43 AM
12	Childcare would not be needed if a virtual format was available. But...this is one of those situations in which internet throughout the city would be needed if we want community members to have equal access to neighborhood association meetings.	10/23/2020 11:08 AM
13	Neighbors should be able to coordinate this themselves.	10/23/2020 10:45 AM
14	Perhaps this could be done with volunteers.	10/23/2020 10:22 AM
15	No the responsibility of tax payers to provide childcare	10/23/2020 10:02 AM
16	Don't bust the budget.	10/21/2020 1:10 PM
17	I think parents should feel free to bring their children to such meetings.	10/19/2020 4:14 PM
18	Or children can just come to the meeting and be welcomed.	10/16/2020 5:59 PM
19	If you want more people to become engaged you really have to remove all the barriers. Childcare in the evenings or during the day is a big one.	10/14/2020 6:17 PM
20	Find someone to watch your kid yourself. I don't want to pay for everyone else's childcare. Plus, many associations meet in parks, so the kids could just run around and play within sight.	10/14/2020 8:22 AM
21	This opens the city and the neighborhood up to liability issues involved with childcare.	10/12/2020 4:39 PM
22	Or just make it not an issue for kids to be there.	10/12/2020 2:00 PM
23	Unless (post COVID of course) we can somehow minimize the costs (perhaps using one location for multiple association meetings so child care is leveraged) - this would be way too complex to manage.	10/12/2020 12:00 PM
24	Amother way to waste money	10/11/2020 10:00 PM
25	Is this something that the neighborhoods would utilize	10/9/2020 8:56 AM
26	Young families are core to any community. Their voices shouldn't only be welcome, but encouraged.	10/8/2020 10:25 PM
27	That would greatly help my ability to attend meetings, but I don't know if it would be cost efficient.	10/8/2020 6:00 PM
28	The City of Vancouver should provide childcare for neighborhood associations meeting attendees to improve City Council representation. Yes, families definitely deserve to have input at these meetings.	10/5/2020 11:19 PM
29	The point of these associations is to be neighborly, right? We can babysit our own neighbors' kids.	10/5/2020 9:57 PM
30	Our former chair brought her child with her.	10/5/2020 6:21 PM

31	Cost might be subsidized by registered and vetted child care organizations / caregivers.	10/5/2020 2:16 PM
32	I don't see how this would improve City Council representation. If child care is a need for neighborhood association meetings, that should be raised the by those neighbors and resolved by the association itself.	10/4/2020 12:57 PM
33	That is up to the neighborhood association. There will be money involved that the city does not have: *renting space *paying qualified daycare workers *insurance-liability to the city budget	10/4/2020 12:03 PM
34	Let's cover police and fire first. The associations should pool resources in their own groups to cover meeting needs.	10/3/2020 1:04 PM
35	depends on need. If you wouldn't hear from them otherwise then their input is valuable for that fact alone. Do it to find out something you may not have otherwise found out about.	10/2/2020 11:20 PM
36	Volunteer basis by association. Parents take turns.	10/2/2020 8:06 PM
37	COVID	10/2/2020 8:01 PM
38	If the meetings were held in our neighborhood parks, the kids might get a chance to get to know one another and play together rather than be segregated in a childcare facility. They might also learn by watching how adults interact with one another when faced with challenges. With kids there neighbors might be more civil toward one another. Also, have a BBQ. Why don’t communities do that anymore? People could get a chance to know their neighbors.	10/2/2020 6:37 PM
39	If people have kids and want to attend , a family member can take care of the kids.	10/2/2020 5:30 PM
40	What Insurance would be provided? What effect on budget?	10/2/2020 4:02 PM
41	See my previous response to childcare	10/2/2020 3:51 PM
42	I am not sure how this would work.	10/2/2020 3:28 PM
43	Childcare for people attending neighborhood association meetings? I think the neighborhood associations should arrange it. Perhaps the City can promote the idea.	10/2/2020 2:14 PM
44	Maybe you should provide full meals, gas money, childcare, elder care, housing, and a free bike too... Stop coming up with these stupid ideas.	10/2/2020 1:25 PM
45	Another budget nightmare, NO!	10/2/2020 1:15 PM
46	Not sure this will improve City Council representation.	10/2/2020 1:10 PM
47	It might be helpful.I think it would be worth testing with a couple neighborhood associations to see if it effects turnaround.	10/2/2020 1:08 PM
48	I think this could be addressed by altering meeting locations. I’ve taken my child to meetings that were at schools/other locations that had play areas, libraries, toys, etc., and that was helpful to me. The school the Northwest Neighborhood Association does their meetings at is a good example of that.	10/2/2020 12:44 PM

Q23 Strategy E.2.5.Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should provide diversity, equity, and inclusion training for neighborhood association or other community-based organization leaders to improve City Council representation. Unknown budgetary impact.

Answered: 351 Skipped: 52



ANSWER CHOICES	RESPONSES	
Strongly agree	39.60%	139
Agree	30.77%	108
Neither agree nor disagree	9.97%	35
Disagree	7.41%	26
Strongly disagree	12.54%	44
Total Respondents: 351		

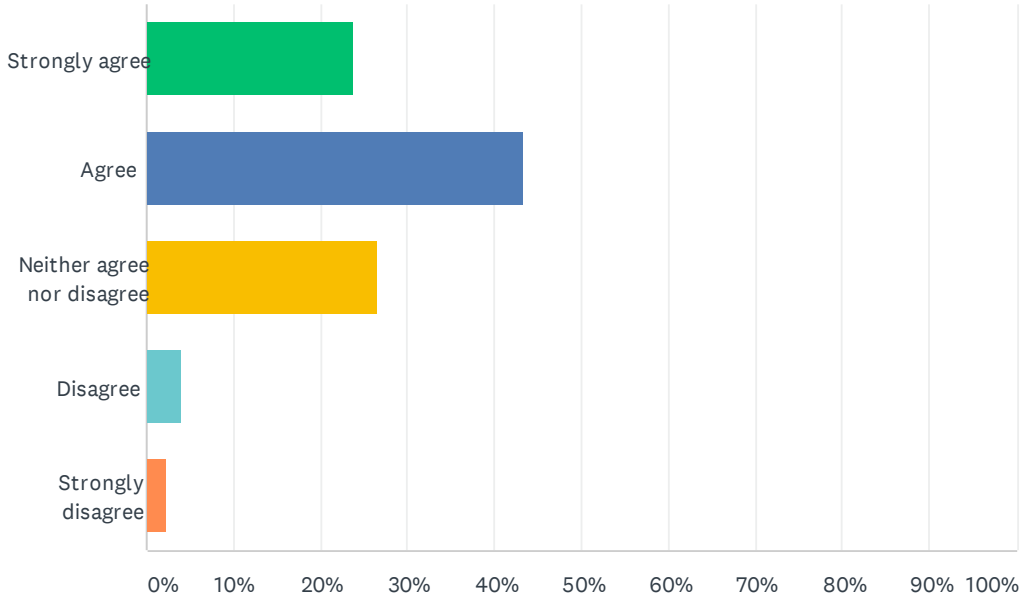
#	COMMENTS:	DATE
1	Rather place initial DEI training with city staff & leadership first	10/30/2020 7:38 AM
2	Yes spread the word on DEI. This is an actionable proposal that will benefit the whole Vancouver community.	10/29/2020 10:08 AM
3	No critical race theory training.	10/29/2020 1:06 AM
4	At the very least, the City should provide a list or recommend resources/trainers.	10/28/2020 2:15 PM
5	Again, very important especially given the county we live in and its racist history and existing racsim.	10/28/2020 12:59 PM
6	I'm not sure how this would be possible. It is another issue of finding funding, but, more important, neighborhood associations, in my experience, tend to have a firm grasp of these principles as they apply to their neighborhoods.	10/28/2020 5:28 AM
7	Make a speaker available to do this. Or do it as a City Neighborhood Leader Training	10/26/2020 9:25 PM
8	This sounds totally chill. :)	10/26/2020 8:53 PM
9	I believe this type of training is re-racializing our society by forcing people to constantly focus on race and by forcing people to declare themselves racist or see themselves as racially stigmatized. I abhor racism; we are all brothers and sisters and the way past racism is love, not these misguided trainings that divide people.	10/26/2020 11:17 AM
10	i would hope this training is actually provided by communities/people of color	10/24/2020 11:13 AM
11	This probably should be available and voluntary for leaders that want it. It also brings up the question of how to get minority members of the community interested in attending neighborhood association meetings.	10/23/2020 4:45 PM
12	No! Please don't wast their time! People can take these classes on their own.	10/23/2020 3:18 PM
13	Provide the training options, but no mandate	10/23/2020 3:11 PM
14	really the whole city needs DEI training....	10/23/2020 1:55 PM
15	City Council members and new prospects must learn about diversity, equity and inclusion. Not just margarita time and a few Spanish words or an all inclusive trip to Mexico.	10/23/2020 12:31 PM
16	Everyone can use DEI training. This, again, may lead to a more diverse City Council down the road, but not right away. A safer neighborhood association = more inclusive attendance/participation => if CIty Council is regularly interacting with Neighborhood Associations, then this broad group of neighborhood citizens will see who/what the City Council is/does.	10/23/2020 11:08 AM
17	I was in a neighborhood association meeting where the group was considering holding a Cinco de Mayo meal to try to encourage Latino neighbors to attend. One member thought this was ridiculous and we should not "cowtow" to neighbors who do not speak English or "like American food." It was overtly racist.	10/23/2020 10:45 AM
18	Again, essential! A great idea.	10/23/2020 10:01 AM
19	Maybe have a campaign with an on-line training option available for anyone and maybe an in-person culmination where participants can interact and ask questions, practice what they learned, and build relationships. People who feel they matter, who have a say and who feel respected will follow and support governmental leaders and policies. Government will set better policy because they learn of the experience of their constituents.	10/21/2020 1:22 PM
20	Include ableism and socioeconomic status training and inclusion from an angle of removing bias and stereotypes of/ against those considered "lower" class. Equity across all of the minorities as well as working towards removing classism/elitism in the community would go a long way. There are a lot of affluent neighborhoods who seem to be completely blind to what's going on and what life is like for the rest of the city and there needs to be more empathy and awareness there.	10/15/2020 9:34 AM
21	Why would we do that? We're just going to tell our people if they're wrong anyway. We don't need to do a training. It just makes a person more racist because they learn to view people as part of a group they may or may not like and forget to look at the person as an individual.	10/14/2020 8:22 AM

22	This will chase people away.	10/12/2020 4:39 PM
23	Very important but could also individualize based on needs	10/12/2020 8:38 AM
24	Antifa and the rest of the fascists already have enough support of their propoganda	10/11/2020 10:00 PM
25	Current training as such is extremely racist and is strictly designed to make white people feel bad. You need to stop using racial diversity and identity training immediately.	10/11/2020 10:22 AM
26	This should be made available through the city's website -- maybe give them a special online badge or some kind certificate when they complete it. But it can't be mandated.	10/8/2020 10:25 PM
27	Once again, that kind of training is important, I just don't think taxpayer money should be spent on formal trainings when there are non and for profit groups that would do that and phenomenal books at the library that have already been purchased.	10/8/2020 6:00 PM
28	The City of Vancouver should provide diversity, equity, and inclusion training for neighborhood association or other community-based organization leaders to improve City Council representation. Yes, definitely. This kind of training should take place for both training for neighborhood association or other community-based organization leaders. Honestly this training would benefit so many organizations, companies, and schools.	10/5/2020 11:19 PM
29	See answer to similar question above.	10/5/2020 9:57 PM
30	Everybody can use training	10/5/2020 6:21 PM
31	while I agree with this in theory, I know that we have unequal development of neighborhood associations. My neighborhood association only meets 1-2 times a year. We need more structure and support to build a robust association so that there are folks available to participate in diversity training.	10/4/2020 10:54 PM
32	City Attorney could give one program a year, with handouts.	10/4/2020 12:03 PM
33	Again, representation requires representation, but training is good, too, if it's done well.	10/3/2020 5:17 PM
34	I listened to Joel McHale rail on Lake Oswego. Some places look down on others and it is known. You want to hear voices you hadn't listened to before then you may need to quiet some of the already loud ones.	10/2/2020 11:20 PM
35	Depends on how effective the training is	10/2/2020 9:16 PM
36	Always good to educate and unite people with differences.	10/2/2020 8:06 PM
37	How insulting. Clean your own house first, then lead by example. Most neighborhood activists could teach the City a thing or two about real inclusion and representation.	10/2/2020 8:01 PM
38	Yes! We need to address this and not tolerate any discrimination.	10/2/2020 6:37 PM
39	In my experience, this type of training only serves to make people hypersensitive and only see someone's skin color while worrying they are going to offend them or automatically assuming they have nothing in common and no shared experiences instead of taking the time to get to know the person and their actual character.	10/2/2020 6:36 PM
40	Waste of time and money	10/2/2020 6:15 PM
41	As needed.	10/2/2020 4:41 PM
42	If representatives don’t know how to treat others they should not be representing communities. Sitting in classes or training trying to teach them acceptance of others is a waste of time and money. The only ones who benefit from these trainings are the ones who are selling these programs.	10/2/2020 4:12 PM
43	Neighborhood leaders should actively recruit members and target all community members with an inclusion and diversity lens. Providing training is not the same as "asking" leaders to be proactively inclusive in their decision making. But training is a great first step.	10/2/2020 3:28 PM
44	This is critical for Vancouver residents and neighborhoods.	10/2/2020 1:26 PM
45	No!!! Not useful and no one will attend	10/2/2020 1:25 PM
46	This training should be available and maybe required for council members and candidates.	10/2/2020 1:15 PM

47	Not sure this will improve City Council representation.	10/2/2020 1:10 PM
48	It would need to be a very good training. I don’t see these trainings as impactful most of the time, unfortunately. Maybe if various trainings were done by local organizations?	10/2/2020 12:44 PM
49	This should be mandatory.	10/2/2020 12:31 PM
50	Ok if done w/o a particular political agenda	10/2/2020 12:02 PM
51	The City should pay for, and implement regular trainings, on DEI for their own City Council and City staff. NOT for neighborhood associations.	10/2/2020 11:52 AM

Q24 Strategy E.2.6Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should provide tours of City operations for community members to improve City Council representation. Minor budgetary impact anticipated.

Answered: 351 Skipped: 52



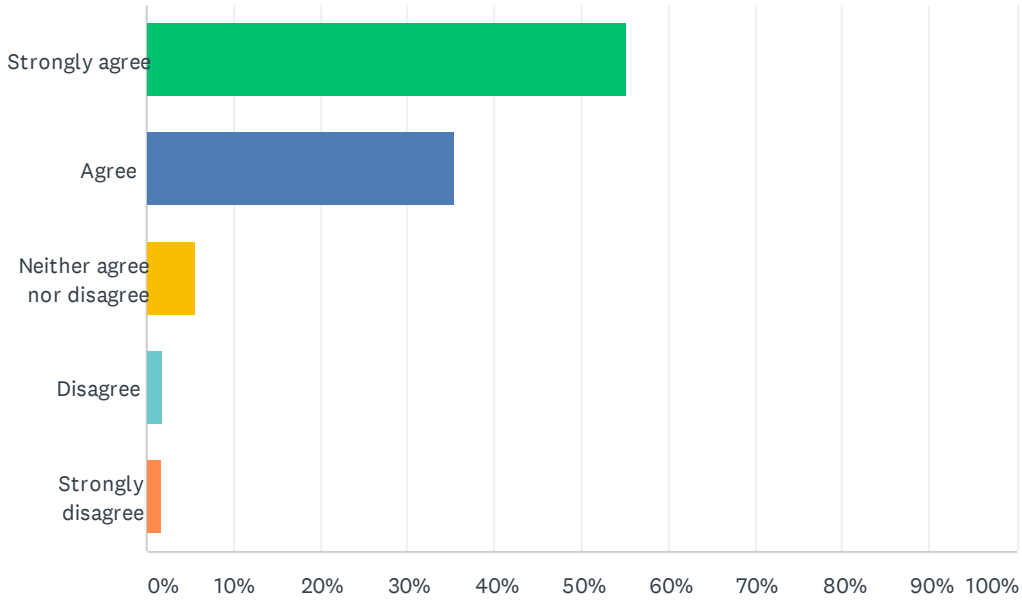
ANSWER CHOICES	RESPONSES	
Strongly agree	23.93%	84
Agree	43.30%	152
Neither agree nor disagree	26.50%	93
Disagree	3.99%	14
Strongly disagree	2.28%	8
Total Respondents: 351		

#	COMMENTS:	DATE
1	Be engaged with the people. Let them see the functions of the work effort provided.	10/26/2020 8:53 PM
2	This may enhance transparency and involvement in local government.	10/25/2020 6:17 PM
3	These tours should be operated by volunteers. It would be good for our school students as well. There is an enormous untapped population of Senior Citizen volunteers.	10/25/2020 9:29 AM
4	I did this in Boulder County, Colorado and it was really enlightening and great.	10/24/2020 11:20 AM
5	Isn't this done now?	10/24/2020 7:26 AM
6	This could easily be done if you start rotating the meetings around the city, even open it up to the general population.	10/23/2020 6:07 PM
7	Very supportive of that concept	10/23/2020 3:11 PM
8	Another great idea! I've always thought the Port of Vancouver's community tours were effective and educational.	10/23/2020 10:22 AM
9	It could be a virtual tour for a lesser expense. If the tours are conducted by the City Council members, that would improve engagement. If a staff person does it, I am not sure that is as meaningful except for school children. If you do want to think long-term for engagement, though, it should start with field trips by children. Parents could do this or there could be a summer open house or festival of some kind. To prepare for this one day event, kids would run for office in their schools, be elected by their peers to be their representative, and then run the city for a day. The City would then help the kids set up a City government replica that explains why people pay taxes, where the money goes, etc. It could be a great introduction to Civic Opportunity & Responsibility as well as Leadership. De-mystifying the process starts at a young age when children learn about how government works. If their parents have been marginalized, this is not going to happen at home unfortunately, as it has no real-world relevance.	10/20/2020 1:39 PM
10	Great idea, but have a feeling only certain types of people (retired, wealthy) will make time for something like this.	10/19/2020 11:53 AM
11	Again, it is a form of transparency that improves trust in local government.	10/14/2020 6:17 PM
12	That'd be fun. You could even charge a small fee, like in museums, and get some extra revenue.	10/14/2020 8:22 AM
13	This might be good for the kids. But kids see everything and don't keep secrets very well	10/11/2020 10:00 PM
14	The reason for these tours is really more for residents to understand how the City works, the budget challenges it faces and how a resident can best engage with the City.	10/9/2020 9:05 AM
15	There should be multiple tours every year.	10/8/2020 10:25 PM
16	I would love to see how things get recycled!	10/8/2020 6:00 PM
17	The City of Vancouver should provide tours of City operations for community members to improve City Council representation. I think this a great option, but also may be provide online tours as well.	10/5/2020 11:19 PM
18	That could be really helpful for community members to understand how the city actually works.	10/5/2020 9:57 PM
19	how does this lead to diversity?	10/5/2020 4:01 PM
20	Who has time for tours?	10/4/2020 9:14 PM
21	For the purpose of educating voters/tax payers on City operations.	10/3/2020 2:56 PM
22	Tours seem like a good idea, but I'm not sure how it would help improve council representation.	10/3/2020 12:52 PM
23	I have lived here for 20 + years and have no idea what the council does. It's past time to find out. This could help others do the same	10/2/2020 11:20 PM
24	Summer programs if done safely and for education. Also offer on Zoom.	10/2/2020 8:06 PM
25	Sounds like a good idea.	10/2/2020 6:37 PM

26	why?	10/2/2020 5:30 PM
27	This could be done with videos.	10/2/2020 4:02 PM
28	I think this would get me more engaged	10/2/2020 3:51 PM
29	Nice idea but would likely not be beneficial. Rather the city could produce (via WSU) some documentary presentations available on demand that show how the city works.	10/2/2020 1:15 PM
30	A good idea but not sure this will improve City Council representation.	10/2/2020 1:10 PM
31	Council members to attend and answer questions.	10/2/2020 1:08 PM
32	Do if can be done with minimal budget impact and without disruption to governmental functions.	10/2/2020 12:02 PM
33	This is good for residents to learn about. But it would have no correlation with improving Council representation.	10/2/2020 11:52 AM

Q25 Strategy E.2.7Empowering Neighborhoods and Communities by Investing in Neighborhood Association and Community Organization Relationships.Please note your agreement with the following statement:The City of Vancouver should should periodically invite residents and neighborhood association members to attend a City Council meeting (especially when an item on the agenda has particular effect on that neighborhood) to improve City Council representation. No or insignificant budgetary impact anticipated.

Answered: 353 Skipped: 50



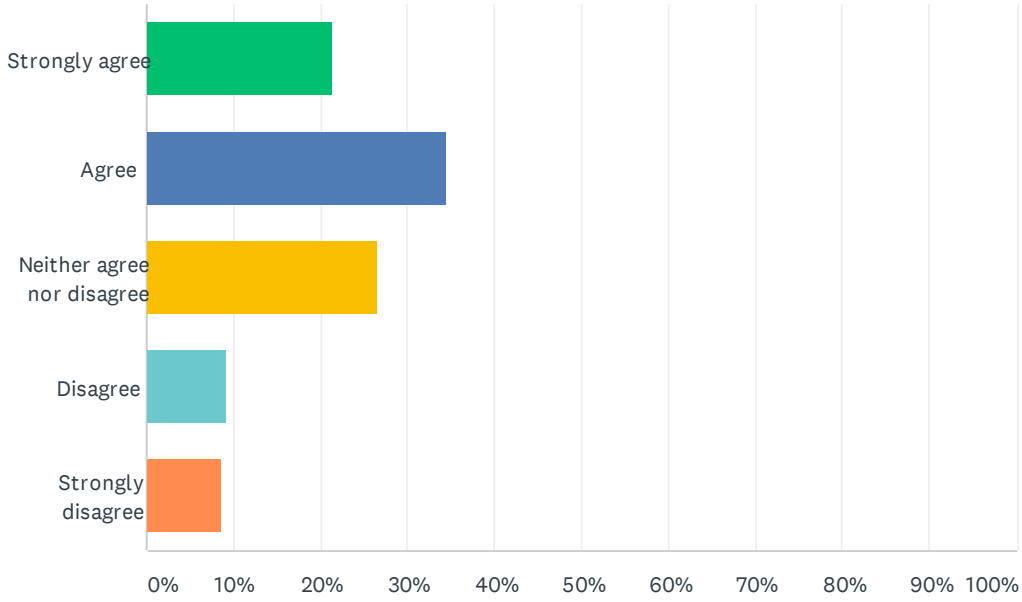
ANSWER CHOICES	RESPONSES	
Strongly agree	55.24%	195
Agree	35.41%	125
Neither agree nor disagree	5.67%	20
Disagree	1.98%	7
Strongly disagree	1.70%	6
Total Respondents: 353		

#	COMMENTS:	DATE
1	For example, a more vigorous community outreach effort for this survey could provide	10/30/2020 2:09 PM
2	Be engaged with the people. Let them see the functions of the work effort provided.	10/26/2020 8:53 PM
3	Directly soliciting feedback helps empower groups to advocate for themselves and their communities.	10/25/2020 6:17 PM
4	Is there an extra "should" in that sentence?	10/24/2020 5:07 PM
5	Isn't this done now? Can we hold the city council in the neighborhood when the agenda item(s) is important to a specific neighborhood.	10/24/2020 7:26 AM
6	again, surprized this isn't already happening.	10/23/2020 6:07 PM
7	We already have opportunity to come to every meeting or watch live on CVTV. Neighborhood associations should be reaching out when there are highly pertinet meetings. Perhaps I dont know exactly what the form of the invite is or why it is necessary	10/23/2020 5:28 PM
8	Their should be room at every City Counsel meeting for at least one seat for each neighborhood association to be represented.	10/23/2020 5:22 PM
9	Yes, input and support	10/23/2020 12:31 PM
10	With acknowledgment of and a thank-you for their presence during the meeting, of course.	10/23/2020 10:22 AM
11	so long as these people are given the courtesy of being listened to and their thoughts / concerns discussed.	10/23/2020 10:09 AM
12	It's difficult to keep up with what is important so that notification would have significant effect!	10/21/2020 1:22 PM
13	Inviting them when the item affects their neighborhood sounds like a good idea.	10/14/2020 8:22 AM
14	With representation by district, this concept could increase participation.	10/12/2020 12:00 PM
15	Isn't this already the case?	10/12/2020 9:41 AM
16	Polititions are corrupt. They only do what suits them. I don't believe you care at all. Just do your diligence to say you did.	10/11/2020 10:00 PM
17	Personal invitations are a great way to improve attendance and invite a variety of voices.	10/8/2020 10:25 PM
18	Yes inclusivity and transparency are a big issue, and I think people would like to be a part of decision making, providing their input, and coming up with solutions when there are issues or barriers that may come up.	10/5/2020 11:19 PM
19	how would this encourage diversity?	10/5/2020 4:01 PM
20	All too often-- a "neighborhood" is the last body to know of changes that will impact a neighborhood-- specifically-- when in comes to housing developments, it appears that developments are very much underway with the planning process and necessary coordination between the City and the developer(s), before the neighborhood has a clear picture of what is already planned to happen. This is not transparency	10/5/2020 2:16 PM
21	In general, it seems to me that officially further empowering official neighborhood associations while not necessarily a bad idea really reaches people who already have a voice in city business. Council needs to reach people that it rarely sees and rarely hears from. Official neighborhood associations tend to have their own hierarchy which in some neighborhoods may not actually reflect a genuine community wide opinion on issues. I personally am very active in a variety of ways with the city but quite inactive in my neighborhood association, although I keep up with the matters that come before it.	10/5/2020 11:38 AM
22	If a well organized neighborhood is in action, with city staff representation, interested members will know when an item of interest appears. Neighborhood liaison's can give guidance and a heads up concerning agenda and action.	10/4/2020 12:03 PM
23	I thought anyone could attend any meeting without an invitation so what does this do except create resentment among uninvited neighborhoods and create more work for organizers who have more pressing issues for agendas	10/3/2020 1:34 PM
24	Isn't this already done?	10/3/2020 12:52 PM

25	please do	10/2/2020 11:20 PM
26	Us neighborhood leaders can always attend any public council meeting we want.	10/2/2020 9:22 PM
27	Always nice to be invited if optional.	10/2/2020 8:06 PM
28	Not until they actually have some power.	10/2/2020 8:01 PM
29	Not periodically. For every meeting	10/2/2020 6:48 PM
30	Definitely.	10/2/2020 6:37 PM
31	Meetings are already open to the public.	10/2/2020 4:28 PM
32	They will come if they want to do so.	10/2/2020 4:02 PM
33	This is a current option. The city has been very responsive when it comes to public out reach on things that affect neighborhoods and members. The information is there for those who want it and opportunities to be included are there.	10/2/2020 1:15 PM
34	Good idea but done with the district council member.	10/2/2020 1:10 PM
35	i think Council meetings should ALWAYS be open to neighborhood associations. What affects one area may have a ripple effect on another area.	10/2/2020 12:02 PM
36	Isn't that already happening?	10/2/2020 11:52 AM

Q26 Strategy F.1.1New and Enhanced Strategies for Diversity, Equity, and Inclusion:Encourage Diverse Candidates and Increase Civic ParticipationPlease note your agreement with the following statement:The City of Vancouver should sponsor participants in the Leadership Clark County program to improve City Council representation. Minor budgetary impact anticipated.

Answered: 339 Skipped: 64



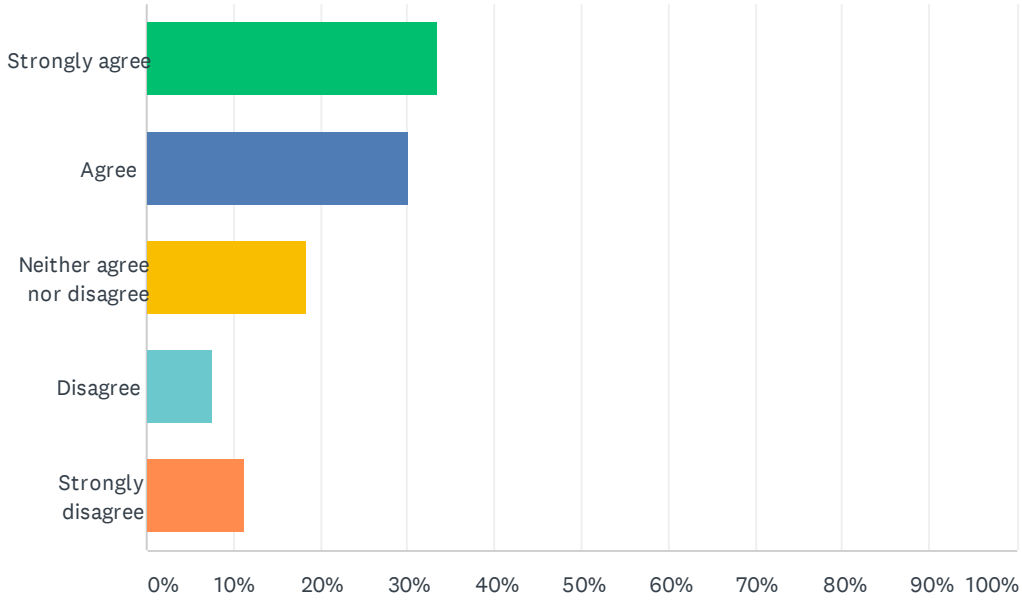
ANSWER CHOICES	RESPONSES	
Strongly agree	21.24%	72
Agree	34.51%	117
Neither agree nor disagree	26.55%	90
Disagree	9.14%	31
Strongly disagree	8.55%	29
Total Respondents: 339		

#	COMMENTS:	DATE
1	I like the idea however have concerns of how it would be received by City residents who have no idea who LCC is & appears to show conflict of interest.	10/30/2020 7:50 AM
2	This is how you would grow future leaders.	10/29/2020 10:17 AM
3	*I am extremely unfamiliar with any of these programs. ...I am very "noob" to all of this. :)	10/26/2020 9:05 PM
4	Vancouver should partner with existing groups like Junior Achievement if there is a need. The burden should not be on the taxpayers.	10/25/2020 10:01 AM
5	Staff should have access to this training too. Can your DEI training be part of this. Can we require this training for leaders.	10/24/2020 7:43 AM
6	How would sponsorship work and who decides who gets money?	10/23/2020 8:43 PM
7	The Leadership Clark Co provides well trained citizens who are already over achievers and these are the type of people who will volunteer anyway.	10/23/2020 6:15 PM
8	Not a bad idea!	10/23/2020 3:28 PM
9	Not the role of the City and its taxpayers	10/23/2020 3:23 PM
10	The council must value diversity in determining who is sponsored for Leadership Clark County. And, a mentorship program of some sort to accompany this sponsorship may be beneficial to the success of this initiative.	10/23/2020 2:14 PM
11	but first Leadership Clark County needs more diverse participants and improved DEI training	10/23/2020 2:09 PM
12	Again, hire with purpose. Restock city council! with a diverse group that can learn, guide, support and challenge all to be happy, healthy and participative in everything that matters to all individuals.	10/23/2020 12:48 PM
13	Who would be sponsored? How selected?	10/23/2020 11:32 AM
14	I am not a fan of this program. It isn't simply a monetary obstacle to be a member, but there is a lot of time associated with it that most working people and working parents simply don't have. I don't support this elitist political club.	10/23/2020 11:26 AM
15	I've been through LCC. They struggle to teach diversity and inclusion in a valuable way.	10/23/2020 10:50 AM
16	Perhaps this would work best via a competitive annual scholarship, with a follow-up report by the recipient to Council upon graduation.	10/23/2020 10:37 AM
17	Leaders aren't born, they are made.	10/21/2020 1:35 PM
18	I don't know about what that program is.	10/21/2020 1:19 PM
19	I previously referred to LCC as cliquey and essentially white and implied this was for the already privileged. This training is meaningless unless sponsored participants have strong mentors in the program and this program leads to something significant in the long term. On its own it won't do much. Coupled with other mentoring support actions, it could be very meaningful.	10/20/2020 1:57 PM
20	this program is outdated.	10/19/2020 11:58 AM
21	I'm not aware of this program and don't know how to answer.	10/14/2020 7:12 PM
22	There would need to be a process to keep bias from happening in which candidates would be chosen for sponsorship. This would have to be handled well.	10/14/2020 6:21 PM
23	No. I don't want to pay for that.	10/14/2020 10:00 AM
24	Unless you intend to make graduation from LCC a pre-requisite to being on city council what business does the city have offering this and taking on the costs? Do you also have questions about offering free transportation and child care to LCC, because that would be insane.	10/12/2020 5:02 PM
25	There is an element of fairness here. While most of us support the work of Leadership Clark County, there may be other programs just as deserving.	10/12/2020 12:07 PM
26	Another waste of money. You don't care about the best leaders. Only care about who can help	10/11/2020 10:29 PM

	you most. Why bother	
27	Passing off responsibility to third parties is not thoughtful city leadership, it's catering to those already involved and pandering at best to participants.	10/11/2020 1:07 PM
28	I do not support Leadership Clark County. It is rich people charging folks to get a list of contacts. Everything they do could be done for far less money and include far more people.	10/9/2020 7:12 PM
29	The City of Vancouver should sponsor participants in the Leadership Clark County program to improve City Council representation. I think this a very brilliant idea. I would show the City is serious about leadership in Clark County.	10/5/2020 11:38 PM
30	gift of public money	10/5/2020 4:11 PM
31	The city should offer a short course on how to become active in boards and commissions and informed on issues. The course could be offered twice a year at different locations around the city of Vancouver. A consultant could easily develop such a course end it would be a good way for people to learn about the city and what serving on a board and commission is like.	10/5/2020 11:47 AM
32	I have not heard of the Leadership Clark County program so I can't weigh in on whether it would improve City Council representation.	10/4/2020 1:08 PM
33	How would this work, with Leadership Clark County? Has been accomplished, in the past.	10/4/2020 12:16 PM
34	They should promote but not sponsor participants.	10/3/2020 1:07 PM
35	If someone shows promise and is somehow blocked, help move the obstacle. They have something valuable to contribute that is from a view you don't have (idealy).	10/2/2020 11:39 PM
36	Not sure how that would work. Certainly promote program and show up to support.	10/2/2020 8:31 PM
37	Leadership Clark County has a dubious reputation.	10/2/2020 8:09 PM
38	Yes, we need to sponsor underrepresented groups.	10/2/2020 6:45 PM
39	What is "the Leadership Clark County program?" I'd need to know more about this program to understand how it would improve City Council representation.	10/2/2020 6:14 PM
40	Its good for young people to understand city politics	10/2/2020 4:02 PM
41	I am not familiar with this program.	10/2/2020 2:20 PM
42	Should be coordinated through the Neighborhood Association	10/2/2020 1:33 PM
43	Not sure this will improve City Council representation but could	10/2/2020 1:27 PM
44	How would participants be selected?	10/2/2020 12:57 PM

Q27 Strategy F.1.2New and Enhanced Strategies for Diversity, Equity, and Inclusion:Encourage Diverse Candidates and Increase Civic ParticipationPlease note your agreement with the following statement:The City of Vancouver should set policy prioritizing the appointment of candidates from underrepresented populations to Boards and Commissions to improve City Council representation. No or insignificant budgetary impact anticipated.

Answered: 343 Skipped: 60



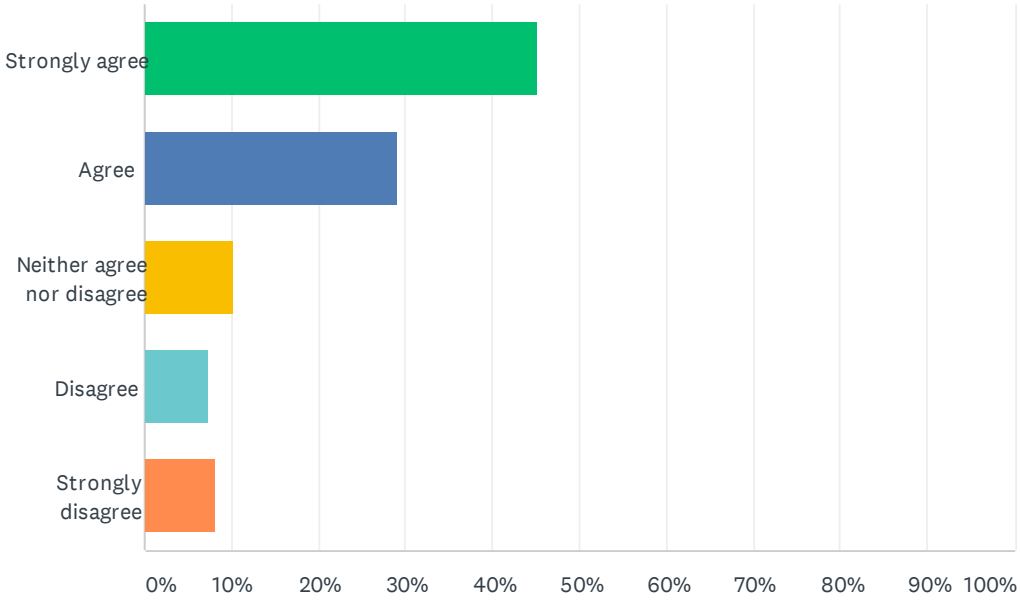
ANSWER CHOICES	RESPONSES	
Strongly agree	33.53%	115
Agree	30.03%	103
Neither agree nor disagree	18.37%	63
Disagree	7.58%	26
Strongly disagree	11.37%	39
Total Respondents: 343		

#	COMMENTS:	DATE
1	However, I defer to the experience and knowledge of BIPOC folks that are on the task force as to whether strategy F.1.2 is more important than F.1.3.	10/30/2020 3:01 PM
2	I see pros & cons of this. Great idea however it could show tokenism taking place that is traumatic for some of our vulnerable populations. City needs to invest DEI for some time inside before transitioning into this type of option.	10/30/2020 7:50 AM
3	Yes! Absolutely should be doing this.	10/29/2020 6:28 PM
4	Representation should "look" like the community.	10/29/2020 10:17 AM
5	Qualifications are important	10/29/2020 6:09 AM
6	No discrimination or favoritism in any direction.	10/29/2020 1:10 AM
7	Why not just make positions available only to members of identified, underrepresented populations? This would guarantee a voice to those who need one.	10/28/2020 3:00 PM
8	The most important point here is that each individual be qualified and have the experience to contribute to the body's mandate.	10/28/2020 5:38 AM
9	quotas are racist	10/26/2020 11:28 AM
10	This is necessary to provide equitable representation.	10/25/2020 6:21 PM
11	Appointments should be done on merit, ability and passion for the position, not race or gender.	10/25/2020 10:01 AM
12	Tricky. Seems like huge potential for backfire on this one. Definitely need more detail.	10/24/2020 7:43 AM
13	City of Vancouver should not be setting policy. Policy is the job of Council who are our elected representatives. How will underrepresentation be made? How are populations classified?	10/23/2020 8:43 PM
14	I agree only if you appoint qualified candidates and not just trying to fill a quota.	10/23/2020 6:15 PM
15	Council should appoint citizens who proactively show and interest bring some expertise to the Board or Commission to which they are seeking appointment.	10/23/2020 4:23 PM
16	Just appoint the most qualified candidate, please!	10/23/2020 3:28 PM
17	We are all residents of the City of Vancouver	10/23/2020 3:23 PM
18	Yes	10/23/2020 12:48 PM
19	Appoint best qualified -	10/23/2020 11:32 AM
20	Yes, but at the same time, ensure a safe and welcoming work environment and training for those new to the role	10/23/2020 11:14 AM
21	Not a good idea unless you can prevent it from becoming a contentious process...	10/23/2020 10:37 AM
22	This action is the OPPOSITE of what you want!! Qualified Candidates should be considered without regard to race/gender/religion	10/23/2020 10:05 AM
23	Absolutely. They need an opportunity to share their voice on equal footing.	10/23/2020 10:04 AM
24	This needs a lot of careful thought on how to best accomplish the goal. Maybe a period of prioritizing is necessary to compensate for the under-representation historically. I'd need to know more about the compositions of these groups to feel 100% clear on how to go with this.	10/20/2020 1:57 PM
25	Appoint/elect candidates with good ideas and policy, not just because their skin looks a certain way.	10/14/2020 10:00 AM
26	If under-represented people are not applying for involvement what makes you think setting a policy is going to change anything?	10/12/2020 5:02 PM
27	Easier done if we have districts.	10/12/2020 12:07 PM
28	The details could be controversial, but considering we're currently almost 100% while, even minor changes could only help.	10/12/2020 9:50 AM
29	Thats all we need. Another policy for you to ignore. None of this matters. We dont need token	10/11/2020 10:29 PM

	people	
30	The City of Vancouver should set policy prioritizing the appointment of candidates from underrepresented populations to Boards and Commissions to improve City Council representation. Yes, because the underrepresented populations need to be able to have a voice, provide their concerns, feedback, ideas, and any solutions to any issues or barriers.	10/5/2020 11:38 PM
31	Prioritizing certain categories of people over others is discrimination.	10/5/2020 10:08 PM
32	if qualified candidates from underrepresented populations apply, special attention should be given	10/5/2020 4:11 PM
33	Policy determined by who? The Council, or by the voters?	10/5/2020 2:34 PM
34	I think an affirmative action approach would be good but often times the issue is who applies and gets interviewed. That is why I advocate periodic training and informational meetings throughout the community as a low-key approach for people to begin to get involved. Publicizing such sessions could be especially targeted in areas or representation tends to be low such as people of color.	10/5/2020 11:47 AM
35	People who serve the City should reflect the citizens	10/4/2020 6:31 PM
36	Select the best person for the position. No quotas.	10/4/2020 1:08 PM
37	Everyone should have the same opportunity. Who are the underrepresented neighborhoods?	10/4/2020 12:16 PM
38	appoint most knowledgable and informed person for these important matters	10/3/2020 1:50 PM
39	you are partially blind to the needs of those you govern without their voice. This should he remedied quickly. Get someone who isn't just Black but from the neighborhoods not heard from as well. Not just gay but known in their community as trusted. Get my meaning?	10/2/2020 11:39 PM
40	Yes — directly including BIPOC members and those with disabilities is critically important.	10/2/2020 9:20 PM
41	Qualified candidates only with open access to mentoring programs. Encourage council meeting attendance and volunteer activities to get more people with aptitude recognized.	10/2/2020 8:31 PM
42	Don't forget diversity in thought as well.	10/2/2020 8:09 PM
43	When interviewing candidate to Boards and Commissions the Council should only consider their expertise, interest and what they can contribute to the subject for which the Board or Commission was formed.	10/2/2020 4:51 PM
44	Pick the person most qualified. Forcing choice based on a protected classification is not helpful to the community	10/2/2020 4:02 PM
45	Quota system?	10/2/2020 3:38 PM
46	This sounds too much like quotas.	10/2/2020 2:20 PM
47	This could be seen as a discriminatory policy and should be avoided. Rather a policy to reach out to all underrepresented populations when vacancies occur to insure a wide variety of candidates to choose from.	10/2/2020 1:33 PM
48	No, let democracy determine representation. How about going into the schools and teaching kids civics and their role in democracy rather than jury mandering the city council	10/2/2020 1:30 PM
49	The appointee needs to qualify for the position.	10/2/2020 1:27 PM
50	Yes if the underrepresented is otherwise qualified.	10/2/2020 1:14 PM
51	I think recruitment of potential candidates should be targeted, not necessarily appointments. But there should definitely be more effort put into attracting underrepresented populations for boards, commissions, etc.	10/2/2020 12:57 PM
52	I don't believe any person should be prioritized, whoever is most qualified.	10/2/2020 12:21 PM
53	As long as the individual also brings experience, expertise and interest that is also useful to the board's function.	10/2/2020 12:08 PM
54	This should be done to improve diversity of background, lived-experience, and thought on Boards and Commissions but don't see how it improves Council representation.	10/2/2020 12:02 PM

Q28 Strategy F.1.3New and Enhanced Strategies for Diversity, Equity, and Inclusion:Encourage Diverse Candidates and Increase Civic ParticipationPlease note your agreement with the following statement: The City of Vancouver should review the Board and Commission appointment process with a focus on equity to improve City Council representation. Minor budgetary impact anticipated.

Answered: 343 Skipped: 60



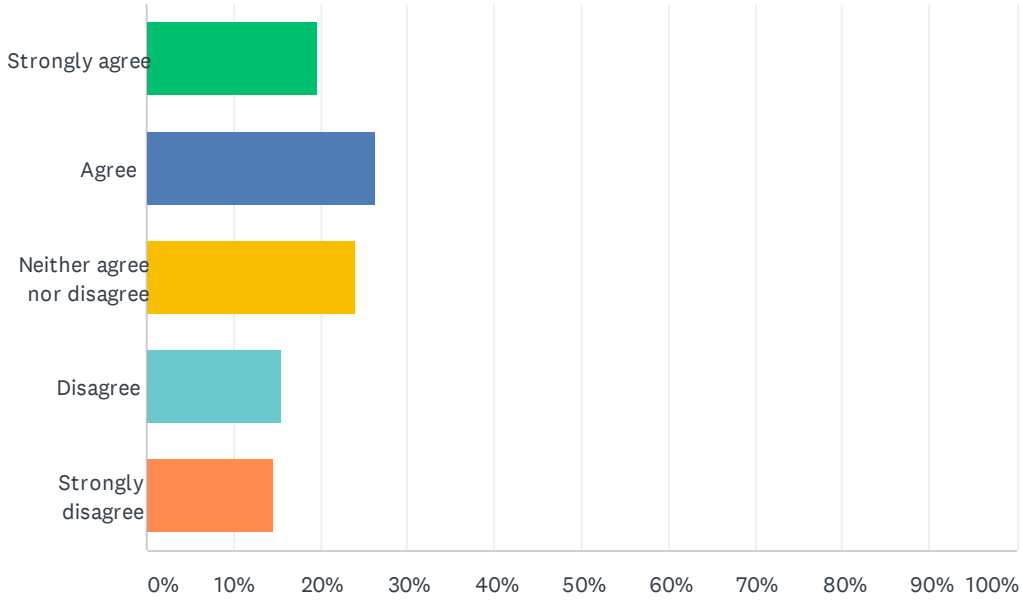
ANSWER CHOICES	RESPONSES	
Strongly agree	45.19%	155
Agree	29.15%	100
Neither agree nor disagree	10.20%	35
Disagree	7.29%	25
Strongly disagree	8.16%	28
Total Respondents: 343		

#	COMMENTS:	DATE
1	Equity is a false goal. The goal should be equality of opportunity; not equity in outcome.	10/29/2020 1:10 AM
2	... but with an eye firmly focused on qualifications.	10/28/2020 5:38 AM
3	I don't even specifically understand what that statement means. but quotas are still racist	10/26/2020 11:28 AM
4	This is necessary to provide equitable representation.	10/25/2020 6:21 PM
5	Such potential for nepotism now.	10/24/2020 7:43 AM
6	I'm not sure what "equity" means here. Engineering to prescribe an outcome is bad governance. There are numerous improvement areas we can target overall to improve the appointment process.	10/23/2020 8:43 PM
7	You need to define equity because this is a loaded question if there ever was one.	10/23/2020 6:15 PM
8	Eliminate quid pro quo as much as possible.	10/23/2020 5:58 PM
9	Once again - please pick the best, most qualified candidates	10/23/2020 3:28 PM
10	The most qualified, based on the posted position description, should be offered the appointment	10/23/2020 3:23 PM
11	Equity or equality? One is monetary	10/23/2020 12:56 PM
12	Yikes, hate to think how this would work. I think under-represented groups just want to be heard and acknowledged more than needing to have elected representatives. But I'm not one of them, so maybe I'm wearing blinders.	10/23/2020 10:37 AM
13	Excellent idea!	10/23/2020 10:04 AM
14	Pick people well-suited to the position, no matter what they look like.	10/14/2020 10:00 AM
15	You fill these appointments with the most qualified people. Would you tell a private pilot who pays for airplane storage he cannot be on the aviation board because he's the over-represented, and then offer the chair to someone who doesn't actually utilize the facilities?	10/12/2020 5:02 PM
16	Keep.saying basically the same thing repeatedly hoping for a different answer is childish	10/11/2020 10:29 PM
17	Applicants are vetted by City staff who are looking for the most "qualified" candidates. Information can be learned, but diverse life experiences cannot. We need more diversity of perspective on boards and commissions.	10/9/2020 9:11 AM
18	The City of Vancouver should review the Board and Commission appointment process with a focus on equity to improve City Council representation. Strongly agree with this idea. It needs to happen sooner than later.	10/5/2020 11:38 PM
19	process reviews are always valuable	10/5/2020 4:11 PM
20	See previous comments.	10/5/2020 11:47 AM
21	Remove barriers that prohibit or discourage underrepresented populations from participation but only to the extent of leveling the playing field of equal opportunity for everyone.	10/4/2020 4:52 PM
22	I'm not familiar with the current Board and Commission appointment process. Are there any concerns with current process?	10/4/2020 1:08 PM
23	How can this be accomplished???? *advertise *meetings are open to the public if someone is interested-for knowledge *what is the definition of equity vs skills for the particular committee, i.e. aviation advisory? * you can't push people through the door, and hope they are equitable without being knowledge	10/4/2020 12:16 PM
24	Appointments should be made based upon qualifications and what the individual can contribute. Instead of some quota based criteria. The attempt to eliminate bias only creates bias and institutionalizes "we they".	10/4/2020 8:22 AM
25	Focus on who is the BEST candidate.	10/3/2020 3:07 PM
26	isn't that what this is about??	10/3/2020 1:50 PM
27	if you don't then what is your goal?	10/2/2020 11:39 PM

28	Appointment needs to be on merit from caring about the whole city and being involved. Each council member can appoint and equal number of people but approved by whole council as the best candidates.	10/2/2020 8:31 PM
29	Once you clean up your own house, then you can clean up the discriminatory way people have been placed on boards and commissions.	10/2/2020 8:09 PM
30	Pick the most qualified person	10/2/2020 4:02 PM
31	Focus should not be on what a person looks like but on what they bring to the commission	10/2/2020 3:38 PM
32	This is fine lie to walk bordering on discrimination.	10/2/2020 1:33 PM
33	No comment	10/2/2020 1:27 PM
34	Not as the over-riding purpose but emphasizing equity when other factors are relatively equal	10/2/2020 12:08 PM
35	This should be done to improve diversity of background, lived-experience, and thought on Boards and Commissions but don't see how it improves Council representation.	10/2/2020 12:02 PM

Q29 Strategy F.1.4New and Enhanced Strategies for Diversity, Equity, and Inclusion:Encourage Diverse Candidates and Increase Civic ParticipationPlease note your agreement with the following statement:The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Board, and Commission candidates to improve City Council representation. Unknown budgetary impact.

Answered: 342 Skipped: 61



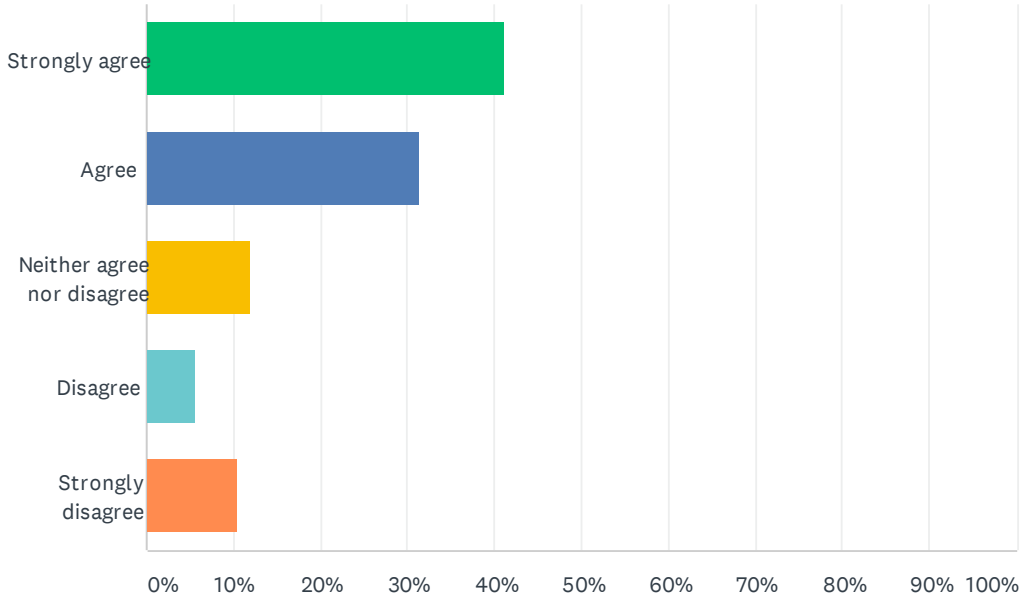
ANSWER CHOICES	RESPONSES	
Strongly agree	19.59%	67
Agree	26.32%	90
Neither agree nor disagree	23.98%	82
Disagree	15.50%	53
Strongly disagree	14.62%	50
Total Respondents: 342		

#	COMMENTS:	DATE
1	Concern of city having financial influence on candidate campaigns & city should partner with orgs & nonprofits that can do this work with no issues of conflict of interest	10/30/2020 7:50 AM
2	This is a slippery slope. I'd be very careful before going down this path.	10/28/2020 5:38 AM
3	see answer from D2	10/26/2020 11:28 AM
4	The city council should not corrupt these groups by injecting money into the process. Volunteers have passion for their position.	10/25/2020 10:01 AM
5	Yes, lets get our NGO's more involved and show that we truly value what they do for our community. Staff need to get on board with this way of thinking or this will never work. Staff of COV hold too closely to 'the way we have always done things' mentality and fear that NGO's, volunteers, citizens etc. will take their jobs away. This creates huge equality issues and lack of creativity!	10/24/2020 7:43 AM
6	Similar to E.2.1. The City should not be in the business of recruitment or compensation of members providing oversight on its activities. This statement/question posed is insufficient as stating "unknown budgetary impact" = requesting consent before being informed.	10/23/2020 8:43 PM
7	Not a good use of our tax payer resources	10/23/2020 3:28 PM
8	The city should not provide financial assistance, but should collaborate with organizations to identify and/or limit costs.	10/23/2020 3:27 PM
9	Agree with community organizations playing a role, but not with public taxpayer dollars	10/23/2020 3:23 PM
10	Many multiracial businesses could be approached	10/23/2020 12:48 PM
11	This sounds like three previous questions. Not sure how this is different. I am not sure what "financial assistance" really means? Are they considering a monthly stipend or does this mean that they will help them run a campaign?	10/23/2020 11:26 AM
12	Again, this should depend on need. I am not for granting additional assistance to those who are wealthy.	10/16/2020 6:04 PM
13	No. I already told you the candidates should do that to network and gain votes and donations. The rest of us don't need to pay for the city to help them make those connections.	10/14/2020 10:00 AM
14	Again I ask, what costs? You already asked about help with expenditures of getting on the ballot. Boards and commissions are appointed, there are no costs involved.	10/12/2020 5:02 PM
15	Too vague. If you want to have public financing of local elections - do it that way. What will be the criteria for selecting which community organizations would receive assistance? Too slippery of a slope.	10/12/2020 12:07 PM
16	Taxes at work for positive outcomes	10/12/2020 8:44 AM
17	Put the finances into something to do good. Clean up graffiti. Get homeless off the streets and get the city open and people back to work	10/11/2020 10:29 PM
18	Instead of just giving money to campaigns, the city should build media resources that they make available to people running for city council. This should include a campaign site for each candidate on the city's servers and access to tech people to help them set up, edit and maintain the site until election day. The city should also have a main page that allows Vancouver's citizens to easily access each candidate's page. The city should then spend its campaign money on advertising these campaign sites. Additionally, there should be a significant cap on other campaign spending. Money should not win elections.	10/8/2020 10:31 PM
19	I feel like this was asked twice.	10/8/2020 6:05 PM
20	The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Board, and Commission candidates to improve City Council representation.	10/5/2020 11:38 PM
21	I don't think this is the city government's responsibility.	10/5/2020 10:08 PM
22	the city has no legitimate reason to bankroll anyone.	10/5/2020 4:11 PM

23	Again (as noted above)-- no financial assistance from private organizations to candidates for public office or board membership, unless donated to a general pool of funding to support all candidates.	10/5/2020 2:34 PM
24	One is not paid to volunteer for their community. Much like the present: neighborhood groups cannot maintain neighborhood parks because the city and their workers unions are in charge. This takes away the essence of community, interest	10/4/2020 12:16 PM
25	Again, pick organizations that themselves have good representation.	10/3/2020 5:25 PM
26	The financial barrier to committing the time necessary to be an effective city council member is definitely a major deterrent to many potential candidates from diverse backgrounds, as opposed to the standard "white retiree"	10/3/2020 2:16 PM
27	Is there an expressed or known need?	10/2/2020 11:39 PM
28	Only for candidates who need aid — we don’t need to toss money at folks who are wealthy.	10/2/2020 9:20 PM
29	Keep caring volunteerism alive and healthy by creating a healthy culture and make time meaningful.	10/2/2020 8:31 PM
30	Not all underrepresented groups need financial Assistance. Assuming they do may often certain groups. Some minorities are very well off financially.	10/2/2020 6:45 PM
31	Again a very slippery slope. This borders on a power control move and could be seen as discriminatory.	10/2/2020 1:33 PM
32	I have already said, STOP WASTING MY TAX DOLLARS	10/2/2020 1:30 PM
33	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
34	What does this look like?	10/2/2020 12:57 PM
35	Community service should be a privilege and if sacrifice is required, then it should be done. Once you begin programs that provide assistance, you risk individuals who are not motivated for public service, but other, less noble reasons.	10/2/2020 12:21 PM

Q30 Strategy F.1.5New and Enhanced Strategies for Diversity, Equity, and Inclusion:Encourage Diverse Candidates and Increase Civic ParticipationPlease note your agreement with the following statement:The City of Vancouver should actively recruit candidates from underrepresented populations to serve on Boards and Commissions to improve City Council representation. Unknown budgetary impact.

Answered: 342 Skipped: 61



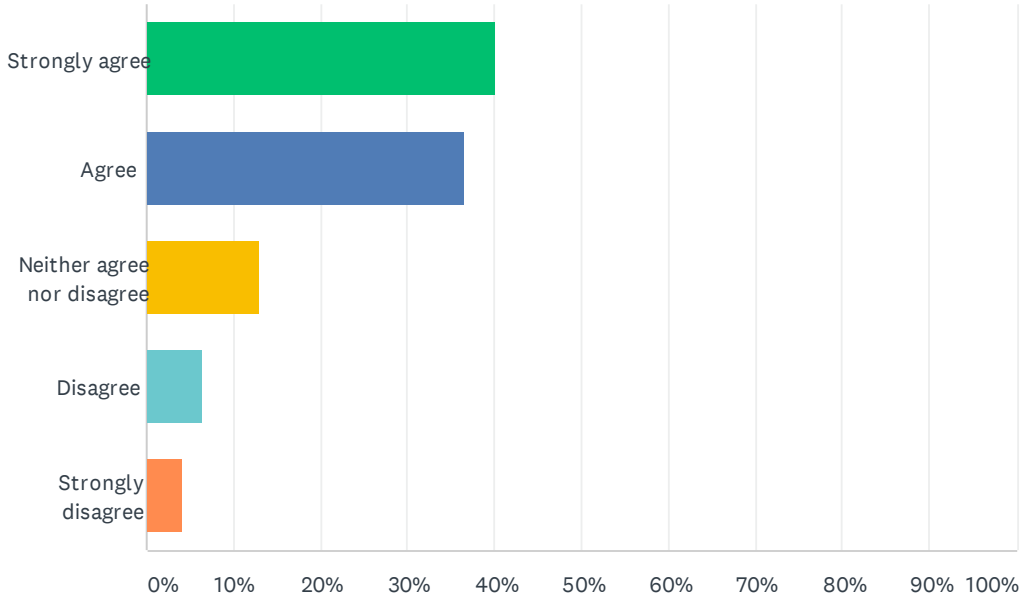
ANSWER CHOICES	RESPONSES	
Strongly agree	41.23%	141
Agree	31.29%	107
Neither agree nor disagree	11.99%	41
Disagree	5.56%	19
Strongly disagree	10.53%	36
Total Respondents: 342		

#	COMMENTS:	DATE
1	Thought this was already happening....if not, it should.	10/30/2020 7:50 AM
2	Identify current & future leaders of the community. A form of succession planning.	10/29/2020 10:17 AM
3	No favoritism.	10/29/2020 1:10 AM
4	Qualifications?	10/28/2020 5:38 AM
5	With training on the role of leadership on boards, commissions etc.	10/27/2020 11:51 AM
6	quotas are still racist and Critical race theory is still racist and divisive	10/26/2020 11:28 AM
7	This is necessary to provide equitable representation.	10/25/2020 6:21 PM
8	Only if there is an equitable spread if this recruitment. The city should not dangle money or other perks to bring in those who were never interested in serving the city to start with.	10/25/2020 10:01 AM
9	Duh!	10/24/2020 7:43 AM
10	Recruiting also means more time and effort making such boards and commissions needing members known in advance.	10/23/2020 8:43 PM
11	Again, I agree only if they are qualified.	10/23/2020 6:15 PM
12	see above	10/23/2020 4:23 PM
13	Please recruit the most qualified candidates and don't make it all about race.	10/23/2020 3:28 PM
14	AGAIN. you don't already do this??	10/23/2020 2:09 PM
15	This again, sounds like a repeated question. Very annoying.	10/23/2020 11:26 AM
16	See previous comments re: safe environment and training so these folks aren't set up for failure	10/23/2020 11:14 AM
17	Maybe. Boy, this would need to be done with high-level tact and diplomacy.	10/23/2020 10:37 AM
18	Candidacy is a grass roots matter.	10/21/2020 1:19 PM
19	You'll need to change the requirements for many of these commissions/boards if you want to do this.	10/19/2020 11:58 AM
20	Appoint/elect candidates with good ideas and policy, not just because their skin looks a certain way.	10/14/2020 10:00 AM
21	Recruit to be a candidate, yes. But appointing just so the right color scheme appears on the official city photo? No.	10/12/2020 5:02 PM
22	Waste of time. If people wanted to do it they would. Fighting uphill is exhausting	10/11/2020 10:29 PM
23	The City of Vancouver should actively recruit candidates from underrepresented populations to serve on Boards and Commissions to improve City Council representation. Yes, they deserve to have a chance to serve and and be a voice in the community.	10/5/2020 11:38 PM
24	Again, targeting specific groups of people can VERY easily lead to discrimination.	10/5/2020 10:08 PM
25	Who would do the recruiting, and where would you find the recruits?	10/5/2020 4:11 PM
26	"Active recruitment" should apply to the need to fill a position, and the recruitment methodology (advertising, etc.) should be applied in that regard, but not to specific populations.	10/5/2020 2:34 PM
27	We are all equitable.....no one should be singled out as a better citizen than another	10/4/2020 12:16 PM
28	Recruit BEST QUALIFIED candidates.	10/3/2020 3:07 PM
29	depends on who and how they are recruited. Member and elected from people who want the position and recruiting is fraught with temptation to stack council with like minded and can lead to self serving. I dont think sitting council member should get involved in a canidates campaign for a seat on the council. It is the people not the sitting council who should decide who is elected or who runs.	10/3/2020 1:50 PM
30	If a person is interested they will apply	10/3/2020 7:18 AM

31	Why should they be ignored? Are they? What is the history, group, representation in any respect?	10/2/2020 11:39 PM
32	All of these statements seem to ignore the fact that anybody can apply for these volunteer positions.	10/2/2020 9:27 PM
33	Yes, Vancouver needs to prioritize equity.	10/2/2020 9:20 PM
34	Keep opportunities visible and appealing. Allow free choice and initiative based on making thd process clear, accessible, easy. Offer classes.	10/2/2020 8:31 PM
35	When interviewing candidate to Boards and Commissions the Council should only consider their expertise, interest and what they can contribute to the subject for which the Board or Commission was formed.	10/2/2020 4:51 PM
36	The City should never be involved in recruiting candidates in any circumstance. A role to educate citizens about public participation should be encouraged and underrepresented populations should be encouraged to take part but in no case should the city be seen as "selecting' candidates.	10/2/2020 1:33 PM
37	No comment.	10/2/2020 1:27 PM
38	They should actively encourage underrepresented populations to apply. All selections should be made based on who is best fit for an open position/seat.	10/2/2020 12:57 PM
39	I would like to see encouragement but not appointment.	10/2/2020 12:38 PM
40	This outreach should include ALL protected minorities including LGBT.	10/2/2020 12:14 PM
41	This should be done to improve diversity of background, lived-experience, and thought on Boards and Commissions but don't see how it improves Council representation.	10/2/2020 12:02 PM

Q31 Strategy F.1.6New and Enhanced Strategies for Diversity, Equity, and Inclusion:Encourage Diverse Candidates and Increase Civic ParticipationPlease note your agreement with the following statement:The City of Vancouver should provide new resident welcome information in multi-lingual formats introducing City officials, Boards, Commissions, and City contact information to improve City Council representation. Minor budgetary impact anticipated.

Answered: 341 Skipped: 62



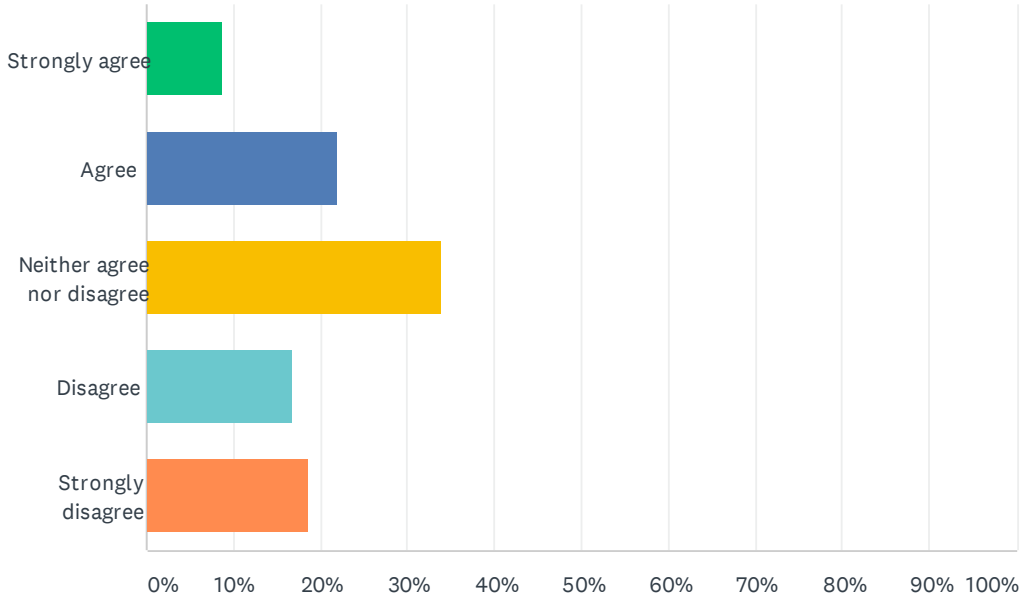
ANSWER CHOICES	RESPONSES	
Strongly agree	40.18%	137
Agree	36.66%	125
Neither agree nor disagree	12.90%	44
Disagree	6.45%	22
Strongly disagree	4.11%	14
Total Respondents: 341		

#	COMMENTS:	DATE
1	If we have the funding for it, sure.	10/30/2020 7:50 AM
2	Not sure how this increases representation. But again ADA and Civil rights act of 1964	10/29/2020 6:09 AM
3	This is America. We speak English.	10/29/2020 1:10 AM
4	Be engaged and make certain you communicate to your people - all of them.	10/26/2020 9:05 PM
5	Yes but this seems like a big undertaking. How do you track this, what about renters? Who gets lost with this idea?	10/24/2020 7:43 AM
6	If and when the Navigation Center can reopen, I would like to see its programs expanded to include a center for immigrants to become acquainted with the community and get help with any problems they may face as immigrants.	10/23/2020 5:01 PM
7	Offer better quality and more ESL classes to support new families arriving in our community. I volunteered as an ESL tutor and saw how little support we provided to newly arriving refugee families. They could use a lot more assistance than they're getting.	10/23/2020 3:48 PM
8	Including Spanish would be a good idea.	10/23/2020 3:28 PM
9	Getting information on the City of Vancouver to all of its residents is always going to be supported	10/23/2020 3:23 PM
10	Most definitely!	10/23/2020 12:48 PM
11	I like the concept but I think it would be wasted effort.	10/23/2020 10:37 AM
12	English is the language of our country - representatives need to able to speak ENGLISH and we should not add expenses to try and cater to everyone - where will you stop? How many languages?	10/23/2020 10:05 AM
13	Maybe also design a packet of this information that citizens can request be sent to them even if they've been here a while but have never been able to get to know about these things, that would be incredibly helpful!	10/15/2020 9:45 AM
14	Is pretty standard. They have it at the emergency room.	10/14/2020 10:00 AM
15	Another part of lip service. People are moving away from here, schools are disasters, businesses are closing and crime is rising. Thats not much of a welcome for the unlucky few	10/11/2020 10:29 PM
16	We have a large multilingual population in Vancouver. It is one of the defining features of Vancouver.	10/8/2020 10:31 PM
17	why do they not know English? All immigrants should be required to learn English if they do not want to be left out, the opportunities to learn English are many, there is no inequity here that requires "we the people" to cater to them.	10/6/2020 12:18 AM
18	The City of Vancouver should provide new resident welcome information in multi-lingual formats introducing City officials, Boards, Commissions, and City contact information to improve City Council representation. Yes, and again this should of happened a very long time ago. But, better late than never. I think this a great idea, because when you are new to an area it can be overwhelming, so providing this resource is a great idea.	10/5/2020 11:38 PM
19	welcome wagon from your city council	10/5/2020 4:11 PM
20	New resident welcome information is a good idea but it should be in the official language of the City, in this case, English.	10/4/2020 1:08 PM
21	This is an english speaking state, city and nation.	10/3/2020 1:50 PM
22	it's a good sized city. Is this not already done? It should be.	10/2/2020 11:39 PM
23	My Norwegian great grandparents learned English, became citizens, improved land over 4 years and earned 160 acres homestead in Washougal, WA based on Lincoln's 1862 Homestead Act. Encourage the best from people. Allow people to strive and earn what they get in life not spoon feeding. We need to be a strong citizenry to have a great city.	10/2/2020 8:31 PM
24	Since 96% of the us population speaks English, i think we are wasting a lot of resources looking into this.	10/2/2020 4:02 PM

25	This could be done easily on the city web site and in conjunction with the school districts.	10/2/2020 1:33 PM
26	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
27	upon request	10/2/2020 1:19 PM
28	Provide them to whom, and how?	10/2/2020 12:57 PM
29	At what point though do we assume we have actually covered all languages of immigrants? While English is the dominate language, I cannot help but wonder if we would be enabling the continued use of non-English language instead of encouraging people to learn and use English as the common language. Are we going to have resident information in Esperanto? One of the 50 or so languages spoken in SE Asia and Africa? At what point is the line drawn?	10/2/2020 12:38 PM
30	This should be done but don't see how it improves Council representation.	10/2/2020 12:02 PM

Q32 Strategy F.2.1New and Enhanced Strategies for Diversity, Equity, and Inclusion:Stipends and Perquisites for Board and Commission ServicePlease note your agreement with the following statement:The City of Vancouver should provide free and/or low-cost gratuities for service on Boards and Commissions to improve City Council representation. Unknown budgetary impact.

Answered: 340 Skipped: 63



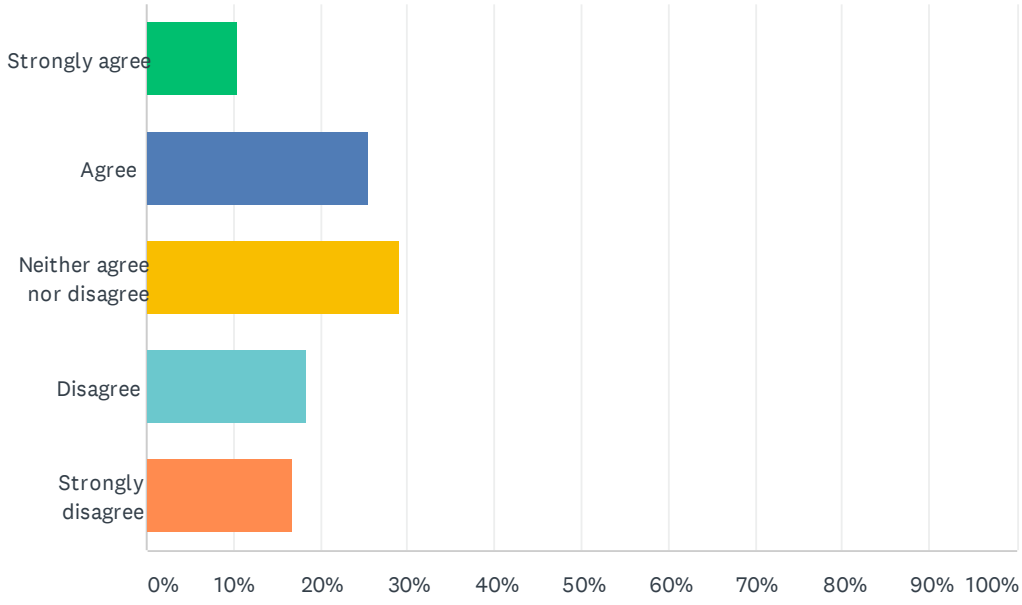
ANSWER CHOICES	RESPONSES	
Strongly agree	8.82%	30
Agree	22.06%	75
Neither agree nor disagree	33.82%	115
Disagree	16.76%	57
Strongly disagree	18.53%	63
Total Respondents: 340		

#	COMMENTS:	DATE
1	I defer to the experience and knowledge of BIPOC folks that are on the task force.	10/30/2020 3:01 PM
2	Got mixed feeling as it will help in addressing barriers for people to participate however does it guarantee genuine effort & good of the order for all city residents?	10/30/2020 7:50 AM
3	Don't understand what this means.	10/29/2020 6:28 PM
4	What is a free gratuity?	10/26/2020 10:14 PM
5	re-imbursement of expenses only	10/26/2020 11:28 AM
6	This would incentivize those with socioeconomic barriers.	10/25/2020 6:21 PM
7	Didn't you already ask this question? Can I have fries with that, Mr./Mrs. waiter?	10/24/2020 7:43 AM
8	Similar to E.2.1. The City should not be in the business of recruitment or compensation of members providing oversight on its activities. This statement/question posed is insufficient as stating "unknown budgetary impact" = requesting consent before being informed.	10/23/2020 8:43 PM
9	This would be particularly helpful for positions that require a lot of time from participants.	10/23/2020 5:01 PM
10	Why?	10/23/2020 3:28 PM
11	These have traditionally been volunteer positions, and should not be incentivized with public funds to serve on the board/commission	10/23/2020 3:23 PM
12	If feasible, yes.	10/23/2020 12:48 PM
13	I don’t know what that means. Are you talking a stipend, or lunch or dinner to attend a meeting?	10/23/2020 11:47 AM
14	This is illegal. We cannot gift public funds.	10/23/2020 11:26 AM
15	Maybe. Most people who serve don't do it for money offered.	10/23/2020 10:37 AM
16	I don't know what "free and/or low-cost gratuities" are. Donuts and coffee? Payment for attendance?	10/21/2020 1:19 PM
17	These are often extensive time commitments, so yes, people should be compensated.	10/19/2020 11:58 AM
18	Only depending on the person's income. If they're not low income they shouldn't receive any help.	10/16/2020 11:59 AM
19	Same concerns here as with providing this for neighborhood association people. Need more info.	10/14/2020 6:21 PM
20	Nope. The citizens can decide to do that on their own. You chose your path.	10/14/2020 10:00 AM
21	No. F2.2is . better solution.	10/12/2020 12:07 PM
22	Waste of money. Bribing people to serve	10/11/2020 10:29 PM
23	I still don't understand the way the word gratuities is being used here.	10/6/2020 4:43 PM
24	The City of Vancouver should provide free and/or low-cost gratuities for service on Boards and Commissions to improve City Council representation.	10/5/2020 11:38 PM
25	Giving tax money away for no discernible benefit	10/5/2020 4:11 PM
26	Minimal-- possible transportation costs (for meeting attendance) re-imbursment, but no salary or equivalent remuneration for participation.	10/5/2020 2:34 PM
27	I need more information on this.	10/4/2020 10:58 PM
28	if the council and department heads cannot work through neighborhood associations there is no need for money. Money as has been spent in the past to send neighborhood representatives to conventions, multi city workshops, etc.. This is already done.	10/4/2020 12:16 PM
29	What gratuities? And how would this improve participation or council representativeness?	10/3/2020 12:58 PM
30	do not understand what the means. So no idea of scope. Can't answer	10/2/2020 11:39 PM

31	Recognize and Celebrate volunteerism that makes our cities and nation a better place to live, work, go to school and play.	10/2/2020 8:31 PM
32	Dont know what that means	10/2/2020 7:02 PM
33	If needed for equal representation.	10/2/2020 6:45 PM
34	Pay living wage for hours served.	10/2/2020 3:59 PM
35	Currently some expenses are covered such as parking. Leave it there.	10/2/2020 1:33 PM
36	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
37	What does that look like?	10/2/2020 12:57 PM
38	What is a "free" gratuity? People should be compensated for their time. Don't see how this improves Council representation.	10/2/2020 12:02 PM

Q33 Strategy F.2.2New and Enhanced Strategies for Diversity, Equity, and Inclusion:Stipends and Perquisites for Board and Commission ServicePlease note your agreement with the following statement:The City of Vancouver should provide stipends/compensation for service on Boards and Commissions to improve City Council representation. Unknown budgetary impact.

Answered: 341 Skipped: 62



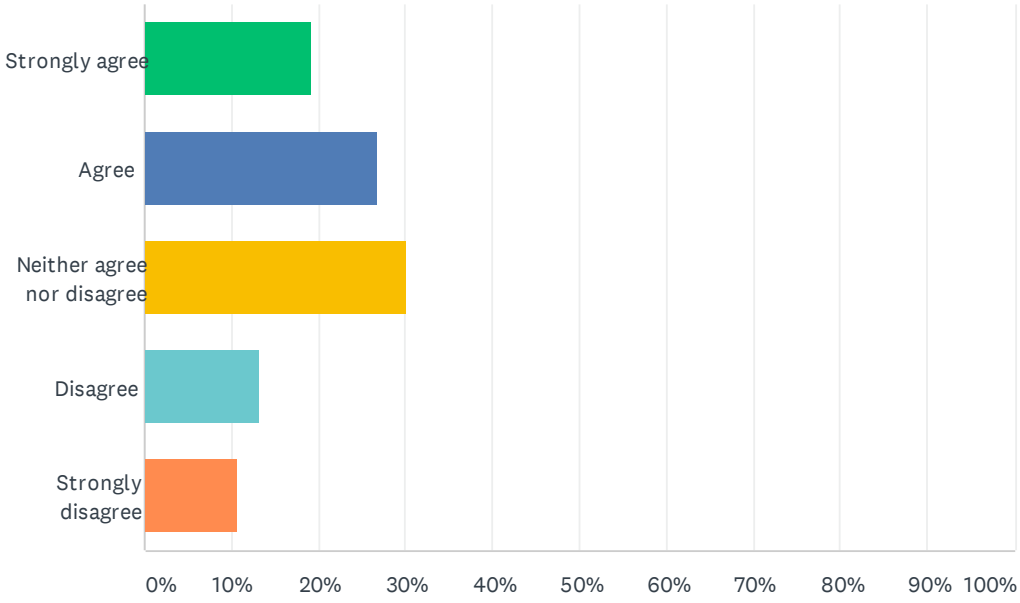
ANSWER CHOICES	RESPONSES	
Strongly agree	10.56%	36
Agree	25.51%	87
Neither agree nor disagree	29.03%	99
Disagree	18.48%	63
Strongly disagree	16.72%	57
Total Respondents: 341		

#	COMMENTS:	DATE
1	Stipends could be means based and/or sufficient to cover out-of-pocket to help citizens of limited means serve without financial hardship.	10/30/2020 2:15 PM
2	Got mixed feeling as it will help in addressing barriers for people to participate however does it guarantee genuine effort & good of the order for all city residents?	10/30/2020 7:50 AM
3	we must encourage MORE volunteerism in the community not create a new class of patronage jobs	10/26/2020 11:28 AM
4	This would incentivize those with socioeconomic barriers.	10/25/2020 6:21 PM
5	Again, not sure I understand how these questions are different that previous 2?	10/24/2020 7:43 AM
6	Similar to E.2.1. The City should not be in the business of recruitment or compensation of members providing oversight on its activities. This statement/question posed is insufficient as stating "unknown budgetary impact" = requesting consent before being informed.	10/23/2020 8:43 PM
7	For boards and commissions that require a lot of time and expertise.	10/23/2020 5:01 PM
8	If this is implemented it should be for the position, not just based on someone's income or ethnicity.	10/23/2020 3:28 PM
9	I believe mileage, parking and meal(s) should be provided, but no form of compensation	10/23/2020 3:23 PM
10	Yes	10/23/2020 12:48 PM
11	Leadership training and other types of in-kind compensation for those who need it (tech support/access - i.e. Zoom account, laptop, tablet, etc.) may be a win-win option. Doesn't cost the city tons of money and those who serve receive some benefits for their volunteer work.	10/23/2020 11:14 AM
12	How do you determine the amount of stipend or compensation?	10/21/2020 1:19 PM
13	Normally I would say, yes, but with the reduced tax revenues from the pandemic, this might be a better question for two years from now.	10/20/2020 1:57 PM
14	Only to those who come from lower income circumstances, whether current or generational.	10/16/2020 6:04 PM
15	Only depending on the person's income. If they're not low income they shouldn't receive any help	10/16/2020 11:59 AM
16	No. You chose your path. You knew what you would or wouldn't get paid when you accepted the position.	10/14/2020 10:00 AM
17	I can see compensating travel or registration costs for conferences that are directly related to the board or commission. Making any appointed position paid will open a world of scrutiny on the council members involved in picking the person.	10/12/2020 5:02 PM
18	Must be applied fairly. If board members don't show - no pay.	10/12/2020 12:07 PM
19	Again same question and still wasteful	10/11/2020 10:29 PM
20	It should be minimal, minimum wage for the hours they are in meetings, etc.	10/8/2020 10:31 PM
21	The City of Vancouver should provide stipends/compensation for service on Boards and Commissions to improve City Council representation.	10/5/2020 11:38 PM
22	ridiculous. underrepresented people should be able to volunteer as all good citizens can and have done. Why do you want to throw money around? Its tax money.	10/5/2020 4:11 PM
23	Minimal-- possible transportation costs (for meeting attendance) re-imbursment, but no salary or equivalent remuneration for participation.	10/5/2020 2:34 PM
24	It depends. When the city asks certain populations to provide guidance, specifically, if you are going to ask folks who are poor, or from BIPOC communities, they should be compensated for their time and efforts. This is less important when folks who are already financially stable are volunteering.	10/4/2020 10:58 PM
25	Where is the money going to come from? Is the qualifier money, experience or interest???	10/4/2020 12:16 PM
26	A financial incentive does not necessarily produce the BEST QUALIFIED participant.	10/3/2020 3:07 PM

27	do not understand what the means. So no idea of scope. Can't answer	10/2/2020 11:39 PM
28	Only if the member has financial need!	10/2/2020 9:20 PM
29	Make it part of thd job. Publicize attendance in newspapers especially around elections. Paying doesn't produce caring or performance.	10/2/2020 8:31 PM
30	As long as it isn't the current white-man-thinking boards.	10/2/2020 8:09 PM
31	Dont know what that means	10/2/2020 7:02 PM
32	Yes. If someone is serving they should be paid for that service.	10/2/2020 6:45 PM
33	These are volunteer who a passionate about the purpose of the Board or Commission. As such they should not need or expect a stipend.	10/2/2020 4:51 PM
34	This must be an amount low enough to compensate for time, but no more than 10% of the poverty level in the city. In other words, it would not be possible to live on only being a council member.	10/2/2020 4:02 PM
35	Only for underrepresented groups	10/2/2020 2:57 PM
36	I would be in favor only of reimbursement for those working in this positions.	10/2/2020 1:46 PM
37	NOT A PRIORITY AND COULD DRAW UNQUALIFIED PEOPLE WHO WOULD TAKE ADVANTAGE OF IT.	10/2/2020 1:33 PM
38	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
39	Depends on the service(s)	10/2/2020 12:26 PM
40	Consider compensation only for boards requiring substantial time commitment that comes at the expense of other employment.	10/2/2020 12:08 PM
41	People should be paid for their time. Don't see how this improves Council representation.	10/2/2020 12:02 PM

Q34 Strategy F.3New and Enhanced Strategies for Diversity, Equity, and Inclusion:Increase City Council Outreach Please note your agreement with the following statement:The City of Vancouver should increase outreach staffing levels to improve City Council representation. Significant budgetary impact anticipated.

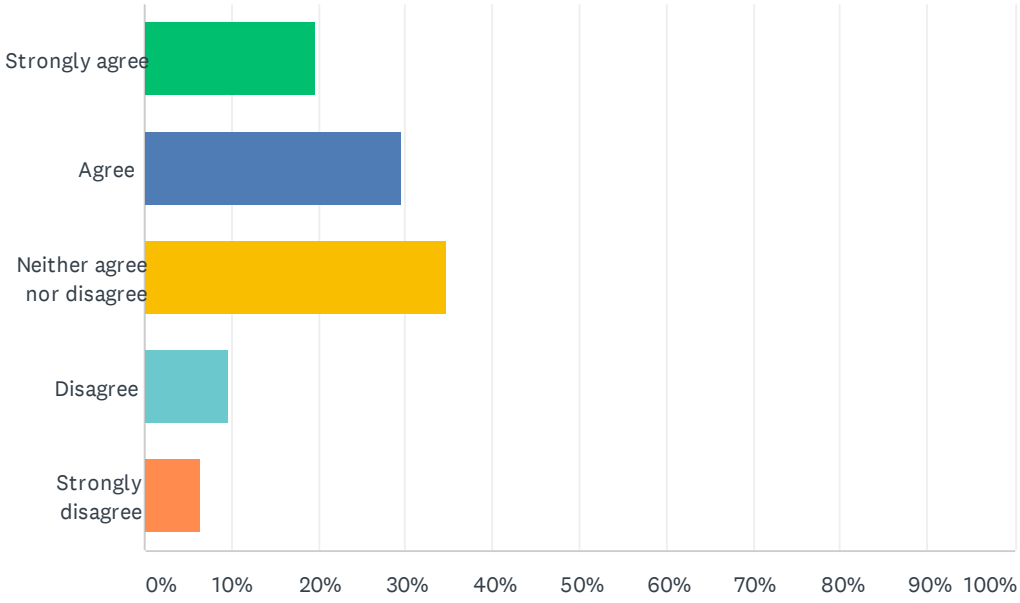
Answered: 339 Skipped: 64



ANSWER CHOICES	RESPONSES	
Strongly agree	19.17%	65
Agree	26.84%	91
Neither agree nor disagree	30.09%	102
Disagree	13.27%	45
Strongly disagree	10.62%	36
Total Respondents: 339		

Q35 Strategy F.4.1New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should create a citizen academy to improve City Council representation. Minor budgetary impact anticipated.

Answered: 336 Skipped: 67



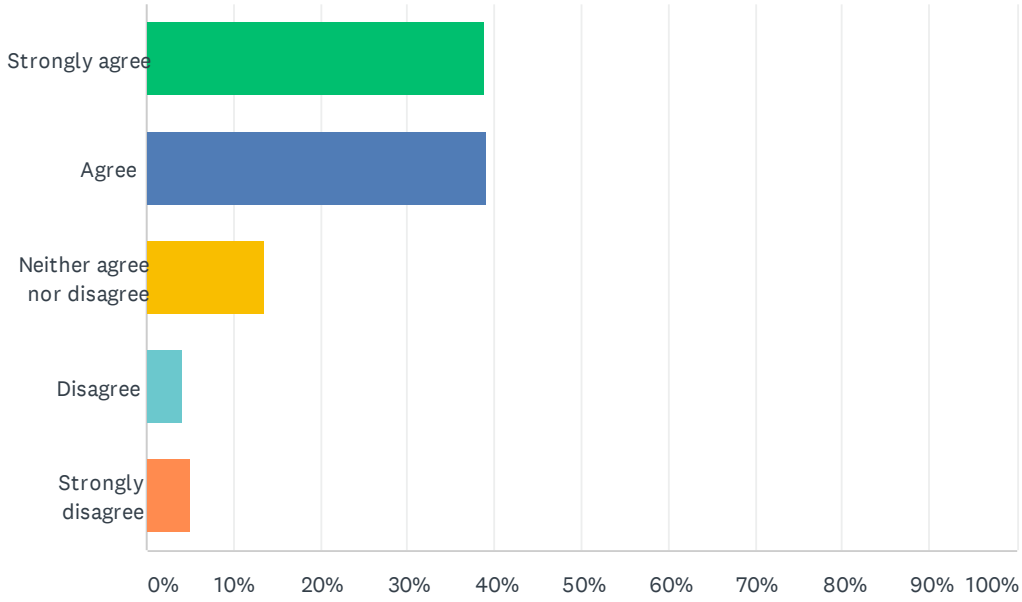
ANSWER CHOICES	RESPONSES	
Strongly agree	19.64%	66
Agree	29.46%	99
Neither agree nor disagree	34.82%	117
Disagree	9.52%	32
Strongly disagree	6.55%	22
Total Respondents: 336		

#	COMMENTS:	DATE
1	What exactly is a citizen academy?	10/30/2020 2:28 PM
2	Don't understand what a citizen academy would mean.	10/29/2020 6:28 PM
3	Would need more information about how this would work to give an opinion. Do other similar-sized cities have such programs?	10/28/2020 2:22 PM
4	Perhaps this could be done through Clark College or WSU Vancouver to keep cost to the participants affordable.	10/28/2020 5:38 AM
5	This should be taught in our pubic schools.	10/26/2020 11:28 AM
6	What is a citizen academy, sounds fancy. Could expanding Leadership Clark County be part of this solution? Also sounds time consuming and expensive.	10/24/2020 7:43 AM
7	What does a "citizen academy" mean?	10/23/2020 8:43 PM
8	Need more information.	10/23/2020 5:29 PM
9	Part of the purpose of this would be to offer a class about what boards and commissions do and what opportunities there are to serve on these boards. Should also include information on volunteering for the city in general.	10/23/2020 5:01 PM
10	Not a good use of resources	10/23/2020 3:28 PM
11	Don't know enough of the concept to support or not	10/23/2020 3:23 PM
12	I like this idea. Kind of like a public-sector version of Leadership Clark County, but focused on the city. I would have done this instead of Leadership Clark County if I'd had the chance - especially because I had to pay the high tuition fee myself.	10/23/2020 10:37 AM
13	Need further explanation of what this means.	10/21/2020 1:35 PM
14	Although I agree, how is the curriculum and format decided?	10/21/2020 1:19 PM
15	This should be free and childcare provided for participants.	10/20/2020 1:57 PM
16	No clue what you mean by outreach staffing or citizen academy.	10/16/2020 6:04 PM
17	If it were a citizen's police academy, the answer would be an ABSOLUTE YES!!!!!!!!!!!!!!!	10/14/2020 10:00 AM
18	Cost tax payers!	10/13/2020 10:09 AM
19	Maybe a virtual one on the city website. But not ABC actual class.	10/12/2020 5:02 PM
20	Need more details and ensure local businesses in the political space don't take advantage of this to make more money for themselves as the goal. We've seen this time and time again when the same local "political consultants" are used by local government agencies (run by their friends) to do similar work.	10/12/2020 12:07 PM
21	Add more city jobs. Should be cushy. Money for lip service.	10/11/2020 10:29 PM
22	Partner with the League of Women Voters of Clark County!	10/11/2020 4:57 PM
23	Not entirely sure what this is, but it sounds promising.	10/8/2020 10:31 PM
24	Most people have no idea how to run for office.	10/8/2020 6:05 PM
25	I don't know what a citizen academy would entail.	10/7/2020 12:15 PM
26	You could partner with the Fort Vancouver Regional Libraries to host and co-produce this academy.	10/7/2020 11:57 AM
27	The City of Vancouver should create a citizen academy to improve City Council representation. This is another great idea. I strongly agree this would be a huge benefit.	10/5/2020 11:38 PM
28	another waste of government money to no purpose. The information is available online.	10/5/2020 4:11 PM
29	See previous comments.	10/5/2020 11:47 AM
30	interesting idea.	10/4/2020 10:58 PM

31	Utilize leadership clark county and the existing culturally specific groups.	10/4/2020 9:18 PM
32	What is a citizen academy?	10/4/2020 1:08 PM
33	Sorry, I don't know what that is.	10/3/2020 5:25 PM
34	A citizen academy for the purpose of informing Council/Board prospective candidates on expectations of participation.	10/3/2020 3:07 PM
35	do not understand what the means. So no idea of scope. Can't answer but it sounds positive	10/2/2020 11:39 PM
36	I do not understand statement # 34.	10/2/2020 9:27 PM
37	In theory sounds fine but without knowing what it entails it is difficult to evaluate	10/2/2020 9:21 PM
38	Best of all ideas. Same for Commissions, etc. Widely recruit. Great way to become known., appointed and elected.	10/2/2020 8:31 PM
39	How would this improve Council representation? Council already doesn't represent the people. (Mostly)	10/2/2020 8:09 PM
40	What is a citizen academy?	10/2/2020 6:45 PM
41	Stick with Leadership Clark County.	10/2/2020 3:59 PM
42	Need more info	10/2/2020 3:58 PM
43	Covered earlier.	10/2/2020 1:33 PM
44	I don't know what a citizen academy looks like so I feel I can't adequately answer this question.	10/2/2020 1:16 PM
45	What does this mean?	10/2/2020 12:31 PM
46	I am interested in hearing more about this initiative	10/2/2020 12:26 PM
47	Eric Liu of Seattle created Citizen University and it is very effective. I've attended a couple of the conferences. Google him. His program is inspiring. We could do it at the city level.	10/2/2020 12:10 PM
48	Educating residents about local government is important. But don't see how this would imprvoe Council representation	10/2/2020 12:02 PM

Q36 Strategy F.4.2New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should participate in culturally relevant community forums to introduce the City to diverse constituencies to improve City Council representation. Minor budgetary impact anticipated.

Answered: 340 Skipped: 63

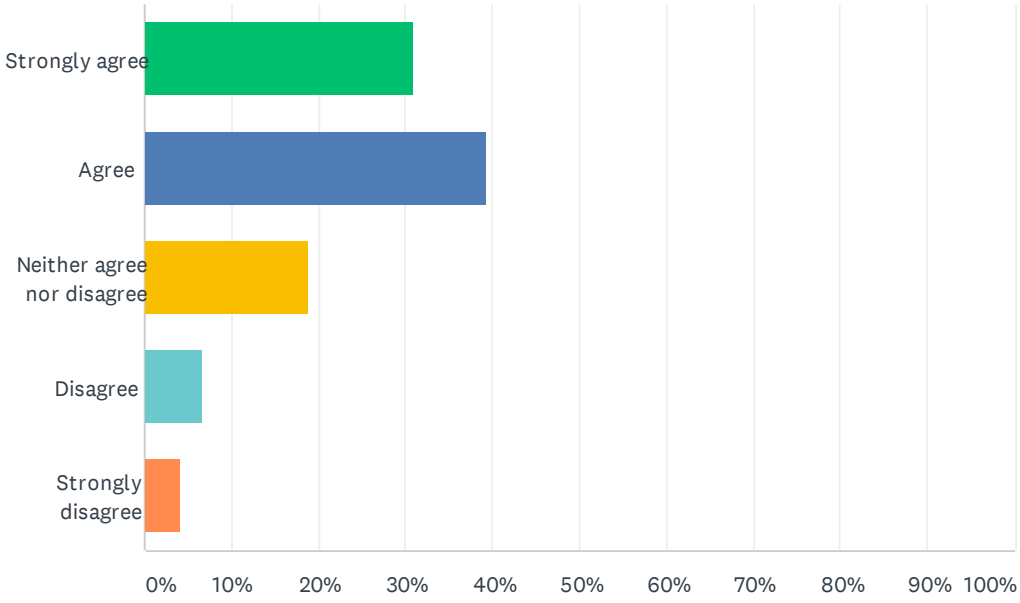


ANSWER CHOICES	RESPONSES	
Strongly agree	38.82%	132
Agree	39.12%	133
Neither agree nor disagree	13.53%	46
Disagree	4.12%	14
Strongly disagree	5.00%	17
Total Respondents: 340		

#	COMMENTS:	DATE
1	Not sure how the specifics would look so it's impossible to agree or disagree with this nonsense statement	10/26/2020 11:28 AM
2	You mean more that just CVTV videos? Yes station those representatives in our community at events that people are already going to.	10/24/2020 7:43 AM
3	What does it mean to be "culturally relevant"? Who gets to decide what is relevant?	10/23/2020 8:43 PM
4	Again, Council members have time pressure to just do their job as it exists now.	10/23/2020 4:23 PM
5	there are so many things in this survey that I am surprised to read you don't already do	10/23/2020 2:09 PM
6	And let the various "cultures" help determine how to make them "relevant."	10/23/2020 10:37 AM
7	Be sure to include disabled, impoverished and homeless communities.	10/15/2020 9:45 AM
8	This lets some people talk while shutting up others, even within the groups the city would be introduced to.	10/14/2020 10:00 AM
9	Hell No	10/13/2020 10:09 AM
10	Haven't you heard. The other culture dont want mixing. Everyone needs to be ashamed of who they are and fight	10/11/2020 10:29 PM
11	From what I've seen you are already doing this there is no reason to spend additional funds looking into something where are already doing.	10/11/2020 10:25 AM
12	Our diversity is one of our defining features. This not only brings us together by honoring our citizens, it also allows us to be an example to other cities.	10/8/2020 10:31 PM
13	Same comment as above: partner with the library - they have community trust and space to host these kinds of forums.	10/7/2020 11:57 AM
14	The City of Vancouver should participate in culturally relevant community forums to introduce the City to diverse constituencies to improve City Council representation. Yes!! The more inclusivity into the City council, the better. We need to be a smorgasbord when it comes to representation of the City council, that includes other cultures as well.	10/5/2020 11:38 PM
15	probably a waste of time and effort	10/5/2020 4:11 PM
16	Assume this be part of outreach as noted on Strategy F3 above?	10/5/2020 2:34 PM
17	What is a culturally relevant community forum?	10/4/2020 1:08 PM
18	This is not representation but is a good thing to do.	10/3/2020 5:25 PM
19	please!	10/2/2020 11:39 PM
20	I do not understand what a relevant community forum is.	10/2/2020 9:27 PM
21	Educate. Show you care. Listen.	10/2/2020 8:31 PM
22	Yes!!!	10/2/2020 7:02 PM
23	That could be a good idea depending on what you mean by culturally relevant community forums.	10/2/2020 6:45 PM
24	I fount of survey on social media. Wouldn't have seen it otherese.	10/2/2020 3:38 PM
25	There are plenty of opportunities for culturally relevant activities in Vancouver. The City can facilitate these by making public spaces available but should never promote them.	10/2/2020 1:33 PM
26	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
27	What is culturally relevant?	10/2/2020 1:14 PM
28	What does this look like, and is it not already done in some way?	10/2/2020 12:57 PM
29	This is important to expose Councilors to diverse communities and experiences. Dont' see how it would improve Council representation.	10/2/2020 12:02 PM

Q37 Strategy F.4.3New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should provide leadership training for Boards and Commissions to improve City Council representation. Unknown budgetary impact.

Answered: 340 Skipped: 63

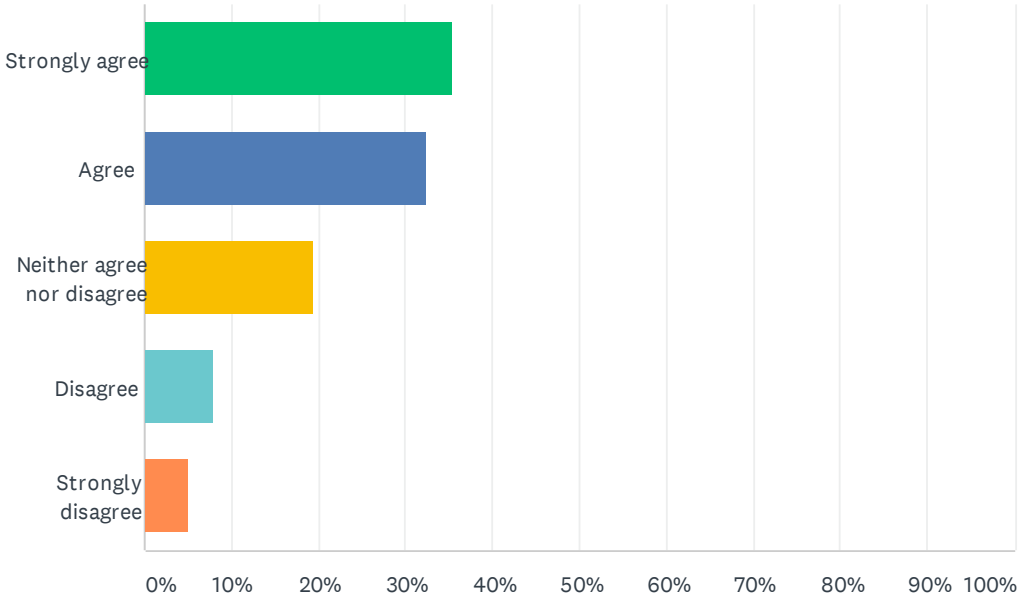


ANSWER CHOICES	RESPONSES	
Strongly agree	30.88%	105
Agree	39.41%	134
Neither agree nor disagree	18.82%	64
Disagree	6.76%	23
Strongly disagree	4.12%	14
Total Respondents: 340		

#	COMMENTS:	DATE
1	The city should partner with private organizations already in existance.	10/25/2020 10:01 AM
2	Leadership Clark County is part of this solution, kick them some money, get them more staff and make them a non-profit arm of COV.	10/24/2020 7:43 AM
3	If leadership = something like what MIT Sloan puts out (4-CAP), then yes if they are doing leadership-type activities. I'd also like to see a focus on analytical skills (otherwise we are just emotional), listening skills, and communication skills. https://executive.mit.edu/blog/credible-leaders-walk-the-talk	10/23/2020 8:43 PM
4	Learn to serve diverse racial groups	10/23/2020 12:48 PM
5	Leadership training to include DEI concepts	10/23/2020 11:14 AM
6	Great idea - perhaps this should be mandatory.	10/23/2020 10:37 AM
7	Yes. Getting elected and governing are two separate skills.	10/14/2020 7:12 PM
8	I am sure it already is part of leadership training but there needs to be serious professional ethics training included.	10/14/2020 6:21 PM
9	There are trainings the people could go to on their own time and money. I don't want to pay for trainings when I don't have a say in the quality of the training.	10/14/2020 10:00 AM
10	Offer it, but at a cost to cover expenses.	10/12/2020 5:02 PM
11	Need more details.	10/12/2020 12:07 PM
12	Didnt this get asked already. The answer is still no	10/11/2020 10:29 PM
13	The City of Vancouver should provide leadership training for Boards and Commissions to improve City Council representation. Yes, and it should be provided annually.	10/5/2020 11:38 PM
14	Once again, it would have no impact on diversity	10/5/2020 4:11 PM
15	Board and Commission members need to have a basic understanding of how these bodies are meant to function.	10/5/2020 2:34 PM
16	See previous comments.	10/5/2020 11:47 AM
17	Leadership based on the white people’s ideals?	10/4/2020 9:18 PM
18	Civic leadership and decision-making training is a good idea as long as it's non-partisan and without a specific political or ideological agenda.	10/4/2020 1:08 PM
19	This has been done through the department of neighborhoods, city attorney presentations.	10/4/2020 12:16 PM
20	Leadership training is always helpful.	10/2/2020 9:27 PM
21	Again this is dependent on the quality of the training.	10/2/2020 9:21 PM
22	Invest in outcome and possible new council candidates. Best ideas.	10/2/2020 8:31 PM
23	Leadership training is valuable if the students have an open mind.	10/2/2020 4:02 PM
24	Covered earlier. Need to be careful how it is done	10/2/2020 1:33 PM
25	Might be a good idea?	10/2/2020 1:27 PM
26	Agree Boards & Commissions should learn and understand what leadership is. But don't see how it improves Council Representation	10/2/2020 12:02 PM

Q38 Strategy F.4.4New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should form a youth council to improve City Council representation. Unknown budgetary impact.

Answered: 340 Skipped: 63



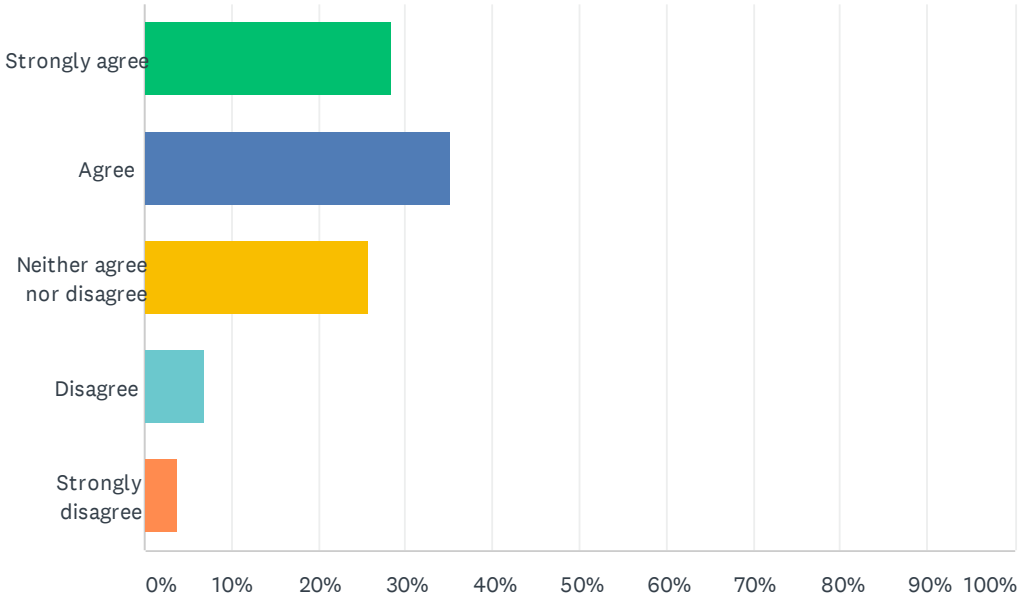
ANSWER CHOICES	RESPONSES	
Strongly agree	35.29%	120
Agree	32.35%	110
Neither agree nor disagree	19.41%	66
Disagree	7.94%	27
Strongly disagree	5.00%	17
Total Respondents: 340		

#	COMMENTS:	DATE
1	If the budget permits, yes. Its difficult with pandemic right now.	10/30/2020 7:50 AM
2	Youth & student lead groups enhance how government works and provides for the education of future community leaders.	10/29/2020 10:17 AM
3	This may be the single most important strategy point in this survey. PLEASE consider implementing this idea.	10/28/2020 3:00 PM
4	The youth are our future seems obvious to include them. This is an awful statement but I have found this to be true.... youth engagement takes more time and resources, they will have big ideas and if you do not value and implement they will be gone, be prepared	10/24/2020 7:43 AM
5	Unknown budgetary impact and unknown purpose. What would a "youth council" be doing? What would be its purpose beyond getting younger folks interested in politics?	10/23/2020 8:43 PM
6	Representatives should come from each schools within the boundaries of the City Counsel. Public & Private schools representatives, with Upper Elementary Grades and Middle Schools & High Schools. Mirrored percentages of culture should be of course represented within these participants as well.	10/23/2020 5:29 PM
7	What is this?	10/23/2020 3:28 PM
8	Interested in the concept, but don't know enough to support or not	10/23/2020 3:23 PM
9	CCYC? City of Vancouver Youth Commission? Merging or supporting the one already in place?	10/23/2020 12:48 PM
10	Seems like the schools or Partners in Careers could do this?	10/23/2020 10:50 AM
11	Meh. Maybe. Teens are busy.	10/23/2020 10:37 AM
12	Given the assumption of qualified assignments taking place, I would support this.	10/23/2020 10:18 AM
13	Unknown Budget?? Need more info	10/23/2020 10:05 AM
14	BRAVO on this one, and this should have a stipend. Many children from underrepresented communities would need money for transportation to activities. Many also work after school and on weekends, and the family would already be sacrificing that income for the kids to participate.	10/20/2020 1:57 PM
15	I served on my city's youth council through high school, including serving as Mayor and I would recommend it!	10/16/2020 6:04 PM
16	Kids don't know what they're doing.	10/14/2020 10:00 AM
17	This seems largely ceremonial in nature . What power would they yield? If none then why go to the expense of staff time?	10/12/2020 5:02 PM
18	Would help support future leadership	10/12/2020 8:44 AM
19	Youth not being brainwashed enough in school	10/11/2020 10:29 PM
20	What a terrific way to encourage future leaders.	10/11/2020 4:57 PM
21	Our youth are our future.	10/8/2020 10:31 PM
22	The City of Vancouver should form a youth council to improve City Council representation. Absolutely!! I would love to see our youth get involved with the City council and have their input and ideas considered.	10/5/2020 11:38 PM
23	Youth have opportunities to learn about civics and leadership through schools, churches, and other community organizations. While there are other ways for them to be active in the community, they don't need to be in government leadership.	10/5/2020 10:08 PM
24	It's been done in the past, nothing of value was produced.	10/5/2020 4:11 PM
25	This is truly an example long-term planning!	10/5/2020 2:34 PM
26	Work with the Clark County Youth Commission don’t create a new one.	10/4/2020 9:18 PM
27	Not a new idea.....it has existed in the past!!!!!! and been successful	10/4/2020 12:16 PM

28	Invite students in leadership positions. They usually know the good, bad and the ugly of youth issues.	10/3/2020 3:07 PM
29	How would this work and why wouldn't it be subject to the same selection biases that council is?	10/3/2020 12:58 PM
30	Possibly through the schools as a club to have no financial impact on the city, more of a mentoring situation of equal listening & learning from each other	10/3/2020 11:31 AM
31	Make a Youth in Government program in collaboration with a school program/class. Great idea.	10/2/2020 8:31 PM
32	That is a good idea.	10/2/2020 6:45 PM
33	Must be diverse.	10/2/2020 5:11 PM
34	Partner with the Clark County Youth Council don't create a new one.	10/2/2020 3:59 PM
35	Require city council members, board members, and commissioners to foster leadership development and mentor youth to grown capacity	10/2/2020 3:27 PM
36	A youth council sounds like a good idea, but should be promoted among underrepresented populations.	10/2/2020 2:20 PM
37	If this is needed work through the local schools and look to WSU for leadership	10/2/2020 1:33 PM
38	Yes, get our youth involved	10/2/2020 1:30 PM
39	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
40	This is another one where I don't know exactly what a youth council looks like so I don't feel comfortable giving you a yes or no answer.	10/2/2020 1:16 PM
41	Absolutely!!!	10/2/2020 12:26 PM
42	As one of the founding members of Beaverton Youth Services years ago I can see where this would be a valuable resource for not only the youth in the city, but with youth members to be active in the.process of city growth and leadership.	10/2/2020 12:14 PM

Q39 Strategy F.4.5New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should create an internship program to improve City Council representation. Unknown budgetary impact.

Answered: 338 Skipped: 65



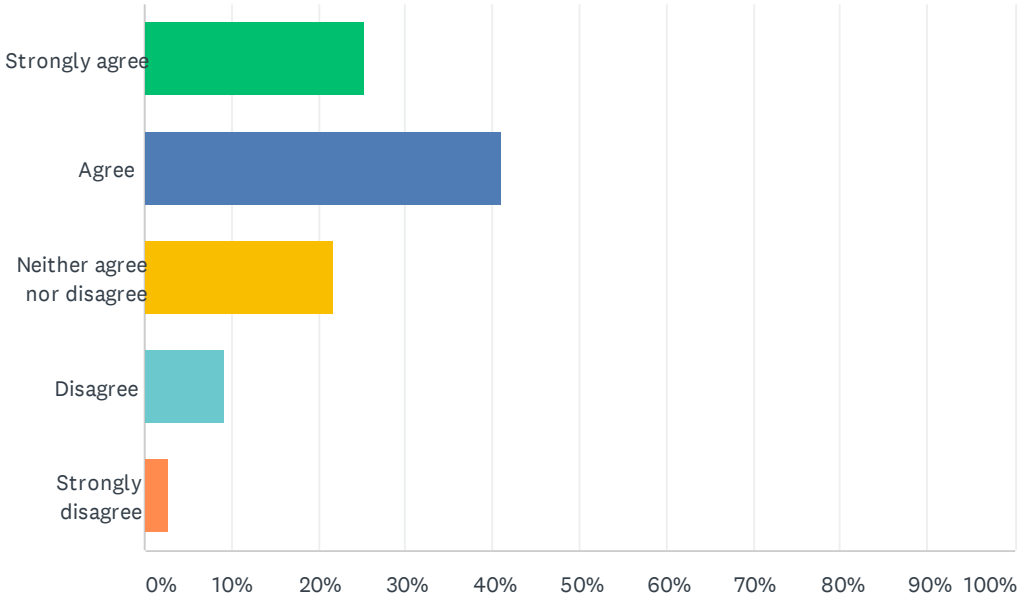
ANSWER CHOICES	RESPONSES	
Strongly agree	28.40%	96
Agree	35.21%	119
Neither agree nor disagree	25.74%	87
Disagree	6.80%	23
Strongly disagree	3.85%	13
Total Respondents: 338		

#	COMMENTS:	DATE
1	DEI really needs to be invested & practiced before doing this.	10/30/2020 7:50 AM
2	Combine education with workplace experience. The best way to educate students.	10/29/2020 10:17 AM
3	Internship for what	10/29/2020 6:09 AM
4	Again, this kind of program would need to ensure Equity in who is hired and how they are hired and selected.	10/28/2020 1:01 PM
5	If it is unpaid and voluntary	10/26/2020 9:34 PM
6	If it's paid	10/25/2020 6:21 PM
7	http://leg.wa.gov/House/pages/housepageprogram.aspx	10/24/2020 7:43 AM
8	Great idea!	10/23/2020 3:28 PM
9	Interested in the concept, but don't know enough to support or not	10/23/2020 3:23 PM
10	Maybe -- perhaps like a Senate page program for aspiring future leaders?	10/23/2020 10:37 AM
11	A mentorship program would be higher level. Interns are notoriously abused and treated as Go-fers, but if the purpose of the internship was to actually learn something - and not be relegated to the copy machine or making coffee - sure. Why not? Also, for underrepresented communities the internship should be paid at minimum wage or more.	10/20/2020 1:57 PM
12	this already exists.	10/19/2020 11:58 AM
13	PAID internship. Otherwise, it just causes more privilege to those who can afford to do the work for free.	10/16/2020 6:04 PM
14	It needs to be a paid internship. Unpaid internships are only available to people who can afford not to work.	10/14/2020 7:12 PM
15	It's good experience for the students. Just don't pay them. They get paid in credits.	10/14/2020 10:00 AM
16	Your already have that, it's called attending the meetings and paying attention.	10/12/2020 5:02 PM
17	Seems like a “no brainer”	10/12/2020 8:44 AM
18	I dont know if this would be a good idea. Come to think of it. No. Its not. Interns wouldn't be chosen for ability. Just sex and skin color. Arent we supposed to judge people not on the color of their skin but the cobtent of their hearts.	10/11/2020 10:29 PM
19	Our youth are our future. It should focus on youth.	10/8/2020 10:31 PM
20	Must be paid, otherwise only privileged folks who can afford the time will apply/participate.	10/7/2020 11:57 AM
21	If there is an internship program I think it is important that internships are paid and give a true preview into city/city council work.	10/6/2020 4:43 PM
22	The City of Vancouver should create an internship program to improve City Council representation. Yes, it would be extremely helpful especially for those that have little to no experience being on a City council.	10/5/2020 11:38 PM
23	What kind of internship program?	10/5/2020 10:08 PM
24	No impact on diversity	10/5/2020 4:11 PM
25	How would that work???	10/4/2020 12:16 PM
26	What kind of internships? To council? city departments? neighborhood associations?	10/3/2020 12:58 PM
27	See above	10/3/2020 11:31 AM
28	Maybe. Volunteer. Competitive few positions to start, short term.	10/2/2020 8:31 PM
29	How? All they would learn with the (almost total) Council we have now is how to market empty platitudes, pretend to listen, and then do what the Manager wants. What good is that?	10/2/2020 8:09 PM
30	Great idea!	10/2/2020 6:45 PM

31	Need more info	10/2/2020 3:58 PM
32	Could be seen as a power play and could easily become discriminatory.	10/2/2020 1:33 PM
33	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
34	If kept to a reasonable level, such as X number of interns per city council member.	10/2/2020 12:38 PM

Q40 Strategy F.4.6New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should host a “Shadow-a-Councilmember” program to improve City Council representation. Minor budgetary impact anticipated.

Answered: 339 Skipped: 64

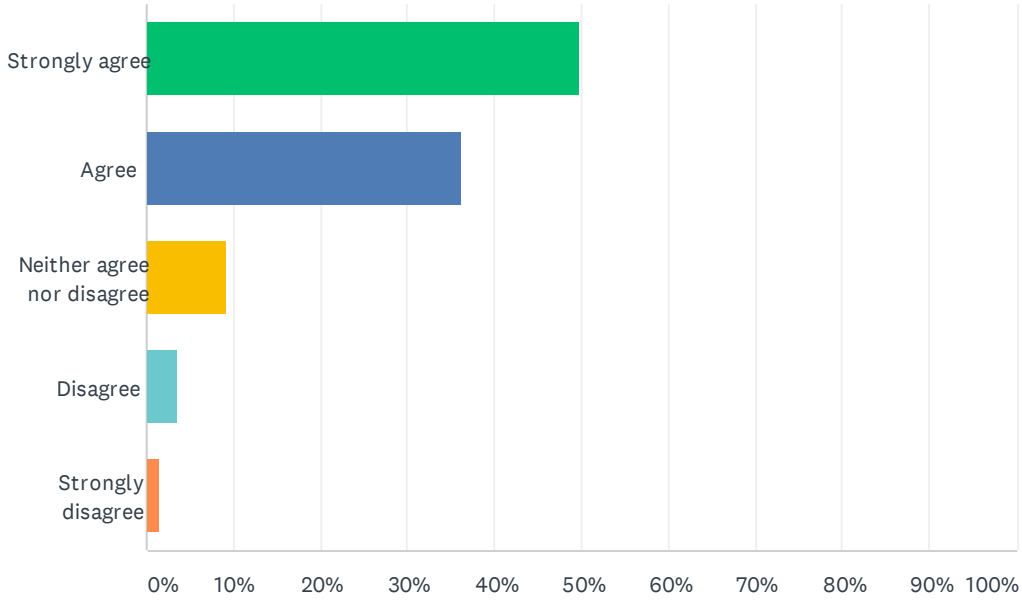


ANSWER CHOICES	RESPONSES	
Strongly agree	25.37%	86
Agree	41.00%	139
Neither agree nor disagree	21.83%	74
Disagree	9.14%	31
Strongly disagree	2.65%	9
Total Respondents: 339		

#	COMMENTS:	DATE
1	This would be cool.	10/29/2020 6:28 PM
2	High school civics	10/29/2020 6:09 AM
3	I know someone is going to have their opinion about this if I were to bring it up if they have been in the area and around Hudson's Bay high school in the early/mid '90s... .....I think of the 'Eagles Wing' program I was in at Hudson's Bay high school the year of '92-'93. That was supposed to be something positive and enriching. I wish I had more initiative back then, along with a car to get from A to B so I could be more engaged with maybe doing a job-shadowing in a career field I was interested in. :)	10/26/2020 9:05 PM
4	Transparency is of paramount importance.	10/25/2020 10:01 AM
5	How is this different than an internship. How will you vet this group of shadows.	10/24/2020 7:43 AM
6	We don't need a program for something council members should be encouraged to do on their own.	10/23/2020 8:43 PM
7	Only concern I'd have is the potential for the Councilmember to lose focus on the key issues they are discussing/voting on. If they have capacity, great, however as our elected leaders we need them to serve in the now, not be responsible for developing the future	10/23/2020 3:23 PM
8	Sure, internships help individuals learn about jobs/duties Shadowing a community member representing a vulnerable group is also a good idea~ attend meetings for these groups	10/23/2020 12:48 PM
9	I support mentorship. However, I am not really sure how someone could shadow a council member when the bulk of their work happens at their homes reading, researching, and responding to constituents. The mayor has an office, so this would make more sense applied to shadowing the mayor.	10/23/2020 11:26 AM
10	Evergreen Public Schools has a "Principal for the Day" program so maybe this could be patterned after that.	10/23/2020 10:50 AM
11	I believe this could be a part of the Intern Program	10/23/2020 10:18 AM
12	waste of time. You'd see only what they would want you to see. How they vote and act at council meetings is the true measure of their character & integrity	10/23/2020 10:15 AM
13	Sounds like the internship. Just don't pay people or force all the council members to participate if they really don't want to.	10/14/2020 10:00 AM
14	This is called stalking, I cannot see where this does anything but monopolize a city council members time.	10/12/2020 5:02 PM
15	Waste of time. No more puppets needed	10/11/2020 10:29 PM
16	Our youth are our future.	10/8/2020 10:31 PM
17	The City of Vancouver should host a “Shadow-a-Councilmember” program to improve City Council representation. Yes, because again those with little to no experience should know what they are getting themselves into and what to expect.	10/5/2020 11:38 PM
18	Go with them from their day job to their council activities	10/5/2020 4:11 PM
19	These type of things turn out to be rather stilted and not really reflective of a genuine experience.	10/5/2020 11:47 AM
20	See above	10/3/2020 11:31 AM
21	One 1/2 day/year. Same day for everyone with luncheon and sharing what was learned by each student.	10/2/2020 8:31 PM
22	Ewww.	10/2/2020 8:09 PM
23	Busy work for already over loaded council members	10/2/2020 1:33 PM
24	Not sure this will improve City Council representation.	10/2/2020 1:27 PM
25	The more people are encouraged to engage in their community/government, the better off we’ll be.	10/2/2020 12:57 PM

Q41 Strategy F.4.7New and Enhanced Strategies for Diversity, Equity, and Inclusion:Develop Community Leadership CapacityPlease note your agreement with the following statement:The City of Vancouver should conduct presentations to high school government classrooms and encourage voter participation to improve City Council representation. Minor budgetary impact anticipated.

Answered: 339 Skipped: 64



ANSWER CHOICES	RESPONSES	
Strongly agree	49.85%	169
Agree	36.28%	123
Neither agree nor disagree	9.14%	31
Disagree	3.54%	12
Strongly disagree	1.47%	5
Total Respondents: 339		

#	COMMENTS:	DATE
1	Just don't make them boring or you'll turn the students off even more!	10/29/2020 6:28 PM
2	We need to improve civic education. Doing so will increase voting rates for young people.	10/28/2020 2:22 PM
3	yes but supported funded NGO's might be better for this role.	10/24/2020 7:43 AM
4	The schools should already be doing this in civics classes. Federal, State, County or City government do not differ too much in how they operate and respond to the citizens they represent.	10/23/2020 4:23 PM
5	Yes!	10/23/2020 3:28 PM
6	Our youth must be included in learning about our local government and City Council role	10/23/2020 12:48 PM
7	Great idea. The challenge is getting schools to fit you into their already crowded curriculum.	10/23/2020 10:37 AM
8	Depends- will the presentations be UNBIASED???	10/23/2020 10:05 AM
9	My third grade classes benefitted from their field trip to the city hall, and afterwards, we had mock city council meetings that were very engaging and developed leadership and citizenship understanding, skills, and positive attitudes: You can be a community leader and make a positive difference!	10/21/2020 1:35 PM
10	ABSOLUTELY! This is sooooooooooo important! Our youth are our future, and our present! They deserve to be represented, but often don't even know how or where to start, and the 40+ crowd is making all the decisions for them without their voice or vote!	10/14/2020 7:01 PM
11	Just don't push a particular agenda/indoctrinate the kids while you do it. Stick to the function, not the politics. If done right, it could be a great way to get kids interested in government and perhaps one day they'll run for city council. :)	10/14/2020 10:00 AM
12	This would be good but should already be part of the job. No more money in the budget for this	10/11/2020 10:29 PM
13	Great idea	10/9/2020 8:51 AM
14	Our youth are our future.	10/8/2020 10:31 PM
15	The City of Vancouver should conduct presentations to high school government classrooms and encourage voter participation to improve City Council representation. YES!!! 100% YES! Our youth need to be involved, because they are the future. Some of them will be future leaders. I also strongly believe voting is SO important. Voting is our voice and our power. Our youth need to know there is voting in power, and voting also has a huge impact on so many decisions and issues.	10/5/2020 11:38 PM
16	As long as the government class is something all students take. Otherwise it should target classes that all students take.	10/5/2020 8:30 PM
17	there is a lack of local government info given in Social Studies classes. This would probably encourage participation from all young citizens.	10/5/2020 4:11 PM
18	The city cannot do everything, but could encourage an organization such as the League of Women Voters to do such outreach.	10/5/2020 11:47 AM
19	Great ideas! I am all for removing barriers for those who wish to serve our City.	10/4/2020 2:21 PM
20	Rather than encouraging voter participation, show people how to be informed voters. What are the responsibilities and qualifications for positions? Where to find information about candidates and measures?	10/4/2020 1:08 PM
21	Elected officials to present. Otherwise, it's just another "teacher." Kids (anyone) are impressed when an elected official cares enough to talk with them.	10/3/2020 3:07 PM
22	See above	10/3/2020 11:31 AM
23	Hold an annual assembly with all council present scripted by staff.	10/2/2020 8:31 PM
24	Agree, but must be to seniors only. Any other age group will zone out.	10/2/2020 4:02 PM
25	Again more busy work for over worked council members. It should be accomplished by something called a "CIVIC CLASS.'	10/2/2020 1:33 PM

26	A good idea but done through the district council member.	10/2/2020 1:27 PM
27	Having them reach out directly to high school students to know their input as a citizen is a welcomed and encouraged is a solid way to try to get better engagement from younger citizens.	10/2/2020 1:16 PM

Q42 Additional Comments or Feedback:

Answered: 55 Skipped: 348

#	RESPONSES	DATE
1	I defer to the experience and knowledge of BIPOC folks that are on the task force, and the data that city staff can bring to determining whether these strategies increase the likelihood of greater representation on city council of those that have experienced the challenges of BIPOC communities in Vancouver.	10/30/2020 3:01 PM
2	Thank you for the opportunity to participate.	10/29/2020 10:17 AM
3	It is great that the City is having this conversation! While bigger chances like districts and ranked-choice voting are more challenging to implement, I encourage the Task Force to recommend them. These exciting ideas have the potential to revitalize democracy in Vancouver and expand representation.	10/28/2020 2:22 PM
4	There is a need for systematic change to address the disparity in representation and establish voting on the principles of equality and justice. Vancouver currently relies on an undemocratic voting system by electing council members all at-large. As a result, we have a concentration of 7 out of 7 council members living west of I205 and a lack of diversity in socio-economic status, race and ethnicity.	10/26/2020 9:34 PM
5	I think the city should consider a citizen's assembly / participatory budgeting process. This would be a real way to increase citizen engagement with the city and if done in a way that get a random sample of the population would do a good job of increasing representation.	10/24/2020 11:29 AM
6	Be transparent. Provide space for community involvement.	10/24/2020 9:31 AM
7	The City of Vancouver and Clark County should provide, and aggressively announce, monthly and annual financial reports in a clear and consistent manner so that citizenry can follow the money easily and saliently.	10/23/2020 5:45 PM
8	I'm a bit shocked that so many of these questions are presented as new ideas....they should have been done so long ago!!	10/23/2020 2:09 PM
9	Neat survey. You get points just for asking the questions. Thanks! (Would have been nice to have included a progress marker - there were points when I wondered how much longer it would go.)	10/23/2020 10:37 AM
10	I hope that this survey, unlike others, is not shelved nor simply done for sake of checking a box	10/23/2020 10:15 AM
11	I think that voting on anything that has an UNKNOWN BUDGETARY IMPACT- is irresponsible. I also believe that compensating people to represent at this level has many problems tied to it. It is an HONOR and a PRIVILEGE to represent your community. Perhaps adjusting hours and being flexible with days/times will make access better for everyone. On the subject of race- EVERY Vancouver resident should have an opportunity to serve at this level- when you fashion rules that say we need to have so many from each ‘category’ you are condoning selection BASED on race- that seems like the exact opposite of what we need to do. The outreach- especially if we were able to responsibly budget - could be structured to make sure all citizens had access.	10/23/2020 10:05 AM
12	Thank you for making informed decisions on taking steps toward progress. Many of these initiatives would make a profound impact in our community.	10/23/2020 10:04 AM
13	Wow! What a thorough and thoughtful survey! You should contact The Columbian and have them do an article on why and how this survery was created and what the next steps will be. It is unclear if nonn-city residents can participate, although they definitely will be impacted by the results. Thank you!	10/21/2020 1:35 PM
14	These are very creative ideas. Thank you!	10/21/2020 1:19 PM
15	I LOVE that you are even asking these questions! It shows that at least the thought process is looking to improve this amazing City. Great job and I look forward to the diversity and improvements we can make.	10/19/2020 6:47 PM
16	Wow, this was pretty damn thorough and satisfying to go thru. Amazing, inclusive ideas towards progressive transformative change.	10/19/2020 6:17 PM
17	The City of Vancouver should develop programs and presentations to encourage the Mayor, City Manager, and Council members to answer or acknowledge their mail.	10/18/2020 8:54 AM

18	Many of these I was unsure of on how to answer without a better description of what the specifics would be, so going forward that would help in general as far as deciding these things. One of the biggest things personally is making representatives more accessible for individual citizens to talk to. I've been through a crisis and have spent months trying to get through to reps that might be able to help. I don't know enough about our city council to know if they could even help, but going forward it sounds like programs like these that make the council aware of the issues and problems In the community that keep leading to citizens going through what I have might at least make steps going forward towards alleviating some of the underlying issues.	10/15/2020 9:45 AM
19	This survey was REALLY long. You should put a more accurate time length on the link page so people know when to take it in their day/schedule. In the future, you might want to break it up into a couple different surveys to prevent participant fatigue, especially with the open-ended answers. It will help you get more accurate information.	10/14/2020 10:00 AM
20	Many great ideas here! I'd prefer six separate Council districts within the city and Mayor elected at-large.	10/12/2020 2:06 PM
21	The current Council seems to embody white entitlement who only listen to a few well healed developers and politically active donors as well as neighborhood organizations who don't represent the entire community. I think the biggest problem currently is the people in power not really embracing the need for change.	10/12/2020 9:50 AM
22	Thank you for this opportunity to give input. Is there a targeted time frame for compiling these results and how the results will be shared?	10/12/2020 8:44 AM
23	You keep putting out these surveys to please the far left. Stop screwing around and do your jobs. Trash is everywhere. Homeless fill the streets. Businesses are closing. Many for good. Our kids aren't getting an education. Virtual school doesnt work. Unemployment is high. People are being shamed, bullied and beaten because of the masks. Including people in the city. Public health pushes fear. People are dying. Not from covid but from suicide and medical issues because they couldn't see their doctors. Violence is all around us and nightly. People are suffering irreparable harm right now due to this issolation and you put out these stupid surveys about stupid crap. Anyone who disagrees have their lives ruined by the cancel culture you helped create. We need a mayor and city council that will stand up to the Olympia Indiot who keeps the state closed for an illness with a 99% survival rate.. Put the people back to work. Get the homeless off the street. Educate the children better. Provide a fair criminal justice system and hold those who commit crime accountable. Including members of the city council. Why dont you do something that actually matters and stop wasting time and money with fluff crap like this.	10/11/2020 10:29 PM
24	A lot of what I'm reading would cost money that we do not have. Stop wasting our tax dollars on these things until you get a handle on the basics. Pay for the firefighters pay for the roads pay for the water in the sewer to function properly I'm so tired of seeing all these additional ways to spend the funds which means you're raising taxes on people that are already have issues finding affordable housing. Among other things. Stop wasting taxpayer dollars.	10/11/2020 10:25 AM
25	The survey is too long. The section on districts makes it sound like the districts would be like the County instead of like school boards (except Vancouver PS). Too much focus on neighborhood associations which further the status quo and don't typically engender new, younger thinking and perspective.	10/9/2020 9:11 AM
26	Really long.	10/8/2020 10:31 PM
27	Long survey!	10/8/2020 6:05 PM
28	thanks for asking for my input	10/7/2020 12:15 PM
29	Currently, Vancouver city hall is the most blatantly racist Organization I have ever encounter. The city manager, city attorney's, the mayor, and many others. Under this current group, nothing is going to change.	10/6/2020 2:19 PM
30	It would have been helpful to know the source of these ideas. If any of them were recommended by diverse communities expressing what would help them, I would strongly support those ideas. Community education and outreach starts here.	10/5/2020 8:30 PM
31	This survey was WAY too long. Bring it down to 5-7 choices or you are going to lose people.	10/5/2020 7:08 PM
32	Thanks for the opportunity to comment!	10/5/2020 2:34 PM

33	The survey is so lengthy that I wonder how many people will devote the time and thought required thought to completing it.	10/5/2020 11:47 AM
34	Recruit seniors with youth	10/4/2020 9:47 PM
35	Thank you for the opportunity to be heard via this survey.	10/4/2020 2:21 PM
36	This survey was WAY TOO LONG. Shorten it down to 10 key questions. Some terminology was used without explanation or examples. How are people to give feedback if they don't know what you are asking?	10/4/2020 1:08 PM
37	So much of this is redundant and provides so little background information, financials, or outcomes, it is hardly worth the exercise.	10/4/2020 12:16 PM
38	Web attendance should continue after the pandemic. Sidewalk and location accessibility of the city should be reviewed. CVAN is awesome.	10/3/2020 5:25 PM
39	Thanks for asking.	10/3/2020 3:07 PM
40	Please consult with Black and POC professionals about how to make the City of Vancouver an equitable place to volunteer and serve. Surveying white people won’t get you where we need to be.	10/2/2020 9:20 PM
41	These questions worry me. Open meeting for discussion?	10/2/2020 8:31 PM
42	Really disappointed with the Council and Mayor. No leadership, only do what they are told.	10/2/2020 8:09 PM
43	Take some money from police and put it into social programs. NAMI, jail rehabilitation, big brothers things like that. Internet for all! For free! Counselors for all. I think we all need healing from something in our lives, we need to learn how to love each other. Get people who want to teach love to everyone in the community. A kindness class. Have it broadcasted. Make it a weekly thing. The reader boards on the freeway can read positive quotes. The Need To Grow documentary is a must watch. We can learn a lot on how to re vamp our city. Gardens on roof tops of grocery stores. Make electric vehicles cheaper(don't think you can but we can hope) and buy them so that the community can use them. My name is Monica Zazueta. My number is 360 723 7707. Call me I would love to chat.	10/2/2020 7:02 PM
44	Thank you for taking the issue of diversity seriously.	10/2/2020 5:58 PM
45	I think the City of Vancouver needs more diversity on the City Council but I also think you are making a good effort to address this issue.	10/2/2020 4:04 PM
46	Thank you for allowing me to participate in your survery.	10/2/2020 3:45 PM
47	Many of the suggestions are valid and could be tried. Keep in mind council members are already over worked. Find ways for the community to be involved more rather than laying it all on council and staff	10/2/2020 1:33 PM
48	I think to make many of the ideas here effective they the council members to be elected by districts.	10/2/2020 1:27 PM
49	Along these lines, why do their closest friends and colleagues always have to replace them when they leave? It's a little inner circle of like mindedness and the privelege of both wealth AND time. I think everyone up their is best friends with former council member Jack Burkman, the epitome of privelege... recruiting his buddies like Bart Hansen.	10/2/2020 1:19 PM
50	I wish you explained some of these ideas better. Like a glossary on what exactly is a citizen academy. There were several moments like that in this survey where what your were suggestion was unclear to me. A way to define them would have been helpful.	10/2/2020 1:16 PM
51	This was a great outreach survey. Thank you for taking the time to create it and review responses!	10/2/2020 12:26 PM
52	Vancouver is rapidly growing and changing from a small town to a city that will need solid and diverse leadership to develop into a productive and active.member.of the state. This survey gives me hope for the future.	10/2/2020 12:14 PM
53	Thanks to the Commission for doing this important work.	10/2/2020 12:10 PM
54	Survey was awfully long and somewhat redundant. Will be interested to see how many made it	10/2/2020 12:08 PM

	all the way through.	
55	The majority of the questions asked in this survey are about DEI issues and not "increasing reprenstation on City Council." The Councilors and Board/Commission members should ALL be trained on DEI and leadership. To diversify Councilors, diverse groups need to step up and run candidates. This is nothing that can be "districted" or "trained" in.	10/2/2020 12:02 PM

Appendix C

Task Force on Council Representation



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Community Outreach and Engagement

- Outreach and Engagement Period: October 1st thru 30th
  - Be Heard Vancouver Project Page w/ Survey Link
  - 2 Virtual Open Houses
  - 2 Be Heard Vancouver Newsletter Email blasts
    - Over 1,000 recipients
  - Vancouver Connects Newsletter Email
    - Over 10,000 recipients
  - Weekly Email Newsletter Blast to Neighborhood Associations
  - Numerous Facebook, Twitter, Instagram, and Next-door posts
    - Re-shared by community organizations representing residents of color

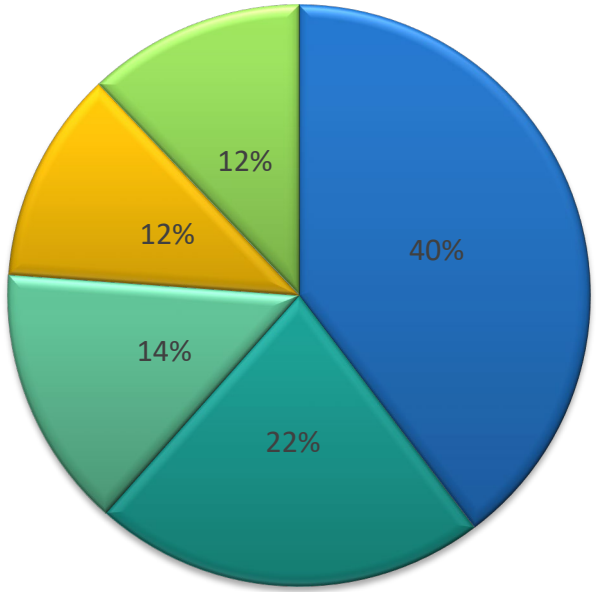
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Possible strategies to improve diversity and representation:

- *Ranked-Choice Voting*
- *Nomination of City Councilmembers by Geographic District*
- *A hybrid option implementing Ranked-Choice Voting and Geographic Districts*

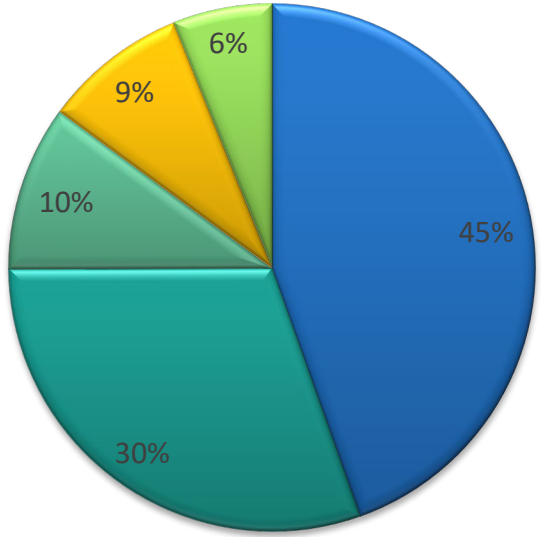
Strategy A: Ranked Choice Voting

Allows voters to rank candidates by preference rather than casting a vote for a single candidate running for a position on a ballot.

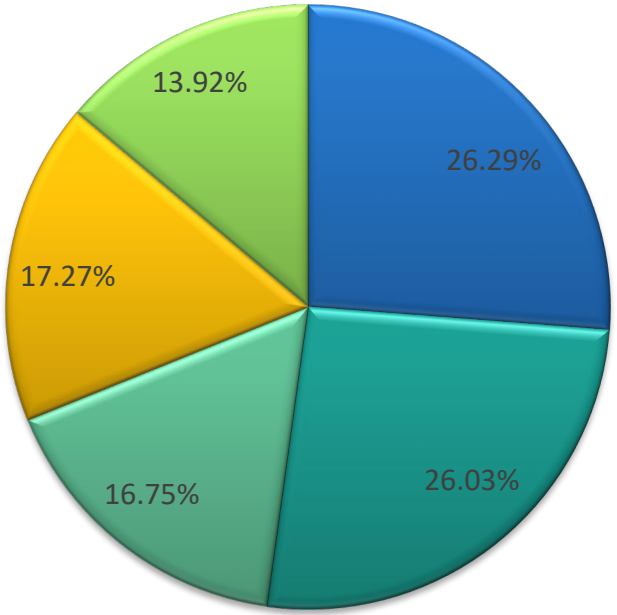


Strategy B: Nomination of City Councilors by district.

Divides city into geographic areas. A candidate must reside in a specific area to be eligible for that council position.



Strategy C: A hybrid of Ranked Choice voting and geographic districts.

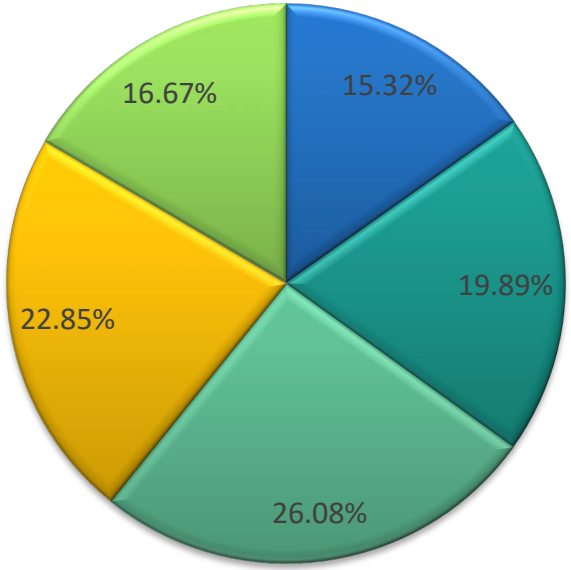


Strategies for Increasing Representation on Council

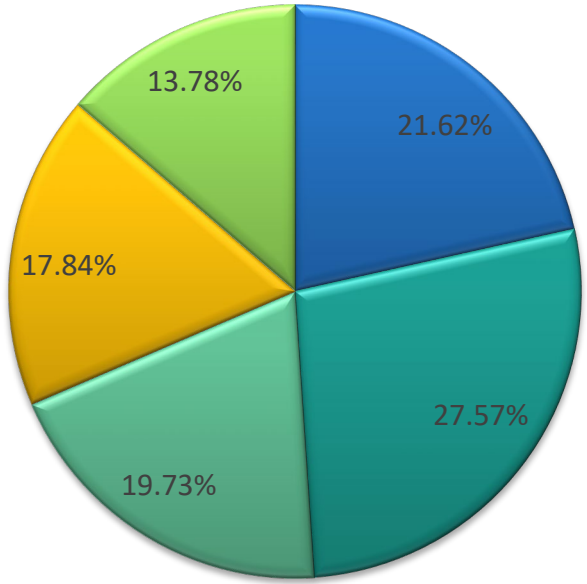
- Increasing Access/Representation on City Council:
  - Expanding the size of Council
  - Financial assistance to candidates running for Council
  - Charter Amendment: Term Limits
  - Advocate for State Law Change: Allow local elections in even number years
  - Provide Diversity, Equity and Inclusion training to Council, Boards and Commissions

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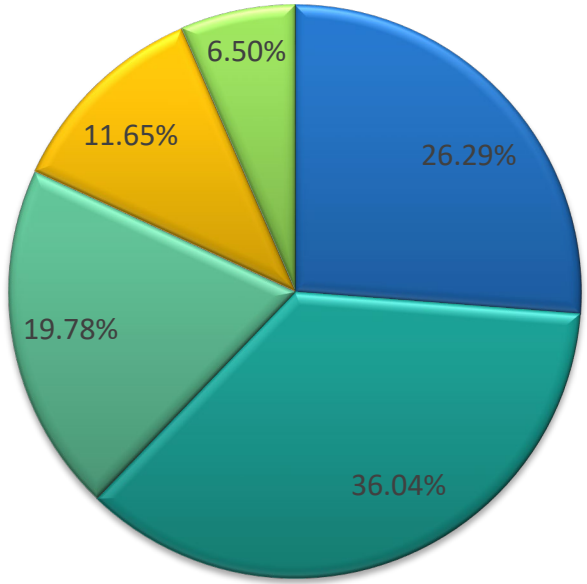
The City of Vancouver should consider expanding the size of Council from the current size of six Councilmembers plus the Mayor.



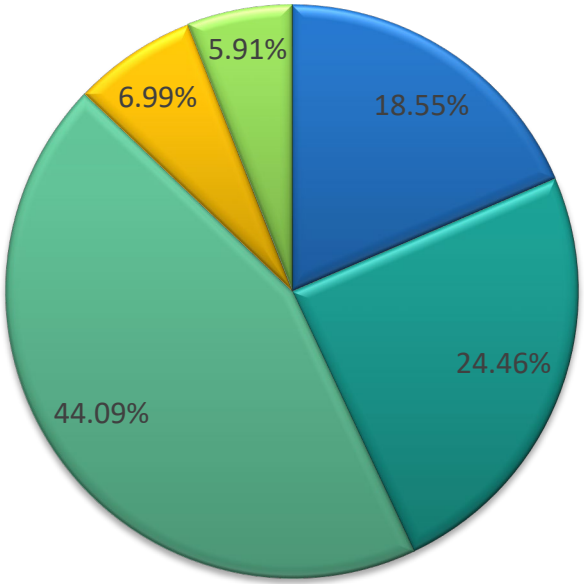
The City of Vancouver should consider financial assistance/campaign voucher programs for City Council candidates to improve representation.



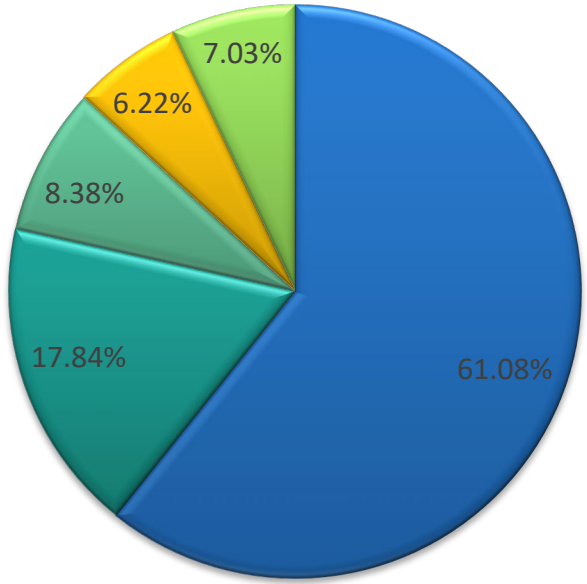
The City of Vancouver should consider a charter amendment to reduce incumbency bias as a step to improve City Council diversity. (Term Limits)



The City of Vancouver should advocate for changes to state law to enable even-year City Council elections to improve City Council representation.



The City of Vancouver should provide diversity, equity, and inclusion training for City Council, Boards, and Commissions to improve City Council representation.

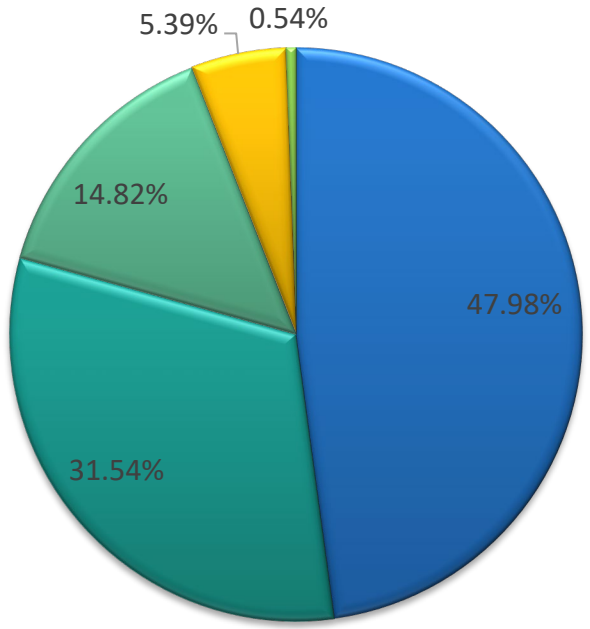


Strategies for increasing access to City Council

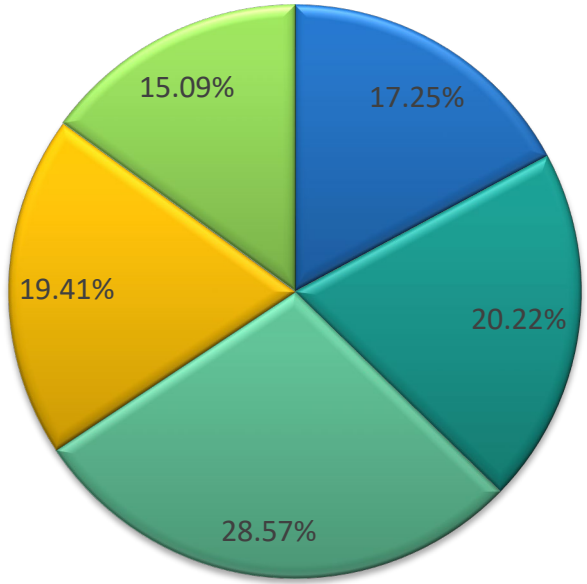
- Reducing citizen participation barriers
  - Providing ASL Interpretation
  - Providing no cost transportation
  - Providing no cost childcare
  - Providing citywide internet
  - Providing audio/video recordings of public meetings
  - Moving council meeting locations
  - Providing financial assistance programs
  - Conduct listening sessions, forums and town halls

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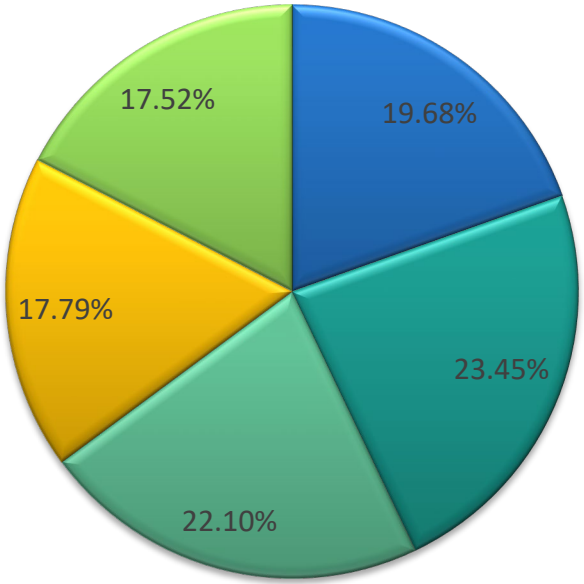
The City of Vancouver should provide American Sign Language interpretation at City Council meetings to improve representation.



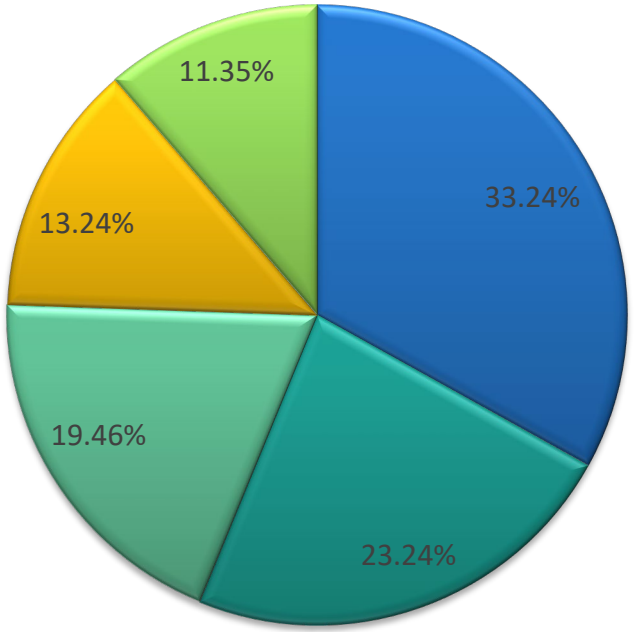
The City of Vancouver should provide no-cost transportation to and from City Council meetings to improve representation.



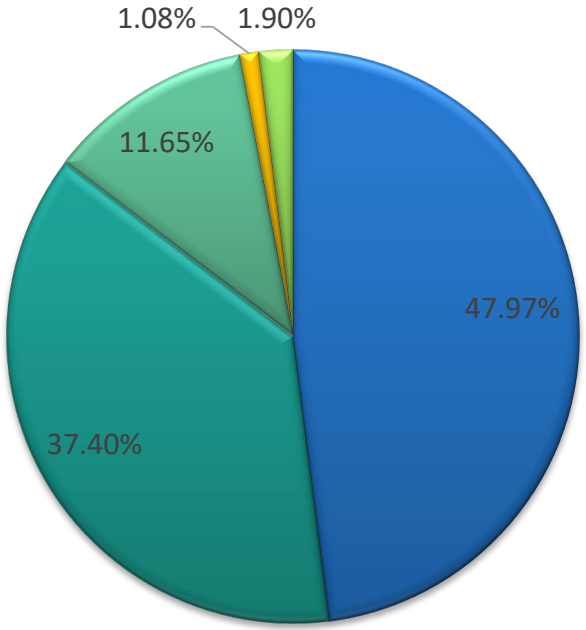
The City of Vancouver should provide childcare at City Council, Board, and Commission meetings to improve representation.



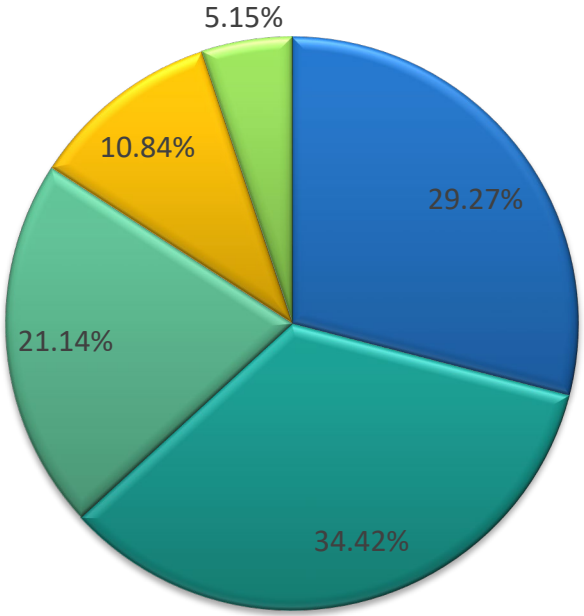
The City of Vancouver should deploy free internet access throughout the City to improve representation.



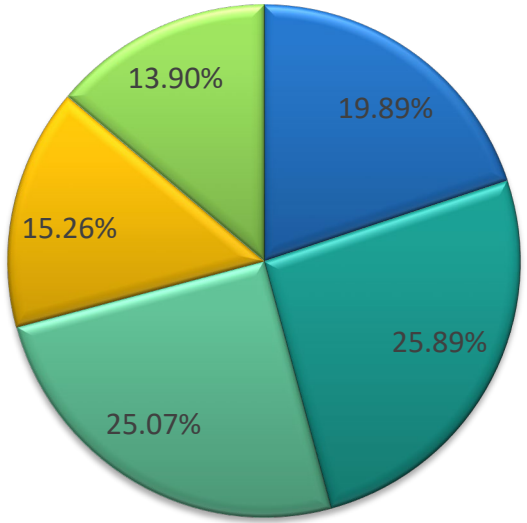
The City of Vancouver should provide audio/video recordings of City Council. Boards, Commission and Task Force meetings to improve representation.



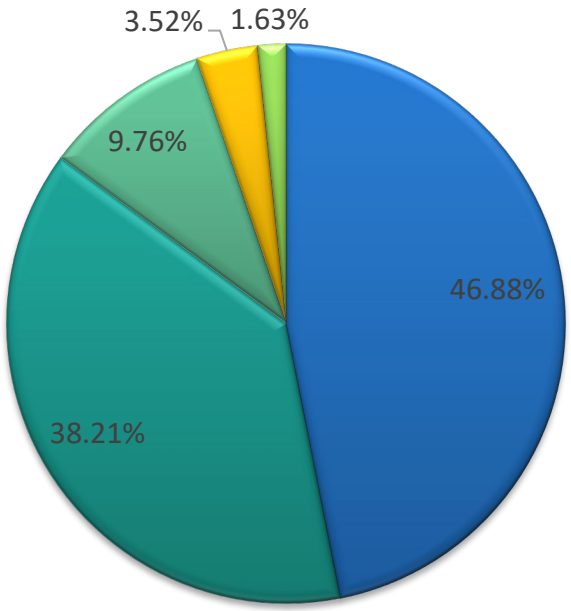
The City of Vancouver should conduct City Council meetings and town hall meetings at varied locations throughout the city to improve representation.



The City of Vancouver should coordinate with community organizations to create financial assistance programs for City Council, Boards and Commission candidates to improve representation.



The City of Vancouver should conduct regular listening sessions, citizen forums, and town hall meetings to improve representation.

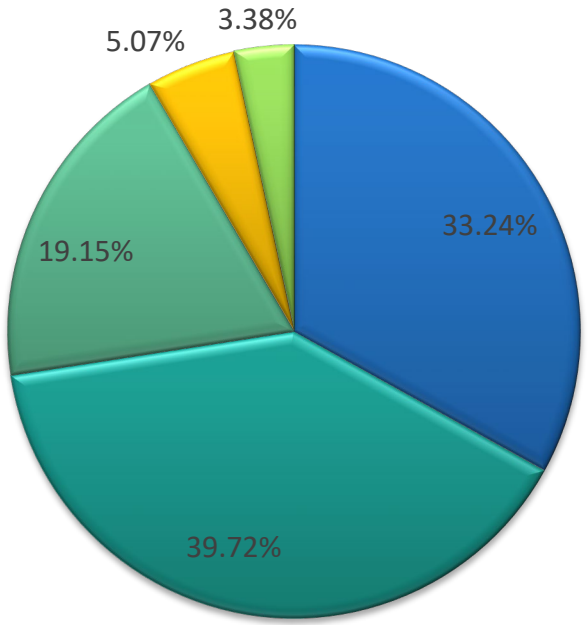


Empowering Neighborhoods and Community Organizations

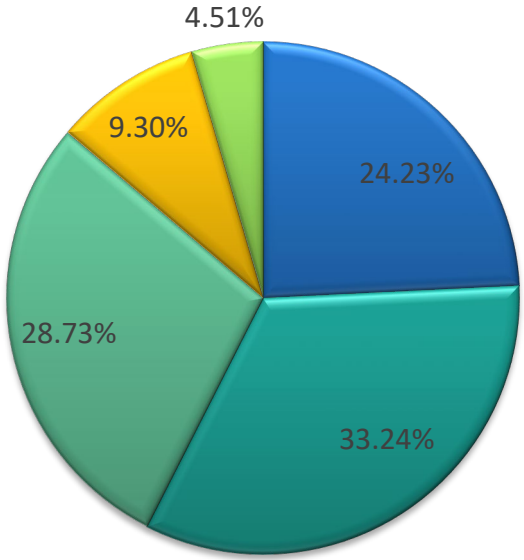
- Increasing neighborhood/community outreach and coordination
  - Assign Councilors to specific NA's
  - Creative campaign to highlight NA's/Community Orgs
  - Low or no cost gratuities to NA leaders
  - NA/Community Org updates at Council Meetings
  - Provide virtual/in-person meeting formats to NA's
  - Provide free childcare at NA Meetings
  - Provide Diversity, Equity and Inclusion training to NA's
  - Conduct listening sessions, forums and town halls

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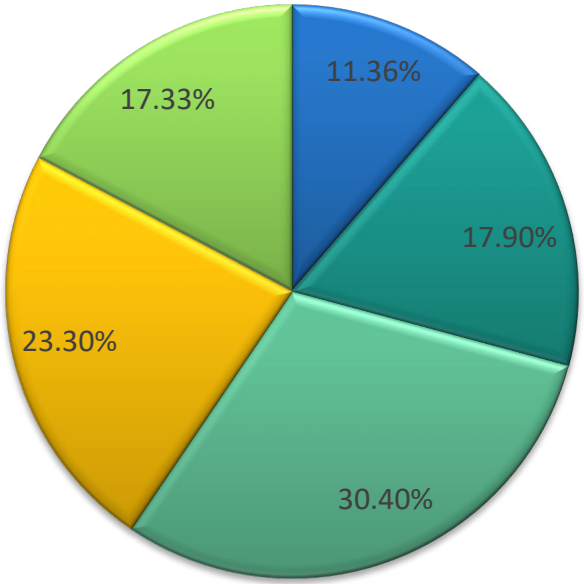
The City of Vancouver should assign City Council members to neighborhood associations as specific points of contact to improve representation.



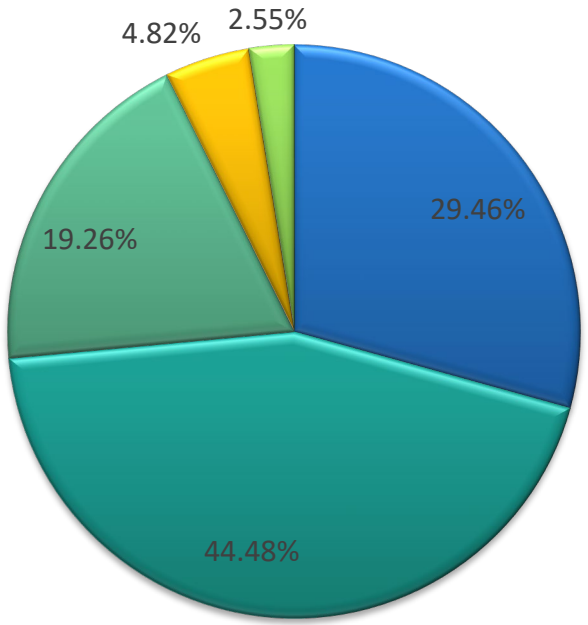
The City of Vancouver should undertake a creative campaign highlighting the function and contributions of neighborhood associations and other community based organizations to improve representation.



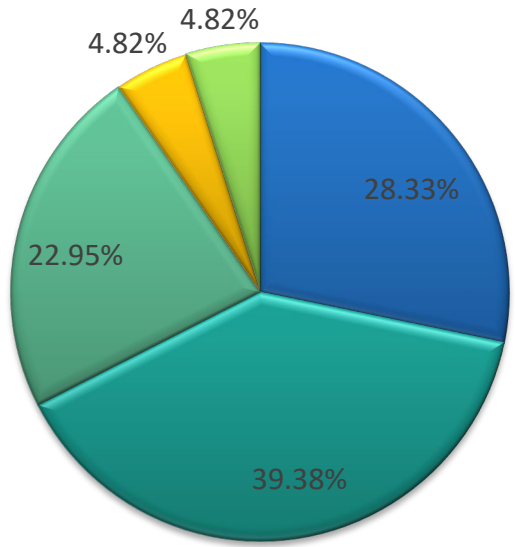
The City of Vancouver should provide a low or no cost gratuity for neighborhood leaders to improve representation.



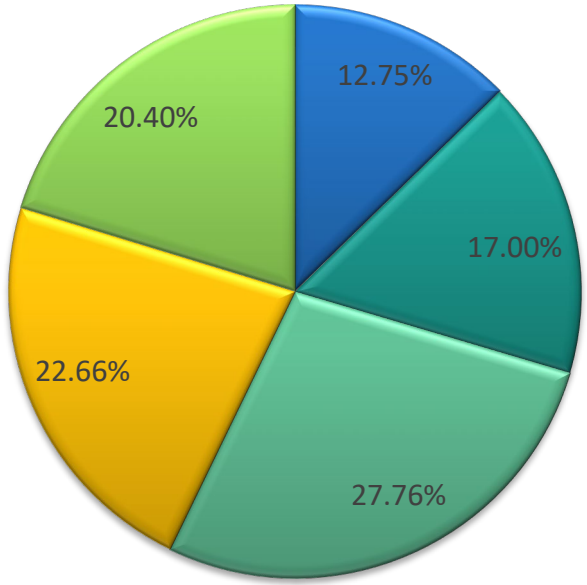
The City of Vancouver should have regular updates at Council meetings from neighborhood associations and community organizations to improve representation.



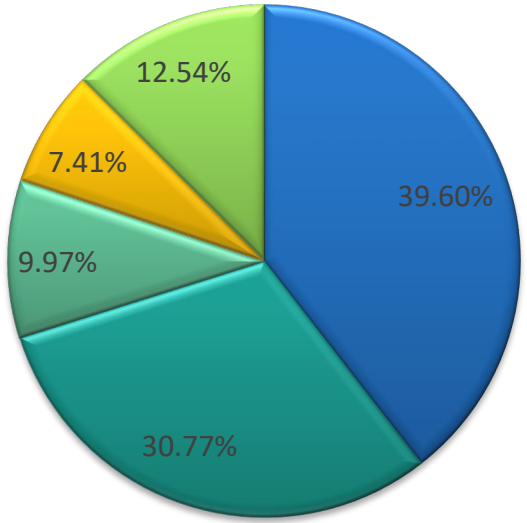
The City of Vancouver should provide for neighborhood associations to have both virtual and in-person meeting formats with a system of archiving meeting proceedings for public access to improve representation.



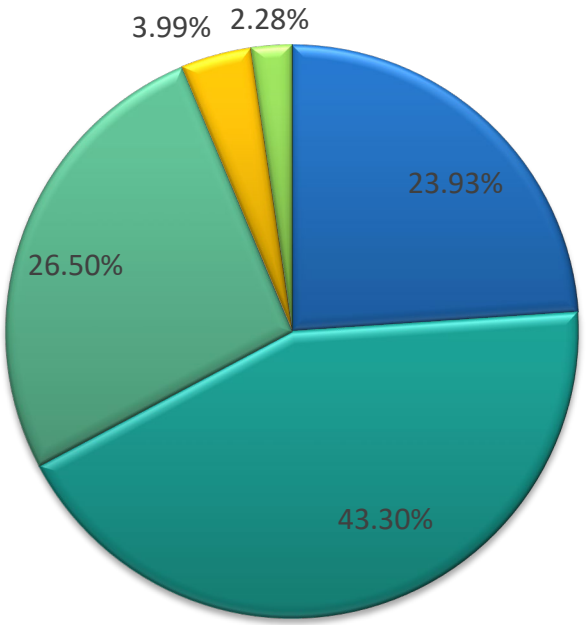
The City of Vancouver should provide childcare for neighborhood associations meeting attendees to improve representation.



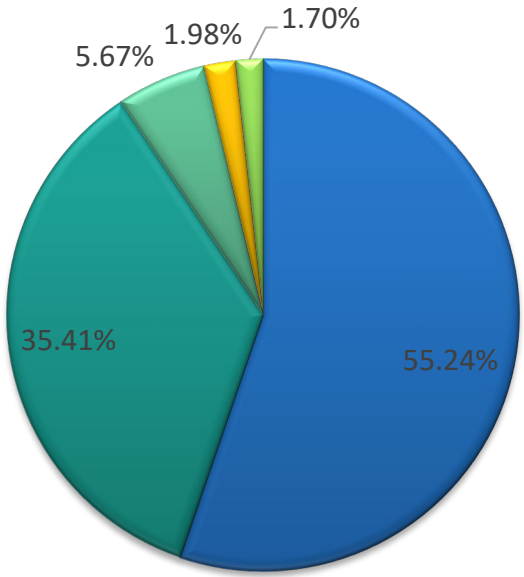
The City of Vancouver should provide diversity, equity and inclusion training for neighborhood association/community based organization leaders to improve representation.



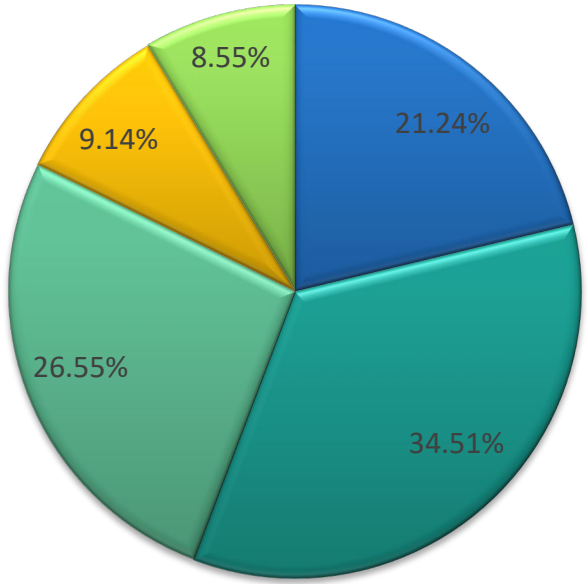
The City of Vancouver should provide tours of City operations for community members to improve representation.



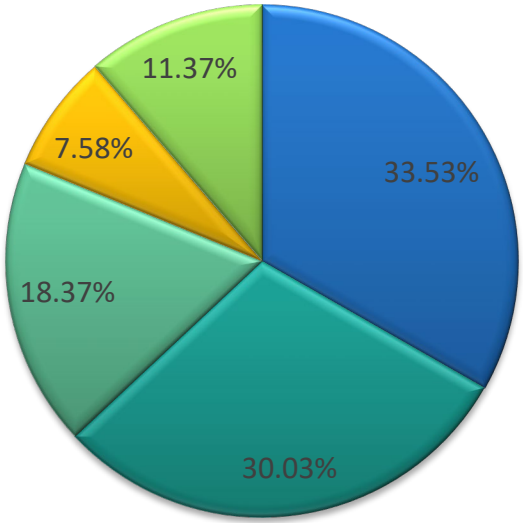
The City of Vancouver should periodically invite residents and neighborhood association members to attend a council meeting when agenda items have direct impacts to improve representation.



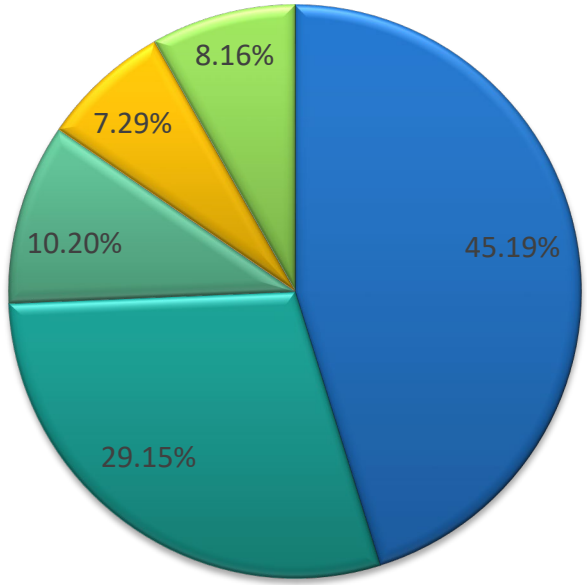
The City of Vancouver should sponsor participants in the Leadership Clark County program to improve representation.



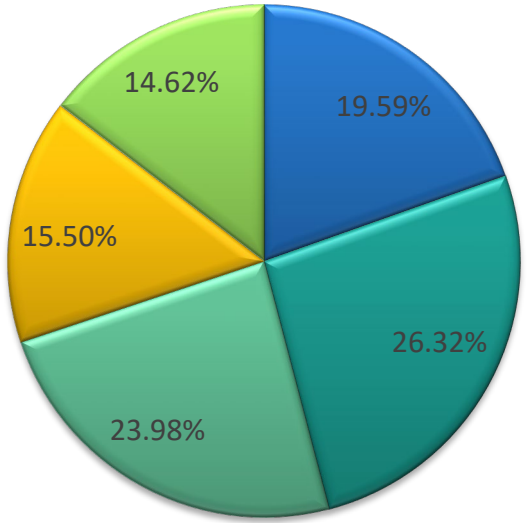
The City of Vancouver should set policy prioritizing the appointment of candidates from underrepresented populations to Boards and Commissions to improve representation.



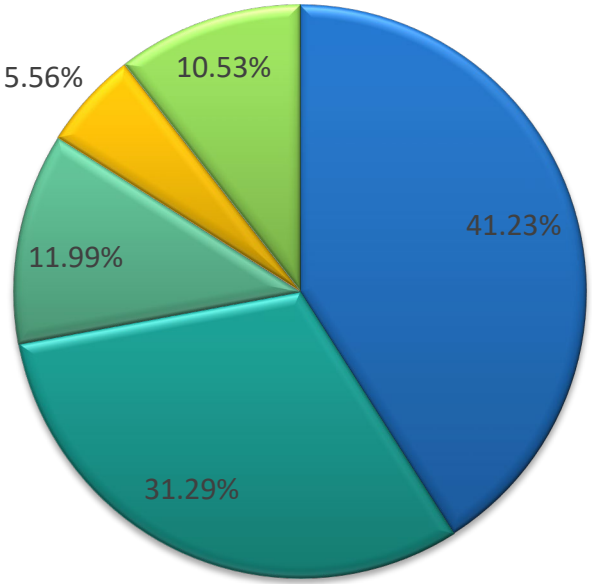
The City of Vancouver should review the Board and Commission appointment process with a focus on equity to improve council representation.



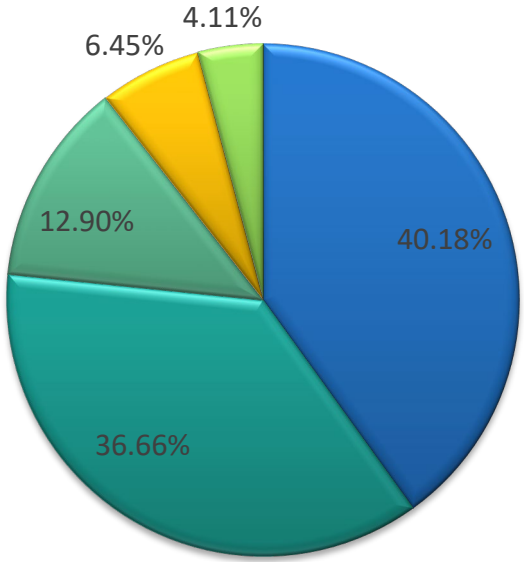
The City of Vancouver should coordinate with community organizations to create financial assistance programs for Council, Board and Commission candidates to improve representation.



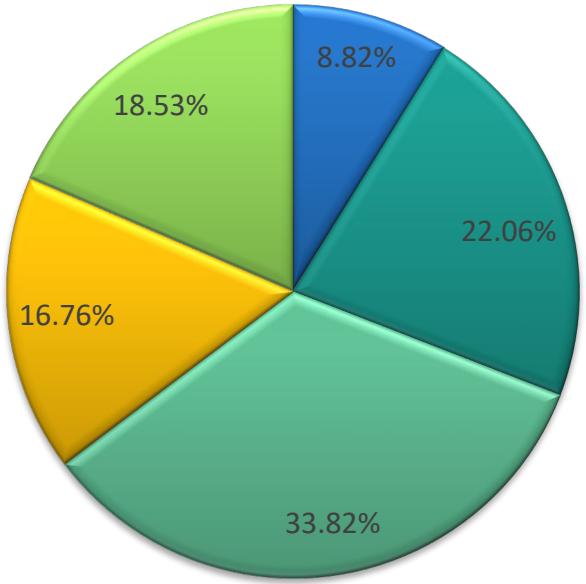
The City of Vancouver should actively recruit candidates from underrepresented populations to serve on Boards and Commissions to improve representation.



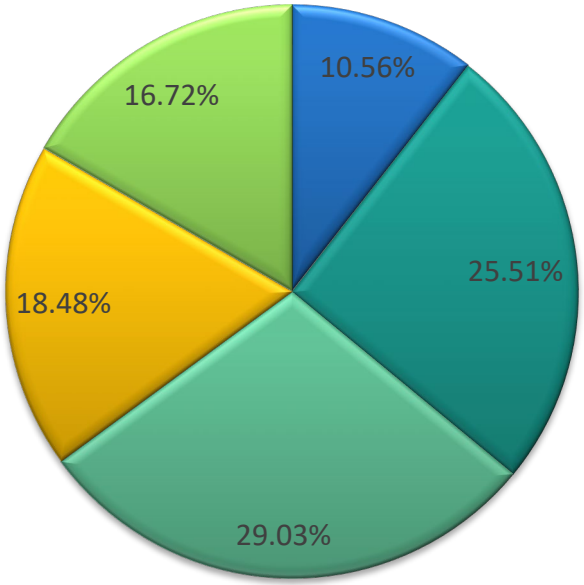
The City of Vancouver should provide new resident welcome information in multi-lingual formats introducing city officials, boards, commissions and city contact information to improve representation.



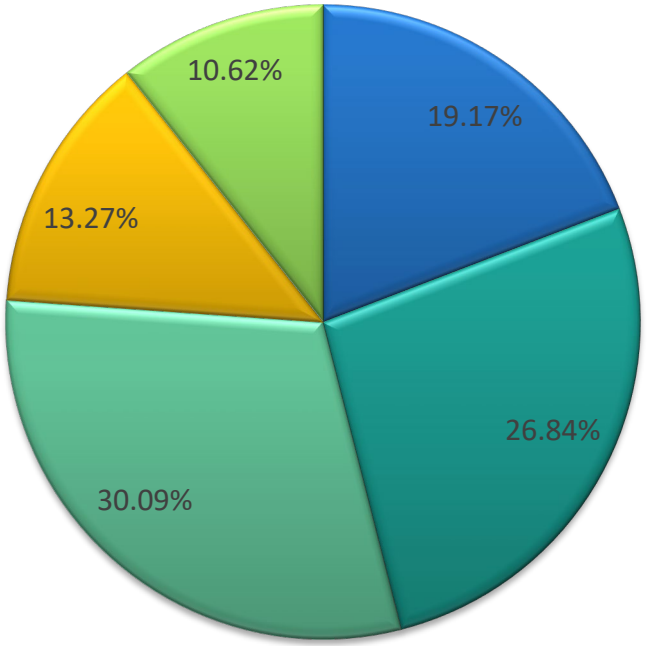
The City of Vancouver should provide free and/or low-cost gratuities for service on Boards and Commissions to improve representation.



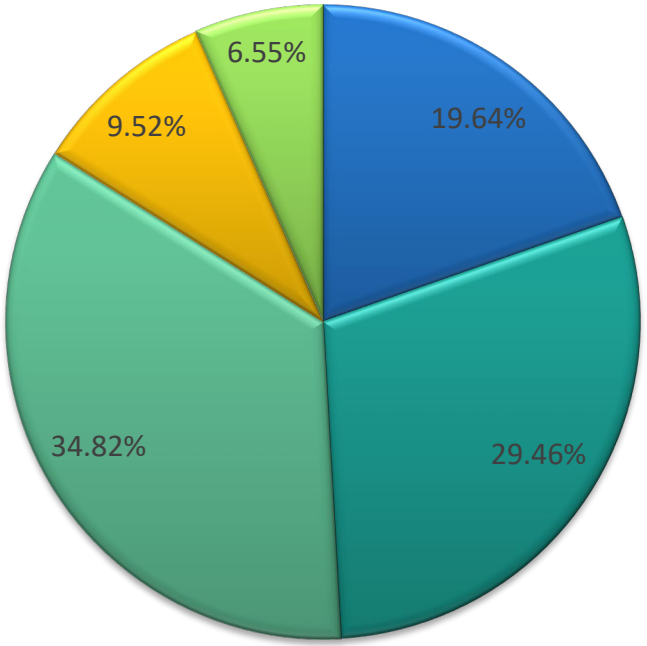
The City of Vancouver should provide stipends/compensation for service on Boards and Commissions to improve representation.



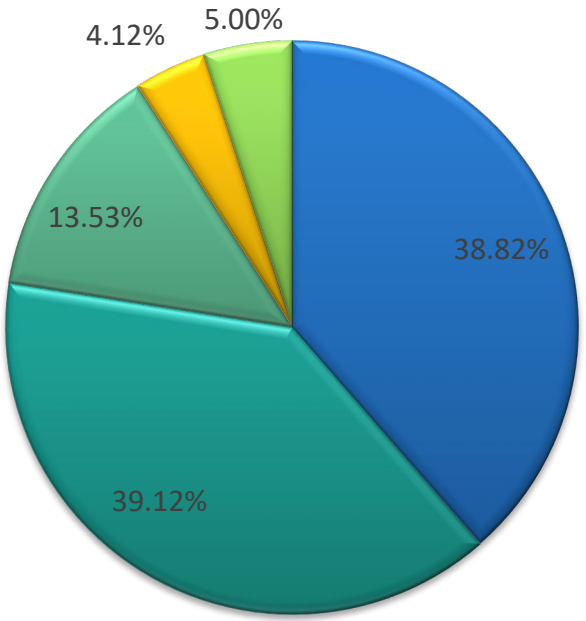
The City of Vancouver should increase outreach staffing levels to improve City Council representation.



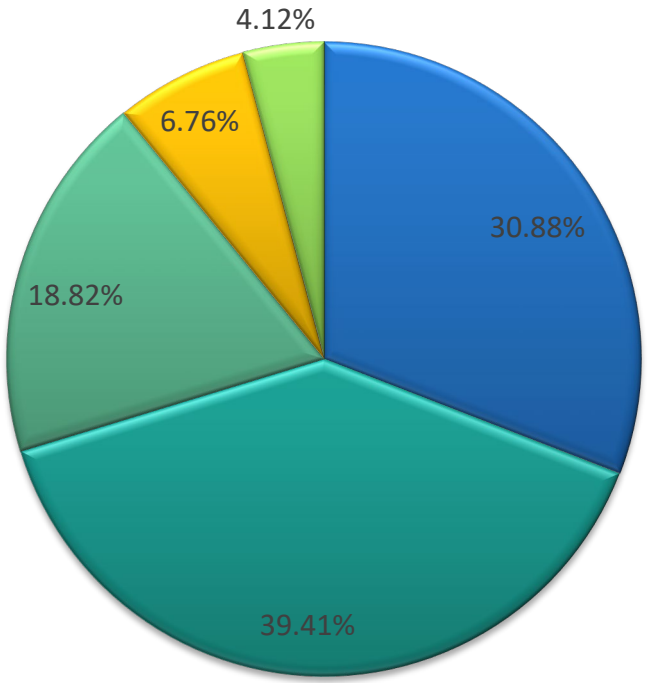
The City of Vancouver should create a citizen academy to improve City Council representation.



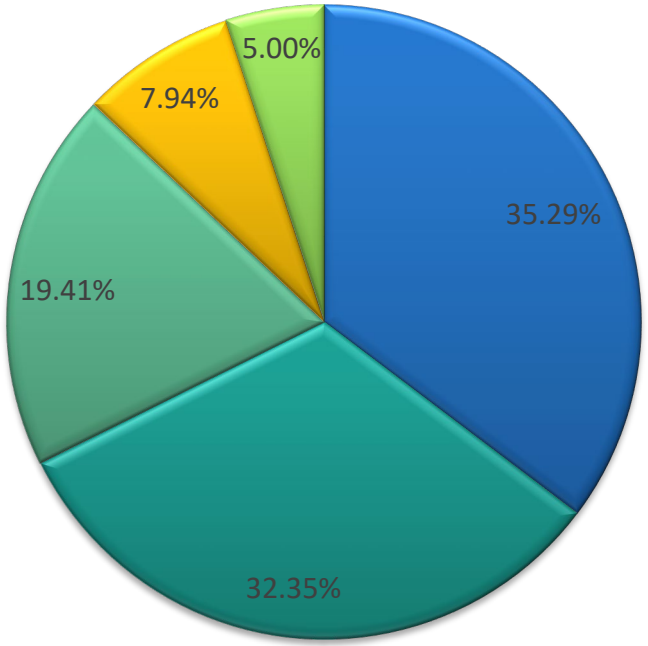
The City of Vancouver should participate in culturally relevant community forums to introduce the City to diverse constituencies to improve representation.



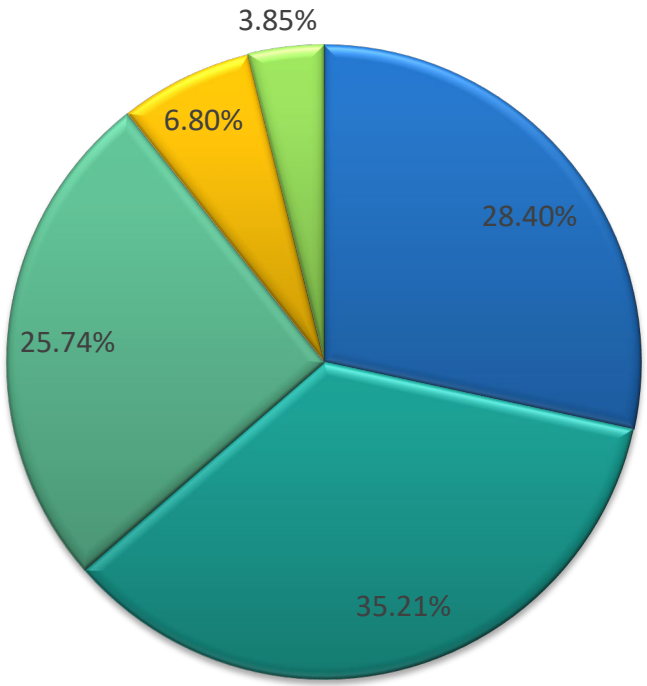
The City of Vancouver should provide leadership training for Boards and Commissions to improve representation.



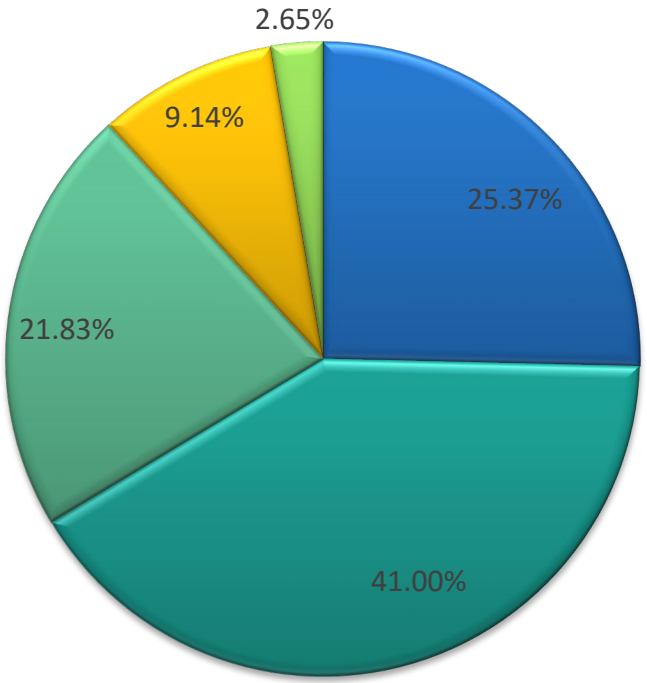
The City of Vancouver should form a youth council to improve City Council representation.



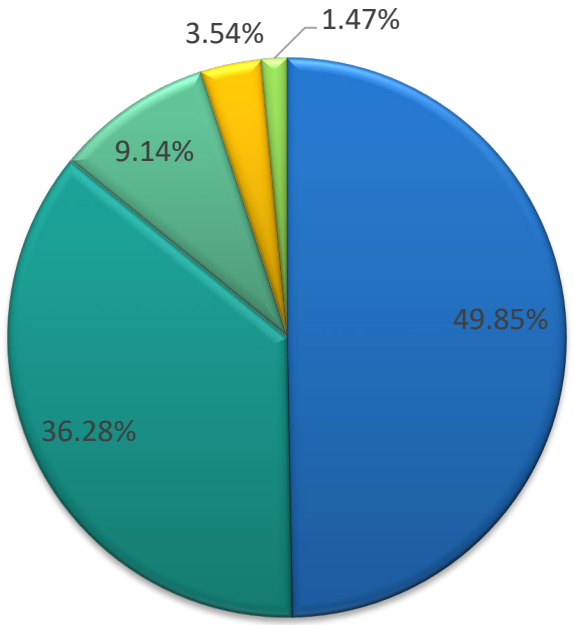
The City of Vancouver should create an internship program to improve City Council representation.



The City of Vancouver should host a “Shadow-a-Councilmember” program to improve representation.



The City of Vancouver should conduct presentations to high school government classrooms and encourage voter participation to improve representation.



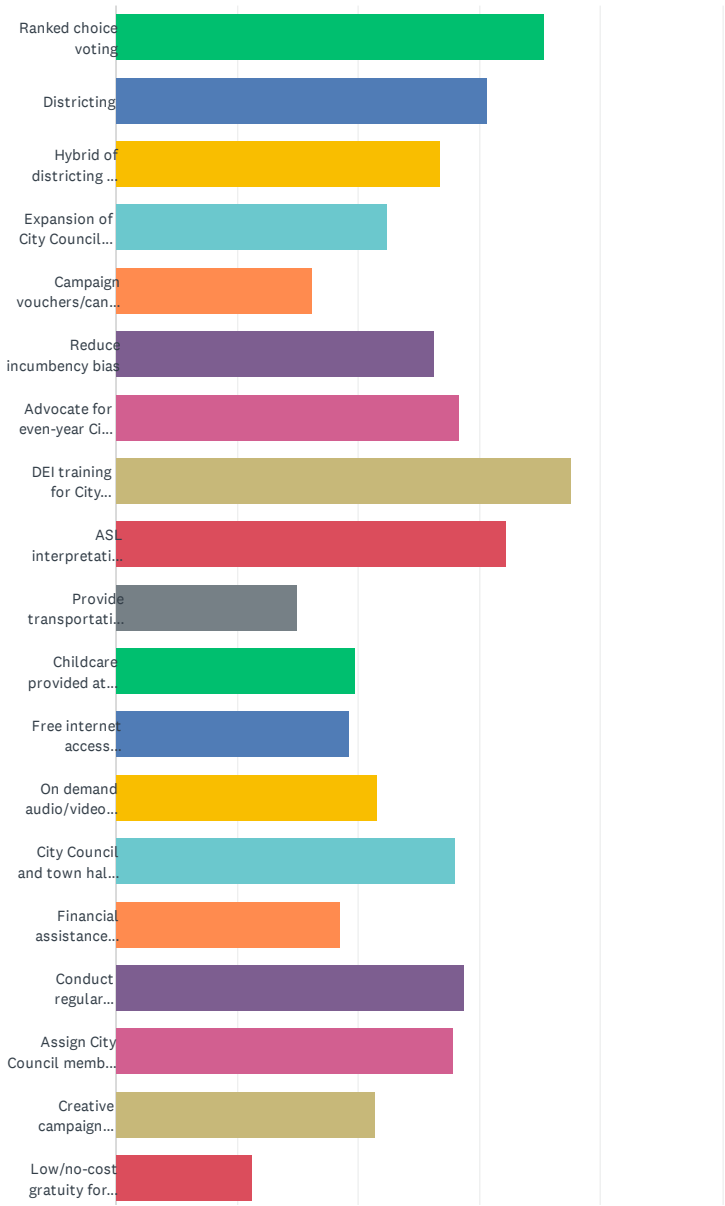


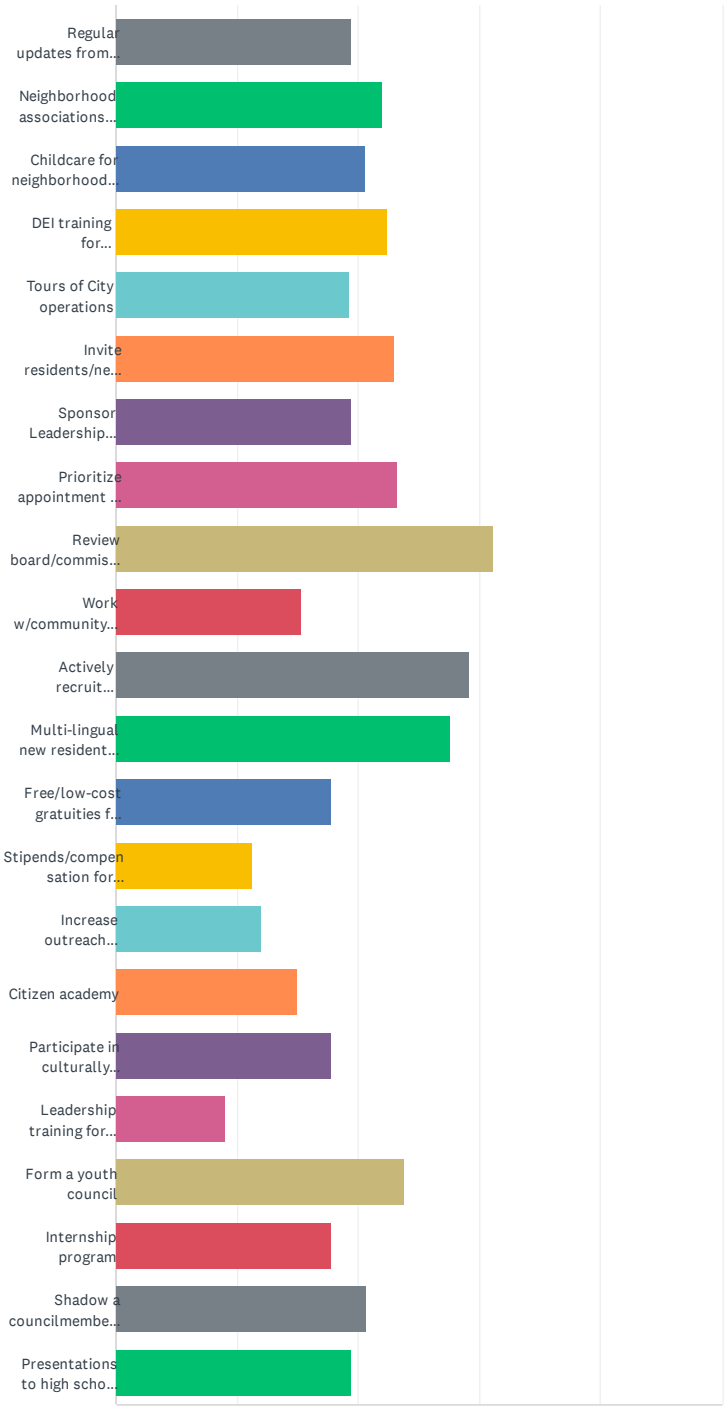
CITY OF
Vancouver
WASHINGTON

Appendix D

Q1 Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Answered: 6 Skipped: 0




Regular updates from...
Neighborhood associations...
Childcare for neighborhood...
DEI training for...
Tours of City operations
Invite residents/ne...
Sponsor Leadership...
Prioritize appointment ...
Review board/commis...
Work w/community...
Actively recruit...
Multi-lingual new resident...
Free/low-cost gratuities f...
Stipends/compensation for...
Increase outreach...
Citizen academy
Participate in culturally...
Leadership training for...
Form a youth council
Internship program
Shadow a councilmembe...
Presentations to high scho...


0
10
20
30
40
50

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Ranked choice voting	40.00% 2	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0
Districting	60.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Hybrid of districting and ranked choice voting	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Expansion of City Council size	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Campaign vouchers/candidate financial assistance	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Reduce incumbency bias	0.00% 0	25.00% 1	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0
Advocate for even-year City Council elections	0.00% 0	16.67% 1	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 2	16.67% 1
DEI training for City Council, boards, and commissions	0.00% 0	20.00% 1	20.00% 1	0.00% 0	20.00% 1	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
ASL interpretation at City Council meetings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Provide transportation to/from City Council meetings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Childcare provided at City Council, board, and commission meetings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Free internet access throughout City	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0
On demand audio/video archives of City Council, board, commission, and task force meetings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 2
City Council and town hall meetings conducted at varied locations throughout City	0.00% 0	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Financial assistance coordinated with community orgs for Council/board/commission candidates	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0
Conduct regular listening sessions/citizen forums/town hall meetings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Assign City Council members to neighborhood associations as liaisons	0.00% 0	20.00% 1	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Creative campaign highlighting neighborhood associations and community organizations	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0
Low/no-cost gratuity for neighborhood leaders	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Regular updates from	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	25.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

neighborhood associations/community orgs at Council meetings	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Neighborhood associations have virtual/in person meetings; accessible archive of proceedings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Childcare for neighborhood association meetings	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
DEI training for neighborhood associations/community orgs	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Tours of City operations	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Invite residents/neighborhood associations to meetings esp. when impacted by agenda item	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0
Sponsor Leadership Clark County participants	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Prioritize appointment of underrepresented population candidates to boards and commissions	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	25.00% 1	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0
Review board/commission appointment process with focus on equity	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Work w/community orgs to create financial assistance programs for Council/board/commission candidates	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Actively recruit candidates from underrepresented groups to serve on boards/commissions	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Multi-lingual new resident welcome information	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	40.00% 2	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Free/low-cost gratuities for service on boards/commissions	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0
Stipends/compensation for service on boards/commissions	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0
Increase outreach staffing levels	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0
Citizen academy	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1
Participate in culturally relevant community forums to introduce City	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Leadership training for	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

boards and commissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Form a youth council	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Internship program	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Shadow a councilmember program	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Presentations to high school government classrooms	0.00% 0	0.00% 0	0.00% 0	50.00% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0

Q2 Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

Answered: 4 Skipped: 2

#	RESPONSES	DATE
1	I used a mixture of three things in determination... 1. What my thoughts are on items that will be most effective at bringing more forms of diversity to the City Council. 2. What I gathered from the citizen survey results. 3. What I believe is feasible, given budget restraints, what voters may approve, and what City Council Members may approve of. One thing I really wish we had done differently is take some small items that really are easily/cheaply implemented and run with those on a separate list. I don't want these items to be tossed away, simply because they don't make the top 5 list. There are many of them that can be easily implemented.	11/17/2020 7:29 PM
2	Sponsorship of trainings on how to run, such as partner with affinity groups, County and Greg Kimsey to hold a workshop(s) on how to file, government structure, typical costs of running campaigns, what are the electable seats in area, etc. - hosted and led by a coalition of BIPOC. I focused on the top 10 to 12 or so.	11/17/2020 7:12 PM
3	I believe districting should come before RCV. RCV is harder to understand and there remain legal questions. RCV is something I would advocate for at a later time. We need to do something NOW as opposed to waiting for legal opinions and an elaborate educational promotion of RCV.	11/17/2020 5:01 PM
4	Our goal is to "identify, develop and recommend practical strategies and policies that supports elected representation (including districts) on the City Council that more closely reflects the Vancouver community. My rationale for supporting the above policies is that they are the best at producing equality of opportunity vis-a-vis equality of outcome. Ranked-choice voting promotes diversity of political viewpoint as well as diversity of candidate background and demographics. Even in single-winner races, RCV can promote the representation of historically under-represented groups. Even-year elections generally have higher voter turnout that odd-year elections. The city conducts elections for city office on odd-years. If we moved from odd-year to even-year elections and 70% of voters are participating in an election compared to 50% you might have a better representation of what voters want it seems.	11/16/2020 10:34 AM

Q3 Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

Answered: 6 Skipped: 0

#	RESPONSES	DATE
1	Districting, DEI Training for City Council/Boards/Commissions	11/18/2020 7:24 AM
2	Reduce incumbency bias Internship Program I think we all should have a discussion together to determine how we present districts/RCV/hybrid to the Council. I think that if there is one thing that we actually vote on as a Task Force, it should be our recommendation to council regarding these three options.	11/17/2020 7:29 PM
3	I can do districting, assessment of current appointment process for board/commission, key messaging on overall effort and desire to phase in as funding becomes available or opportunities for partnerships while maintaining an open door to creative innovative strategies that we haven't thought of it.	11/17/2020 7:12 PM
4	1.Districting. City Council 2.Council members assigned to NAs. 3.Meeting in various parts of City 4.Incumbency Bias (Ranked in order of interest)	11/17/2020 5:01 PM
5	districting will be harmful to the city's future. I would like to present those reasons to the council. term limits are not healthy for local governments. same remark	11/16/2020 11:16 AM
6	Ranked-choice voting or even-year elections	11/16/2020 10:34 AM

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 16, 2020 9:49:54 AM
Last Modified: Monday, November 16, 2020 10:33:50 AM
Time Spent: 00:43:56
IP Address: 67.171.135.247

Page 1: Hello Task Force on Council Representation!

Q1

Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Ranked choice voting	**1**
Expansion of City Council size	**4**
Campaign vouchers/candidate financial assistance	**3**
Advocate for even-year City Council elections	**2**

Q2

Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

Our goal is to "identify, develop and recommend practical strategies and policies that supports elected representation (including districts) on the City Council that more closely reflects the Vancouver community. My rationale for supporting the above policies is that they are the best at producing equality of opportunity vis-a-vis equality of outcome.

Ranked-choice voting promotes diversity of political viewpoint as well as diversity of candidate background and demographics. Even in single-winner races, RCV can promote the representation of historically under-represented groups.

Even-year elections generally have higher voter turnout that odd-year elections. The city conducts elections for city office on odd-years. If we moved from odd-year to even-year elections and 70% of voters are participating in an election compared to 50% you might have a better representation of what voters want it seems.

Q3

Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

Ranked-choice voting or even-year elections

#2

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Monday, November 16, 2020 11:04:44 AM
Last Modified:	Monday, November 16, 2020 11:16:29 AM
Time Spent:	00:11:44
IP Address:	24.21.66.54

Page 1: Hello Task Force on Council Representation!

Q1

Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Ranked choice voting	**1**
Districting	**41**
Hybrid of districting and ranked choice voting	**40**
Expansion of City Council size	**39**
Campaign vouchers/candidate financial assistance	**38**
Reduce incumbency bias	**37**
Advocate for even-year City Council elections	**5**
DEI training for City Council, boards, and commissions	**6**
ASL interpretation at City Council meetings	**7**
Provide transportation to/from City Council meetings	**36**
Childcare provided at City Council, board, and commission meetings	**35**
Free internet access throughout City	**34**
On demand audio/video archives of City Council, board, commission, and task force meetings	**33**
City Council and town hall meetings conducted at varied locations throughout City	**31**
Financial assistance coordinated with community orgs for Council/board/commission candidates	**32**
Conduct regular listening sessions/citizen forums/town hall meetings	**8**
Assign City Council members to neighborhood associations as liaisons	**30**
Creative campaign highlighting neighborhood associations and community organizations	**29**
Low/no-cost gratuity for neighborhood leaders	**28**
Regular updates from neighborhood associations/community orgs at Council meetings	**27**
Neighborhood associations have virtual/in person meetings; accessible archive of proceedings	**10**
Childcare for neighborhood association meetings	**9**
DEI training for neighborhood associations/community orgs	**11**
Tours of City operations	**12**
Invite residents/neighborhood associations to meetings esp. when impacted by agenda item	**13**
Sponsor Leadership Clark County participants	**14**

Prioritize appointment of underrepresented population candidates to boards and commissions	**15**
Review board/commission appointment process with focus on equity	**2**
Work w/community orgs to create financial assistance programs for Council/board/commission candidates	**16**
Actively recruit candidates from underrepresented groups to serve on boards/commissions	**3**
Multi-lingual new resident welcome information	**17**
Free/low-cost gratuities for service on boards/commissions	**18**
Stipends/compensation for service on boards/commissions	**19**
Increase outreach staffing levels	**20**
Citizen academy	**21**
Participate in culturally relevant community forums to introduce City	**22**
Leadership training for boards and commissions	**23**
Form a youth council	**24**
Internship program	**25**
Shadow a councilmember program	**26**
Presentations to high school government classrooms	**4**

Q2

Respondent skipped this question

Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

Q3

Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

districting will be harmful to the city's future. I would like to present those reasons to the council. term limits are not healthy for local governments. same remark

#3

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, November 17, 2020 4:38:59 PM
Last Modified:	Tuesday, November 17, 2020 5:00:51 PM
Time Spent:	00:21:52
IP Address:	71.193.217.110

Page 1: Hello Task Force on Council Representation!

Q1

Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Ranked choice voting	**18**
Districting	**1**
Hybrid of districting and ranked choice voting	**17**
Expansion of City Council size	**41**
Campaign vouchers/candidate financial assistance	**34**
Reduce incumbency bias	**5**
Advocate for even-year City Council elections	**20**
DEI training for City Council, boards, and commissions	**6**
ASL interpretation at City Council meetings	**16**
Provide transportation to/from City Council meetings	**28**
Childcare provided at City Council, board, and commission meetings	**26**
Free internet access throughout City	**19**
On demand audio/video archives of City Council, board, commission, and task force meetings	**21**
City Council and town hall meetings conducted at varied locations throughout City	**3**
Financial assistance coordinated with community orgs for Council/board/commission candidates	**27**
Conduct regular listening sessions/citizen forums/town hall meetings	**7**
Assign City Council members to neighborhood associations as liaisons	**2**
Creative campaign highlighting neighborhood associations and community organizations	**9**
Low/no-cost gratuity for neighborhood leaders	**32**
Regular updates from neighborhood associations/community orgs at Council meetings	**22**
Neighborhood associations have virtual/in person meetings; accessible archive of proceedings	**12**
Childcare for neighborhood association meetings	**33**
DEI training for neighborhood associations/community orgs	**23**
Tours of City operations	**24**
Invite residents/neighborhood associations to meetings esp. when impacted by agenda item	**8**
Sponsor Leadership Clark County participants	**35**

Prioritize appointment of underrepresented population candidates to boards and commissions	**13**
Review board/commission appointment process with focus on equity	**10**
Work w/community orgs to create financial assistance programs for Council/board/commission candidates	**31**
Actively recruit candidates from underrepresented groups to serve on boards/commissions	**15**
Multi-lingual new resident welcome information	**11**
Free/low-cost gratuities for service on boards/commissions	**36**
Stipends/compensation for service on boards/commissions	**38**
Increase outreach staffing levels	**25**
Citizen academy	**40**
Participate in culturally relevant community forums to introduce City	**29**
Leadership training for boards and commissions	**37**
Form a youth council	**14**
Internship program	**39**
Shadow a councilmember program	**30**
Presentations to high school government classrooms	**4**

Q2

Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

I believe districting should come before RCV. RCV is harder to understand and there remain legal questions. RCV is something I would advocate for at a later time. We need to do something NOW as opposed to waiting for legal opinions and an elaborate educational promotion of RCV.

Q3

Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

1.Districting. City Council 2.Council members assigned to NAs. 3.Meeting in various parts of City 4.Incumbency Bias (Ranked in order of interest)

#4

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, November 17, 2020 6:01:46 PM
Last Modified:	Tuesday, November 17, 2020 7:11:47 PM
Time Spent:	01:10:01
IP Address:	98.246.71.172

Page 1: Hello Task Force on Council Representation!

Q1

Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Ranked choice voting	**2**
Districting	**1**
Hybrid of districting and ranked choice voting	**3**
Expansion of City Council size	**9**
Campaign vouchers/candidate financial assistance	**14**
Reduce incumbency bias	**19**
Advocate for even-year City Council elections	**20**
DEI training for City Council, boards, and commissions	**5**
ASL interpretation at City Council meetings	**6**
Provide transportation to/from City Council meetings	**22**
Childcare provided at City Council, board, and commission meetings	**12**
Free internet access throughout City	**23**
On demand audio/video archives of City Council, board, commission, and task force meetings	**21**
City Council and town hall meetings conducted at varied locations throughout City	**16**
Financial assistance coordinated with community orgs for Council/board/commission candidates	**15**
Conduct regular listening sessions/citizen forums/town hall meetings	**24**
Assign City Council members to neighborhood associations as liaisons	**31**
Creative campaign highlighting neighborhood associations and community organizations	**36**
Low/no-cost gratuity for neighborhood leaders	**38**
Regular updates from neighborhood associations/community orgs at Council meetings	**33**
Neighborhood associations have virtual/in person meetings; accessible archive of proceedings	**35**
Childcare for neighborhood association meetings	**30**
DEI training for neighborhood associations/community orgs	**25**
Tours of City operations	**39**
Invite residents/neighborhood associations to meetings esp. when impacted by agenda item	**37**
Sponsor Leadership Clark County participants	**13**

Prioritize appointment of underrepresented population candidates to boards and commissions	**18**
Review board/commission appointment process with focus on equity	**4**
Work w/community orgs to create financial assistance programs for Council/board/commission candidates	**29**
Actively recruit candidates from underrepresented groups to serve on boards/commissions	**7**
Multi-lingual new resident welcome information	**26**
Free/low-cost gratuities for service on boards/commissions	**10**
Stipends/compensation for service on boards/commissions	**32**
Increase outreach staffing levels	**40**
Citizen academy	**11**
Participate in culturally relevant community forums to introduce City	**28**
Leadership training for boards and commissions	**34**
Form a youth council	**8**
Internship program	**27**
Shadow a councilmember program	**17**
Presentations to high school government classrooms	**41**

Q2

Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

Sponsorship of trainings on how to run, such as partner with affinity groups, County and Greg Kimsey to hold a workshop(s) on how to file, government structure, typical costs of running campaigns, what are the electable seats in area, etc. - hosted and led by a coalition of BIPOC.
I focused on the top 10 to 12 or so.

Q3

Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

I can do districting, assessment of current appointment process for board/commission, key messaging on overall effort and desire to phase in as funding becomes available or opportunities for partnerships while maintaining an open door to creative innovative strategies that we haven't thought of it.

#5

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Tuesday, November 17, 2020 7:13:37 PM
Last Modified:	Tuesday, November 17, 2020 7:28:43 PM
Time Spent:	00:15:06
IP Address:	71.63.254.100

Page 1: Hello Task Force on Council Representation!

Q1

Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Ranked choice voting	**11**
Districting	**13**
Hybrid of districting and ranked choice voting	**1**
Expansion of City Council size	**5**
Campaign vouchers/candidate financial assistance	**40**
Reduce incumbency bias	**2**
Advocate for even-year City Council elections	**21**
DEI training for City Council, boards, and commissions	**3**
ASL interpretation at City Council meetings	**10**
Provide transportation to/from City Council meetings	**22**
Childcare provided at City Council, board, and commission meetings	**16**
Free internet access throughout City	**15**
On demand audio/video archives of City Council, board, commission, and task force meetings	**7**
City Council and town hall meetings conducted at varied locations throughout City	**17**
Financial assistance coordinated with community orgs for Council/board/commission candidates	**20**
Conduct regular listening sessions/citizen forums/town hall meetings	**14**
Assign City Council members to neighborhood associations as liaisons	**4**
Creative campaign highlighting neighborhood associations and community organizations	**19**
Low/no-cost gratuity for neighborhood leaders	**25**
Regular updates from neighborhood associations/community orgs at Council meetings	**8**
Neighborhood associations have virtual/in person meetings; accessible archive of proceedings	**23**
Childcare for neighborhood association meetings	**24**
DEI training for neighborhood associations/community orgs	**26**
Tours of City operations	**27**
Invite residents/neighborhood associations to meetings esp. when impacted by agenda item	**18**
Sponsor Leadership Clark County participants	**28**

Prioritize appointment of underrepresented population candidates to boards and commissions	**29**
Review board/commission appointment process with focus on equity	**30**
Work w/community orgs to create financial assistance programs for Council/board/commission candidates	**31**
Actively recruit candidates from underrepresented groups to serve on boards/commissions	**32**
Multi-lingual new resident welcome information	**9**
Free/low-cost gratuities for service on boards/commissions	**33**
Stipends/compensation for service on boards/commissions	**34**
Increase outreach staffing levels	**35**
Citizen academy	**36**
Participate in culturally relevant community forums to introduce City	**37**
Leadership training for boards and commissions	**38**
Form a youth council	**39**
Internship program	**6**
Shadow a councilmember program	**12**
Presentations to high school government classrooms	**41**

Q2

Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

I used a mixture of three things in determination...
1. What my thoughts are on items that will be most effective at bringing more forms of diversity to the City Council.
2. What I gathered from the citizen survey results.
3. What I believe is feasible, given budget restraints, what voters may approve, and what City Council Members may approve of.

One thing I really wish we had done differently is take some small items that really are easily/cheaply implemented and run with those on a separate list. I don't want these items to be tossed away, simply because they don't make the top 5 list. There are many of them that can be easily implemented.

Q3

Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

Reduce incumbency bias
Internship Program

I think we all should have a discussion together to determine how we present districts/RCV/hybrid to the Council. I think that if there is one thing that we actually vote on as a Task Force, it should be our recommendation to council regarding these three options.

#6

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Wednesday, November 18, 2020 7:09:51 AM
Last Modified:	Wednesday, November 18, 2020 7:24:00 AM
Time Spent:	00:14:09
IP Address:	73.164.154.14

Page 1: Hello Task Force on Council Representation!

Q1

Rank the following proposals from 1 to 41, with 1 being your most preferred, 2 second most preferred, and so forth. The proposals are presented here in summary in the same order as on the survey used in the public involvement process.

Districting	**1**
Hybrid of districting and ranked choice voting	**15**
Advocate for even-year City Council elections	**14**
DEI training for City Council, boards, and commissions	**2**
City Council and town hall meetings conducted at varied locations throughout City	**3**
Assign City Council members to neighborhood associations as liaisons	**4**
Creative campaign highlighting neighborhood associations and community organizations	**10**
Childcare for neighborhood association meetings	**11**
DEI training for neighborhood associations/community orgs	**13**
Tours of City operations	**12**
Review board/commission appointment process with focus on equity	**8**
Actively recruit candidates from underrepresented groups to serve on boards/commissions	**7**
Multi-lingual new resident welcome information	**9**
Participate in culturally relevant community forums to introduce City	**5**
Form a youth council	**6**

Q2

Respondent skipped this question

Please provide any comments you would like for your colleagues to understand the rationale behind your rankings:

Q3

Are there any proposals you would like to be involved in presenting to City Council at the December 21 work session? Please list.

Districting, DEI Training for City Council/Boards/Commissions

Appendix E

Task Force on Council Representation



CITY OF Vancouver WASHINGTON

December 21, 2020

Aaron Lande, Senior Policy Analyst

Jeff Swanson, Consultant/Facilitator

Outline

- Task Force Work Since September 21 Workshop
  - Public Involvement
  - Development of Recommendation
- Recommendation of Task Force
- Discussion/Q&A

(Prior workshop slides attached as background)

CITY OF Vancouver WASHINGTON

Public Involvement Summary

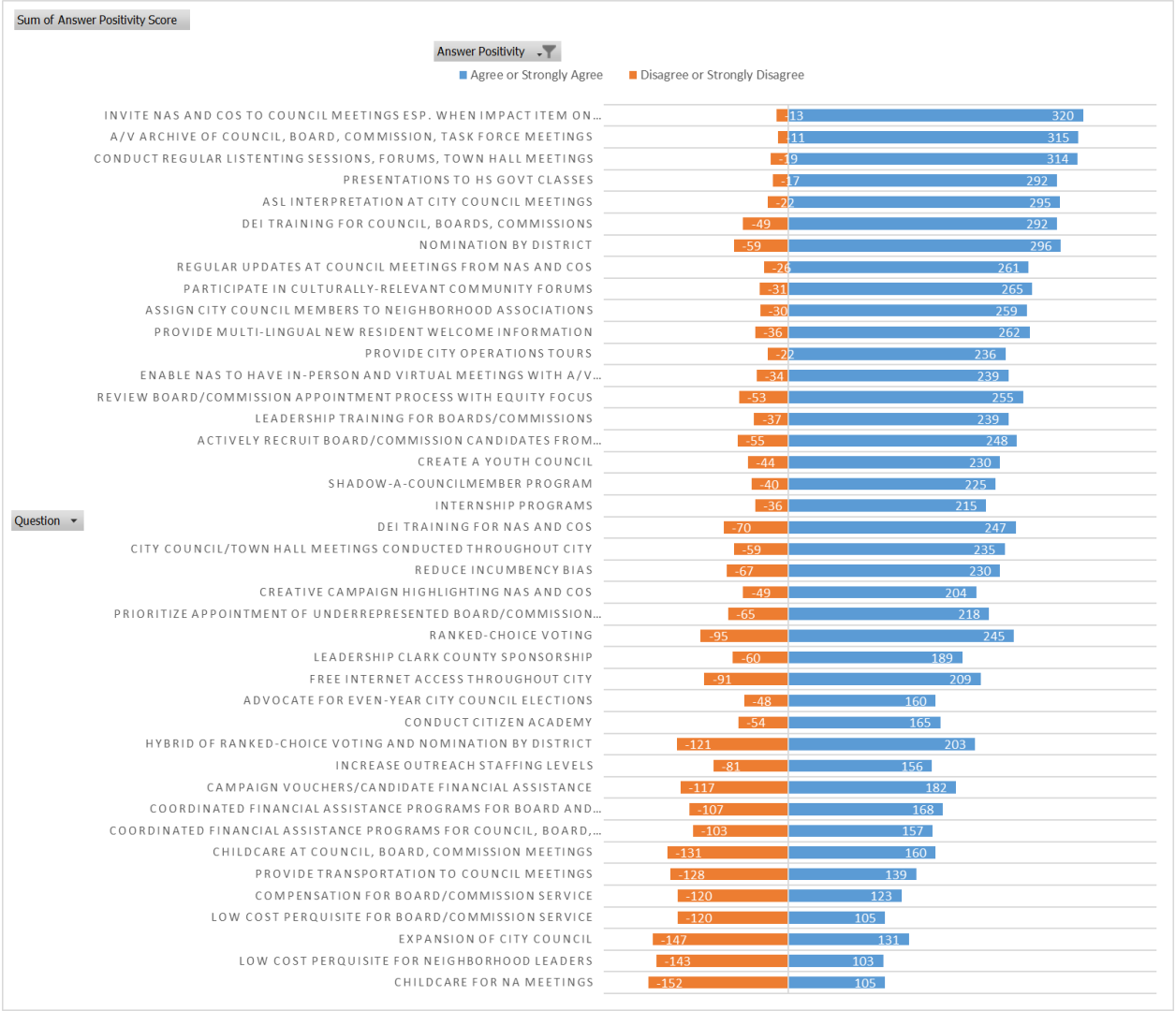
- Outreach and Engagement Period: October 1st thru 30th
  - Be Heard Vancouver Project Page w/ Survey Link
  - 2 Virtual Open Houses
  - 2 Be Heard Vancouver Newsletter Email blasts
    - Over 1,000 recipients
  - Vancouver Connects Newsletter Email
    - Over 10,000 recipients
  - Weekly Email Newsletter Blast to Neighborhood Associations
  - Numerous Facebook, Twitter, Instagram, and Next-door posts
    - Re-shared by community organizations representing residents of color

CITY OF Vancouver WASHINGTON

Public Survey Results

- Scale Used:
  - “Strongly Agree”
  - “Agree”
  - “Neither Agree nor Disagree”
  - “Disagree”
  - “Strongly Disagree”
- Caveats of Community Survey results
- Positivity analysis: controlling for under-response and indifference

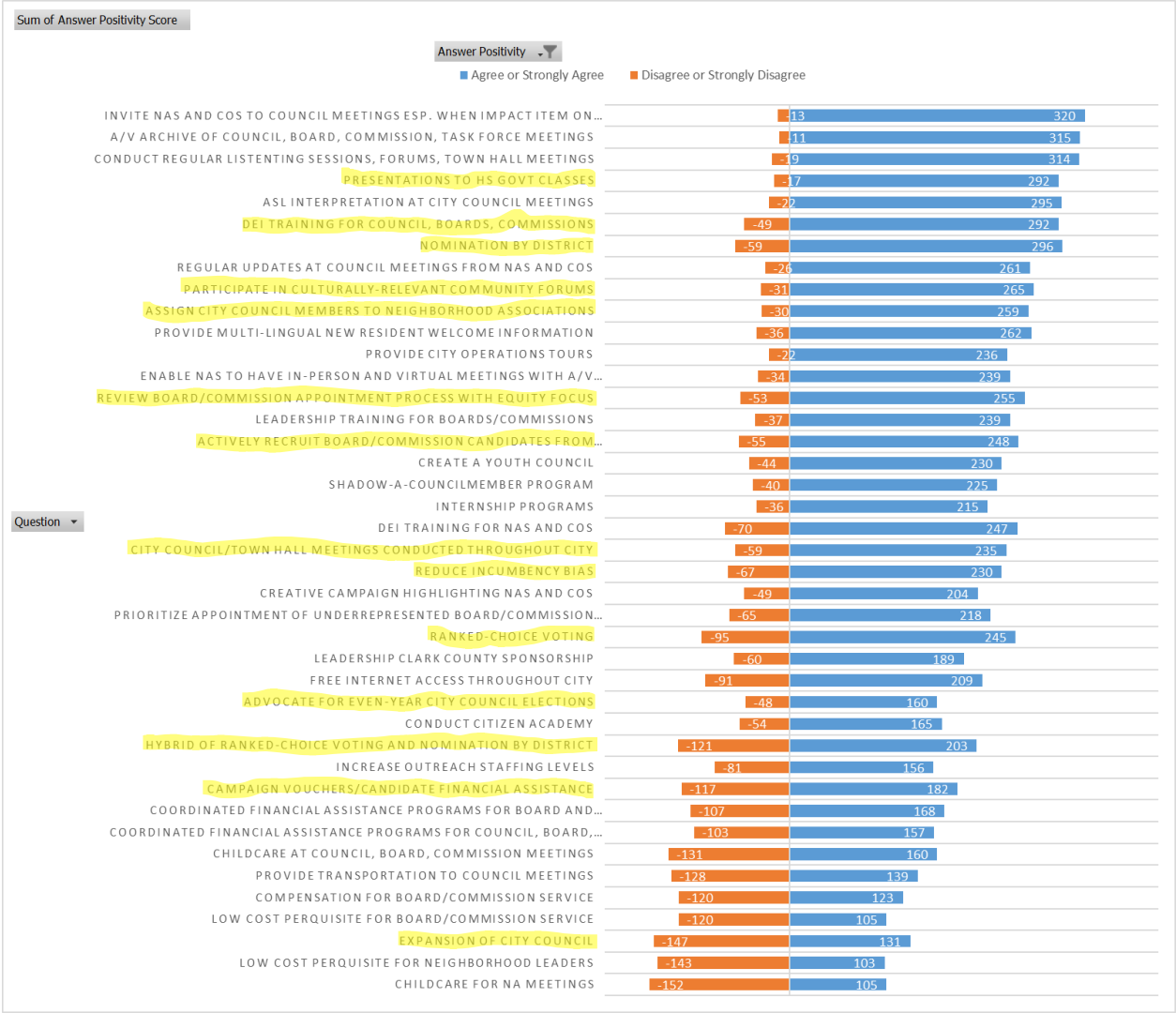
CITY OF Vancouver WASHINGTON


Sum of Answer Positivity Score
Answer Positivity
Agree or Strongly Agree
Disagree or Strongly Disagree
Question
INVITE NAS AND COS TO COUNCIL MEETINGS ESP. WHEN IMPACT ITEM ON... -13 320
A/V ARCHIVE OF COUNCIL, BOARD, COMMISSION, TASK FORCE MEETINGS -11 315
CONDUCT REGULAR LISTENTING SESSIONS, FORUMS, TOWN HALL MEETINGS -19 314
PRESENTATIONS TO HS GOVT CLASSES -17 292
ASL INTERPRETATION AT CITY COUNCIL MEETINGS -22 295
DEI TRAINING FOR COUNCIL, BOARDS, COMMISSIONS -49 292
NOMINATION BY DISTRICT -59 296
REGULAR UPDATES AT COUNCIL MEETINGS FROM NAS AND COS -26 261
PARTICIPATE IN CULTURALLY-RELEVANT COMMUNITY FORUMS -31 265
ASSIGN CITY COUNCIL MEMBERS TO NEIGHBORHOOD ASSOCIATIONS -30 259
PROVIDE MULTI-LINGUAL NEW RESIDENT WELCOME INFORMATION -36 262
PROVIDE CITY OPERATIONS TOURS -22 236
ENABLE NAS TO HAVE IN-PERSON AND VIRTUAL MEETINGS WITH A/V... -34 239
REVIEW BOARD/COMMISSION APPOINTMENT PROCESS WITH EQUITY FOCUS -53 255
LEADERSHIP TRAINING FOR BOARDS/COMMISSIONS -37 239
ACTIVELY RECRUIT BOARD/COMMISSION CANDIDATES FROM... -55 248
CREATE A YOUTH COUNCIL -44 230
SHADOW-A-COUNCILMEMBER PROGRAM -40 225
INTERNSHIP PROGRAMS -36 215
DEI TRAINING FOR NAS AND COS -70 247
CITY COUNCIL/TOWN HALL MEETINGS CONDUCTED THROUGHOUT CITY -59 235
REDUCE INCUMBENCY BIAS -67 230
CREATIVE CAMPAIGN HIGHLIGHTING NAS AND COS -49 204
PRIORITIZE APPOINTMENT OF UNDERREPRESENTED BOARD/COMMISSION... -65 218
RANKED-CHOICE VOTING -95 245
LEADERSHIP CLARK COUNTY SPONSORSHIP -60 189
FREE INTERNET ACCESS THROUGHOUT CITY -91 209
ADVOCATE FOR EVEN-YEAR CITY COUNCIL ELECTIONS -48 160
CONDUCT CITIZEN ACADEMY -54 165
HYBRID OF RANKED-CHOICE VOTING AND NOMINATION BY DISTRICT -121 203
INCREASE OUTREACH STAFFING LEVELS -81 156
CAMPAIGN VOUCHERS/CANDIDATE FINANCIAL ASSISTANCE -117 182
COORDINATED FINANCIAL ASSISTANCE PROGRAMS FOR BOARD AND... -107 168
COORDINATED FINANCIAL ASSISTANCE PROGRAMS FOR COUNCIL, BOARD,... -103 157
CHILDCARE AT COUNCIL, BOARD, COMMISSION MEETINGS -131 160
PROVIDE TRANSPORTATION TO COUNCIL MEETINGS -128 139
COMPENSATION FOR BOARD/COMMISSION SERVICE -120 123
LOW COST PERQUISITE FOR BOARD/COMMISSION SERVICE -120 105
EXPANSION OF CITY COUNCIL -147 131
LOW COST PERQUISITE FOR NEIGHBORHOOD LEADERS -143 103
CHILDCARE FOR NA MEETINGS -152 105

Task Force Ranking of Proposals (Top 5 Ranked)

Proposals Receiving 3 Votes	Proposals Receiving 2 Votes	Proposals Receiving 1 Vote
1. Nomination by District 2. Ranked Choice Voting (RCV) 3. (TIE) • Assign Council Members to Neighborhood Associations • DEI Training for Council, Boards, Commissions	5. Hybrid of Districting and RCV 6. (TIE) • Review Board/Commission Appointment Process Focusing on Equity • Conduct Council and Town Hall Meetings Around City 8. (TIE) • Advocate for Even-Year City Council Elections • Reduce Incumbency Bias 10. Presentations to High School Government Classrooms 11. Expansion of City Council Size	12. (TIE) • Actively Recruit Candidates for Boards/Commissions from Underrepresented Groups • Campaign Vouchers/Candidate Financial Assistance 14. Participate in Culturally-Relevant Community Forums

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Sum of Answer Positivity Score
Answer Positivity
Agree or Strongly Agree
Disagree or Strongly Disagree
Question
INVITE NAS AND COS TO COUNCIL MEETINGS ESP. WHEN IMPACT ITEM ON... -13 320
A/V ARCHIVE OF COUNCIL, BOARD, COMMISSION, TASK FORCE MEETINGS -11 315
CONDUCT REGULAR LISTENTING SESSIONS, FORUMS, TOWN HALL MEETINGS -19 314
PRESENTATIONS TO HS GOVT CLASSES -17 292
ASL INTERPRETATION AT CITY COUNCIL MEETINGS -22 295
DEI TRAINING FOR COUNCIL, BOARDS, COMMISSIONS -49 292
NOMINATION BY DISTRICT -59 296
REGULAR UPDATES AT COUNCIL MEETINGS FROM NAS AND COS -26 261
PARTICIPATE IN CULTURALLY-RELEVANT COMMUNITY FORUMS -31 265
ASSIGN CITY COUNCIL MEMBERS TO NEIGHBORHOOD ASSOCIATIONS -30 259
PROVIDE MULTI-LINGUAL NEW RESIDENT WELCOME INFORMATION -36 262
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LOW COST PERQUISITE FOR NEIGHBORHOOD LEADERS -143 103
CHILDCARE FOR NA MEETINGS -152 105

Q#	Strategy	Brief Description	CS Rank	TF Rank
2	B	Nomination by district	7	1
1	A	Ranked-choice voting	25	2
8	D.5	DEI training for Council, Boards, Commissions	6	3 (TIE)
17	E.1.1	Assign City Council members to neighborhood associations	10	3 (TIE)
3	C	Hybrid of ranked-choice voting and nomination by district	30	5
28	F.1.3	Review board/commission appointment process with equity focus	14	6 (TIE)
14	D.6.6	City Council/Town Hall meetings conducted throughout City	21	6 (TIE)
6	D.3	Reduce incumbency bias	22	8 (TIE)
7	D.4	Advocate for even-year City Council elections	28	8 (TIE)
41	F.4.7	Presentations to HS Govt Classes	4	10
4	D.1	Expansion of City Council	39	11
30	F.1.5	Actively recruit board/commission candidates from underrepresented groups	16	12 (TIE)
5	D.2	Campaign vouchers/candidate financial assistance	32	12 (TIE)
36	F.4.2	Participate in culturally-relevant community forums	9	14

Recommendation of Task Force

Proposals that appear simpler to implement and have broad support:

- Invite NAs/COs to Council meetings especially when an agenda item has impact
- Provide A/V recordings and archives of Council, Board, Commission, Task Force meetings
- City Council conduct regular listening sessions, forums, town halls
- *Conduct presentations to high school government classrooms and encourage voter participation
- Provide ASL interpretation at all City Council meetings
- *DEI training for Council, Boards, Commissions (***City to begin implementing in 2021***)*
- Regular updates from neighborhood associations and community organizations at Council meetings
- *Participate in culturally-relevant community forums to introduce City
- *Assign Councilmembers to neighborhood associations
- Provide new resident welcome information in multi-lingual format

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Recommendation of Task Force

- Complex proposals that are more challenging to implement and require additional detailed consideration and process:
  - Nomination by district
  - Ranked choice voting
  - Hybrid of districting and ranked choice voting

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Nomination by District

- Districts (compared to the whole city) will make it easier for candidates to compete, and in doing so encourages participation
- Residents should vote on a new system of electing their city councilors
- A lack of representation is a root cause of apathy and citizen involvement. Wanting a change requires a change to status quo
- With census data forthcoming the timing for district formation is optimal
- With districts, we will have equal and equitable representation for all and remain united for a stronger, more inclusive Vancouver.

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Nomination by District

- Survey comments and input have overwhelmingly been in support of districted voting
- 75% of those surveyed agreed to election by district - 45% strongly agreed
- Only 15% of those surveyed disagreed with districting

"Presenting in front of the city council is very intimidating. But the councilors are not. If one meets them in a supermarket or brew pub or whatever, friendly conversations ensue. But when all the councilors are from one corner of the city those who don't live in the area find it hard to have those conversations."

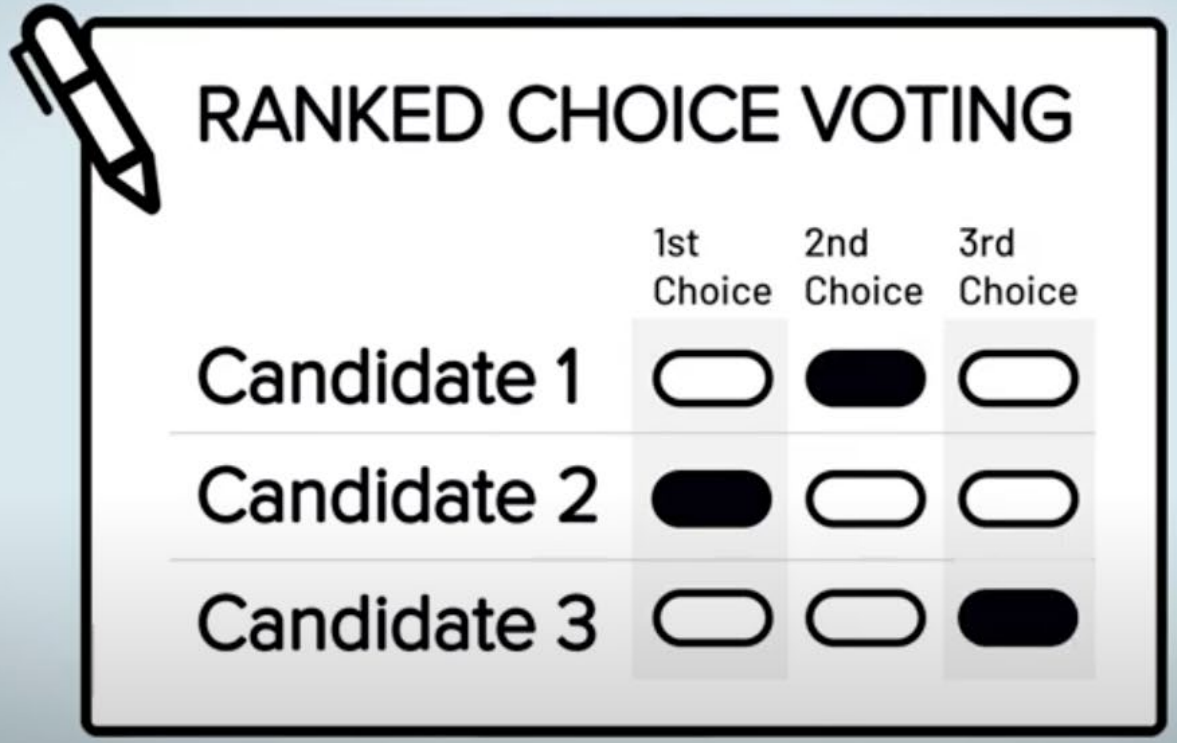
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Ranked-Choice Voting

How does ranked-choice voting work?

- Ranked-choice voting lets voters rank multiple candidates in order of preference.
- Combines the primary and general election into one event.
- A winner is not declared until one candidate receives over 50 percent of the votes (50% plus one).

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RANKED CHOICE VOTING
1st Choice
2nd Choice
3rd Choice
Candidate 1
Candidate 2
Candidate 3

Ranked-Choice Voting

The Civic Benefits of ranked-choice voting.

- Ranked-choice voting is more majoritarian than plurality voting (current system).
- Ranked choice voting saves jurisdictions money because it eliminates the need for multiple rounds of voting.
- By eliminating multiple rounds of voting, ranked choice voting avoids the decline in voter participation that occurs in most primary elections.

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Hybrid/Combination

- An election system that combines the features of both districting and RCV.
  - Single or multi-member districts elected using RCV
  - Examples: 6 single-member districts and 1 at large OR 3 multi-member districts and 1 at large
- **Benefits:**
  - Districting ensures geographic diversity of elected officials, while increasing the possibility of ethnic diversity.
  - RCV may further contribute to likelihood of ethnic diversity, while also making campaigns more affordable and likely increasing participation in the process.

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Hybrid/Combination (cont'd)

Hybrid Districts/Combination
Pro: Candidates campaign in a geographically smaller area simplifying process in terms of scope and cost.
Pro: Districting will generate more neighborhood involvement and ensure representation from every part of the city.
Pro: The probability of underrepresented groups elected is higher than in current election system.
Con: Although geographic diversity is assured, increase in ethnic representation depends on the people's will to run for office.

CITY OF Vancouver WASHINGTON

Questions and Discussion



Aaron Lande, Senior Policy Analyst
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CITY OF Vancouver WASHINGTON



Task Force on Council Representation
- Background -

CITY OF
Vancouver
WASHINGTON

Task Force Members

- Mary Elkin
- Tanisha Harris
- Pat Jollota
- Aemri Marks
- Michael Martin
- Diana Perez
- Glen Yung

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Task Force Charter as Approved by City Council

"…to identify, develop and recommend practical strategies and policies, including council nomination by district, that supports elected representation on the City Council that more closely reflects the Vancouver community."

Project Background and Task Force Work to Date

- 17 Meetings Conducted; Public Comment Accepted at Each Meeting; Meeting Venues Varied to Encourage Participation
- Presentations on Topics Including:
  - Council-Manager Form of Government
  - Work of 2019 Charter Review Committee on Districting and Presentation by Districting Expert
  - City of Vancouver Demographics/Distribution
  - Ranked-Choice Voting
  - Diversity, Equity, and Inclusion

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Problem Statement

Setting public policy which best serves the public interest requires inclusion of diverse community perspectives. Diversity includes age, color, culture, disability, ethnicity, gender identity or expression, marital status, national origin, race, religion, sex, sexual orientation, geography and socioeconomic status.

There is a perceived lack of diverse representation on the Vancouver City Council and its appointed Boards and Commissions. Direct and indirect representation of underserved groups and neighborhoods in the community needs to improve and increase.

Low rates of citizen engagement, civic participation, and voter turnout highlight the need to increase community access to local government.

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Barrier Identification

Adequate representation is inhibited by barriers, including, but not limited to:

- Accessibility of City Council and reduced public input/comment opportunities
- Lack of diversity in positions appointed by City Council
- How and when elections are conducted -
  - Voting methods which induce vote-splitting
  - Elections for City Council being held on odd-numbered years with resulting low voter turnout
- Insufficient staffing capacity to effectively liaison at the neighborhood level
- Lack of understanding of the challenges and barriers faced by diverse candidates for office in both running and winning election
- Inadequate connection to diverse communities and individuals, and lacking understanding of the practical and logistical obstacles which impede engagement

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Approaches

- Ranked-Choice Voting*
- Nomination by Geographic District*
- *Hybridized Option
- Approaches to:
  - Empowering Neighborhoods and Communities
  - Increasing Access to City Council
  - Enhancing Existing and Implementing New Strategies for Diversity, Equity, and Inclusion

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Empowering Neighborhoods and Communities

- Increased Neighborhood Outreach/Coordination
  - Assign Council Members to Neighborhood Associations
  - Creative Campaign Highlighting Neighborhood Associations
- Invest in Neighborhood Association and Community Organization Relationships
  - Low/No Cost Perquisite for Neighborhood Leaders
  - Regular Updates to City Council on Neighborhood Assoc/Community Orgs
  - Online and In-Person Formats for Neighborhood Association Meetings with Archiving

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Empowering Neighborhoods and Communities (cont.'d)

- Invest in Neighborhood Association and Community Organization Relationships
  - Childcare for Neighborhood Association Meeting Attendees
  - DEI Training for Neighborhood Association Leaders
  - Neighborhood Police Officers and Other City Department Reps Regularly Attend Neighborhood Association Meetings
  - Tours of City Operations for Neighborhood Association Leaders
  - Periodic Invitation for Neighborhood Associations to Attend City Council Meetings

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Increasing Access to City Council

- Expansion of City Council Size
- Financial Assistance/Campaign Voucher Programs for Candidates
- Charter Amendments to Reduce Incumbency Bias
- Advocate for Changing RCWs to Enable Even-Year Elections
- DEI Training for City Council, Boards and Commissions
- Reduce Citizen Participation Barriers Related to City Council Meetings:
  - Provide ASL Interpretation
  - Provide Transportation

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Increasing Access to City Council (cont.'d)

- Reduce Citizen Participation Barriers Related to City Council Meetings:
  - Provide Childcare at City Council, Board and Commission Meetings
  - Deploy Free Internet Access Throughout City
  - Provide Access to Audio/Video Recordings of City Council, Board, Commission, and Task Force Meetings
  - Hold Council Meetings at Varied Locations, Including Town Hall Style Meetings
  - Coordinate with Community Orgs to Create Financial Assistance Programs for Candidates, Including for Boards and Commissions
  - Conduct Regular Listening Sessions, Citizen Forums, and Town Hall Meetings

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New/Enhanced DEI Strategies

- Encourage Diverse Candidates and Increase Civic Participation
  - Sponsor Leadership Clark County Participants
  - Prioritize by Policy Appointment of Underrepresented Candidates to Boards and Commissions
  - Review Board/Commission Appointment Process with Equity Lens
  - Coordinate with Community Orgs to Create Financial Assistance Programs for Candidates, Including for Boards and Commissions
  - Engage in Actively Recruiting Candidates from Underrepresented Communities to Serve on Boards and Commissions

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New/Enhanced DEI Strategies (cont.'d)

- Encourage Diverse Candidates and Increase Civic Participation
  - New Resident Welcome Information (multi-lingual) Introducing City Officials, Boards, Commissions, and City Contact Info
- Stipends/Perquisites for Board Commission Service
- Additional Outreach Staffing
- Develop Community Leadership Capacity
  - Citizen Academy
  - Conduct Culturally-Relevant Community Forums to Introduce City

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New/Enhanced DEI Strategies (cont.'d)

- Develop Community Leadership Capacity
  - Conduct Leadership Training for Boards and Commissions
  - Youth Council
  - Internship Programs
  - "Shadow a Councilmember" Program
  - Present to High School Government Classrooms and Encourage Voter Registration

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Public Involvement Plan

- Be Heard Vancouver Webpage
- Online Survey
- Promotion on Social Media Channels
- Virtual Engagement Sessions

6/10/2024

RESOLUTION M-_____

A RESOLUTION to submit to the voters of the City of Vancouver a proposal to add Section 2.19 requiring the City Council to appoint a Districting Commission to divide the city into four voting districts of roughly equal population, have districted council candidates elected within their own district for both the primary and general elections, have two council candidates elected at-large, city-wide, and have the Mayor elected city-wide.

WHEREAS, the Committee held seven meetings between October 2023 and April 2024, to review proposed amendments to the City Charter; and

WHEREAS, the Committee presented their recommendations to the City Council on May 20, 2024; and

WHEREAS, the City Council held a duly noticed hearing on the 10th day of June, 2024 and considered the recommendations of the Committee and voted to submit the proposed amendment to the Charter below to the voters.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. That the following amendment adding Section 2.19 requiring the City Council to appoint a Districting Commission to divide the city into four voting districts of roughly equal population, have districted council candidates elected within their own district for both the primary and general elections, have two council candidates elected at-large, city-wide, and have the Mayor elected city-wide, ("Proposed Charter Amendment No. 6") be submitted to the voters of the City of Vancouver:

(Proposed language to be deleted is shown by ~~strikethrough.~~ Added language is shown by underline.)

New Section 2.19. Election of Councilmembers; Councilmember Districts.

A. *The City shall be apportioned into four council districts of generally equal population numbered one through four.*
    a. *Each district shall have one city council position.*
    b. *Two council members will be elected at-large in city-wide elections.*
    c. *The mayor would continue to be elected city-wide.*

B. *General municipal elections are held in November in odd-numbered years. At the 2027 election there shall be elected two council members to districted positions and one at-large council member, and every four years thereafter. At the 2029 election there shall be elected the mayor, one council member at-large and two council members to districted positions, and every four years thereafter.*

C. *The members of the City Council shall be nominated and elected as follows: at the municipal primary election, the qualified electors of each district, and they only, shall nominate the top two candidates for the office of council member. At the following municipal general election, the nominee receiving the highest number of votes within the district in which they reside shall be declared elected.*

D. *City council members and candidates for city council candidates shall be residents of the district they represent or seek to represent.*

E. *The boundaries of the districts shall be drawn in 2025, then redrawn in 2030, and redrawn every ten (10) years thereafter following each federal decennial census, in accordance with a districting plan prepared by a five (5) -member Districting Commission, all consistent with applicable state law and this Charter.*

F. *The City Council shall appoint the Districting Commission members from those applying upon a determination of reasonable geographic representation among the applicants.*
    a. *Districting Commission shall appoint its own chair during its first meeting of each cycle.*
    b. *Districting Commission decisions shall be made by a consensus of at least three votes.*

c. *Commission members must be appointed on or before January 31, 2025, then City Council shall solicit applications to serve on the Commission on or before January 31, 2030, with appointments, including the Clark County GIS employee to be completed by March 30, 2030 and every tenth year thereafter.*

d. *Each Districting Commission member shall have been a resident of the City of Vancouver for at least two years and shall demonstrate a general knowledge of the neighborhoods and geography of the city.*

e. *The districting plan must be adopted by the Commission initially on or before November 1, 2025, then again on or before November 1, 2027, and every tenth year thereafter. Prior to the adoption of a districting plan and district boundaries the Commission shall conduct public forums. The initial districting plan shall be based on the 2030 decennial census, together with additional population estimates that the Commission deems reliable. In 2030, and every tenth year thereafter, the districting plan shall be based on the most recent decennial census. The City Council must adopt each Districting Commission's districting plan without modification or amendment except to correct data errors upon request by the Districting Commission.*

G. *For purposes of this section, residence in an area annexed to the city shall be deemed residence within the city. Commencing with the 2027 redistricting and thereafter the Districting Commission shall be appointed by the Mayor and ratified by a simple majority of the City Council. Commissioners are to be selected at large, city-wide. No person may serve on the Commission who is an elected official (except precinct committee officer), a candidate for elected office, or a City of Vancouver employee.*

H. *Council districts shall be as equal in population as practicable. In no case shall the most populous district exceed the population of the least populous district by more than ten percent.*

I. *In the event that any existing voting precinct established by the Clark County Auditor is located partly within two or more Council Districts, the precincts shall be allocated to the Council district in which the largest number of voters within the precinct resides, and the district boundaries shall be changed accordingly; provided that a precinct may be divided if adding the entire precinct would cause the most populous district to exceed the least populous district by more than ten percent.*

J. *The District Commission shall draw districts, to the extent practicable, based on the following guidelines:*
   1. *Districts should preserve identifiable communities of interest.*
   2. *Districts should be geographically compact - populous contiguous territory shall not be bypassed to reach distant populous areas.*

3. *Districts should be composed of contiguous territory with reasonable access between population centers in the district,*
4. *Districts should not be drawn for purposes of protecting incumbents.*
5. *Districts should be bounded by natural boundaries, by street lines, by neighborhood association boundaries and/or by City boundaries.*
6. *Districts should be drawn to promote demographic and economic diversity on the City Council.*

K. *Any territory annexed to the City of Vancouver shall at the time of such annexation be added to an adjacent district or districts by an ordinance of the Council. However, if any territory annexed causes the most populous district to exceed the population of the least populous district by more than ten percent, a subsequent redistricting shall occur and shall apply to any municipal election occurring more than one year following the effective date of the first annexation causing such disparity.*

L. *Council may appoint a new Districting Commission to conduct a redistricting between decennial censuses if the council has reliable new data that the population of the most populous district exceeds the least populous district by more than ten percent. Any such redistricting shall occur and shall apply to any municipal election occurring more than one year following Council's direction.*

M. *Council members elected or appointed at large prior to the November 2027 municipal general election shall continue in office until the terms to which they were elected or appointed expire as provided by law.*

2. The Clark County Auditor, as ex officio supervisor of elections in Clark County, is hereby requested to submit Proposed Charter Amendment No. 6 to the November 5, 2024 general election ballot.

3. The City Clerk is authorized and directed to take those actions necessary to submit Proposed Charter Amendments No. 6 before the voters at the November 5, 2024 election.

ADOPTED at regular session of the Council of the City of Vancouver, this 10th day of June, 2024.

Signed this _____ day of _____, 2024.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Natasha Ramras, City Clerk

Approved as to form:

_____
Jonathan Young, City Attorney

City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

Anne McEnerny-Ogle, Mayor • Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

April 14, 2025

Council Dinner / Executive Session Re: Real Estate Negotiations and Potential Litigation (5:30 - 6:30 PM)

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 5:30-6:00 p.m. to discuss Real Estate Negotiations and Potential Litigation.

Councilmember Hansen joined the Executive Session remotely.

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/37317?startStreamAt=0&stopStreamAt=4655

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 Stober, Councilmember Hansen, Mayor McEnerny-Ogle*

Absent: *Councilmember Paulsen*

Motion by Councilmember Stober, seconded by Councilmember Fox, and Yes: 0, No: 0, Abstaining: 0, to excuse Councilmember Paulsen from the Council meeting. Absent from vote: Councilmember Paulsen.

Councilmember Hansen joined the meeting remotely.

Approval of Minutes

Minutes - April 7, 2025

Councilmember Fox asked to amend the minutes to include Councilmember Harless exiting the April 7, 2025, Council meeting before Items 8 and 9 were discussed by Council.

Motion by Councilmember Stober, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 0, to approve the April 7, 2025, minutes as amended. Absent from vote: Councilmember Paulsen.

Proclamations

Autism Awareness Month

Mayor McEnerny-Ogle read and presented a proclamation to Karen Krejcha, Executive Director, Autism Empowerment, and Sumi Dyment, Lead for Autism Serves, Helping Hands, proclaiming April 2025, as Autism Awareness Month.

National Volunteer Week

Mayor McEnerny-Ogle read and presented a proclamation to Sherry Braga, Volunteer Coordinator Fort Vancouver Regional Library, proclaiming April 21-26, 2025, as National Volunteer Week.

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:

- *Carmen DeLeon, 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 1, 2, 7, 9, 11 and 13 for discussion.

Councilmember Harless recused herself from Item 11.

Motion by Councilmember Perez, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 0, to approve Items 1-10 and 12-14 on the Consent agenda. Absent from vote: Councilmember Paulsen.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 5, No: 0, Abstaining: 1, to Approve Item 11 on the Consent agenda. Absent from vote: Councilmember Paulsen. Councilmember Harless recused herself and abstained from the vote.

1. Construction Acceptance - Water Station 5 Reservoirs and Booster Station - ITB 21-28

Staff Report: 067-25

Request: On Monday, April 14, 2025, accept the facilities as constructed by Rotschy, Incorporated, (Rotschy) of Vancouver, Washington, and authorize release of the contractor's bond, subject to receipt of all documentation required by law.

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

Motion approved the request.

2. Construction Acceptance - 2024 Joint Agency Road Preservation Project - ITB 24-23

Staff Report: 068-25

Request: On Monday, April 14, 2025, accept the 2024 Joint Agency Road Preservation Project as constructed by One Way Trigger of Sacramento, California at the amended contract amount of $1,027,540.85, and authorize release of bond, subject to receipt of all documentation required by law.

Charles Fell, Senior Civil Engineer, charles.fell@cityofvancouver.us

Motion approved the request.

3. Construction Acceptance - 2024 East Curb Ramps Project - ITB 24-19

Staff Report: 069-25

Request: On Monday, April 14, 2025, accept the 2024 East Curb Ramps project as constructed by Advanced Excavating Specialists LLC of Kelso, Washington, and authorize release of bond, subject to receipt of all documentation required by law.

Charles Fell, Senior Civil Engineer, charles.fell@cityofvancouver.us

Motion approved the request.

4. Construction Acceptance and Release of Retainage - 2024 Crack Sealing and Mastic Repair Project - ITB 24-26

Staff Report: 070-25

Request: On Monday, April 14, 2025, accept the 2024 Crack Sealing and Mastic Repair Project as constructed by BCV Inc. of Wenatchee, Washington, and authorize release of the retainage in the amount of $19,219.63, subject to receipt of all documentation required by law.

Charles Fell, Senior Civil Engineer, charles.fell@cityofvancouver.us

Motion approved the request.

5. Construction Acceptance and Release of Retainage - 2024 Joint Agency Slurry Seal Project - ITB 24-22

Staff Report: 071-25

Request: On Monday, April 14, 2025, accept the 2024 Joint Agency Slurry Seal Project as constructed by Blackline Inc., of Vancouver, Washington, and authorize release of retainage in the amount of $18,925.05, subject to receipt of all documentation required by law.

Charles Fell, Senior Civil Engineer, charles.fell@cityofvancouver.us

Motion approved the request.

6. Bid Award - Marine Park Wastewater Treatment Facility Influent Pumps 2 and 5 Replacement - ITB 25-09

Staff Report: 072-25

Request: On Monday, April 14, 2025, authorize the City Manager, or designee, to award and execute a construction contract and any required amendments with Western United Civil Group., of Yacolt, WA for Marine Park Wastewater Treatment Facility Influent Pumps 2 and 5 Replacement at the Marine Park Wastewater Treatment Facility at their bid price of $853,295, which includes Washington State sales tax.

Frank Dick, Wastewater Treatment Program Manager, frank.dick@cityofvancouver.us

Motion approved the request.

7. Bid Award - Fruit Valley Park Playground Replacement - ITB #25-15

Staff Report: 073-25

Request: On Monday, April 14, 2025, award a contract and authorize the City Manager, or designee, to execute the same to Allcon LLC, of Brush Prairie, Washington for construction of the Fruit Valley Park playground replacement project for the bid amount of $734,815.26 including Washington State sales tax.

Terry Snyder, Park Development Manager, Terry.Snyder@cityofvancouver.us

Motion approved the request.

8. Contract - Increase the Purchasing Threshold on the Contract with Peterson Machinery - C-101549

Staff Report: 074-25

Request: On Monday, April 14, 2025, approve the Pederson Machinery agreement amendment to increase the contract threshold to $426,991 for the purchase of a Caterpillar mini excavator and authorize the City Manager, or designee, to execute the contract amendment.

Jacob Mahan, Senior Management Analyst, jacob.mahan@cityofvancouver.us

Motion approved the request.

9. Agreement Amendment - Approval of the Kuni Foundation to Fund an Accessible Playground at Fruit Valley Park

Staff Report: 075-25

Request: On Monday, April 14, 2025, authorize the City Manager, or designee, to approve the Kuni Foundation agreement amendment to increase the amount to $1,200,000 for the development of the Elizabeth Austin Playground at Fruit Valley Park.

David Perlick, Director of Parks, Recreation and Cultural Services, Terry Snyder, Park Development Manager, david.perlick@cityofvancouver.us, Terry.Snyder@cityofvancouver.us

Motion approved the request.

10. Lease Agreement between City of Vancouver and KPFF, Inc

Staff Report: 076-25

Request: On Monday, April 14, 2025, ratify the attached Lease Agreement between City of Vancouver and KPFF, Inc. for office space located at 415 W. 6th Street, Suite 605 and authorize the City Manager, or designee, to execute associated document(s).

Linda Carlson, Property Management Specialist, linda.carlson@cityofvancouver.us

Motion approved the request.

11. Waterfront Gateway Affordable Parcel Purchase and Sale Agreement

Staff Report: 060-25

Request: On Monday, April 7, 2025, approve the City's conveyance of the Parcel pursuant to the Waterfront Gateway Land Disposition and Development Agreement ("Development Agreement") and through the Purchase and Sale Agreement ("PSA"). Authorize the City Manager, or designee, to

issue and execute the PSA in substantially the form attached and execute all other documents and related agreements necessary to implement the PSA.

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

Motion approved the request.

12. Interlocal Agreement - City of Vancouver and Clark County Corrections

Staff Report: 077-25

Request: On Monday, April 14, 2025, authorize the City Manager, or designee, to finalize and execute an Interlocal Agreement with Clark County Correction Services for offender restitution crew labor/maintenance services.

Michael Cero, Operations Superintendent, michael.cero@cityofvancouver.us

Motion approved the request.

13. Grant to Provide Training Services through the Million Coaches Challenge Grant Program

Staff Report: 078-25

Request: On Monday, April 14, 2025, approve a grant for $1,750 plus in-kind training services from the National Recreation and Park Association (NRPA) Million Coaches Challenge Grant program.

David Perlick, Director of Parks, Recreation and Cultural Services, david.perlick@cityofvancouver.us

Motion approved the request.

14. Approval of Claim Vouchers

Request: Approve claim vouchers for April 14, 2025.

Motion approved claim vouchers in the amount of $3,733,038.58.

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.

15. Section 30 Development Code Changes

AN ORDINANCE amending chapter 20.690 Vancouver Municipal Code (VMC) to expand the land use development choices for Section 30 property owners that entered into pre-annexation development agreements (PADAs) with Clark County, which are now binding on the City of Vancouver (City); to provide clarity to other existing provisions; to provide for severability; and setting an effective date.

Staff Report: 066-25

Request: On Monday, April 14, 2025, upon second reading and a public hearing, approve the ordinance amending VMC 20.690 entitled "Section 30 Employment Center Plan District".

Chad Eiken, Community Development Director, Chim Chune Ko, Principal Project Manager, chad.eiken@cityofvancouver.us, ChimChune.Ko@cityofvancouver.us

Chad Eiken, Community Development Director, Chim Chune Ko, Principal Project Manager, provided an overview of the Section 30 Development Code Changes.

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: 6, No: 0, Abstaining: 0, to approve Ordinance M- 4499. Absent from vote: Councilmember Paulsen.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Adjournment

7:28 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: Dollar, Sarah
To: Dollar, Sarah
Subject: FW: BREAKING: EPA and CDC Initiate Federal Action on Fluoridation
Date: Tuesday, April 8, 2025 12:18:08 PM

Testimony

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Wynn Grcich <[redacted]>
Sent: Tuesday, April 8, 2025 11:54 AM
To: City Council <council@cityofvancouver.us>; Rebecca Messinger <[redacted]>
Subject: Fwd: BREAKING: EPA and CDC Initiate Federal Action on Fluoridation

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.

Put on public record. Send to council members and Melnick. Confirm that you did

Thanks from Wynn

---------- Forwarded message ---------
From: **Wynn Grcich** <[redacted]>
Date: Tue, Apr 8, 2025, 11:53 AM
Subject: Fwd: BREAKING: EPA and CDC Initiate Federal Action on Fluoridation
To: [redacted]>

---------- Forwarded message ---------
From: **Fluoride Action Network** <[redacted]>
Date: Tue, Apr 8, 2025, 9:13 AM

Subject: BREAKING: EPA and CDC Initiate Federal Action on Fluoridation
To: [redacted]>

BREAKING:
EPA and CDC Initiate Federal Action on Fluoridation

Dear Wynn :

As the practice of water fluoridation currently faces unprecedented opposition and rejection at both the local and state levels following our recent victory in federal court and the publication of the National Toxicology Program's review of fluoride neurotoxicity, federal officials have now dealt it another major blow.

Last night, at a joint press conference held in Salt Lake City at the University of Utah, U.S. Health Secretary Robert F. Kennedy, Jr. and U.S. Environmental Protection Agency (EPA) Administrator Lee Zeldin highlighted their concerns about fluoridation and announced initial actions their respective agencies will take to address known and potential side-effects of the practice.

During his presentation, the HHS Secretary condemned fluoridation and called on state legislators to pass laws banning it, reflecting a major positive change within HHS leadership on this issue. He went on to say:

> "In the era of fluoridated toothpaste and mouthwash, it makes no sense to have fluoride in our water. The evidence against fluoride is overwhelming. In animal models and in human models we know that it causes IQ loss. Profound IQ loss. And it's dose-related. So the more fluoride you get, the higher the levels in your drinking water and your urine, the more likely it is you'll lose IQ, and also other neurological injuries like ADHD. Science indicates that it affects kidney health, it affects liver health, it causes hypothyroidism, and it causes osteoarthritis. Women who are more exposed have up to 50% more hip fractures than women who are unexposed. It causes fluorosis in between 40-80% of our kids. It makes no sense to have it in our water supply."

Secretary Kennedy officially announced that he will direct the Centers for Disease Control and Prevention (CDC) to take two immediate steps: 1) stop recommending fluoridation in communities nationwide, and 2) convene a community preventative services task force made up of independent health experts to study fluoridation and make new recommendations, which should include a new "optimal" level.

The current "optimal" level of 0.7 ppm is neither a law nor a regulation but only a recommendation that most states and municipalities choose to follow. Moreover, the CDC's prior endorsement of fluoridation and their recommendations have historically had a major influence on state and local decision makers during debates on whether to continue or ban the practice, so a change to CDC policy will have a significant and widespread effect as more elected officials can point to updated guidance to support the case for ending it.

As evidence of how seriously the new administration is taking the issue, they have already initiated action to stop the CDC's promotion of fluoridation. This past week, the CDC's Division of Oral Health, the main promoter of water fluoridation in the U.S. government, was completely dissolved. This was the CDC department that named fluoridation as "one of the top 10 public health achievements of the 21st Century." The Chief Dental Officer role was also eliminated, and 17% of staff were laid off at the National Institute of Dental and Craniofacial Research (NIDCR), another main promoter of water fluoridation.

After the HHS Secretary made his announcements, EPA Administrator Lee Zeldin spoke, sharing that Kennedy met with him as soon as he was confirmed, and the first priority they discussed was protecting the public from water fluoridation. He pointed out that the Safe Drinking Water Act (SDWA) requires the EPA to review each national primary drinking water regulation at least once every six years and revise them, if appropriate. This is the process that EPA uses to develop maximum contaminant levels (MCLs) and maximum contaminant level goals (MCLGs), which limit the levels of potentially harmful contaminants--such as fluoride--that water treatment operators can have in public water supplies. The current MCL for fluoride is 4.0 ppm and the MCLG is 2.0 ppm. While the EPA did publish a poorly conducted review of fluoride in July of 2024 that made no changes, it did include a note that regulations ought to be reassessed again once the federal court made a ruling and the NTP published their review, two events that have since occurred.

Zeldin announced that the EPA will use this process to "expeditiously review new scientific information on potential health risks of fluoride in drinking water," adding that "When this is completed, we will have an updated foundational scientific evaluation that will inform the agency's future steps," which will likely include a new MCL and MCLG.

Read EPA 's Press Release

Watch the full press conference below:

The Federal Lawsuit

An official response by the EPA to the federal court ruling was not provided during the press conference. The EPA under the previous administration filed a notice of intent to appeal but have yet to file an actual appeal or a brief justifying their position. The EPA has until this Friday (April 11th) to either file their appeal or file for an extension. Inaction will let the ruling stand and require the EPA to initiate the TSCA rulemaking process to eliminate the health hazard posed to children by fluoridation. It's important to note that even if the EPA does follow through with an appeal later this week, it can still be rescinded at any point by EPA officials.

It's our belief, based on our experience with the EPA, that while the ruling is bullet-proof and can stand up to appeal, the EPA has had a long-standing history of delaying any action on the issue of adequately regulating fluoridation, and their letter of intent to appeal is just an unscientific continuation of that policy. We've called on Zeldin and the new EPA administrators to let the ruling stand without appeal.

I also want to note that while the ruling gives the EPA the ability and justification to promulgate rules banning the use of fluoridation chemicals in public water supplies under the Toxic Substances Control Act (TSCA) and could justify Zeldin lowering the MCL unilaterally, the EPA's announced approach of using the SDWA to reassess fluoridation doesn't conflict with the court ruling. Instead, it offers a second avenue to potentially achieve the same result concurrently.

Stay tuned! We'll provide an update on the TSCA ruling once the Friday deadline arrives.

Why Didn't They Just Ban Fluoridation?

Just days before the election in November, Kennedy posted a message on Twitter stating that "on January 20, the Trump White House will advise all U.S. water systems to remove fluoride from public water." In that Tweet, he tagged FAN attorney Michael Connett and shared a link to Connett's interview with Jefferey Jaxen. This post was seen by at least 24 million people, and President Trump later confirmed to reporters that he would support such an advisory. However, this was misreported by media outlets that Kennedy and Trump would unilaterally ban fluoridation on day one, a promise they never made and a policy that FAN wouldn't support since executive orders carry little scientific weight or long-term influence and can so easily be overturned by future administrations. We've already won the fluoridation debate overwhelmingly with the science, so there's no benefit to politicizing the issue with federal mandates or dictates.

FAN tried to correct the media misstatements in many interviews, and our representatives reached out to the new administration, suggesting ways in which the federal government could move forward with a science-based approach that would produce a more permanent solution. This included, 1. EPA promulgating rules under TSCA based on our lawsuit victory, 2. ending the CDC's promotion of fluoridation, 3. HHS ending fluoridation grants and funding, 4. EPA using the 6-year review process to reassess the MCL for fluoridation, and 5. CDC changing their fluoridation recommendations and providing new advice to communities based on modern research rather than politics.

At this point, I want to note that FAN has always been and will continue to remain a non-partisan organization. We've also always been a single-issue organization. We don't take a position on any other issue or ideology; our goal is to end water fluoridation. That was our promise 25 years ago when FAN was founded, and that remains our promise today. We've also promised to do so grounded in science, bringing only the strongest, most credible research to the forefront of any discussion on fluoridation. We've worked to inform every presidential administration and their CDC/EPA/FDA administrators since FAN's inception, with now being no different.

For some years, RFK has been following FAN's work and has made it publicly known. He's shared our work in his social media posts, he's interviewed Michael Connett, and the nonprofit he founded, *Children's Health Defense*, has consistently reached out to FAN for information and quotes on fluoridation for their news coverage on the issue. He understands our issue, and we've worked with him just as we've worked with other environmental, civil rights, and community leaders such as Ralph Nader, Erin Brockovich, and Rev. Bernice King.

While January 20th passed without action from the Trump administration on fluoridation, now only two and a half months after that date:

1. The CDC is going to convene an independent task force to start the process that could and should lead to a new science-based advisory on fluoridation, as opposed to the current CDC advice based on politics and corrupted by dental-lobby influence.

2. The CDC is no longer going to promote fluoridation or recommend that communities practice it, and the CDC's primary lobbyists for fluoridation, the Oral Health Division and the NIDCR Chief Dental Director are now gone.

3. The EPA is going to use the 6-year review process under the SDWA to reassess the MCL/MCLG for fluoride.

4. The Secretary of HHS has called on state legislators and local decision makers to pass laws proh biting fluoridation.

So while I know supporters are eager to see a quick end to fluoridation, we're clearly seeing immediate action that keeps our movement on track to produce lasting change based on the most cred ble science and following the accepted federal processes to do so.

Does This Mean The Battle Is Over?

In short, no. If the EPA chooses to move forward with an appeal, we'll have to defend the ruling in court. If the EPA chooses instead to promulgate rules based on the ruling, FAN will need to provide public comment and serve as a watchdog throughout the process. As the EPA moves forward with the reassessment process, FAN will have to provide public comment and submit credible research for consideration. As the CDC convenes their task force, FAN will have to provide information and guidance to the committee. FAN will have to continue our work to ensure that hundreds of millions in taxpayer dollars is no longer spent by HHS on fluoridation infrastructure and pro-fluoridation public relations campaigns. And if HHS sends out an advisory to communities setting the "optimal" level at or near 0.0 ppm, we'll have to continue our work organizing and assisting campaigns at the state and local level to ban the practice. FAN will also continue to communicate with the new FDA/HHS/EPA administrators additional ways to adequately regulate fluoride to ensure that U.S. citizens are protected from overexposure.

So let us all take a moment to celebrate these major victories and pat ourselves on the back for the significant and meaningful progress we've all made together over the past 25 years. Then, it's time to prepare to work harder than ever to follow through on our promise to create a world safe from fluoride. We're almost there!

Sincerely,

Stuart Cooper
Executive Director
Fluoride Action Network

CLICK HERE to Support Our Work With A Tax Deductible Donation

Fluoride Action Network
North Sutton, New Hampshire
info@fluoridealert.org

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Wynn Grcich - 4/14
Vancouver, WA

New American Jan 16, 2023

ORIGINS OF GREEN RELIGION

World-government shills plan to replace traditional religions with a new global eco-ethic, co-opting trusted world leaders to promote their depopulationist agenda.



AP Images

Globalist launchpad: UN Secretary-General Boutros Boutros-Ghali and conference organizers open the Earth Summit in Rio de Janeiro on June 3, 1992. Leaders from 178 countries and representatives of more than 1,000 nongovernmental organizations attended.

by William F. Jasper

The United Nations' 27th Conference of Parties (COP27), which took place November 6-20 in Sharm El Sheikh, Egypt, has been yet another predictable exhibition of political, corporate, and bureaucratic elites pushing global-warming hysteria, population control, global wealth redistribution, and world government. Also predictable was the globalists' hijacking of the world's religions to promote pagan eco-theology and the dystopian future envisioned in the Great Reset of the Davos billionaires club known as the World Economic Forum (WEF). This was all so predictable because we have seen it so many times before, and *The New American* has reported on it repeatedly and extensively over the past three decades.

On site at the recent COP27 summit in Egypt (November 14-18), *The New American's* Alex Newman reported on the ongoing globalist push to harness the moral authority of religious leaders to promote the radical UN agenda under the guise of "climate justice" and "climate reparations" and of saving the planet from the non-existent emergency of so-called man-made climate change (formerly known as global warming, until the warming alarmists found they were losing public trust with their exaggerated and false claims).

(To see videos of our live, on-site COP27 reporting from Sharm El Sheikh, go to https://thenewamerican.com/world-news/un/climate-conference/.)

Eyewitness to Earth Summit Lunacy

This writer was an eyewitness reporter in Rio de Janeiro for the 1992 UN Conference on Environment and Development (UNCED) — better known as the UN Earth Summit — from which the clamorous, clangorous climate-change cabal emerged. From start to finish, the Rio Earth Summit was suffused in pagan-pantheist-New Age "spirituality," and enshrined a new dogma of the "Sacred Earth" and "Divine Nature." I described this in detail in my reports from Rio and in my 1992 book *Global Tyranny...Step by Step: The United Nations and the Emerging New World Order*.

The following excerpt is one small example taken from that book, in the chapter titled "The New World Religion":

> In his opening address to the UNCED plenary session, Earth Summit Secretary-General Maurice Strong directed the world's attention to the Declaration of the Sacred Earth Gathering, which was part of the pre-Summit ceremonies. "[T]he changes in behavior and direction called for here," said Strong, "must be rooted in our deepest spiritual, moral and ethical values."
>
> According to the declaration, the ecological crisis, "transcends all national, religious, cultural, social, political, and economic boundaries.... The responsibility of each human being today is to choose between

William F. Jasper is a senior editor of The New American.

the force of darkness and the force of light. We must therefore transform our attitudes and values and adopt a renewed respect for the superior law of Divine Nature."

I noted further:

> On the eve of the opening of UNCED, a midnight-to-dawn homage to the "Female Planet" was held on Leme Beach. After dancing all night, the worshippers followed a Brazilian tribal high priestess to the water's edge where they offered flowers and fruits to "Iemanje, mae orixa, mother of the powers, queen of the seas," and then invoked the blessings of the sea goddess upon the summit's deliberations. At the first plenary session, Uri Marinov, Israel's Minister of the Environment, issued a New Ten Commandments on Environment and Development....
>
> The Union for Natural Environment Protection, an environmental group based in São Leopoldo, Brazil, declared the following about the work of the summit: "A world-wide citizens' movement is born around the UN system and will be in the years ahead a central focal point for the New World Order which Alice Bailey wrote about many decades ago and which is going to be politically free, socially fair, economically efficient and environmentally sustainable."

The Alice Bailey referred to above by the UN acolytes is the infamous Luciferian occultist-theosophist, publisher of *Lucifer* magazine, and an avid proponent of the United Nations. Her pagan-New Age vision for a New World Order aligned closely with the apparent designs of the globalist elites, as demonstrated by the UN Earth Charter and Ark of Hope; the 2017 World Government Summit in the United Arab Emirates (with UN, WEF, and CFR elites meeting under the Arch of Ba'al, the demonic ancient Phoenician-Carthaginian god that demanded child sacrifice); the bizarre and diabolical ceremony of European Union elites for the grand opening of Switzerland's Gotthard Base Tunnel; the opening of the 2010 UN climate summit in Cancun with Christiana Figueres, who was then the UN climate boss, offering a prayer to Ixchel, the Mayan goddess associated with war, human sacrifice, and cannibalism; and the World Economic Forum's launch of its Young Global Leaders Druid Collective.

And those are but a few examples of the many that could be offered to illustrate this disturbing trend amongst the occult oligarchy that seeks to "transform" the world spiritually in a direction that leads to the infernal abyss.

Earth Charter: Gorbachev's Holy Writ

Ten years after the 1992 Earth Summit, the UN reprised its Rio extravaganza at the 2002 World Summit on Sustainable Development (WSSD, also known as Earth Summit II or Rio+10) in Johannesburg, South Africa, unveiling the Earth Charter, the new "global ethic" crafted by Mikhail Gorbachev and Maurice Strong, assisted by a "Commission of Eminent Persons." Among the 23 "eminent" commissioners aiding this subversive endeavor were Leonardo Boff, a leading voice of Marxist liberation theology; Steven Rockefeller, a radical environmentalist, New Age philosopher, and scion of the uber-wealthy Rockefeller clan; Shridath Ramphal of the Commission on Global Governance; Federico Mayor Zaragoza, member of the Club of Rome, former director-general of UNESCO, and a co-chair of Mikhail Gorbachev's State of the World Forum.

Reporting on the Johannesburg summit we noted in a 2002 article titled "The New World Religion":

> According to the Charter, humanity must undergo a global "change of mind and heart." And the UN's all-wise seers visualize themselves as the lead change agents for this global undertaking. The Earth Charter Initiative, however, candidly admits that it intends to recruit your children as change agents, as well. "We seek to increase the participation of young people in utilizing the Earth Charter as a guideline in their work as active agents of change," says the Earth Charter Initiative website. They have been doing precisely that, and will be accelerating their program throughout the world — including in school in your neighborhood. The U.S. Conference of Mayors is but one of hundreds of organizations, schools, municipalities, and other entities that have signed on as supporters of



AP Images

The would-be gods: Billionaire Maurice Strong and Mikhail Gorbachev at the 1997 UN Rio-Plus-Five Conference in Rio de Janeiro. Along with Steven Rockefeller, they drafted the UN Earth Charter.

declaration of a new "global ethic" for the world.

"My hope is that this charter will be a kind of Ten Commandments, a 'Sermon on the Mount,' that provides a guide for human behavior toward the environment in the next century and beyond," said co-author of the document Mikhail Gorbachev. Interesting, is it not, that the globalist hierarchy would entrust to the late Comrade Gorbachev, a self-professed atheist-materialist-communist, the task of playing God and coming up with a new Decalogue to replace the one written in stone by the finger of (the real) God and the Eight Beatitudes by our Lord Jesus Christ? Popular media-driven perceptions to the contrary, Gorbachev never gave up his atheist-materialist-communist beliefs. After all, the bloody-handed former dictator unequivocally stated, "I am a Communist, a convinced Communist! For some that may be a fantasy. But for me it is my main goal." Furthermore, he explained his materialist/pantheist "theology" in these terms: "I believe in the cosmos. All of us are linked to the cosmos. So, nature is my god." He restated this "Nature is my god/Cosmos is my god" personal creed in various interviews and public statements, and it is proudly posted on the website of Green Cross International, which he founded.

Gorbachev's main Earth Charter co-author Maurice Strong was more emphatic than Gorbachev, stating, "The real goal of the Earth Charter is that it will in fact become like the Ten Commandments." Like Gorbachev, Strong suffered no lack of hubris when it came to assuming divine wisdom to correct the supposed deficiencies in the biblical pronouncements of the Almighty. Like Klaus Schwab, Prince/King Charles, Bill Gates, George Soros, Mark Zuckerberg, and the rest of the megalomaniacal, luxury-loving plutocrats of the World Economic Forum, the late Maurice Strong was an unconvincing "environmentalist." Although he railed against carbon footprints, air conditioning, fossil fuels, meat consumption, and private automobiles, the Canadian billionaire owned multiple estates (including the massive Baca Grande Ranch in Colorado sitting atop an enormous aquifer) and lived the typical Davos jet-setting lifestyle. He owed much of his fortune to boosts from David Rockefeller and Edmund de Rothschild. And, like Rockefeller, Rothschild, Soros, Gates, and so many other "capitalists," he was cozy with the totalitarian communist regime in Beijing. (Note: His cousin, communist propagandist Anna Louise Strong, befriended Bolshevik leaders Lenin and Trotsky and was an important mouthpiece for Mao Tse-tung and Zhou En-lai in China.) Maurice Strong spent much of his time during the last years of his life (he died in 2015) at his luxury residence in Communist China, where he wrangled business deals and hobnobbed with Chinese Communist Party princelings and panjandrums.



AP Images

Gaia, of thee we sing: Children indoctrinated in eco-babble are used as propaganda props at most UN confabs, including the 2002 World Summit on Sustainable Development in Johannesburg, with youngsters shown here singing beneath Mother Earth.

Although Strong went to his eternal reward seven years ago, Gorbachev shuffled off this mortal coil only this past August. It is not likely that the huzzahs and eulogies of "the great and the good" here on this earthly realm impressed the Divine Judge when they stood before Him. It likely did not go well for them. The Lord God is a jealous God (Exodus 20:5) and is not one to brook impostors peddling a syncretic pseudo-gospel as a spiritual cover for their own political empowerment.

The globalist "transformation," as put forth in the Great Reset — resetting all humanity economically, politically, biologically, socially, morally, and spiritually — requires buy-in from a whole lot of people. This is why the would-be world rulers have expended so much capital and energy on creating, seducing, bribing, bullying, and extorting thought leaders and influencers to promote their subversive globalist schemes.

Using Churches to Spread the Gospel of Marx

Since the vast majority (roughly 85 percent, according to the Pew Research Center) of Earth's inhabitants identify as religious, a crucial part of the globalist cabal's strategy involves co-opting trusted religious leaders to promote their agenda. Thus the aggressive recruitment of "mainstream" Christian, Jewish, Muslim, Hindu, and Buddhist leaders over the past several decades. The National Council of Churches (NCC) and World Council of Churches (WCC) have long been the leading forces in promoting globalist and communist objectives among Protestant member churches. Prominent communist churchmen such as "social gospel" populizer Reverend Harry F. Ward (identified as a Soviet agent by former top communists Manning Johnson, Leonard Patterson, Zach Ko-

Since the vast majority (roughly 85 percent, according to the Pew Research Center) of Earth's inhabitants identify as religious, a crucial part of the globalist cabal's strategy involves co-opting trusted religious leaders to promote their agenda.

mfeder, and Benjamin Gitlow) played key roles in leading NCC/WCC churches down the Marxist path. The revelations of Soviet KGB archivist Vasili Mitrokhin in 1999 (*The Sword and the Shield: The Mitrokhin Archive and the Secret History of the KGB*) confirmed the long-held and well-founded suspicions of knowledgeable WCC observers that Metropolitan Nikodim Rotov of the Russian Orthodox Church, a WCC president, was a KGB agent assigned to subvert Christian churches and lead them in support of socialist and environmentalist causes. Mitrokhin also identified at least four additional high-level WCC officials as KGB agents. Bulgarian historian Momchil Metodiev added to this in 2010 with his meticulously researched book (*Between Faith and Compromise*), which utilized the archives of the communist Bulgarian intelligence (junior partners of the Soviet KGB). Among the important disclosures by Metodiev is the confirmation that Bulgarian WCC official Todor Sabev was a longtime communist agent. Sabev held high WCC posts for decades, including WCC deputy general secretary and special WCC representative to the Vatican for Orthodox-Catholic unity.

Members of the WCC include Eastern Orthodox, Pentecostal, Anglican, Methodist, Presbyterian, Lutheran, Mennonite, Moravian, and Baptist World Alliance churches. At COP27, the WCC held a special "side event" with its partners (ACT Alliance, All Africa Conference of Churches, Brahma Kumaris World Spiritual University, Bread for the World, and Lutheran World Federation) to double down on its calls for "climate justice" and funding for "adaptation" and "loss and damages" (euphemisms for "climate reparations," i.e., wealth redistribution from U.S. and EU taxpayers to UN globocrats, international organizations, and Third World kleptocrats).

"COP 27 is a critical occasion for governments to together re-envision, develop, commit to and implement a roadmap towards a fossil fuel-free, post-growth, equitable and sustainable tomorrow, and to tackle the greatest existential challenge to life on the planet," the WCC said. The WCC executive committee also urged a "loss and damage financing facility to compensate communities and countries on the frontline of climate impacts and to support their efforts in building resi ience." Of course, true resiliency require affordable, reliable energy, something th renewables (solar and wind) have prove they won't deliver. The WCC oppos tion to coal, oil, natural gas, hydro, an nuclear energy guarantee poverty, priva tion, hunger — and even starvation — fc the world's poor they claim to be helpin

Like the WCC, the National Council c Churches tilts reliably to the left and e> pends a great deal of its influence preachin *against* "the Christian Right" and *for* "re productive rights" (i.e., abortion), LGBT(rights, "inter-religious dialogue," radica environmentalism, and other liberal-le hobby horses. Besides working hand i hand with communist organizations an front groups, the NCC is funded not s much by its church congregations as by th usual leftist-globalist tax-exempt founda tions: Rockefeller, Ford, Tides, Kellog Knight, et al.



Wikipedia/Dutch National Archives

Red wolf in sheep's clothing: Soviet KGB agent Metropolitan Nikodim Rotov was made a top prelate of the Russian Orthodox Church with the assignment of subverting Christianity. He became a president of the World Council of Churches and a key Kremlin agent inside the Vatican.

Pope Francis Gives Blessing to UN-Globalist Agenda

The Roman Catholic Churc is by far the largest Christia church to remain outside th World Council of Churche However, in recent decades th Vatican has worked more closel with the WCC, as well as othe "ecumenical" organization promoting inter-religious unity Because the pope of the Roma Catholic Church speaks wit unique moral authority — inas much as he is the most widel recognized and respected spiri tual leader and speaks for th largest Christian denominatio — both the communists an the globalists have worked as siduously to infiltrate and sub vert the Catholic Church, fror the local parishes and diocesa seminaries all the way up to th highest levels of the Vatican. D Bella Dodd in the 1950s an Vasili Mitrokhin in the 1990s ar among the top ex-communist who have testified concernin the alarming Soviet penetratio of the Church.

Recent popes, going back t

the Second Vatican Council (1962-1965), have weakened the Church's stance against communism and socialism while showing ever-greater affinity for the communist-dominated United Nations and a general drift toward the globalist agenda. However, the pontificate of Pope Francis has amounted to nothing less than a wholesale revolution within the Catholic Church, openly embracing communist leaders and communist-socialist causes and causing enormous scandal and confusion with myriad heretical actions and statements that blatantly contradict Church doctrine and dogma.

Cardinal Gerhard Muller, former prefect of the Congregation for the Doctrine of the Faith, the Vatican's oldest department of the Roman Curia, has gone so far as to call Francis' ongoing Synod on Synodality "a hostile takeover of the Church of Jesus Christ" that is aimed at "the destruction of the Catholic Church." "And we must resist it like the old heretics of the Arianism," he said.

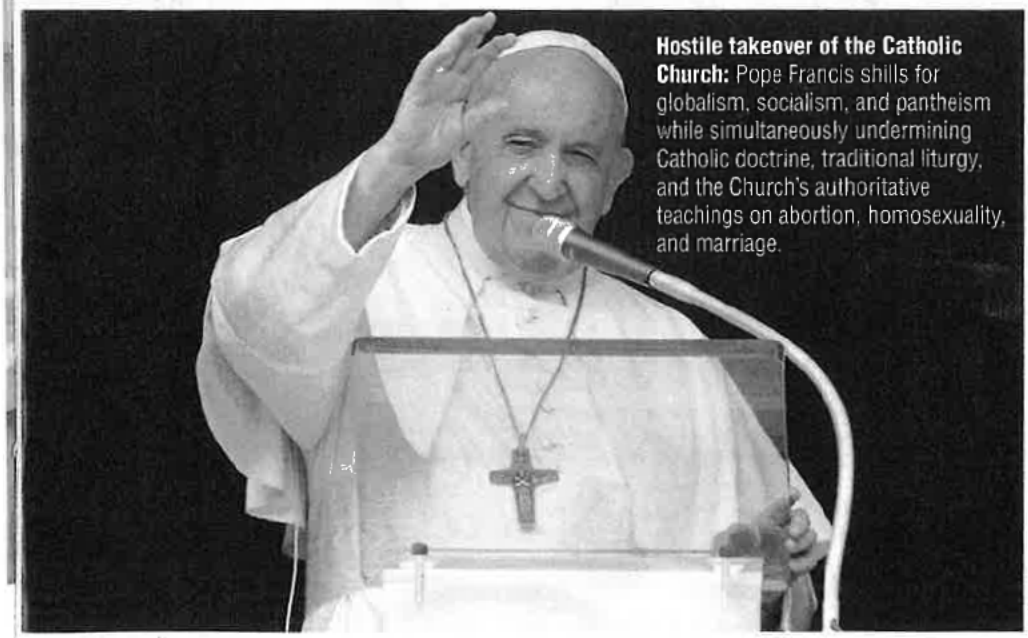
In addition to repeatedly undermining — by word and action — Church teaching on the sin of homosexual acts, Francis has undermined Church teaching on marriage; supported pro-abortion "Catholic" politicians (Joe Biden, Nancy Pelosi, Emmanuel Macron, and Justin Trudeau, to name a few); removed or demoted stalwart traditionalist and conservative prelates and replaced them with radical bishops and cardinals; suppressed the traditional Latin Mass while promoting pagan/pantheist worship; appointed notoriously pro-abortion, pro-euthanasia, and pro-LGBTQ non-Catholics (and even atheist anti-Catholics) to the Pontifical Academy for Life and the Pontifical Academy for Social Sciences; agreed to allow the Chinese Communist Party to appoint communist "bishops"; and refused to meet with or support the heroic, 90-year-old Cardinal Joseph Zen while he was persecuted by the CCP.

These and other unprecedented scandals too numerous to mention here have caused Catholic cardinals, bishops, priests, and prominent lay people to declare themselves in resistance to Pope Francis' auto-demolition of the Church. Among Pope Francis's many heterodox obsessions is his fanatical preoccupation with the supposed "existential crisis" of global warming. At the beginning of COP27, Vatican Secretary of State Cardinal Pietro Parolin delivered Pope Francis' message of support for the UN's 2015 Paris Agreement and the UN's Framework Convention on Climate Change. "Climate change will not wait for us," Cardinal Parolin said on behalf of the pontiff. "Our world is now far too interdependent and cannot permit itself to be structured into unsustainable isolated blocks of countries. This is a time for international and intergenerational solidarity." Secretary Parolin reminded the COP27 attendees and the world audience that in 2020 Pope Francis had made a commitment to net zero emissions before 2050. In that video message to the UN virtual Climate Ambition Summit marking the fifth anniversary of the Paris Agreement, he promised that the "Holy See is committed to promoting education in integral ecology."

The term "integral ecology," which appeared 10 times in the pope's 2015 encyclical *Laudato Si*, appears to mean lifelong indoctrination in radical environmentalism disguised as Christian theology. The title *Laudato Si* ("Praise to You") is an Italian phrase taken from St. Francis of Assisi's "Canticle of the Sun" praising God for his gifts of creation. Although defenders of *Laudato Si* point out that it is sprinkled with statements condemning abortion and defending core Catholic teachings, there is no question that its central message is aimed at dramatically shifting Catholic theology to the left and placing a papal imprimatur on radical green activism. This has been made perfectly clear with the pope's subsequent actions, statements, and appointments, including the launching of the Laudato Si Movement, an international network of hundreds of Catholic organizations mobilized to "care for our common home and achieve climate and ecological justice."

The leftward tilt of *Laudato Si* is not surprising considering the major input provided by atheists, pantheists, Marxists, and globalists such as UN factotum (and George Soros minion) Jeffrey Sachs, UN climate propagandist and climate computer-model worshipper Hans Joachim Schellnhuber, and Brazilian ex-priest and Liberation Theology zealot Leonardo Boff, to name but a few.

Most disturbing of *Laudato Si's* messages is its call for world government to deal with the "crises" of climate change, pollution, migration, poverty, wealth distribution, war, and other "global problems." In his claim that these crises and problems show "there is urgent need of a true world political authority," Pope Francis demonstrates that he is in step with the globalist-communist Great Reset of the World Economic Forum, by which Klaus Schwab, Bill Gates, George Soros, Xi Jinping, and other WEF oligarchs intend to play God and remake the world in their own image. ■



Hostile takeover of the Catholic Church: Pope Francis shills for globalism, socialism, and pantheism while simultaneously undermining Catholic doctrine, traditional liturgy, and the Church's authoritative teachings on abortion, homosexuality, and marriage.

AP Images

On top of all that, the masses are being lobotomized with mercury in flu shots (yes, there's still mercury in vaccines), aluminum in foods, and toxic TV programming that assaults the mind with fake news like "the Russians stole the election" or "carbon dioxide is bad for plants."

The capacity to remember is being "zapped" away, so that no one can remember what happened just a few months ago

Where individuals were once intelligent, self-reliant and had functioning memories and logical thinking, the masses are now stupid, entirely dependent and have no memories whatsoever. The average American can't even remember the news headlines from six months ago, which is why the corporate-controlled media can **flip the narrative every few months** and no one seems to notice. For example, remember when CNN and the Democrats all claimed that illegals crossing the border was a "fabricated crisis" invented by Trump? A few months later, they flipped the script and claimed it was a huge crisis and that "children are being held in concentration camps at the border." So which is it?



***Discover how to prevent and reverse heart disease (and other cardio related events) with this free ebook**: Written by popular Natural News writer Vicki Batt, this book includes everything you need to know about preventing heart disease, reversing hypertension, and nurturing your cardiac health without medication. Learn More.*

Remember when Barack Obama, in 2016, claimed it would be impossible for a foreign power to influence U.S. elections because our election process was so decentralized? He said that when everybody was sure Hillary Clinton would win. After she lost, the media flipped the script and now absurdly claimed the Russians somehow *altered votes in all 50 states* when there isn't a single shred of evidence to support such a bizarre notion. Had Hillary won, the media would have called any hint of "election meddling" a baseless conspiracy theory.

The mass dumbing down is deliberate... and dangerous. In fact, it's how globalists control populations. **Intelligent citizens are the enemy of authoritarian regimes**. The people can never be allowed to think for themselves, or they might realize that the government is largely a fraud that's run by pedophiles, murderers and crooks. (Read MindControl.news for more articles on this very point.)

Watch my 5-minute video report to hear the rest of this story. It's available exclusively on Brighteon.com, since YouTube, Facebook and Twitter have all banned any information that would encourage people to think for themselves:

Brighteon.com/6057415411001

Industrial accident leaks brine into bay

Spill along shoreline dumps 18,000 gallons near Newark Barge Canal

ASSOCIATED PRESS

NEWARK — For the third time in three years, an industrial salt evaporation company spilled thousands of gallons of toxic brine along the eastern shoreline of San Francisco Bay.

The latest spill — 18,000 gallons of brine — occurred Wednesday near the Newark Barge Canal close to Cargill Salt's facilities when workers opened a valve on the bottom of a rail car believed to be empty.

It wasn't immediately clear if any wildlife was harmed.

Water quality samples have been sent to a state lab.

"It was clearly an accident," said Cargill spokeswoman Lori Johnson. "It happened very quickly and we reported it very quickly to all of the authorities."

Cargill had similar accidents in 2002 and 2004. The incidents have raised concerns among environmentalists.

Cargill produces salt in evaporation ponds that's used to de-ice roads and for food and medical uses.

Argus June 5, 2005

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Tues. April 5, 2005 Chronicle

LOS ANGELES

Firm fined $25 million for ocean dumping

A Panamanian shipping line pleaded guilty Monday to more than two dozen counts of illegal dumping around the United States and was ordered to pay $25 million in one of the largest fines ever imposed on a company that deliberately polluted the ocean.

Evergreen International, one of the world's largest shipping lines, concealed the discharge of waste oil, obstructed Coast Guard inspections and altered records over a three-year period ending in 2001, federal officials said. The company entered its plea in U.S. District Court in Los Angeles to 24 felony counts and one misdemeanor.

U.S. attorneys from five jurisdictions affected by the pollution — Los Angeles, Seattle, Portland, Ore., Newark, N.J., and Charleston, S.C. — hailed the plea agreement as a major victory in the fight against shipping companies trying to skirt the law.

"We take these crimes very seriously, and if they won't police themselves, we will do it for them," Christopher Christie, U.S. attorney for the District of New Jersey, said on a dock across from Evergreen's shipping yard in San Pedro (Los Angeles County). "You can't lie to the federal government with impunity and get away with it."

U.S. District Judge Terry J. Hatter Jr. ordered Evergreen to pay the five districts $15 million, which they will split equally. The remaining money will be given to environmental community service projects in each area.

—*Associated Press*

SATURDAY, FEBRUARY 12, 2005

San Francisco Chronicle

OAKLAND

Source of leak into estuary found

Officials have found the source of a pipeline leak that spilled at least 500 gallons of jet fuel into the Oakland Estuary, authorities said Friday.

The breach was the result of a 50-inch-long scrape along a 12-inch-diameter pipe belonging to Kinder Morgan Energy Partners, said company spokesman Jerry Engelhardt.

Workers found the damaged section under Middle Harbor Road in the Port of Oakland about 2,000 feet from Berth 62, Engelhardt said.

The jet fuel leaked into the estuary on Feb. 4. The pipe was damaged from "previous excavation work performed by a third party," said Gene Braithwaite, Kinder Morgan's director of operations for the northern region.

—*Henry K. Lee*

Cryptosporidium and Giardia

Cryptosporidium and Giardia are parasitic microbes found in most surface water supplies and can pose a potential health threat. If ingested, either may produce symptoms of diarrhea, stomach cramps, upset stomach, and slight fever. Some people are more vulnerable, especially those with compromised immune systems. The SFPUC tests regularly for Cryptosporidium and Giardia in both source and treated water supplies. Both were occasionally found at very low levels in the SFPUC's water in 2004.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants, including Cryptosporidium and Giardia. The presence of small amounts of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects may be obtained by calling the USEPA Safe Drinking Water Hotline at (800) 426-4791.

Pacifica water news letter June 2005

Panel fears mercury lost in Bay

■ Refineries handle 3,700 pounds of substance yearly, but no one can account for where it goes, regulators say

By Paul Rogers
MEDIANEWS STAFF

Hundreds of pounds of mercury from Bay Area oil refineries are unaccounted for and could be flowing into San Francisco Bay every year, poisoning fish and threatening public health, state water regulators said Monday.

Until now, old mercury mines in the hills of San Jose and the Sierra Nevada were considered the Bay's main sources of mercury — a neurotoxin that builds up in fish and can cause brain damage in children. But new research by the San Francisco Bay Regional Water Quality Control Board has concluded that roughly 3,700 pounds of mercury a year is coming into the five Bay Area refineries in crude oil — and nobody can account for where it goes after the oil is refined into gasoline.

On Thursday, staff members of the regional water board plan to order all five Bay Area refineries to measure the mercury concentrations in their crude oil and account for where it goes — in the air, in waste water and in solid waste sludge — or face fines of $1,000 a day.

"In our mind there still is a mystery. We're trying to connect the dots and understand where mercury in crude oil ends up," said Bruce Wolfe, executive officer of the board.

Environmentalists think much of the mercury may be escaping as air pollution up the refineries' smokestacks, then washing into the Bay when it rains. If that is the case, scientific understanding of the source of mercury pollution — the most serious toxic contaminant in the Bay — would be turned on its head.

"This is huge," said Sejal Choksi, program director for San Francisco Baykeeper, an environmental group. "We might be looking at the main cause of the mercury problem in the Bay."

The 3,700 pounds of mercury that water board officials now estimate to be entering the refineries in crude oil every year is more than all other sources of mercury combined that flow annually in the Bay. That totals about 2,698 pounds a year.

See MERCURY, Page 17

Mercury

FROM PAGE 1

The 3,700 pounds represents more than 15 times the amount estimated to be leaching from the old Almaden Quicksilver Mines near San Jose.

The five refineries affected are Chevron, Conoco Phillips, Shell, Tesoro and Valero in Contra Costa and Solano counties. Every day, they refine roughly 760,000 barrels of oil into gasoline.

In 2005, the regional water board, a state agency in Oakland whose members are appointed by Gov. Arnold Schwarzenegger, ordered the refineries to complete a study by May 31, 2007, of how much mercury is in their air emissions. The oil companies told the board on Feb. 19, however, that they would not be finished with the study until 2009.

Tupper Hull, a spokesman for the Western States Petroleum Association, said the refineries are working to learn how much — if any — of the mercury in crude oil ends up in the Bay.

"We're going to know the answer to that when the air study is completed," Hull said. "It's really not useful to speculate until we have the data. We are in the process of getting the data."

Mercury is a naturally occurring metal that is harmful to fish, wildlife and humans in high concentrations. It does not degrade in the environment.

Young children and pregnant women are most at risk from its effects, particularly for birth defects. For children, long-term exposure to mercury can impair physical coordination, decrease brain function and even cause mental retardation. In adults, it can impair hearing and speech, blur vision and damage the kidneys.

Around the Bay Area, government signs warn that it is unsafe to eat fish because of mercury poisoning. Health officials long have been concerned about immigrant communities and the lowest-income residents who eat fish from the Bay as a staple of their diets.

Until now, the main sources of mercury in the Bay are thought to have been long-closed mines in the Sierra Nevada and Almaden Hills — which gave the San Jose Mercury News it name. Mercury from those mines was used to separate gold from the ore during the Gold Rush.

Along with the mines, other mercury sources include consumer products such as thermometers — and even smog coal burning in China that drifts across the Pacific Ocean.

"The Bay is currently very polluted with mercury," Choksi said. "The mercury problem is so bad that fish in the Bay are unsafe to eat. We really need to get to the bottom of figuring out what is causing the problem."

Hull said the air study is behind schedule because "it was found to be a much more difficult and technologically challenging project" than originally thought.

"We have worked collaboratively with the water board up to this point to fully understand mercury discharges from the refineries," he said. "Once this air study is completed, we will have a very good and clear picture of the refineries' discharges into the Bay."

The board's new order this week will give the refineries until Oct. 31, 2008, to complete their studies. But it requires much more than the old order. It mandates that they test their oil for mercury, test air emissions, waste water emissions and solid waste.

In a report that will be presented to the water board Wednesday, Wolfe and other water board staff members note that the oil Bay Area refineries use has higher mercury concentrations than oil from other areas.

Most oil has mercury levels of 10 parts per billion. But oil from the San Joaquin Valley, where 40 percent of the crude oil used by the Bay Area refiners comes from, has mercury levels of 80 to 30,000 parts per billion, they concluded. Using a conservative number, 100 parts per billion, the water board concluded that the oil contains 3,747 pounds of mercury.

Water board staff members know that about 1,000 pounds of that goes to hazardous waste landfills out of the Bay Area as sludge when the refineries perform maintenance. The fate of rest is a mystery.

"We're saying it looks like this might be more significant than we thought before," Wolfe said. "We want a better understanding."

Copy & Pass on

US007279327B2

(12) **United States Patent**
Curtis et al.

(10) **Patent No.: US 7,279,327 B2**
(45) **Date of Patent: Oct. 9, 2007**

(54) **METHODS FOR PRODUCING RECOMBINANT CORONAVIRUS**

(75) Inventors: **Kristopher M. Curtis**, Chapel Hill, NC (US); **Boyd Yount**, Hillsborough, NC (US); **Ralph S. Baric**, Haw River, NC (US)

(73) Assignee: **The University of North Carolina at Chapel Hill**, Chapel Hill, NC (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 33 days.

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§ 371 (c)(1),
(2), (4) Date: **May 25, 2004**

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PCT Pub. Date: **Oct. 31, 2002**

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C12N 15/85 (2006.01)
C12N 15/63 (2006.01)

(52) **U.S. Cl.** **435/325**; 435/320.1; 424/221.1

(58) **Field of Classification Search** 435/320.1, 435/325

See application file for complete search history.

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(74) *Attorney, Agent, or Firm*—Myers, Bigel, Sibley & Sajovec, P.A.

(57) **ABSTRACT**

A helper cell for producing an infectious, replication defective, *coronavirus* (or more generally nidovirus) particle cell comprises (a) a nidovirus permissive cell; (b) a nidovirus replicon RNA comprising the nidovirus packaging signal and a heterologous RNA sequence, wherein the replicon RNA further lacks a sequence encoding at least one nidovirus structural protein; and (c) at least one separate helper RNA encoding the at least one structural protein absent from the replicon RNA, the helper RNA(s) lacking the nidovirus packaging signal. The combined expression of the replicon RNA and the helper RNA in the nidovirus permissive cell produces an assembled nidovirus particle which comprises the heterologous RNA sequence, is able to infect a cell, and is unable to complete viral replication in the absence of the helper RNA due to the absence of the structural protein coding sequence in the packaged replicon. Compositions for use in making such helper cells, along with viral particles produced from such cells, compositions of such viral particles, and methods of making and using such viral particles, are also disclosed.

14 Claims, 11 Drawing Sheets

US007220852B1

(12) **United States Patent**
Rota et al.

(10) **Patent No.: US 7,220,852 B1**
(45) **Date of Patent: May 22, 2007**

(54) **CORONAVIRUS ISOLATED FROM HUMANS**

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(73) Assignee: **The United States of America as represented by the Secretary of the Department of Health and Human Services, Centers for Disease Control and Prevention**, Washington, DC (US)

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C12N 7/00 (2006.01)

(52) **U.S. Cl.** **536/23.72**; 435/235.1

(58) **Field of Classification Search** 536/23.72; 514/44; 435/235.1, 320.1
See application file for complete search history.

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Primary Examiner—Mary E. Mosher
(74) *Attorney, Agent, or Firm*—Klarquist Sparkman LLP

(57) **ABSTRACT**

Disclosed herein is a newly isolated human coronavirus (SARS-CoV), the causative agent of severe acute respiratory syndrome (SARS). Also provided are the nucleic acid sequence of the SARS-CoV genome and the amino acid sequences of the SARS-CoV open reading frames, as well as methods of using these molecules to detect a SARS-CoV and detect infections therewith. Immune stimulatory compositions are also provided, along with methods of their use.

1 Claim, 7 Drawing Sheets

US007151163B2

(12) **United States Patent**
Erickson et al.

(10) **Patent No.: US 7,151,163 B2**
(45) **Date of Patent: Dec. 19, 2006**

(54) **ANTIVIRAL AGENTS FOR THE TREATMENT, CONTROL AND PREVENTION OF INFECTIONS BY CORONAVIRUSES**

(75) Inventors: **John W. Erickson**, Potomac, MD (US); **Abelardo Silva**, Ellicott City, MD (US)

(73) Assignee: **Sequoia Pharmaceuticals, Inc.**, Gaithersburg, MD (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

(21) Appl. No.: **10/833,304**

(22) Filed: **Apr. 28, 2004**

(65) **Prior Publication Data**

US 2006/0258577 A1 Nov. 16, 2006

Related U.S. Application Data

(60) Provisional application No. 60/466,432, filed on Apr. 30, 2003, provisional application No. 60/465,782, filed on Apr. 28, 2003.

(51) **Int. Cl.**

C07K 14/165	(2006.01)
C07K 17/00	(2006.01)
A61K 39/215	(2006.01)
A61K 39/385	(2006.01)

(52) **U.S. Cl.** **530/363**; 514/12; 424/186.1; 424/196.11; 424/221.1; 424/192.1

(58) **Field of Classification Search** 514/12–16, 514/2; 530/324–329, 363, 402; 424/186.1, 424/196.11, 221.1, 192.1

See application file for complete search history.

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Primary Examiner—Mary E. Mosher
(74) *Attorney, Agent, or Firm*—Proskauer Rose LLP

(57) **ABSTRACT**

The invention provides compositions and methods that are useful for preventing and treating a coronavirus infection in a subject. More specifically, the invention provides peptides and conjugates and pharmaceutical compositions containing those peptides and conjugates that block fusion of a coronavirus, such as the SARS virus, to a target cell. This blocking mechanism prevents or treats a coronavirus infection, such as a SARS infection, in a subject, such as a human subject.

8 Claims, 2 Drawing Sheets

US007776521B1

(12) **United States Patent**
Rota et al.

(10) **Patent No.: US 7,776,521 B1**
(45) **Date of Patent: Aug. 17, 2010**

(54) **CORONAVIRUS ISOLATED FROM HUMANS**

(75) Inventors: **Paul A. Rota**, Decatur, GA (US); **Larry J. Anderson**, Atlanta, GA (US); **William J. Bellini**, Lilburn, GA (US); **Michael D. Bowen**, Decatur, GA (US); **Cara Carthel Burns**, Avondale Estates, GA (US); **Raymond Campagnoli**, Decatur, GA (US); **Qi Chen**, Marietta, GA (US); **James A. Comer**, Decatur, GA (US); **Byron T. Cook**, Augusta, GA (US); **Shannon L. Emery**, Lusaka (ZM); **Dean D. Erdman**, Decatur, GA (US); **Cynthia S. Goldsmith**, Lilburn, GA (US); **Jeanette Guarner**, Decatur, GA (US); **Charles D. Humphrey**, Lilburn, GA (US); **Joseph P. Icenogle**, Atlanta, GA (US); **Thomas G. Ksiazek**, Lilburn, GA (US); **Richard F. Meyer**, Roswell, GA (US); **Stephan S. Monroe**, Decatur, GA (US); **William Allan Nix**, Bethlehem, GA (US); **M. Steven Oberste**, Lilburn, GA (US); **Christopher D. Paddock**, Atlanta, GA (US); **Teresa C. T. Peret**, Atlanta, GA (US); **Pierre E. Rollin**, Lilburn, GA (US); **Mark A. Pallansch**, Lilburn, GA (US); **Anthony Sanchez**, Lilburn, GA (US); **Wun-Ju Shieh**, Norcross, GA (US); **Suxiang Tong**, Alpharetta, GA (US); **Sherif R. Zaki**, Atlanta, GA (US)

(73) Assignee: **The United States of America as represented by the Secretary of the Department of Health and Human Services, Centers for Disease Control and Prevention**, Washington, DC (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 96 days.

(21) Appl. No.: **11/748,359**

(22) Filed: **May 14, 2007**

Related U.S. Application Data

(62) Division of application No. 10/822,904, filed on Apr. 12, 2004, now Pat. No. 7,220,852.

(60) Provisional application No. 60/465,927, filed on Apr. 25, 2003.

(51) **Int. Cl.**

C12Q 1/70	(2006.01)
C07H 21/00	(2006.01)
C12N 15/50	(2006.01)

(52) **U.S. Cl.** **435/5**; 536/24.32; 536/24.33

(58) **Field of Classification Search** ..... None
See application file for complete search history.

(56) **References Cited**

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GenBank Accession No. AY278487, Apr. 21, 2003.

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Primary Examiner—Mary E Mosher
(74) *Attorney, Agent, or Firm*—Klarquist Sparkman, LLP

(57) **ABSTRACT**

Disclosed herein is a newly isolated human coronavirus (SARS-CoV), the causative agent of severe acute respiratory syndrome (SARS). Also provided are the nucleic acid sequence of the SARS-CoV genome and the amino acid sequences of the SARS-CoV open reading frames, as well as methods of using these molecules to detect a SARS-CoV and detect infections therewith. Immune stimulatory compositions are also provided, along with methods of their use.

7 Claims, 7 Drawing Sheets

US009193780B2

(12) **United States Patent**
Hultberg et al.

(10) **Patent No.: US 9,193,780 B2**
(45) **Date of Patent: Nov. 24, 2015**

(54) **AMINO ACID SEQUENCES DIRECTED AGAINST ENVELOPE PROTEINS OF A VIRUS AND POLYPEPTIDES COMPRISING THE SAME FOR THE TREATMENT OF VIRAL DISEASES**

(75) Inventors: **Anna Hultberg**, Vleuten (NL); **Bram Maassen**, De Bilt (NL); **Peter Vanlandschoot**, Bellem (BE); **Erik Depla**, Destelbergen (BE); **Catelijne Stortelers**, Ghent (BE); **Cornelis Theodorus Verrips**, Besse sur Issole (FR); **Steven Van Gucht**, Denderleeuw (BE); **Jose Melero**, Madrid (ES); **Michael John Scott Saunders**, Brussels (BE); **Johannes Joseph Wilhelmus De Haard**, Oudelande (NL); **Robert Anthony Weiss**, London (GB); **Nigel J. Temperton**, Tonbridge (GB); **Xavier Saelens**, Ypres (BE); **Bert Schepens**, Drongen (BE); **Alexander Szyroki**, Ghent (BE); **Michael Marie Harmsen**, AM Weesp (NL)

(73) Assignee: **Ablynx N.V.**, Zwijnaarde (BE)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 1310 days.

(21) Appl. No.: **12/996,074**

(22) PCT Filed: **Jun. 5, 2009**

(86) PCT No.: **PCT/EP2009/056975**

§ 371 (c)(1),
(2), (4) Date: **Mar. 17, 2011**

(87) PCT Pub. No.: **WO2009/147248**

PCT Pub. Date: **Dec. 10, 2009**

(65) **Prior Publication Data**

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Related U.S. Application Data

(60) Provisional application No. 61/059,055, filed on Jun. 5, 2008, provisional application No. 61/092,991, filed on Aug. 29, 2008, provisional application No. 61/139,130, filed on Dec. 19, 2008, provisional application No. 61/144,653, filed on Jan. 14, 2009, provisional application No. 61/172,914, filed on Apr. 27, 2009, provisional application No. 61/174,108, filed on Apr. 30, 2009.

(51) **Int. Cl.**

A61K 39/395	(2006.01)
C07K 2/00	(2006.01)
C07K 14/00	(2006.01)
C07K 16/00	(2006.01)
C07H 21/00	(2006.01)
C12N 5/10	(2006.01)
A61K 38/16	(2006.01)
C12P 21/02	(2006.01)
A61P 31/12	(2006.01)
A61P 37/02	(2006.01)
C07K 16/10	(2006.01)
A61K 39/00	(2006.01)

(52) **U.S. Cl.**
CPC *C07K 16/10* (2013.01); *C07K 16/1009* (2013.01); *C07K 16/1018* (2013.01); *C07K 16/1027* (2013.01); *A61K 2039/505* (2013.01); *A61K 2039/507* (2013.01); *C07K 2316/96* (2013.01); *C07K 2317/22* (2013.01); *C07K 2317/24* (2013.01); *C07K 2317/55* (2013.01); *C07K 2317/565* (2013.01); *C07K 2317/569* (2013.01); *C07K 2317/92* (2013.01); *C07K 2319/00* (2013.01)

(58) **Field of Classification Search**
None
See application file for complete search history.

(56) **References Cited**

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Primary Examiner — Shanon A Foley
(74) *Attorney, Agent, or Firm* — Wolf, Greenfield & Sacks, P.C.

(57) **ABSTRACT**

The present invention relates in part to amino acid sequences that are directed against and/or that can specifically bind to an envelope protein of a virus, as well as to compounds or constructs, and in particular proteins and polypeptides, that comprise or essentially consist of one or more such amino acid sequences.

19 Claims, 105 Drawing Sheets

US010266485B2

(12) **United States Patent**
Benenato

(10) **Patent No.: US 10,266,485 B2**
(45) **Date of Patent: *Apr. 23, 2019**

(54) **COMPOUNDS AND COMPOSITIONS FOR INTRACELLULAR DELIVERY OF THERAPEUTIC AGENTS**

(71) Applicant: **ModernaTX, Inc.**, Cambridge, MA (US)

(72) Inventor: **Kerry E. Benenato**, Sudbury, MA (US)

(73) Assignee: **ModernaTX, Inc.**, Cambridge, MA (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

This patent is subject to a terminal disclaimer.

(21) Appl. No.: **16/005,286**

(22) Filed: **Jun. 11, 2018**

(65) **Prior Publication Data**

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Related U.S. Application Data

(63) Continuation of application No. 15/846,084, filed on Dec. 18, 2017, which is a continuation of application (Continued)

(51) **Int. Cl.**

A61K 48/00	(2006.01)
A61K 9/127	(2006.01)
C07C 229/12	(2006.01)
C07C 271/20	(2006.01)
C07C 279/12	(2006.01)
C07C 279/28	(2006.01)
C07C 279/32	(2006.01)
C07D 233/72	(2006.01)
C07D 249/04	(2006.01)
C07D 263/20	(2006.01)
C07D 265/33	(2006.01)
C07D 271/06	(2006.01)
C07D 271/10	(2006.01)
C07D 207/27	(2006.01)
C07D 277/38	(2006.01)
C07C 275/14	(2006.01)
C07C 279/24	(2006.01)
C07C 311/05	(2006.01)
C07C 229/16	(2006.01)

(Continued)

(52) **U.S. Cl.**

CPC ***C07C 229/12*** (2013.01); ***A61K 9/0019*** (2013.01); ***A61K 9/0043*** (2013.01); ***A61K 9/0073*** (2013.01); ***A61K 9/127*** (2013.01); ***A61K 9/1272*** (2013.01); ***A61K 9/1617*** (2013.01); ***A61K 9/1641*** (2013.01); ***A61K 9/5123*** (2013.01); ***A61K 9/5146*** (2013.01); ***A61K 31/7105*** (2013.01); ***A61K 38/1725*** (2013.01); ***A61K 38/1816*** (2013.01); ***A61K 47/543*** (2017.08); ***A61K 47/6911*** (2017.08); ***A61K 48/005*** (2013.01); ***A61K 48/0033*** (2013.01); ***C07C 227/16*** (2013.01); ***C07C 227/18*** (2013.01); ***C07C 229/16*** (2013.01); ***C07C 233/36*** (2013.01); ***C07C 235/10*** (2013.01); ***C07C 255/24*** (2013.01); ***C07C 271/20*** (2013.01); ***C07C 275/14*** (2013.01); ***C07C 279/12*** (2013.01); ***C07C 279/24*** (2013.01); ***C07C 279/28*** (2013.01); ***C07C 279/32*** (2013.01); ***C07C 311/05*** (2013.01); ***C07C 335/08*** (2013.01); ***C07D 207/27*** (2013.01); ***C07D 233/72*** (2013.01); ***C07D 249/04*** (2013.01); ***C07D 263/20*** (2013.01); ***C07D 265/33*** (2013.01); ***C07D 271/06*** (2013.01); ***C07D 271/10*** (2013.01); ***C07D 277/38*** (2013.01); ***C07F 9/091*** (2013.01); ***C07K 14/505*** (2013.01); ***A61K 9/1271*** (2013.01); ***A61K 48/00*** (2013.01); *C07C 2601/02* (2017.05); *C07C 2601/04* (2017.05); *C07C 2601/14* (2017.05); *C07C 2601/18* (2017.05)

(58) **Field of Classification Search**

CPC A61K 39/00; A61K 51/08; C07K 14/81; C07H 21/00

USPC 424/9.1; 435/91.1, 91.31, 458; 514/44; 536/23.1, 24.5

See application file for complete search history.

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U.S. Appl. No. 15/846,084.*
(Continued)

Primary Examiner — Jane J Zara
(74) *Attorney, Agent, or Firm* — Cooley LLP; Heidi A. Erlacher; Christine C. Pemberton

(57) **ABSTRACT**

The disclosure features novel lipids and compositions involving the same. Nanoparticle compositions include a novel lipid as well as additional lipids such as phospholipids, structural lipids, and PEG lipids. Nanoparticle compositions further including therapeutic and/or prophylactics such as RNA are useful in the delivery of therapeutic and/or prophylactics to mammalian cells or organs to, for example, regulate polypeptide, protein, or gene expression.

27 Claims, 11 Drawing Sheets

Specification includes a Sequence Listing.

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(12) **United States Patent**
Benenato et al.

(10) **Patent No.: US 10,442,756 B2**
(45) **Date of Patent: *Oct. 15, 2019**

(54) **COMPOUNDS AND COMPOSITIONS FOR INTRACELLULAR DELIVERY OF THERAPEUTIC AGENTS**

(71) Applicant: **ModernaTX, Inc.**, Cambridge, MA (US)

(72) Inventors: **Kerry E. Benenato**, Cambridge, MA (US); **Mark Cornebise**, Cambridge, MA (US)

(73) Assignee: **ModernaTX, Inc.**, Cambridge, MA (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

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(21) Appl. No.: **15/846,084**

(22) Filed: **Dec. 18, 2017**

(65) **Prior Publication Data**

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Related U.S. Application Data

(63) Continuation of application No. 15/476,253, filed on Mar. 31, 2017, now Pat. No. 9,868,691, which is a continuation of application No. PCT/US2016/052352, filed on Sep. 16, 2016.
(Continued)

(51) **Int. Cl.**

C07C 229/12	(2006.01)
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C07C 279/12	(2006.01)
C07C 279/28	(2006.01)
C07C 279/32	(2006.01)
C07D 233/72	(2006.01)
C07D 249/04	(2006.01)
C07D 263/20	(2006.01)
C07D 265/33	(2006.01)
C07D 271/06	(2006.01)
C07D 271/10	(2006.01)
C07D 207/27	(2006.01)
C07D 277/38	(2006.01)
C07C 275/14	(2006.01)
C07C 279/24	(2006.01)
C07C 311/05	(2006.01)
C07C 229/16	(2006.01)

(Continued)

(52) **U.S. Cl.**
CPC ***C07C 229/12*** (2013.01); ***A61K 9/0019*** (2013.01); ***A61K 9/0043*** (2013.01); ***A61K 9/0073*** (2013.01); ***A61K 9/127*** (2013.01); ***A61K 9/1272*** (2013.01); ***A61K 9/1617*** (2013.01); ***A61K 9/1641*** (2013.01); ***A61K 9/5123*** (2013.01); ***A61K 9/5146*** (2013.01); ***A61K 31/7105*** (2013.01); ***A61K 38/1725*** (2013.01); ***A61K 38/1816*** (2013.01); ***A61K 47/543*** (2017.08); ***A61K 47/6911*** (2017.08); ***A61K 48/005*** (2013.01); ***A61K 48/0033*** (2013.01); ***C07C 227/16*** (2013.01); ***C07C 227/18*** (2013.01); ***C07C 229/16*** (2013.01); ***C07C 233/36*** (2013.01); ***C07C 233/72*** (2013.01); ***C07C 235/10*** (2013.01); ***C07C 255/24*** (2013.01); ***C07C 263/20*** (2013.01); ***C07C 271/20*** (2013.01); ***C07C 275/14*** (2013.01); ***C07C 279/12*** (2013.01); ***C07C 279/24*** (2013.01); ***C07C 279/28*** (2013.01); ***C07C 279/32*** (2013.01); ***C07C 311/05*** (2013.01); ***C07C 335/08*** (2013.01); ***C07D 207/27*** (2013.01); ***C07D 249/04*** (2013.01); ***C07D 265/33*** (2013.01); ***C07D 271/06*** (2013.01); ***C07D 271/10*** (2013.01); ***C07D 277/38*** (2013.01); ***C07F 9/091*** (2013.01); ***C07K 14/505*** (2013.01); ***A61K 9/1271*** (2013.01); *A61K 48/00* (2013.01); *C07C 2601/02* (2017.05); *C07C 2601/04* (2017.05); *C07C 2601/14* (2017.05); *C07C 2601/18* (2017.05)

(58) **Field of Classification Search**
CPC A61K 45/00; A61K 47/543; A61K 48/00; A61K 48/0033; A61K 9/127
USPC 424/9.1; 435/455; 438; 536/23.1
See application file for complete search history.

(56) **References Cited**

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CN 102068701 A 5/2011
(Continued)

OTHER PUBLICATIONS

U.S. Appl. No. 16/005,286 (dated 2018).*
(Continued)

Primary Examiner — Jane J Zara
(74) *Attorney, Agent, or Firm* — Cooley LLP; Heidi A. Erlacher; Christine C. Pemberton

(57) **ABSTRACT**

The disclosure features novel lipids and compositions involving the same. Nanoparticle compositions include a novel lipid as well as additional lipids such as phospholipids, structural lipids, and PEG lipids. Nanoparticle compositions further including therapeutic and/or prophylactics such as RNA are useful in the delivery of therapeutic and/or prophylactics to mammalian cells or organs to, for example, regulate polypeptide, protein, or gene expression.

24 Claims, 11 Drawing Sheets

Specification includes a Sequence Listing.

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(12) **United States Patent**
De Fougerolles et al.

(10) **Patent No.: US 10,577,403 B2**
(45) **Date of Patent: *Mar. 3, 2020**

(54) **MODIFIED POLYNUCLEOTIDES FOR THE PRODUCTION OF SECRETED PROTEINS**

(71) Applicant: **ModernaTX, Inc.**, Cambridge, MA (US)

(72) Inventors: **Antonin De Fougerolles**, Waterloo (BE); **Justin Guild**, Framingham, MA (US)

(73) Assignee: **ModernaTX, Inc.**, Cambridge, MA (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

This patent is subject to a terminal disclaimer.

(21) Appl. No.: 16/438,735

(22) Filed: Jun. 12, 2019

(65) **Prior Publication Data**

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Related U.S. Application Data

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A61K 9/127	(2006.01)
C07K 14/535	(2006.01)
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A61K 38/48	(2006.01)
C07K 14/745	(2006.01)
C07K 16/28	(2006.01)
C07K 16/32	(2006.01)
C12N 9/02	(2006.01)
C12N 9/64	(2006.01)
A61K 38/19	(2006.01)
A61K 38/21	(2006.01)
A61K 38/36	(2006.01)
A61K 38/44	(2006.01)
A61K 39/395	(2006.01)
C07K 14/475	(2006.01)
C07K 14/505	(2006.01)
C07K 14/525	(2006.01)
C07K 14/56	(2006.01)
C07K 14/565	(2006.01)
C07K 14/75	(2006.01)
A61K 47/10	(2017.01)
A61K 38/18	(2006.01)

(Continued)

(52) **U.S. Cl.**

CPC *C07K 14/535* (2013.01); *A61K 9/1271* (2013.01); *A61K 9/1272* (2013.01); *A61K 9/1277* (2013.01); *A61K 9/14* (2013.01); *A61K 9/5031* (2013.01); *A61K 31/7088* (2013.01); *A61K 38/1767* (2013.01); *A61K 38/1816* (2013.01); *A61K 38/1866* (2013.01); *A61K 38/191* (2013.01); *A61K 38/193* (2013.01); *A61K 38/212* (2013.01); *A61K 38/215* (2013.01); *A61K 38/36* (2013.01); *A61K 38/363* (2013.01); *A61K 38/44* (2013.01); *A61K 38/4833* (2013.01); *A61K 38/4846* (2013.01); *A61K 39/3955* (2013.01); *A61K 47/10* (2013.01); *A61K 47/54* (2017.08); *A61K 47/542* (2017.08); *A61K 48/0033* (2013.01); *A61K 48/0066* (2013.01); *A61K 48/0075* (2013.01); *C07K 14/47* (2013.01); *C07K 14/475* (2013.01); *C07K 14/505* (2013.01); *C07K 14/525* (2013.01); *C07K 14/56* (2013.01); *C07K 14/565* (2013.01); *C07K 14/745* (2013.01); *C07K 14/75* (2013.01); *C07K 16/2887* (2013.01); *C07K 16/32* (2013.01); *C07K 19/00* (2013.01); *C12N 9/0069* (2013.01); *C12N 9/644* (2013.01); *C12N 15/85* (2013.01); *C12N 15/88* (2013.01); *C12Y 113/12007* (2013.01); *C12Y 304/21005* (2013.01); *C12Y 304/21022* (2013.01); *A61K 9/0019* (2013.01); *A61K 48/00* (2013.01); *C12N 2840/00* (2013.01)

(58) **Field of Classification Search**

CPC C07H 21/02; C12N 15/67; C12N 15/11

See application file for complete search history.

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Primary Examiner — Antonio Galisteo Gonzalez

(74) *Attorney, Agent, or Firm* — Clark & Elbing LLP

(57) **ABSTRACT**

The invention relates to compositions and methods for the preparation, manufacture and therapeutic use of polynucleotides, primary transcripts and mmRNA molecules.

16 Claims, 14 Drawing Sheets

Specification includes a Sequence Listing.

US010702600B1

(12) **United States Patent**
Ciaramella et al.

(10) **Patent No.: US 10,702,600 B1**
(45) **Date of Patent: Jul. 7, 2020**

(54) **BETACORONAVIRUS MRNA VACCINE**

(71) Applicant: **ModernaTX, Inc.**, Cambridge, MA (US)

(72) Inventors: **Giuseppe Ciaramella**, Sudbury, MA (US); **Sunny Himansu**, Winchester, MA (US)

(73) Assignee: **ModernaTX, Inc.**, Cambridge, MA (US)

(*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

(21) Appl. No.: **16/805,587**

(22) Filed: **Feb. 28, 2020**

Related U.S. Application Data

(63) Continuation of application No. 16/368,270, filed on Mar. 28, 2019, which is a continuation of application No. 16/040,981, filed on Jul. 20, 2018, now Pat. No. 10,272,150, which is a continuation of application No. 15/674,599, filed on Aug. 11, 2017, now Pat. No. 10,064,934, which is a continuation of application No. PCT/US2016/058327, filed on Oct. 21, 2016.

(60) Provisional application No. 62/247,362, filed on Oct. 28, 2015, provisional application No. 62/247,394, filed on Oct. 28, 2015, provisional application No. 62/247,483, filed on Oct. 28, 2015, provisional application No. 62/247,297, filed on Oct. 28, 2015, provisional application No. 62/244,802, filed on Oct. 22, 2015, provisional application No. 62/244,946, filed on Oct. 22, 2015, provisional application No. 62/244,813, filed on Oct. 22, 2015, provisional application No. 62/244,837, filed on Oct. 22, 2015, provisional application No. 62/245,031, filed on Oct. 22, 2015.

(51) **Int. Cl.**

A61P 11/00	(2006.01)
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CPC ***A61K 39/155*** (2013.01); ***A61K 39/12*** (2013.01); ***A61K 39/215*** (2013.01); ***A61P 11/00*** (2018.01); ***C07K 16/10*** (2013.01); ***C07K 16/1027*** (2013.01); *A61K 2039/53* (2013.01); *A61K 2039/55511* (2013.01); *A61K 2039/55555* (2013.01); *A61K 2039/6018* (2013.01); *A61K 2039/70* (2013.01); *C07K 2317/76* (2013.01); *C12N 2760/18034* (2013.01); *C12N 2760/18334* (2013.01); *C12N 2760/18434* (2013.01); *C12N 2760/18534* (2013.01); *C12N 2760/18634* (2013.01); *C12N 2770/20034* (2013.01); *Y02A 50/381* (2018.01); *Y02A 50/39* (2018.01)

(58) **Field of Classification Search**
None
See application file for complete search history.

(56) **References Cited**

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EP	1026253	8/2000

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U.S. Appl. No. 16/036,318, filed Jul. 16, 2018, Ciaramella et al.

(Continued)

Primary Examiner — Nicole Kinsey White
(74) *Attorney, Agent, or Firm* — Wolf, Greenfield & Sacks, P.C.

(57) **ABSTRACT**

The disclosure relates to respiratory virus ribonucleic acid (RNA) vaccines and combination vaccines, as well as methods of using the vaccines and compositions comprising the vaccines.

26 Claims, 24 Drawing Sheets

Specification includes a Sequence Listing.

(19) Europäisches Patentamt
European Patent Office
Office européen des brevets

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(12) **EUROPEAN PATENT SPECIFICATION**

(45) Date of publication and mention of the grant of the patent:
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C12N 7/04 *(2006.01)* ***C07K 14/165*** *(2006.01)*
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(86) International application number:
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(54) CORONAVIRUS

CORONAVIRUS

CORONAVIRUS

(84) Designated Contracting States:
AL AT BE BG CH CY CZ DE DK EE ES FI FR GB GR HR HU IE IS IT LI LT LU LV MC MK MT NL NO PL PT RO RS SE SI SK SM TR

(30) Priority: **23.07.2014 GB 201413020**

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Note: Within nine months of the publication of the mention of the grant of the European patent in the European Patent Bulletin, any person may give notice to the European Patent Office of opposition to that patent, in accordance with the Implementing Regulations. Notice of opposition shall not be deemed to have been filed until the opposition fee has been paid. (Art. 99(1) European Patent Convention).

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(Cont. next page)

EP 3 172 319 B1

(19) Europäisches Patentamt
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(11) EP 2 898 067 B1

(12) EUROPEAN PATENT SPECIFICATION

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(21) Application number: **13801769.4**

(22) Date of filing: **23.09.2013**

(51) Int Cl.:
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A61K 39/215 *(2006.01)*

(86) International application number:
PCT/IB2013/058772

(87) International publication number:
WO 2014/045254 (27.03.2014 Gazette 2014/13)

(54) HUMAN BETACORONAVIRUS LINEAGE C AND IDENTIFICATION OF N-TERMINAL DIPEPTIDYL PEPTIDASE AS ITS VIRUS RECEPTOR

MENSCHLICHE BETACORONAVIRUS-LINIE C UND IDENTIFIZIERUNG VON N-TERMINALER DIPEPTIDYLPEPTIDASE ALS VIRUSREZEPTOR DAVON

LIGNÉE C DE CORONAVIRUS BÊTA HUMAINS ET IDENTIFICATION DE LA PEPTIDASE DIPEPTIDYLIQUE N-TERMINALE EN TANT QUE RÉCEPTEUR VIRAL

(84) Designated Contracting States:
AL AT BE BG CH CY CZ DE DK EE ES FI FR GB GR HR HU IE IS IT LI LT LU LV MC MK MT NL NO PL PT RO RS SE SI SK SM TR

(30) Priority: **23.09.2012 US 201261704531 P**
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04.06.2013 US 201361831070 P

(43) Date of publication of application:
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Note: Within nine months of the publication of the mention of the grant of the European patent in the European Patent Bulletin, any person may give notice to the European Patent Office of opposition to that patent, in accordance with the Implementing Regulations. Notice of opposition shall not be deemed to have been filed until the opposition fee has been paid. (Art. 99(1) European Patent Convention).

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EP 2 898 067 B1

Ethylene oxide

Safety Data Sheet P-4798

This SDS conforms to U.S. Code of Federal Regulations 29 CFR 1910.1200, Hazard Communication.
Issue date: 01/01/1982 Revision date: 07/27/2021 Supersedes: 10/24/2016 Version: 1.0

SECTION: 1. Product and company identification

1.1. Product identifier

Substance name	: Ethylene oxide
Chemical name	: Ethylene oxide
CAS-No.	: 75-21-8
Other means of identification	: Dihydrooxirine, dimethylene oxide, ethene oxide, epoxyethane, oxane, oxacyclopropane, oxidoethane, oxiran, oxirane, 1,2 epoxyethane

1.2. Relevant identified uses of the substance or mixture and uses advised against

Use of the substance/mixture : Industrial use; Use as directed.

1.3. Details of the supplier of the safety data sheet

Linde Inc.
10 Riverview Drive
Danbury, CT 06810-6268 - USA

1.4. Emergency telephone number

Emergency number : Onsite Emergency: 1-800-645-4633

CHEMTREC, 24hr/day 7days/week
— Within USA: 1-800-424-9300, Outside USA: 001-703-527-3887
(collect calls accepted, Contract 17729)

SECTION 2: Hazard identification

2.1. Classification of the substance or mixture

GHS US classification

Flam. Gas 1	H220
Press. Gas (Liq.)	H280
Acute Tox. 3 (Inhalation:gas)	H331
Skin Irrit. 2	H315
Eye Irrit. 2A	H319
Skin Sens. 1B	H317
Muta. 1B	H340
Carc. 1A	H350
Repr. 1A	H360
STOT RE 1	H372

2.2. Label elements

GHS US labeling

Hazard pictograms (GHS US) :



GHS02 GHS04 GHS06 GHS07 GHS08

Signal word (GHS US) : Danger

Hazard statements (GHS US) :
H220 - EXTREMELY FLAMMABLE GAS
H280 - CONTAINS GAS UNDER PRESSURE; MAY EXPLODE IF HEATED
H315+H320 - CAUSES SKIN AND EYE IRRITATION
H319 - CAUSES SERIOUS EYE IRRITATION
H317 - MAY CAUSE AN ALLERGIC SKIN REACTION
H331 - TOXIC IF INHALED
H335 - MAY CAUSE RESPIRATORY IRRITATION
H340 - May cause genetic defects

* used on nasal swabs for COVID19 tests

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Children's Health Defense

May 16, 2021

Division of Dockets Management
Department of Health and Human Services
Food and Drug Administration
Acting Commissioner Janet Woodcock, M.D.
5630 Fishers Lane, Room 1061
Rockville, MD 20852

Dear Acting Commissioner Woodcock:

Enclosed is a Citizen Petition filed on behalf of Children's Health Defense by Meryl Nass, M.D., Scientific Advisory Board member, and Robert F. Kennedy, Jr., Board Chair and Chief Litigation Counsel, requesting that the FDA revoke Emergency Use Authorizations for existing COVID vaccines and refrain from approving and licensing them.

Dr. Nass and Mr. Kennedy look forward to your timely review of this petition. They are available to answer questions and to provide any additional relevant information.

Sincerely yours,

Mary Holland
President and General Counsel
(845) 445-7807
mary.holland@childrenshealthdefense.org

VIA ELECTRONIC FILING

May 16, 2021

Division of Dockets Management
Department of Health and Human Services
Food and Drug Administration
5630 Fishers Lane, Room 1061
Rockville, MD 20852

UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES AND THE FOOD AND DRUG ADMINISTRATION

PETITION FOR ADMINISTRATIVE ACTION REGARDING COVID-19 VACCINES	Docket No. _____

CITIZEN PETITION

On behalf of Children's Health Defense, the undersigned submit this petition under 21 C.F.R. § 10.20, § 10.30, § 50.23, § 600 – 680, § 601.2; 10 U.S.C. § 1107(f), § 1107a; 21 U.S.C. § 355(i)(4), § 360bbb-3; 42 U.S. Code § 247d; § 564 of the Federal Food, Drug, and Cosmetic Act (FDCA); the Public Readiness and Emergency Preparedness Act; the Public Health Service Act, and § 553(e) of the Administrative Procedures Act.

We request the Acting Commissioner of the Food and Drugs Administration (FDA) to issue, amend, revoke, or refrain from taking the administrative actions listed below regarding emergency use authorizations (EUAs), current and future new drug applications (NDAs), and biologics license applications (BLAs) for all COVID vaccines.

I. ACTIONS REQUESTED

1. FDA should revoke all EUAs and refrain from approving any future EUA, NDA or BLA for any COVID vaccine for all demographic groups because the current risks of serious adverse events or deaths outweigh the benefits, and because existing, approved drugs provide highly effective prophylaxis and treatment against COVID, mooting the EUAs.

2. Given the extremely low risk of severe COVID illness in children, FDA should immediately refrain from allowing minors to participate in COVID vaccine trials, refrain from amending EUAs to include children, and immediately revoke all EUAs that permit vaccination of children under 16 for the Pfizer vaccine and under 18 for other COVID vaccines.

3. FDA should immediately revoke tacit approval that pregnant women may receive any EUA or licensed COVID vaccines and immediately issue public guidance to that effect.

4. FDA should immediately amend its existing guidance for the use of the chloroquine drugs, ivermectin, and any other drugs demonstrated to be safe and effective against COVID, to comport with current scientific evidence of safety and efficacy at currently used doses and immediately issue notifications to all stakeholders of this change.

5. The FDA should issue guidance to the Secretary of the Defense and the President not to grant an unprecedented Presidential waiver of prior consent regarding COVID vaccines for Servicemembers under 10 U.S.C. § 1107(f) or 10 U.S.C. § 1107a.

6. The FDA should issue guidance to all stakeholders in digital and written formats to affirm that all citizens have the option to accept or refuse administration of investigational COVID vaccines without adverse work, educational or other non-health related consequences, under 21 U.S.C. § 360bbb-3(e)(1)(a)(ii)(III) [1] and the informed consent requirements of the Nuremberg Code.[2]

7. Pending revocation of COVID vaccine EUAs, FDA should issue guidance that all marketing and promotion of COVID vaccines must refrain from labeling them "safe and effective," as such statements violate 21 U.S.C. § 360bbb-3.

II. STATEMENT OF GROUNDS

A. Safety

8. Vaccine Adverse Event Reporting System (VAERS) data reveal unprecedented levels of deaths and other adverse events since the FDA issued Emergency Use Authorizations (EUAs) for three COVID vaccines. As of May 10, 2021, VAERS reported 4,434 deaths of people who received at least one COVID vaccination.[3]

9. FDA and CDC have not responded to these data by issuing any warnings or restricting the use of these vaccines. Furthermore, the VAERS database is the only safety database to which the public has access. The government withholds extensive safety information from the public despite having at least ten additional data sources and expert consultants to analyze these data, according to Nancy Messonier, MD, the Director of the National Center for Immunization and Respiratory Diseases.[4] Examples include databases from the Centers for Medicare and

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[1] 21 U.S.C. § 360bbb-3, Authorization for medical products for use in emergencies, https://www.govinfo.gov/content/pkg/USCODE-2011-title21/pdf/USCODE-2011-title21-chap9-subchapV-partE-sec360bbb-3.pdf.

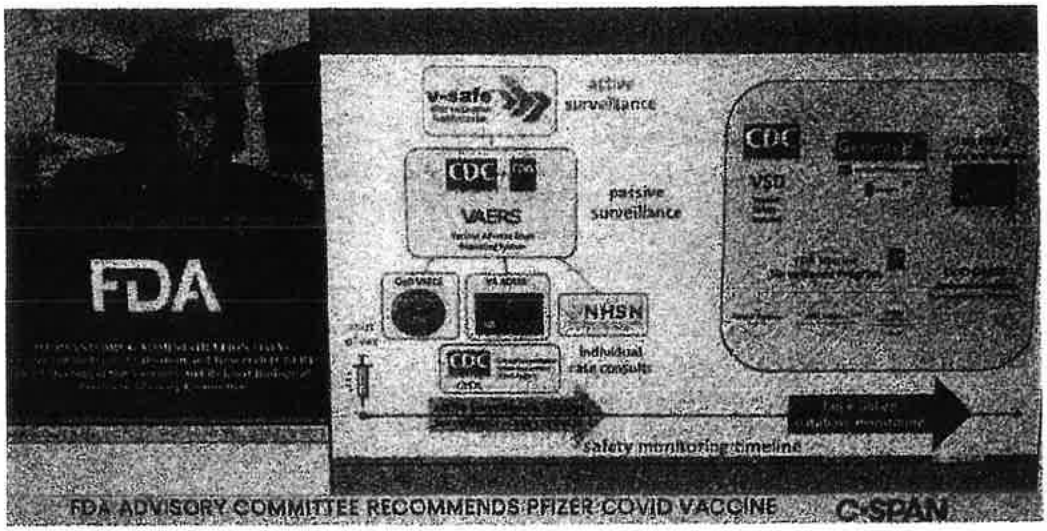
[2] Nuremburg Code, BRITISH MEDICAL JOURNAL, No. 7070, Volume 313, p. 1448 (Dec. 7, 1996), https://media.tghn.org/medialibrary/2011/04/BMJ_No_7070_Volume_313_The_Nuremberg_Code.pdf.

[3] VAERS Vaccine Adverse Event Reporting System data, available at https://vaers.hhs.gov/.

[4] FDA meeting on COVID 19 and Emergency Use Authorization, Part 1 (Video), Dec. 10, 2020, available at https://www.c-span.org/video/?507053-1/fda-meeting-covid-19-vaccine-emergency-authorization-part-1.

Medicaid, the Veterans Administration, the Defense Department (DMSS), the Vaccine Safety Datalink and the "Genesis" database, which is operated in cooperation with the National Institutes of Health and Brown University and includes 250 long-term care facilities and 35,000 residents.

10. Dr. Messonier told the FDA and its Vaccines and Related Biological Products Advisory Committee (VRBPAC) on December 10, 2020 that it had 11 systems that would evaluate COVID vaccine safety. Five systems would be active at the start of the vaccine program, and an additional six systems would become active over ensuing weeks. She said that the VAERS system was being enhanced for long-term care facilities, and added, "Hopefully you'll understand how robust these systems are." Below is the graphic she presented to the VRBPAC and the public on December 10, 2020.



11. The CDC website, updated on May 11, 2021 states, "These vaccines have undergone and will continue to undergo the most intensive safety monitoring in U.S. history. This monitoring includes using both established and new safety monitoring systems to make sure that COVID-19 vaccines are safe."[5]

12. The CDC website states that "CDC and FDA physicians review each case report of death as soon as notified and CDC requests medical records to further assess reports."[6] By contrast, a CDC official told a reporter for *The Daily Beast* that it lacks a "good way to track deaths that occur after vaccination in real time." Furthermore, CDC told the reporter, "there are no current plans to include vaccination data in the current CDC Covid-19 mortality analysis."[7]

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[5] CDC, *Safety of COVID-19 Vaccines* (updated May 11, 2021), https://www.cdc.gov/coronavirus/2019-ncov/vaccines/safety/safety-of-vaccines.html.

[6] CDC, *Selected Adverse Events Reported after COVID-19 Vaccination* (updated May 11, 2021), https://www.cdc.gov/coronavirus/2019-ncov/vaccines/safety/adverse-events.html.

[7] Erin Banco, *White House asks CDC to study how many have died after COVID vaccine shots*,

13. Children's Health Defense asked CDC for information on post-vaccination deaths and injuries in early March 2021 and has yet to receive a response.[8]

14. Normally, licensed biologics manufacturers review adverse event reports pursuant to 21 C.F.R. § 600.80, while to date the CDC and the manufacturers appear to dispute most causal links to COVID vaccines. Any COVID vaccine license applicant "assumes responsibility for compliance with the applicable product and establishment standards" according to 21 C.F.R. § 600.3.[9] CDC asserts that a "review of available clinical information, including death certificates, autopsy, and medical records has not established a causal link to COVID-19 vaccines," yet recent assessments acknowledge "a plausible causal relationship between the J&J/Janssen COVID-19 vaccine and a rare and serious adverse event—blood clots with low platelets—which has caused deaths."[10] Denmark, among other nations, has banned the EUA J&J/Janssen COVID vaccine, stating, "the benefits of using the COVID-19 vaccine from J&J do not outweigh the risk of causing possible adverse effect in those who receive the vaccine."[11]

15. CDC calculated rates of adverse effects for anaphylaxis post-vaccination improperly, using VAERS reports as the numerator, even though CDC officials have acknowledged "it is not possible to use VAERS data to calculate how often an adverse event occurs in a population."[12] When Massachusetts General-Brigham hospitals evaluated the rate of anaphylaxis in employees post COVID vaccination, they found anaphylaxis rates approximately 50-100 times greater than the rates CDC calculated using VAERS data. (Pfizer rate 2.7/10,000 vaccinees and Moderna rate 2.3/10,000 vaccinees).[13] Anaphylaxis after vaccination has led to deaths. If this degree of underestimation holds true for other adverse events using the VAERS database, then the safety of COVID vaccines is considerably worse than it currently appears. This rate could be verified by querying the ten databases whose results have been hidden from the

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DAILY BEAST (Jan. 28, 2021), https://www.thedailybeast.com/white-house-asks-cdc-to-study-how-many-have-died-after-covid-vaccine-shots.

[8] Megan Redshaw, *64 Days and Counting — Why Won't the CDC Answer Our Questions?* THE DEFENDER (May 11, 2021), https://childrenshealthdefense.org/defender/64-days-why-wont-cdc-answer-questions/.

[9] Code of Federal Regulations Title 21 § 600.3, https://www.accessdata.fda.gov/scripts/cdrh/cfdocs/cfcfr/cfrsearch.cfm?fr=600.3.

[10] CDC, *Selected Adverse Events Reported after COVID-19 Vaccination* (updated May 11, 2021), https://www.cdc.gov/coronavirus/2019-ncov/vaccines/safety/adverse-events.html.

[11] Vincent West, *Denmark ditches J&J COVID-19 shots from vaccination programme*, REUTERS (May 3, 2021), https://www.reuters.com/world/europe/denmark-excludes-jj-shot-vaccine-programme-local-media-reports-2021-05-03/.

[12] CDC, Vaccine Adverse Event Reporting System (VAERS), https://www.cdc.gov/vaccinesafety/ensuringsafety/monitoring/vaers/index.html.

[13] Blumenthal K. G., Robinson L. B., Camargo C. A., et al., *Acute Allergic Reactions to mRNA COVID-19 Vaccines*. JAMA, Vol. 325, No. 15, pp. 1562–1565 (Mar. 8, 2021), https://jamanetwork.com/journals/jama/fullarticle/2777417.

public.

16. Other problems with vaccine safety assessment may exist because of inadequate animal toxicology and pharmacokinetic studies of COVID vaccines. Animal experiments failed to measure the quantity, duration and organ distribution of spike protein production. The animal experiments, incomprehensibly, failed to inject the actual vaccine to be tested during certain pharmacokinetic and toxicology tests. For example, in study 2.6.5.5B, only 2 of the 4 lipid nanoparticle (LNP) components were labeled and injected into rats, and their distribution and persistence in many organs were assessed at animal necropsy, from 15 minutes to 48 hours post-injection. For most organs, at 48 hours the amount of the two LNP components in each organ was still increasing. Thus, the ultimate distribution and persistence of the LNPs are unknown. And we have no information regarding duration and persistence of the mRNA or spike protein production in organs based on this study.[14]

17. A surrogate for mRNA (coding for spike protein) was an entirely different mRNA (coding for luciferase) in LNP injected into mice. In study 2.6.5.5A, bioluminescence was measured in liver through 9 days as a surrogate measure, while no attempt was made to evaluate the presence of spike protein in animal tissues, including in the brains of the experimental animals.[15] These surprising omissions have significant potential safety implications.

18. Given that only 1 to 13% of adverse reactions have been reported to the FDA and CDC via the VAERS passive reporting system, according to Lazarus et al., the high number of adverse events and deaths following COVID vaccines is alarming.[16] While the Pfizer vaccine has now been used for five months and administered to more than 60 million Americans, FDA has issued no new guidance about the vaccine based on these troubling data, apart from expanding its use in children.

19. The FDA must be aware that the only avenue for an injured party to claim benefits as a result of a COVID vaccine injury is the Countermeasures Injury Compensation Program (CICP).[17] The CICP requires petitioners to prove that the COVID vaccine caused their injuries; the program has an extremely short statute of limitations of one year. If the FDA, working with

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[14] Study 2.6.5.5.B Pharmacokinetics: Organ Distribution. SARS-CoV-2 mRNA Vaccine (English Portion) (BNT162, PF-07302048), pp. 15-18, https://www.pmda.go.jp/drugs/2021/P20210212001/.

[15] *Id.*

[16] *See* Lazarus et al., *Electronic Support for Public Health-Vaccine Adverse Event Reporting System*, AGENCY FOR HEALTHCARE RESEARCH AND QUALITY, DEPT. OF HEALTH AND HUMAN SERVICES (Sept. 30, 2010), https://digital.ahrq.gov/ahrq-funded-projects/electronic-support-public-health-vaccine-adverse-event-reporting-system; Shimabukuro et al., *Safety monitoring in the Vaccine Adverse Event Reporting System (VAERS)*, VACCINE (Nov. 4, 2015), https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4632204/; S. Rosenthal and R. Chen, *The reporting sensitivities of two passive surveillance systems for vaccine adverse events*, AM J PUBLIC HEALTH (Dec. 1995), https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1615747/.

[17] Health and Human Services Administration, *Countermeasures Injury Compensation Program (CICP)*, https://www.hrsa.gov/cicp.

the vaccine manufacturers, does not compile and publish an accurate list of adverse reactions, which is required for licensing, then these petitioners will have virtually no opportunity to prove injury or receive compensation.

B. Effectiveness

20. As with safety data on COVID vaccines, effectiveness data continue to evolve. Recently CDC acknowledged "vaccine breakthrough cases" where vaccinated subjects fall ill and potentially transmit the virus. CDC acknowledges that a "small percentage of people who are fully vaccinated against COVID-19 will still get sick and some may be hospitalized or die from COVID-19. It's also possible that some fully vaccinated people might have infections, but not have symptoms (asymptomatic infections)."[18]

21. As of April 26, 2021, CDC reported over 9,000 "breakthrough cases" and 132 COVID-caused deaths among vaccinated people.[19] CDC tracks reports of breakthrough cases via the National Notifiable Diseases Surveillance System (NNDSS)[20] and has recently stopped reporting breakthrough cases absent death or hospitalization.[21] The British government has also identified efficacy problems stating, "The resurgence in both hospitalisations and deaths is dominated by those that have received two doses of the vaccine, comprising around 60% and 70% of the wave respectively."[22]

22. The U.K. data modelers attribute these rates to the high level of vaccine uptake in the most at-risk elderly age group.[23] Overall, the U.K. believes "evidence shows vaccines are ***sufficiently*** effective in reducing hospitalisations and deaths in those vaccinated."[24] The U.K. caveat "sufficiently" is significant compared to the unqualified "effective" label that the FDA currently permits to be communicated to the public.

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[18] CDC, *What You Should Know About the Possibility of COVID-19 Illness After Vaccination*; (updated April 21, 2021), https://www.cdc.gov/coronavirus/2019-ncov/vaccines/effectiveness/why-measure-effectiveness/breakthrough-cases.html.

[19] CDC, *COVID-19 Breakthrough Case Investigations and Reporting* (updated April 30, 2021), https://www.cdc.gov/vaccines/covid-19/health-departments/breakthrough-cases.html.

[20] CDC, *National Notifiable Diseases Surveillance System* (*NNDSS*), https://wwwn.cdc.gov/nndss/.

[21] CDC, *COVID-19 Breakthrough Case Investigations and Reporting* (April 30, 2021), https://www.cdc.gov/vaccines/covid-19/health-departments/breakthrough-cases.html.

[22] *SPI-M-O: Summary of further modelling of easing restrictions – Roadmap Step 2*, p. 10 (Mar. 31, 2021), https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/975909/S1182_SPI-M-O_Summary_of_modelling_of_easing_roadmap_step_2_restrictions.pdf.

[23] *Id.*

[24] GOV.UK; *COVID-19 Response-Spring 2021* (*Summary*) (Feb. 22, 2021), https://www.gov.uk/government/publications/covid-19-response-spring-2021/covid-19-response-spring-2021-summary.

C. Misbranding as "Safe, Effective and FDA Approved"

23. Recently the FDA sent a warning letter "RE: Unapproved and Misbranded Products Related to Coronavirus Disease 2019 (COVID-19)."[25] FDA warned that labeling COVID therapies as Safe, Effective or FDA Approved when they are not proven to be so by FDA standards violates § 505(a) of the FDCA, 21 U.S.C. § 355(a). The same standard should apply to COVID vaccines, as any such products are misbranded drugs and violate § 502 of the FDCA and 21 U.S.C. § 352.

24. The introduction or delivery for introduction of any such product into interstate commerce is prohibited under § 301(a) and (d) of the FDCA and 21 U.S.C. § 331(a) and (d). The FDA specifically warned a vendor: "We advise you to review your websites, product labels, and other labeling and promotional materials to ensure that you are not misleadingly representing your products as *safe and effective* for a COVID-19-related use for which they have *not been approved* by FDA and that you do not make claims that misbrand the products in violation of the FD&C Act."

25. FDA must ensure against misrepresenting COVID vaccine products as "safe and effective" when FDA has not so designated them. FDA's description of COVID vaccines pursuant to § 564(d)(3) of the Act states: "based on the totality of scientific evidence available to FDA…it is reasonable to believe that Pfizer-BioNTech COVID-19 Vaccine *may be effective* in preventing COVID-19 when used in accordance with this Scope of Authorization (Section II), pursuant to Section 564(c)(2)(A) of the Act." The FDA language on effectiveness provides a qualification similar to the above-mentioned U.K. regulatory language. FDA's precise technical language to manufacturers does not match its unequivocal "effective" claims on official government websites, including that of the CDC, as illustrated below.[26]

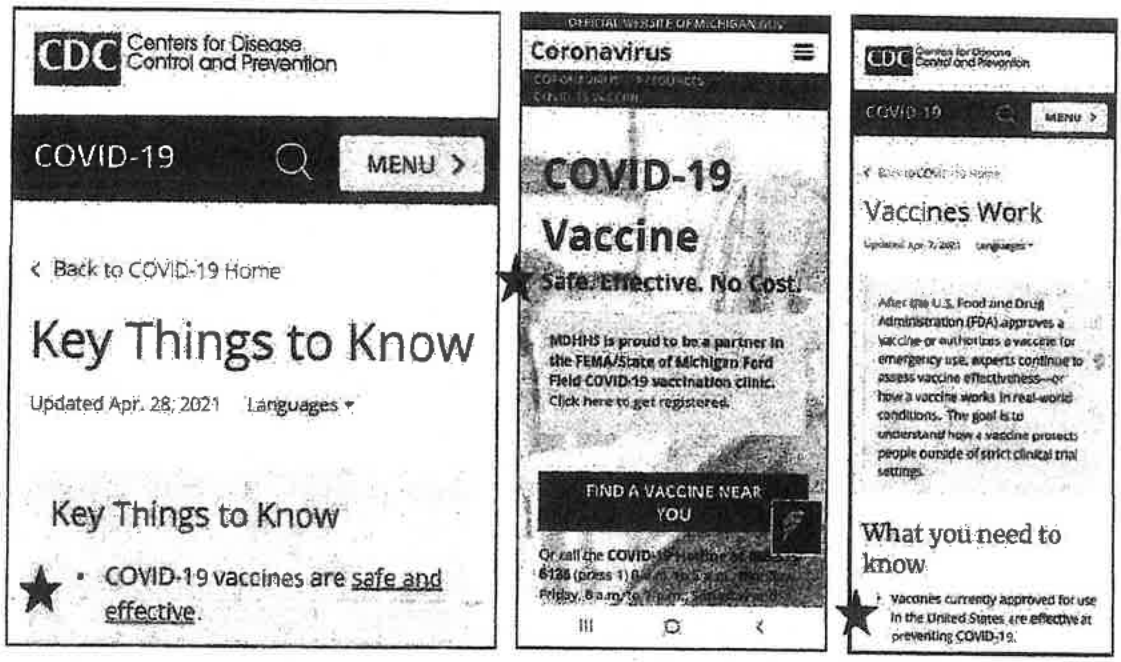
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[25] FDA, *Warning Letter to Mercola.com, LLC* (Feb. 18, 2021), https://www.fda.gov/inspections-compliance-enforcement-and-criminal-investigations/warning-letters/mercolacom-llc-607133-02182021.

[26] CDC, *Key things to know about COVID-19 vaccines* (May 10, 2021), https://www.cdc.gov/coronavirus/2019-ncov/vaccines/keythingstoknow.html;

CDC, *Safety of COVID-19 vaccines* (udated May 11, 2021), https://www.cdc.gov/coronavirus/2019- ncov/vaccines/safety/safety-of-vaccines.html;

FDA, *Letter to Pfizer* (May 10, 2021), https://www.fda.gov/media/144412/download.



D. EUA revocation, additional EUAs, and off-label use clarification for COVID therapies

26. On February 4, 2020 the Secretary of the Department of Health and Human Services (HHS) determined that there is a public health emergency that has a significant potential to affect national security or the health and security of United States citizens living abroad and that involves the virus that causes Coronavirus Disease (COVID-19). Based on this determination, the Secretary on March 27, 2020 declared that circumstances justify emergency use of drugs and biological products during the COVID-19 pandemic pursuant to § 564 of the FDCA (21 U.S.C. § 360bbb-3).

27. Since December 2020, several manufacturers have received EUAs for COVID vaccines. One of the criteria for these authorizations, beyond the existence of an emergency, is that there are "no adequate, approved, and available alternatives."[27] Many medical professionals and elected officials have objected to the inconsistent handling of EUAs for alternative treatments. Dr. Peter McCullough testified to the Texas Senate on March 10, 2021 that an 85% lower mortality rate from COVID would have been possible if government agencies had publicly recommended

[27] FDA, *Emergency Use Authorization* (updated May 11, 2021), https://www.fda.gov/emergency-preparedness-and-response/mcm-legal-regulatory-and-policy-framework/emergency-use-authorization;

FDA, *FAQs on Emergency Use Authorizations (EUAs) for Medical Devices During the COVID-19 Pandemic* (updated April 23, 2021), https://www.fda.gov/medical-devices/coronavirus-disease-2019-covid-19-emergency-use-authorizations-medical-devices/faqs-emergency-use-authorizations-euas-medical-devices-during-covid-19-pandemic.

early treatments.[28] Now that COVID cases and deaths are decreasing because many if not most Americans are immune, the relative benefit of COVID vaccines has diminished.[29]

28. Three U.S. Senators asked the FDA to clarify why it revoked the previously granted EUAs for hydroxychloroquine (HCQ) and chloroquine (CQ) and under what authority it regulates the practice of medicine. The Senators also asked what authority states have to regulate the prescribing and dispensing of drugs.[30] FDA issued and revoked EUAs for HCQ and CQ donated to the Strategic National Stockpile in a way that confused medical professionals, resulting in their reluctance to prescribe the drugs, including those not under EUA. FDA improperly recommended against the use of chloroquine drugs in outpatients, and against early treatment, which is when these antiviral drugs are likely to be effective. FDA appears to have collaborated with officials in dozens of states and even with certain pharmaceutical and pharmacy companies to restrict the prescribing and dispensing of chloroquine drugs against COVID. These unprecedented actions require explanation. The FDA must immediately revoke its recommendations for the limited use and withholding of these drugs during a life-threatening pandemic and must publicize its revocation widely.

29. Medical professionals also question FDA's approval of Investigational New Drug (IND) human trials performed by the University of Pittsburg (REMAP-COVID)[31] and the University of Philadelphia (PATCH)[32] using knowingly borderline lethal doses of HCQ in humans. There were more deaths in the HCQ arm than in the control arm of the REMAP-COVID study and in the other two large multicenter studies, the Solidarity and Recovery studies, that used excessive doses. The PATCH study ended after enrolling only 5 subjects.

30. In other FDA guidance regarding the chloroquine drugs, FDA made the misleading claim that "Hospitalized patients were likely to have greater prospect of benefit (compared to

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[28] Dr. Peter McCullough's testimony to the Texas Senate HHS Committee (Mar. 10, 2021), https://www.youtube.com/watch?v=QAHi3lX3oGM.

[29] Dr. Peter McCullough et al., *SARS-CoV-2 mass vaccination: Urgent questions on vaccine safety 2 that demand answers from international health agencies, regulatory 3 authorities, governments and vaccine developers* (May 8, 2021), https://www.andrewbostom.org/wp-content/uploads/2021/05/Bruno-et-al.-Vaccine-Safety-Urgent-Manuscript-Preprint-May-8-2021.pdf.

[30] Senators Ted Cruz, Mike Lee, Ron Johnson, *Letter to FDA Commissioner Stephen Hahn* (Aug. 18, 2020), https://www.hsgac.senate.gov/imo/media/doc/2020-08-18%20RHJ%20Letter%20to%20FDA%20on%20HCQ%20+%20CQ.pdf.

[31] UNIVERSITY OF PITTSBURG, Department of Critical Care, *UPMC Leads Global Efforts to Fast-track COVID-19 Therapies*, https://www.ccm.pitt.edu/node/1110.

[32] *Penn Launches Trial to Evaluate Hydroxychloroquine to Treat, Prevent COVID-19*, PENN MEDICINE NEWS (April 3, 2020), https://www.pennmedicine.org/news/news-releases/2020/april/penn-launches-trial-to-evaluate-hydroxychloroquine-to-treat-prevent-covid19;

The PATCH Trial (Prevention And Treatment of COVID-19 With Hydroxychloroquine) (PATCH), CLINICALTRIALS.GOV (updated Dec. 10, 2020), https://clinicaltrials.gov/ct2/show/NCT04329923.

ambulatory patients with mild illness)," and that chloroquine drugs have a "slow onset of action." In its justification for restricting the use of chloroquine drugs, FDA also opined that "it is no longer reasonable to believe that oral formulations of HCQ and CQ may be effective in treating COVID-19, nor is it reasonable to believe that the known and potential benefits of these products outweigh their known and potential risks."[33]

31. These claims fly in the face of substantial evidence of positive effects of the drugs when used early in the disease at usual, approved, therapeutic doses. FDA has chosen to ignore the many trials that were properly conducted. The FDA buttresses its contention of the dangers of these drugs based in part on the FDA-approved trial and other trials that administered excessive, non-therapeutic doses of HCQ and resulted in more deaths in the treated group than the placebo group.

32. Similarly, FDA exhibited bias regarding the effective and safe use of ivermectin for prophylactic use of COVID. In March 2021, the agency stated: "The FDA has not reviewed data to support use of ivermectin in COVID-19 patients to treat or to prevent COVID-19; however, some initial research is underway."[34] Yet already on April 10, 2020, FDA had issued a public warning against the use of ivermectin because, it claimed, Americans were purchasing over the counter (OTC) veterinary ivermectin as a COVID treatment.[35] Research from Australia had been published online a week earlier, on April 3, 2020, supporting use of ivermectin for COVID based on in vitro studies.[36]

33. Thus, FDA was aware at least 13 months ago that Americans were using ivermectin to treat and prevent COVID. How could FDA not have reviewed data on ivermectin during an entire year after it was informed about this use? That was a year during which dozens of studies about the drug's use were available as publications or preprints for both prophylaxis and treatment; during which there was a Senate hearing on the drug; and during which half a million Americans died from the disease, who had not been treated with effective medications because of FDA guidance.

34. Furthermore, ivermectin has been used OTC for COVID in many countries and regions with excellent reported treatment success. The drug's safety has been established with at

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[33] FDA Letter revoking EUA for Hydroxychloroquine (Jun. 15, 2020), https://www.fda.gov/media/138945/download.

[34] FDA, *Why You Should Not Use Ivermectin to Treat or Prevent COVID-19* (updated May 10, 2021), https://www.fda.gov/consumers/consumer-updates/why-you-should-not-use-ivermectin-treat-or-prevent-covid-19.

[35] FDA Letter to Stakeholders, *Do Not Use Ivermectin Intended for Animals as Treatment for COVID-19 in Humans* (April 10 2020), https://www.fda.gov/animal-veterinary/product-safety-information/fda-letter-stakeholders-do-not-use-ivermectin-intended-animals-treatment-covid-19-humans.

[36] Leon Caly, Julian D. Druce, *The FDA-approved drug ivermectin inhibits the replication of SARS-CoV-2 in vitro*, ANTIVIRAL RESEARCH, vol. 178, 104787 (Jun. 2020), https://reader.elsevier.com/reader/sd/pii/S0166354220302011.

least a billion doses used, and the drug is on the World Health Organization's list of essential drugs.

35. Many medical professionals suspect FDA's feigned ignorance about the drug was a prerequisite to issuing EUAs for COVID vaccines, given the EUA requirement that no approved drug may be available for the same indication. Ivermectin and hydroxychloroquine, both of which have extremely long biological half lives, can be given infrequently as prophylaxis for COVID. Hydroxychloroquine or chloroquine are used weekly to prevent malaria, and they have been used in the same way to prevent COVID. Ivermectin can be used once or twice yearly to prevent river blindness (onchocerciasis), and it has been used weekly or bi-weekly to prevent COVID. Many clinical trials have documented the benefits of both drugs for COVID prevention. Yet FDA has remained silent about these benefits, even though the efficacy of these preventive treatments probably supercedes that of COVID vaccines.

36. This petition encourages FDA to expeditiously evaluate existing ivermectin research and issue accurate guidance for its use against COVID, e.g., where "18 randomized controlled treatment trials of ivermectin in COVID-19 have found large, statistically significant reductions in mortality, time to clinical recovery, and time to viral clearance."[37] Additional studies have found it highly effective for both pre- and post-exposure prophylaxis of COVID.[38]

37. Finally, reflecting on the FDA's regulatory history is helpful: A proven association between the 1976–1977 swine influenza vaccine and approximately 400 cases of Guillain–Barré syndrome halted that particular national vaccination campaign.[39] The reported deaths following

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[37] P. Kory, G. Meduri et al., *Review of the Emerging Evidence Demonstrating the Efficacy of Ivermectin in the Prophylaxis and Treatment of COVID-19*, AMERICAN JOURNAL OF THERAPEUTICS (May-Jun 2021), https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8088823/.

Ahmed, Sabeena et al., *A five-day course of ivermectin for the treatment of COVID-19 may reduce the duration of illness*, INTERNATIONAL JOURNAL OF INFECTIOUS DISEASES, vol. 103, pp. 214-216 (Feb. 2021), https://pubmed.ncbi.nlm.nih.gov/33278625/;

Jans D. A. and Wagstaff K. M., *The broad spectrum host-directed agent ivermectin as an antiviral for SARS-CoV-2*? BIOCHEMICAL AND BIOPHYSICAL RESEARCH COMMUNICATIONS, vol. 538, pp. 163-172 (2021), https://pubmed.ncbi.nlm.nih.gov/33341233/.

Formiga, Fabio Rocha et al., *Ivermectin: an award-winning drug with expected antiviral activity against COVID-19*, JOURNAL OF CONTROLLED RELEASE, vol. 329, pp. 758-761 (Jan. 2021), https://pubmed.ncbi.nlm.nih.gov/33038449/.

Bhowmick, Subhrojyoti et al., *Safety and Efficacy of Ivermectin and Doxycycline Monotherapy and in Combination in the Treatment of COVID-19: A Scoping Review*, DRUG SAFETY, pp. 1-10 (Apr. 16, 2021), https://pubmed.ncbi.nlm.nih.gov/33864232/.

[38] *Ivermectin for COVID-19: real-time meta analysis of 55 studies*, COVID ANALYSIS (version 81, May 15, 2021), https://ivmmeta.com/.

[39] *See* CDC, H1N1 Flu, FACT SHEET: GUILLAIN- BARRÉ SYNDROME (GBS) (Dec. 15, 2009), https://www.cdc.gov/h1n1flu/vaccination/factsheet_gbs.htm#:~:text=Getting%20GBS%20from%20a%20vaccination,got%20the%20swine%20flu%20vaccine.

that swine flu vaccination campaign, 30 out of 40-45 million vaccinees,[40] were insignificant compared to the current reported death toll of 4,434 due to COVID vaccines, Today's death rate is more than 50 times higher than that which ended the swine flu vaccine campaign.

38. Regarding the halted swine flu vaccine program, the CDC's *Emerging Infectious Diseases Journal* concluded, "In 1976, the federal government wisely opted to put protection of the public first."[41] FDA should learn from this past experience and again put protection of the public first. It is imperative that the FDA swiftly take action to authorize alternative treatments.

E. Children

39. According to the National Center for Health Statistics data as of May 5, 2021, 282 children have died "involving COVID," whereas over 560,000 Americans have died "involving COVID."[42] Three thousand children have been diagnosed with a multi-system inflammatory disorder, of whom about 1%, or approximately 30, have died. Thus the relative risk for children due to COVID is very low.

40. By contrast, recent VAERS reports include the deaths of several children following COVID vaccination.[43] Five of the child death reports footnoted below involve apparent cardiac related deaths, and two were infants. There is one reported death in a 15 year old after receiving the Pfizer BioNTech vaccine, and another reported death of a 15 year old after receiving a Moderna

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[40] Rick Perlstein, *Gerald Ford Rushed Out a Vaccine. It Was a Fiasco*, THE NEW YORK TIMES (Sept. 2, 2020), https://www.nytimes.com/2020/09/02/opinion/coronavirus-vaccine-trump.html; Donald G. McNeil, Jr., *Don't Blame Flu Shots for All Ills, Officials Say*, THE NEW YORK TIMES (Sept 27, 2009), https://www.nytimes.com/2009/09/28/health/policy/28vaccine.html.

[41] Sencer D. J., Millar J., *Reflections on the 1976 Swine Flu Vaccination Program*, EMERGING INFECTIOUS DISEASES, Vol. 12, No. 1, pp. 29-33 (Jan. 2006), https://wwwnc.cdc.gov/eid/article/12/1/05-1007_article.

[42] CDC, *Weekly Updates by Select Demographic and Geographic Characteristics*, Provisional Death Counts for Coronavirus Disease 2019 (COVID-19) (updated May 12, 2021), https://www.cdc.gov/nchs/nvss/vsrr/covid_weekly/index.htm#SexAndAge.

[43] VAERS reports include:

A 1-year-old, https://medalerts.org/vaersdb/findfield.php?IDNUMBER=1261766&WAYBACKHISTORY=ON;

a 2-year-old, https://medalerts.org/vaersdb/findfield.php?IDNUMBER=1255745&WAYBACKHISTORY=ON;

two 15-year-olds, https://www.medalerts.org/vaersdb/findfield.php?IDNUMBER=1187918 and https://www.medalerts.org/vaersdb/findfield.php?IDNUMBER=1242573;

two 16-year-olds, https://www.medalerts.org/vaersdb/findfield.php?IDNUMBER=1225942;

a 17-year old, https://www.openvaers.com/openvaers/1199455;

and an infant, https://www.medalerts.org/vaersdb/findfield.php?IDNUMBER=1166062.

vaccine. Each child must have been enrolled in a clinical trial, since their ages would have precluded them getting the vaccine legally under the EUA. There were only about 1,000 children in the 12-15 year age group in the vaccine arm of Pfizer's trial and probably about the same number in the vaccine arm of Moderna's trial. Thus, the death rate following either vaccination in this age group, assuming these children were trial enrollees, is approximately 2 in 2,000 or 0.1%.

41. There are 74 million children in the United States. So far, 282 have died "involving Covid." Two hundred eighty-two in 74 million is a rate of 0.00038%. While many children may not have been exposed to COVID, CDC estimated that 22.2 million children aged 5-17 had had COVID and 127 had died, at the May 12, 2021 meeting of the Advisory Committee on Immunization Practices, or 0.00057%.[44] Available evidence strongly suggests that the vaccine is much more dangerous to children than the disease.

42. A recent opinion piece in the *British Medical Journal* noted that "the likelihood of severe outcomes or death associated with COVID-19 infection is very low for children, undermining the appropriateness of an emergency use authorization for child covid-19 vaccines."[45] The authors also suggested child vaccinations could strategically harm vaccination efforts and increase vaccine hesitancy.[46]

F. Servicemembers' Prior Consent

43. Certain citizens and elected officials have recently encouraged the President of the United States to waive U.S. Servicemembers' right to prior consent for COVID vaccines.[47] According to 10 U.S.C. §1107(f), only the President of the United States may order such a waiver if he determines, in writing, that obtaining consent is not in the national security interest. The intent of any waiver of consent must be related to a member's participation in a "particular military operation," as opposed to the broad sweep some are encouraging.

44. Such a waiver is only permissible when obtaining prior consent is infeasible or contrary to the best interests of the military member. Clearly, prior consent for current servicemembers is feasible for COVID vaccines.[48] Because the President's authority is contingent on the standards set forth in § 505(i)(4) of the FDCA and 21 U.S.C. § 355(i)(4), and since the chain of command requires consultation with HHS, the FDA may issue guidance to the President on this

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[44] Helen Branswell, *CDC advisory group gives green light to Pfizer's Covid vaccine for adolscents*," STAT (May 12, 2021), https://www.statnews.com/2021/05/12/cdc-advisory-group-gives-green-light-to-pfizers-covid-vaccine-for-adolescents/.

[45] W. Pegden, V. Prasad, S. Baral, *Covid vaccines for children should not get emergency use authorization*, BMJ (May 7, 2021), https://blogs.bmj.com/bmj/2021/05/07/covid-vaccines-for-children-should-not-get-emergency-use-authorization/.

[46] *Id.*

[47] Jimmy Panetta, *Letter to President Biden* (Mar. 24, 2021), https://www.documentcloud.org/documents/20521870-panetta_dod-covid-vaccine-waiver.

[48] 21 U.S.C. § 50.23: Exception from general requirements, https://www.ecfr.gov/cgi-bin/text-idx?node=se21.1.50_123&rgn=div8.

matter.[49]

45. The specific law on EUA vaccines was codified in 10 U.S.C. § 1107a.[50] The § 1107a language is similar to § 1107(f) to ensure that troops are granted prior consent and have the "option to accept or refuse administration of a product." National leaders should continue to honor and respect servicemembers' rights. No President has ever waived servicemembers' prior consent under 10 U.S.C. § 1107(f) or 10 U.S.C. § 1107a, and FDA should advise that current circumstances do not warrant such drastic action.

G. Coercion and Compulsion

46. COVID vaccines are optional in accordance with 21 C.F.R. § 360bbb-3(e)(1)(a) as EUA products.[51] Yet throughout the United States, schools, businesses, government and industry are using coercive tactics to encourage, incentivize and compel COVID vaccination as a condition of employment, education and daily living. It is unlikely that most Americans would support such coercion if they were fully informed that COVID vaccines are for emergency use only, investigational, unapproved, and that individuals have the explicit right to refuse by law. Some states are considering or have approved legislation or executive action to bar vaccine mandates.[52] Some professional medical associations also have expressed opposition to these coercive tactics.[53]

47. Coercion and compulsory vaccination are inconsistent with the legal requirements to inform both healthcare workers administering EUA vaccines and vaccine recipients of the significant known and unknown benefits and risks of such use. Most importantly, the FDA must ensure all parties are aware of the "option to accept or refuse" administration of all EUA products and that alternatives are available. These disclosure requirements are entirely inconsistent with coercion, and government agencies should not publish information that violates the law. Information on the government websites of the Equal Employment Opportunity Commission

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[49] *Id.*

[50] 10 U.S.C. § 1107a - Emergency use products, https://www.govinfo.gov/app/details/USCODE-2010-title10/USCODE-2010-title10-subtitleA-partII-chap55-sec1107a/summary.

[51] § 360bbb–3. Authorization for medical products for use in emergencies, https://www.govinfo.gov/content/pkg/USCODE-2011-title21/pdf/USCODE-2011-title21-chap9-subchapV-partE-sec360bbb-3.pdf.

[52] Pearson L., Brofsky J., et al., *50-state Update on Pending Legislation Pertaining to Employer-mandated Vaccination*, HUSCH BLACKWELL (updated April 20, 2021), https://www.huschblackwell.com/newsandinsights/50-state-update-on-pending-legislation-pertaining-to-employer-mandated-vaccinations.

[53] Dr. Paul M. Kempen, *Open Letter from Physicians to Universities: Allow Students Back Without COVID Vaccine Mandate*, ASSOCIATION OF AMERICAN PHYSICIANS AND SURGEONS (Apr. 24, 2021), https://aapsonline.org/open-letter-from-physicians-to-universities-reverse-covid-vaccine-mandates/.

(EEOC)[54] and the Occupational Safety and Health Administration (OSHA)[55] in fact ignore these federal disclosure requirements.

48. The armed forces' experience with the very first EUA vaccine mandate against anthrax is instructive.[56] The military now administers the anthrax vaccine on a voluntary basis with informed consent, but only after a federal court halted the mandatory anthrax vaccine program because the FDA had improperly issued a license.[57]

49. The only language in the EUA law, 21 U.S.C. § 360bbb-3(e)(1)(A)(ii)(I-III), that could possibly be construed to imply mandates is the term "consequences" in clause III. Both statutory analysis and legislative history suggest that it is far more likely that this term applies to health-related consequences only, i.e., medical risks and benefits, since that is the topic of that statute section and because it does not refer to punitive measures or consequences, such as termination of employment or education.[58]

50. Another hazard of coercive policies and broad liability for industry is reliance on subpar manufacturers. One of the COVID vaccine manufacturing subcontractors today, Emergent BioSolutions, is the same company, with the same President and Board Chairman, which the FDA cited under its previous name, BioPort, for numerous violations of Good Manufacturing Practices.[59] The image below, taken from an FDA form in 2000, shows the citation to BioPort for

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[54] EEOC, *What You Should Know About COVID-19 and the ADA, the Rehabilitation Act, and Other EEOC Laws*, §§ K1 & K7 (updated Dec. 16, 2020), https://www.eeoc.gov/wysk/what-you-should-know-about-covid-19-and-ada-rehabilitation-act-and-other-eeo-laws.

[55] Jeff Yoders, *OSHA Imposes New Guidance For Employer-Required COVID-19 Vaccines*, ENR (May 3, 2021), https://www.enr.com/articles/51691-osha-imposes-new-guidance-for-employer-required-covid-19-vaccines.

[56] FDA, *Anthrax Vaccine Adsorbed (AVA) EUA –ARCHIVED INFORMATION*, https://www.fda.gov/emergency-preparedness-and-response/mcm-legal-regulatory-and-policy-framework/emergency-use-authorization-archived-information#anthrax.

[57] *Determination and Declaration Regarding Emergency Use of Anthrax Vaccine Adsorbed for Prevention of Inhalation Anthrax*, FEDERAL REGISTER (Feb. 2, 2005), https://www.federalregister.gov/documents/2005/02/02/05-2027/determination-and-declaration-regarding-emergency-use-of-anthrax- vaccine-adsorbed-for-prevention-of?fbclid=IwAR22J58y3SQ2tVoEUlNgZVU-PmRxoou0P05i9WqS4SUiOcj9HyaiUJ8Dvrg.

[58] Parasidis E., Kesselheim A. S., *Assessing The Legality Of Mandates For Vaccines Authorized Via An Emergency Use Authorization*, HEALTH AFFAIRS (Feb. 16, 2021), https://www.healthaffairs.org/do/10.1377/hblog20210212.410237/full/.

[59] Richard Luscombe, *Emergent chief sold $10m in stock before company ruined 15m Covid vaccines*, THE GUARDIAN (Apr. 26, 2021), https://www.theguardian.com/business/2021/apr/26/emergent-biosolutions-robert-kramer-stock-covid-vaccines-error.

deviations from acceptable manufacturing standards for vaccines.

DEPARTMENT OF HEALTH AND HUMAN SERVICES PUBLIC HEALTH SERVICE FOOD AND DRUG ADMINISTRATION	CBER/OCBQ 1401 Rockville Pike, HFM-604, Suite 200N Rockville, MD 20852 (301) 827-6191	
NAME OF INDIVIDUAL TO WHOM REPORT ISSUED TO: ROBERT G. KRAMER	PERIOD OF INSPECTION 10/10-26/00	C.F. NUMBER 1873886
TITLE OF INDIVIDUAL CHIEF OPERATING OFFICER	TYPE OF ESTABLISHMENT INSPECTED Vaccine/Blood Products Manufacturer	
FIRM NAME BioPort Corporation	NAME OF FIRM, BRANCH OR UNIT INSPECTED same	
STREET ADDRESS 3500 N. Martin Luther King, Jr. Blvd.	STREET ADDRESS OF PREMISES INSPECTED same	
CITY AND STATE (Zip Code) Lansing, MI 48909	CITY AND STATE (Zip Code) same	

DURING THE INSPECTION OF YOUR FIRM WE OBSERVED:

1. The design and construction of the filling suite (Rms 307, 308, 309), environmental monitoring, cleaning, and employee practices do not assure sterility of products filled in the suite, in that,

51. Today, Emergent BioSolutions, despite apparent FDA oversight, shipped out unauthorized bulk COVID vaccine ingredients for finishing and filling. Emergent BioSolutions shipped those ingredients to another entity, and the shipments eventually reached buyers in at least four other countries, according to the *New York Times*.[60] The FDA halted distribution in the U.S. and cited quality deviations[61] that mirrored those that American servicemembers witnessed 20 years ago with the anthrax vaccine.[62] People need to be informed about these manufacturing deviation patterns given the importance and wide use of these products.

52. States may lawfully mandate certain vaccines. But that is not the case for investigational, unapproved EUA medical products. The preemption doctrine,[63] based on the Supremacy Clause of the U.S. Constitution, Article VI., § 2,[64] requires that the federal requirements for informed consent supersede state laws and regulations that may violate EUA provisions. The FDA should support, defend and enforce federal laws that govern biologics,

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[60] Chris Hamby, *Baltimore Vaccine Plant's Troubles Ripple Across 3 Continents*, THE NEW YORK TIMES (May 6, 2021), https://www.nytimes.com/2021/05/06/world/baltimore-vaccine-countries.html.

[61] FDA, HHS, Form FDA 483, Inspectional Observations (Apr. 20, 2021), https://www.fda.gov/media/147762/download.

[62] Historic FDA Form 483 Deviation Report Documenting that "The manufacturing process for Anthrax Vaccine is not validated." https://nebula.wsimg.com/30662205620a26a4b21274dc49888891?AccessKeyId=0BA19F97E21CB8613CD7&disposition=0&alloworigin=1.

[63] *Preemption*, CORNELL LAW SCHOOL, Legal Information Institute, https://www.law.cornell.edu/wex/preemption.

[64] U.S. Const. art. VI., § 2 , "This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the Contrary notwithstanding." https://www.archives.gov/founding-docs/constitution-transcript.

including EUA products. The option to refuse COVID vaccines is codified in federal law, and President Biden has affirmed this, saying, "I don't think it [vaccination against COVID] should be mandatory. I wouldn't demand it to be mandatory."[65]

H. Conclusion to Statement of Grounds

53. The FDA's mission is "protecting the public health by ensuring the safety, efficacy, and security of human and veterinary drugs, biological products."[66] President Roosevelt's signing of the Federal Food, Drug, and Cosmetic Act (FDCA) closed many safety and efficacy loopholes and improved the landscape of consumer protection forever.[67] The 1962 Harris-Kefauver amendment[68] set in motion regulatory standards for biologics licensure that require proven efficacy, and the 1972 review sought to ensure proof of efficacy and no misbranding for biologics. These historic advances require reflection. The preamble to the 1972 review stated, "'The importance to the American public of safe and effective vaccines…and other biological products cannot be overstated."[69]

54. Biologics, as with all drugs and devices, must have adequate directions for use and be proven safe and effective before FDA approval and licensure. The FDA erred with the anthrax vaccine, and it took a Citizen Petition[70] and federal court decision to make the FDA comply with the FDCA.[71] At other times, the FDA has upheld its mission without prompting to make tough regulatory rulings, as the Supreme Court has acknowledged.[72] With this Petition, we look forward

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[65] Julia Manchester, *Biden: Coronavirus vaccine should not be mandatory*, THE HILL (Apr. 12, 2021), https://thehill.com/homenews/campaign/528834-biden-coronavirus-vaccine-should-not-be-mandatory.

[66] FDA, *What We Do*; https://www.fda.gov/about-fda/what-we-do#mission.

[67] FDA, *80 Years of the Federal Food, Drug, and Cosmetic Act* (Nov. 7, 2018), https://www.fda.gov/about-fda/fda-history-exhibits/80-years-federal-food-drug-and-cosmetic-act.

[68] FDA, *Kefauver-Harris Amendments Revolutionized Drug Development* (Oct. 9, 2012), https://www.fda.gov/consumers/consumer-updates/kefauver-harris-amendments-revolutionized-drug-development.

[69] HHS, FDA, *Biological Products March 1936-March 1978*, Preamble, p. 56, 37 Fed. Reg. 16679.

[70] Citizen Petition, FDA Docket 01P-0471/CP1, https://img1.wsimg.com/blobby/go/4fa7f468-a250-4088-926e-3c56a998df1f/downloads/citizen%20petition%20ava%20rempfer%20dingle.pdf?ver=1620969217312, and Response thereto, https://downloads.regulations.gov/FDA-2001-P-0119-0003/attachment_1.pdf.

[71] *Doe # 1 v. Rumsfeld*, 297 F. Supp. 2d 119, 135; see par. F, reference to Citizen Petition, FDA docket 01p-0471, https://nebula.wsimg.com/2617051f041708e6b5335b6c885478d7?AccessKeyId=0BA19F97E21CB8613CD7&disposition=0&alloworigin=1.

[72] U.S. Reports: *Weinberger v. Hynson, Westcott & Dunning*, 412 U.S. 609 (1972), https://tile.loc.gov/storage- services/service/ll/usrep/usrep412/usrep412609/usrep412609.pdf.

to the FDA's appropriate, tough regulatory action to bring its COVID vaccine regulations and guidance into line with federal law.

55. Although EUA law is relatively recent, we ask the FDA to be ever cognizant of its longstanding, statutory mission and duty to protect the public health and to ensure that the American public receives only safe and effective vaccines. Most Americans are not aware of the strict compliance requirements for EUA COVID vaccines nor do they know that these biologics are "investigational" and "unapproved medical products."[73] They do not know that the FDA has not fully approved these vaccines as safe and effective under the FDCA. The reason Americans are unaware is because the FDA has failed to provide and enforce accurate public messaging. Reversing this trend is imperative; the FDA must comply with law.

56. Acting on this Citizen Petition will enhance the FDA's credibility with the public. Given the obvious safety, effectiveness, labeling and branding concerns over COVID vaccines detailed above, along with anticipated comments on this docket, we respectfully appeal to the FDA to implement the actions requested in this Petition.

III. ENVIRONMENTAL IMPACT

57. The undersigned hereby state that the relief requested in this Petition will have no environmental impact, and therefore an environmental assessment is not required under 21 C.F.R. §§ 25.30 and 25.31.

IV. ECONOMIC IMPACT

58. Economic impact information will be submitted upon request of the Acting Commissioner.

V. CERTIFICATION

59. The undersigned certify that, to their best knowledge and belief, this Petition includes all information and views on which the Petition relies, and that it includes representative data and information known to the Petitioners that are unfavorable to the Petition.

Respectfully submitted,

/s/ Meryl Nass
Meryl Nass, MD, Scientific Advisory Board Member

/s/ Robert F. Kennedy, Jr.
Robert F. Kennedy, Jr., Board Chair and Chief Litigation Counsel

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[73] FDA, *Emergency Use Authorization for Vaccines explained* (updated Nov. 20, 2020), https://www.fda.gov/vaccines-blood-biologics/vaccines/emergency-use-authorization-vaccines-explained.

Patent Number: 7279327
This is a SARS-Cov-2 patent filed in April 2002 by researchers from University of North Carolina at Chapel Hill and also Ralph Baric for a "an infectious, replication defective, coronavirus particle, that specifically targets lung epithelial cells wherein said cell is a coronavirus permissive cell....." This virus was genetically modified to infect humans more effectively! The research and development of this research was funded by Dr. Anthony Fauci from the NIHI There were claims that this research was initiated to develop HIV vaccines using coronaviruses as vectors. However, the research deployed genetically modifying platforms to enhance the coronavirus to infect human cells using the ACE2 receptors.

Patent Number: 7220852
Patent filed in April 2003 by US CDC for the SARS-CoV and SARS-CoV-2 genome. (Note that US laws do not allow a naturally occurring virus to be patented.)

Patent Number: 46592703P and 776521 concerning the SARS-CoV-2 were classified by the CIA and masked in the last 24 hours! (These patents cover PC RCT testing platforms for SARS-CoV-2.)

Patent Number: 7151163
This patent was filed by Sequoia Pharmaceuticals, Inc. on 28th April 2003 for the antivirals to treat SARS-CoV and SARS-CoV-2. The company was later absorbed by Pfizer and Johnson + Johnson.

Patent Number: 9193780
Patent filed on 5th June 2008, but approved in 2015, by Ablynx Pharma (former Sequoia Pharmaceuticals) for the polybasic cleavage found on the SARS-CoV-2 genome that allows access to human cells via ACE2 receptors!

Another more than 73 patents were filed between 2003 to 2018 regarding various aspects of the SARS-CoV-2.

2003 Coronavirus Patent of Death

Thursday, 22 July 2021

Operation Disclosure | By David Lifschultz, *Contributing Writer*

Submitted on July 22, 2021

2003 CORONAVIRUS PATENT OF DEATH US46592703P

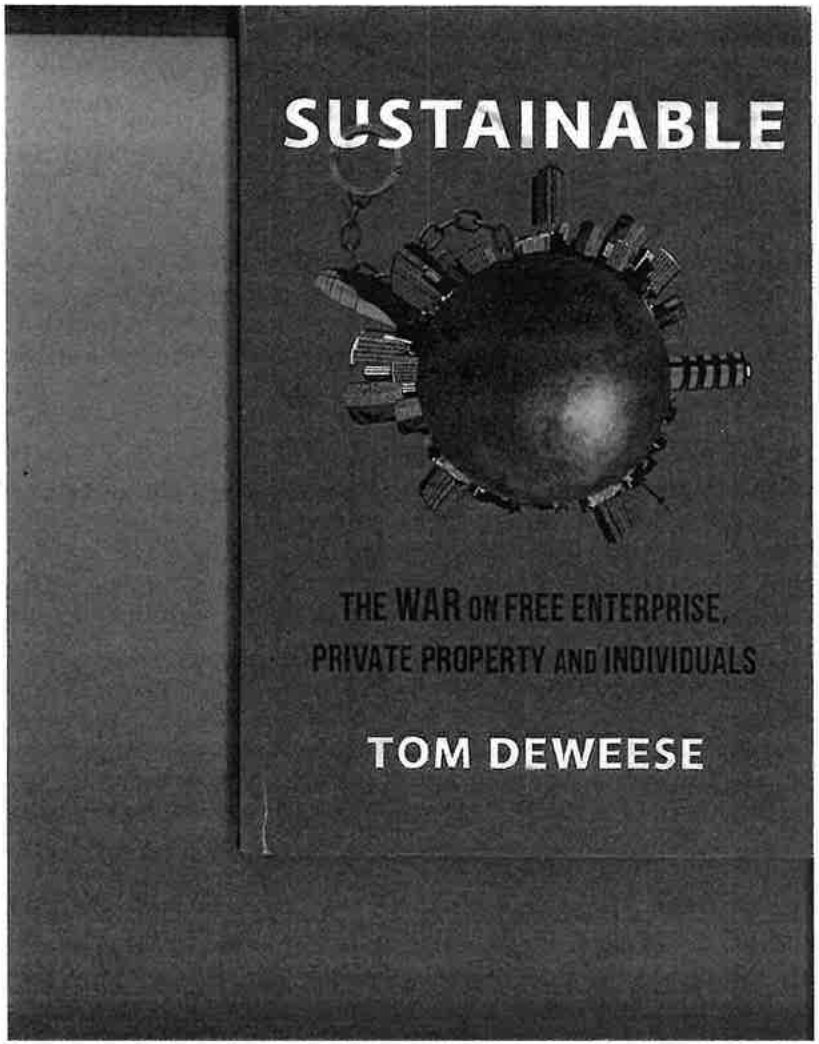
2008 PATENT US7776521 CONCEALS ALL INFORMATION RELATING TO PATENT US46592703P

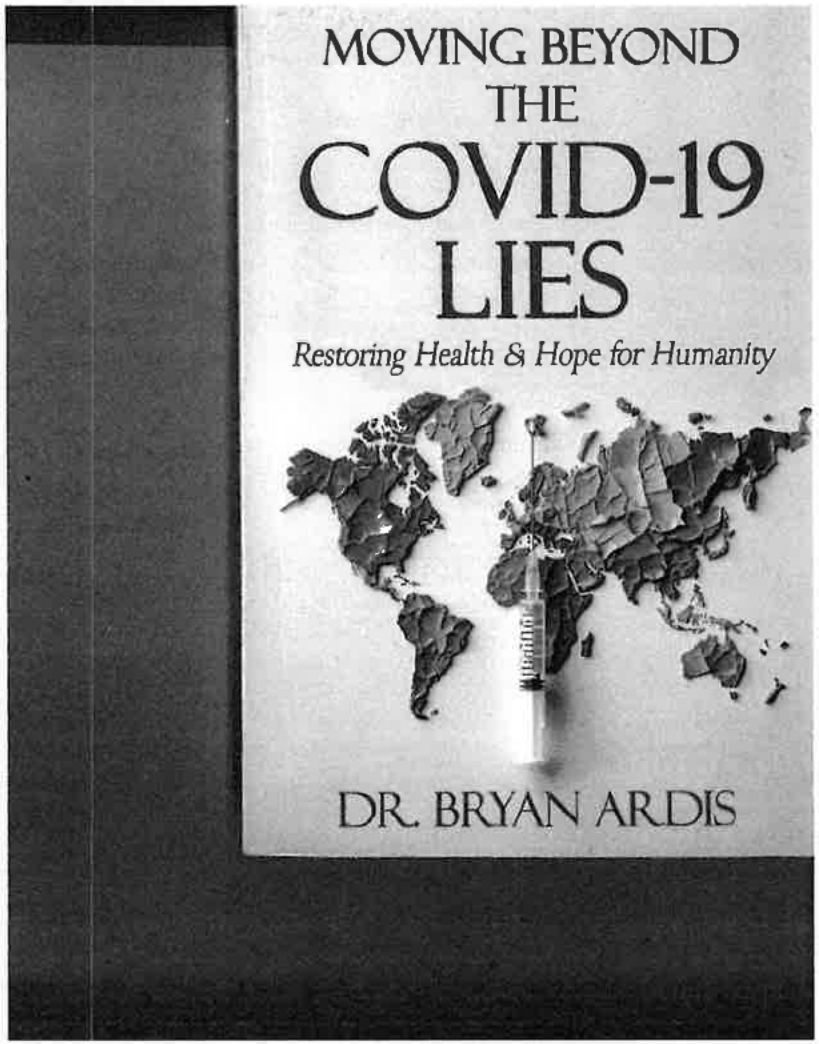
Compliments of the Lifschultz Organization founded in 1899

These patents represent according to Dr. David Martin a bioweapon. President Biden plans to inoculate all members of the US military with another bioweapon in the form of a genetic vaccine which is starting to kill and maim patients in large numbers as an antidote. This is discussed in more detail below.

Dr David Martin Reveals who patented the corona virus

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SUSTAINABLE
THE WAR ON FREE ENTERPRISE, PRIVATE PROPERTY AND INDIVIDUALS
TOM DEWEESE


MOVING BEYOND THE
COVID-19 LIES
Restoring Health & Hope for Humanity
DR. BRYAN ARDIS

Developmental Fluoride Neurotoxicity: A Systematic Review and Meta-Analysis

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BACKGROUND: Although fluoride may cause neurotoxicity in animal models and acute fluoride poisoning causes neurotoxicity in adults, very little is known of its effects on children's neurodevelopment.

OBJECTIVE: We performed a systematic review and meta-analysis of published studies to investigate the effects of increased fluoride exposure and delayed neurobehavioral development.

METHODS: We searched the MEDLINE, EMBASE, Water Resources Abstracts, and TOXNET databases through 2011 for eligible studies. We also searched the China National Knowledge Infrastructure (CNKI) database, because many studies on fluoride neurotoxicity have been published in Chinese journals only. In total, we identified 27 eligible epidemiological studies with high and reference exposures, end points of IQ scores, or related cognitive function measures with means and variances for the two exposure groups. Using random-effects models, we estimated the standardized mean difference between exposed and reference groups across all studies. We conducted sensitivity analyses restricted to studies using the same outcome assessment and having drinking-water fluoride as the only exposure. We performed the Cochran test for heterogeneity between studies, Begg's funnel plot, and Egger test to assess publication bias, and conducted meta-regressions to explore sources of variation in mean differences among the studies.

RESULTS: The standardized weighted mean difference in IQ score between exposed and reference populations was −0.45 (95% confidence interval: −0.56, −0.35) using a random-effects model. Thus, children in high-fluoride areas had significantly lower IQ scores than those who lived in low-fluoride areas. Subgroup and sensitivity analyses also indicated inverse associations, although the substantial heterogeneity did not appear to decrease.

CONCLUSIONS: The results support the possibility of an adverse effect of high fluoride exposure on children's neurodevelopment. Future research should include detailed individual-level information on prenatal exposure, neurobehavioral performance, and covariates for adjustment.

KEY WORDS: fluoride, intelligence, neurotoxicity. *Environ Health Perspect* 120:1362–1368 (2012). http://dx.doi.org/10.1289/ehp.1104912 [Online 20 July 2012]

A recent report from the National Research Council (NRC 2006) concluded that adverse effects of high fluoride concentrations in drinking water may be of concern and that additional research is warranted. Fluoride may cause neurotoxicity in laboratory animals, including effects on learning and memory (Chioca et al. 2008; Mullenix et al. 1995). A recent experimental study where the rat hippocampal neurons were incubated with various concentrations (20 mg/L, 40 mg/L, and 80 mg/L) of sodium fluoride *in vitro* showed that fluoride neurotoxicity may target hippocampal neurons (Zhang M et al. 2008). Although acute fluoride poisoning may be neurotoxic to adults, most of the epidemiological information available on associations with children's neurodevelopment is from China, where fluoride generally occurs in drinking water as a natural contaminant, and the concentration depends on local geological conditions. In many rural communities in China, populations with high exposure to fluoride in local drinking-water sources may reside in close proximity to populations without high exposure (NRC 2006).

Opportunities for epidemiological studies depend on the existence of comparable population groups exposed to different levels of fluoride from drinking water. Such circumstances are difficult to find in many industrialized countries, because fluoride concentrations in community water are usually no higher than 1 mg/L, even when fluoride is added to water supplies as a public health measure to reduce tooth decay. Multiple epidemiological studies of developmental fluoride neurotoxicity were conducted in China because of the high fluoride concentrations that are substantially above 1 mg/L in well water in many rural communities, although microbiologically safe water has been accessible to many rural households as a result of the recent 5-year plan (2001–2005) by the Chinese government. It is projected that all rural residents will have access to safe public drinking water by 2020 (World Bank 2006). However, results of the published studies have not been widely disseminated. Four studies published in English (Li XS et al. 1995; Lu et al. 2000; Xiang et al. 2003; Zhao et al. 1996) were cited in a recent report from the NRC (2006), whereas the World Health Organization (2002) has considered only two (Li XS et al. 1995; Zhao et al. 1996) in its most recent monograph on fluoride.

Fluoride readily crosses the placenta (Agency for Toxic Substances and Disease Registry 2003). Fluoride exposure to the developing brain, which is much more susceptible to injury caused by toxicants than is the mature brain, may possibly lead to permanent damage (Grandjean and Landrigan 2006). In response to the recommendation of the NRC (2006), the U.S. Department of Health and Human Services (DHHS) and the U.S. EPA recently announced that DHHS is proposing to change the recommended level of fluoride in drinking water to 0.7 mg/L from the currently recommended range of 0.7–1.2 mg/L, and the U.S. EPA is reviewing the maximum amount of fluoride allowed in drinking water, which currently is set at 4.0 mg/L (U.S. EPA 2011).

To summarize the available literature, we performed a systematic review and meta-analysis of published studies on increased fluoride exposure in drinking water associated with neurodevelopmental delays. We specifically targeted studies carried out in rural China that have not been widely disseminated, thus complementing the studies that have been included in previous reviews and risk assessment reports.

Methods

Search strategy. We searched MEDLINE (National Library of Medicine, Bethesda, MD, USA; http://www.ncbi.nlm.nih.gov/pubmed), Embase (Elsevier B.V., Amsterdam, the Netherlands; http://www.embase.com), Water Resources Abstracts (Proquest, Ann Arbor, MI, USA; http://www.csa.com/factsheets/water-resources-set-c.php), and TOXNET (Toxicology Data Network; National Library of Medicine, Bethesda, MD, USA; http://toxnet.nlm.nih.gov) databases to identify studies of drinking-water fluoride and neurodevelopmental outcomes in children. In addition, we searched the China National Knowledge Infrastructure (CNKI; Beijing, China; http://www.cnki.net) database to identify studies published in Chinese journals only. Key

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Supplemental Material is available online (http://dx.doi.org/10.1289/ehp.1104912).

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The authors declare they have no actual or potential competing financial interests.

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words included combinations of "fluoride" or "drinking water fluoride," "children," "neurodevelopment" or "neurologic" or "intelligence" or "IQ." We also used references cited in the articles identified. We searched records for 1980–2011. Our literature search identified 39 studies, among which 36 (92.3%) were studies with high and reference exposure groups, and 3 (7.7%) studies were based on individual-level measure of exposures. The latter showed that dose-related deficits were found, but the studies were excluded because our meta-analysis focused on studies with the high- and low-exposure groups only. In addition, two studies were published twice, and the duplicates were excluded.

Inclusion criteria and data extraction. The criteria for inclusion of studies included studies with high and reference fluoride exposures, end points of IQ scores or other related cognitive function measures, presentation of a mean outcome measure, and associated measure of variance [95% confidence intervals (CIs) or SEs and numbers of participants]. Interpretations of statistical significance are based on an alpha level of 0.05. Information included for each study also included the first author, location of the study, year of publication, and numbers of participants in high-fluoride and low-fluoride areas. We noted and recorded the information on age and sex of children, and parental education and income if available.

Statistical analysis. We used STATA (version 11.0; StataCorp, College Station, TX, USA) and available commands (Stern 2009) for the meta-analyses. A standardized weighted mean difference (SMD) was computed using both fixed-effects and random-effects models. The fixed-effects model uses the Mantel–Haenszel method assuming homogeneity among the studies, whereas the random-effects model uses the DerSimonian and Laird method, incorporating both a within-study and an additive between-studies component of variance when there is between-study heterogeneity (Egger et al. 2001). The estimate of the between-study variation is incorporated into both the SE of the estimate of the common effect and the weight of individual studies, which was calculated as the inverse sum of the within and between study variance. We evaluated heterogeneity among studies using the I^2 statistic, which represents the percentage of total variation across all studies due to between-study heterogeneity (Higgins and Thompson 2002). We evaluated the potential for publication bias using Begg and Egger tests and visual inspection of a Begg funnel plot (Begg and Mazumdar 1994; Egger et al. 1997). We also conducted independent meta-regressions to estimate the contribution of study characteristics (mean age in years from the age range and year of publication in each study) to heterogeneity among the studies. The scoring standard for the Combined Raven's Test–The Rural edition in China (CRT-RC) test classifies scores of ≤ 69 and 70–79 as low and marginal intelligence, respectively (Wang D et al. 1989). We also used the random-effects models to estimate risk ratios for the association between fluoride exposure and a low/marginal versus normal Raven's test score among children in studies that used the CRT-RC test (Wang D et al. 1989). Scores indicating low and marginal intelligence (≤ 69 and 70–79, respectively) were combined as a single outcome due to small numbers of children in each outcome subgroup.

Results

Six of the 34 studies identified were excluded because of missing information on the number of subjects or the mean and variance of the outcome [see Figure 1 for a study selection flow chart and Supplemental Material, Table S1 (http://dx.doi.org/10.1289/ehp.1104912) for additional information on studies that were excluded from the analysis]. Another study (Trivedi et al. 2007) was excluded because SDs reported for the outcome parameter were questionably small (1.13 for the high-fluoride group, and 1.23 for the low-fluoride group) and the SMD (–10.8; 95% CI: –11.9, –9.6) was > 10 times lower than the second smallest SMD (–0.95; 95% CI: –1.16, –0.75) and 150 times lower than the largest SMD (0.07; 95% CI: –0.083, 0.22) reported for the other studies, which had relatively consistent SMD estimates. Inclusion of this study in the meta-analysis resulted with a much smaller pooled random-effects SMD estimate and a much larger I^2 (–0.63; 95% CI: –0.83, –0.44, I^2 94.1%) compared with the estimates that excluded this study (–0.45; 95% CI: –0.56, –0.34, I^2 80%) (see Supplemental Material, Figure S1). Characteristics of the 27 studies included are shown in Table 1 (An et al. 1992; Chen et al. 1991; Fan et al. 2007; Guo et al. 1991; Hong et al. 2001; Li FH et al. 2009; Li XH et al. 2010; Li XS 1995; Li Y et al. 1994; Li Y et al. 2003; Lin et al. 1991; Lu et al. 2000; Poureslami et al. 2011; Ren et al. 1989; Seraj et al. 2006; Sun et al. 1991; Wang G et al. 1996; Wang SH et al. 2001; Wang SX et al. 2007; Wang ZH et al. 2006; Xiang et al. 2003; Xu et al. 1994; Yang et al. 1994; Yao et al. 1996, 1997; Zhang JW et al. 1998; Zhao et al. 1996). Two of the studies included in the analysis were conducted in Iran (Poureslami et al. 2011; Seraj et al. 2006); the other study cohorts were populations from China. Two cohorts were exposed to fluoride from coal burning (Guo et al. 1991; Li XH et al. 2010); otherwise populations were exposed to fluoride through drinking water. The CRT-RC was used to measure the children's intelligence in 16 studies. Other intelligence measures included the Wechsler Intelligence tests (3 studies; An et al. 1992; Ren et al. 1989; Wang ZH et al. 1996), Binet IQ test (2 studies; Guo et al. 1991; Xu et al. 1994), Raven's test (2 studies; Poureslami et al. 2011; Seraj et al. 2006), Japan IQ test (2 studies; Sun et al. 1991; Zhang JW et al. 1998), Chinese comparative intelligence test (1 study; Yang et al. 1994), and the mental work capacity index (1 study; Li Y et al. 1994). Because each of the intelligence tests used is designed to measure general intelligence, we used data from all eligible studies to estimate the possible effects of fluoride exposure on general intelligence.

In addition, we conducted a sensitivity analysis restricted to studies that used similar tests to measure the outcome (specifically, the CRT-RC, Wechsler Intelligence test, Binet IQ test, or Raven's test), and an analysis restricted to studies that used the CRT-RC. We also performed an analysis that excluded studies with co-exposures including iodine and arsenic, or with non-drinking-water fluoride exposure from coal burning.

Pooled SMD estimates. Among the 27 studies, all but one study showed random-effect SMD estimates that indicated an inverse association, ranging from –0.95 (95% CI: –1.16, –0.75) to –0.10 (95% CI:

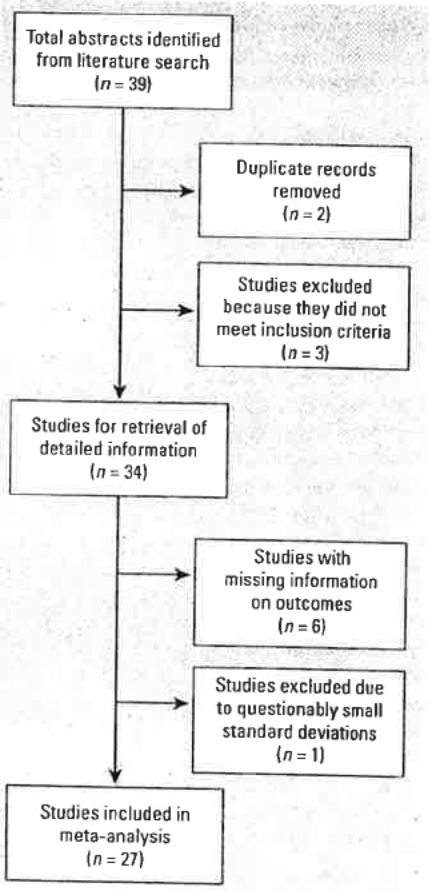


Figure 1. Flow diagram of the meta-analysis.

–0.25, 0.04) (Figure 2). The study with a positive association reported an SMD estimate of 0.07 (95% CI: –0.8, 0.22). Similar results were found with the fixed-effects SMD estimates. The fixed-effects pooled SMD estimate was –0.40 (95% CI: –0.44, –0.35), with a p-value < 0.001 for the test for homogeneity. The random-effects SMD estimate was –0.45 (95% CI: –0.56, –0.34) with an I^2 of 80% and homogeneity test p-value < 0.001 (Figure 2). Because of heterogeneity (excess variability) between study results, we used primarily the random-effects model for subsequent sensitivity analyses, which is generally considered to be the more conservative method (Egger et al. 2001). Among the restricted sets of intelligence tests, the SMD for the model with only CRT-RC tests and drinking-water exposure (and to a lesser extent the model with only CRT-RC tests) was lower than that for all studies combined, although the difference did not appear to be significant. Heterogeneity, however, remained at a similar magnitude when the analyses were restricted (Table 2).

Sources of heterogeneity. We performed meta-regression models to assess study characteristics as potential predictors of effect. Information on the child's sex and parental education were not reported in > 80% of the studies, and only 7% of the studies reported household income. These variables were therefore not included in the models. Among the two covariates, year of publication (0.02; 95% CI: 0.006, 0.03), but not mean age of the study children (–0.02; 95% CI: –0.094, 0.04), was a significant predictor in the model with all 27 studies included. I^2 residual 68.7% represented the proportion of residual between-study variation due to heterogeneity. From the adjusted R^2, 39.8% of between-study variance was explained by the two covariates. The overall test of the covariates was significant (p = 0.004).

When the model was restricted to the 16 studies that used the CRT-RC, the child's age (but not year of publication) was a significant predictor of the SMD. The R^2 of 65.6% of between-study variance was explained by the two covariates, and only 47.3% of the residual variation was attributable to heterogeneity. The overall test of both covariates in the model remained significant (p = 0.0053). On further restriction of the model to exclude the 7 studies with arsenic and iodine as coexposures and fluoride originating from coal burning (thus including only the 9 with fluoride exposure from drinking water), neither age nor year of publication was a significant predictor, and the overall test of covariates was less important (p = 0.062), in accordance with the similarity of intelligence test outcomes and the source of exposure in the studies included.

Table 1. Characteristics of epidemiological studies of fluoride exposure and children's cognitive outcomes.

Reference	Study location	No. in high-exposure group	No. in reference group	Age range (years)	Fluoride exposure		Outcome measure	Results
					Assessment	Range		
Ren et al. 1989	Shandong, China	160	169	8–14	High-/low-fluoride villages	Not specified	Wechsler Intelligence test[a]	Children in high-fluoride region had lower IQ scores
Chen et al. 1991	Shanxi, China	320	320	7–14	Drinking water	4.55 mg/L (high); 0.89 mg/L (reference)	CRT-RC[b]	The average IQ of children from high-fluoride area were lower than that of the reference area
Guo et al. 1991	Hunan, China	60	61	7–13	Fluoride in coal burning	118.1–1361.7 mg/kg (coal-burning area); Control area used wood	Chinese Binet[c]	Average IQ in fluoride coal-burning area was lower than that in the reference area
Lin et al. 1991	Xinjiang, China	33	86	7–14	Drinking water	0.88 mg/L (high); 0.34 mg/L (reference)	CRT-RC[b]	Children in the high-fluoride (low-iodine) area had lower IQ scores compared with the children from the reference fluoride (low-iodine) areas
Sún et al. 1991	Guiyang, China	196	224	6.5–12	Rate of fluorosis	Fluorosis: 98.36% (high); not specified (reference)	Japan IQ test[d]	Mean IQ was lower in all age groups except ≤ 7 years in the area with high fluoride and aluminum (limited to high-fluoride population only)
An et al. 1992	Inner Mongolia, China	121	121	7–16	Drinking water	2.1–7.6 mg/L (high); 0.6–1.0 mg/L (reference)	Wechsler Intelligence test[a]	IQ scores of children in high-fluoride areas were significantly lower than those of children living in reference fluoride area
Li Y et al. 1994	Sichuan, China	106	49	12–13	Burning of high-fluoride coal to cook grain in high-fluoride area	4.7–31.6 mg/kg (high); 0.5 mg/kg (reference)	Child mental work capacity	Early, prolonged high fluoride intake causes a decrease in the child's mental work capacity
Xu et al. 1994	Shandong, China	97	32	8–14	Drinking water	1.8 mg/L (high); 0.8 mg/L (reference)	Binet-Simon[e]	Children had lower IQ scores in high-fluoride area than those who lived in the reference area.
Yang et al. 1994	Shandong, China	30	30	8–14	Well water	2.97 mg/L (high); 0.5 mg/L (reference)	Chinese comparative intelligence test[f]	The average IQ scores was lower in children from high-fluoride and -iodine area than those from the reference area, but the results were not significant
Li XS et al. 1995	Guizhou, China	681	226	8–13	Urine, Dental Fluorosis Index	1.81–2.69 mg/L (high); 1.02 mg/L (reference); DFI 0.8–3.2 (high); DFI < 0.4 (reference)	CRT-RC[b]	Children living in fluorosis areas had lower IQ scores than children living in nonfluorosis areas
Wang G et al. 1996	Xinjiang, China	147	83	4–7	Drinking water	> 1.0–8.6 mg/L (high); 0.58–1.0 mg/L (reference)	Wechsler Intelligence test[a]	Average IQ score was lower in children in the high-fluoride group than those in the reference group
Yao et al. 1996	Liaoning, China	266	270	8–12	Drinking water	2–11mg/L (high); 1 mg/L (reference)	CRT-RC[b]	Average IQ scores of children residing in exposed fluoride areas were lower than those in the reference area
Zhao et al. 1996	Shanxi, China	160	160	7–14	Drinking water	4.12 mg/L (high); 0.91 mg/L (reference)	CRT-RC[b]	Children living in high-fluoride and -arsenic area had significantly lower IQ scores than those living in the reference fluoride (and no arsenic) area
Yao et al. 1997	Liaoning, China	188	314	7–14	Drinking water	2 mg/L (exposed); 0.4 mg/L (reference)	CRT-RC[b]	IQ scores of children in the high-fluoride area were lower than those of children in the reference area

Continued

Although official reports of lead concentrations in the study villages in China were not available, some studies reported high percentage (95–100%) of low lead exposure (less than the standard of 0.01 mg/L) in drinking-water samples in villages from several study provinces (Bi et al. 2010; Peng et al. 2008; Sun 2010).

Publication bias. A Begg's funnel plot with the SE of SMD from each study plotted against its corresponding SMD did not show clear evidence of asymmetry, although two studies with a large SE also reported relatively large effect estimates, which may be consistent with publication bias or heterogeneity (Figure 3). The plot appears symmetrical for studies with larger SE, but with substantial variation in SMD among the more precise studies, consistent with the heterogeneity observed among the studies included in the analysis. Begg ($p = 0.22$) and Egger ($p = 0.11$) tests did not indicate significant ($p < 0.05$) departures from symmetry.

Pooled risk ratios. The relative risk (RR) of a low/marginal score on the CRT-RC test (< 80) among children with high fluoride exposure compared with those with low exposure (16 studies total) was 1.93 (95% CI: 1.46, 2.55; I^2 58.5%). When the model was restricted to 9 studies that used the CRT-RC and included only drinking-water fluoride exposure (Chen et al. 1991; Fan et al. 2007; Li XH et al. 2010; Li XS et al. 1995; Li Y et al. 2003; Lu et al. 2000; Wang ZH et al. 2006; Yao et al. 1996, 1997), the estimate was similar (RR = 1.75; 95% CI: 1.16, 2.65; I^2 70.6%). Although fluoride exposure showed inverse associations with test scores, the available exposure information did not allow a formal dose–response analysis. However, dose-related differences in test scores occurred at a wide range of water-fluoride concentrations.

Discussion

Findings from our meta-analyses of 27 studies published over 22 years suggest an inverse association between high fluoride exposure and children's intelligence. Children who lived in areas with high fluoride exposure had lower IQ scores than those who lived in low-exposure or control areas. Our findings are consistent with an earlier review (Tang et al. 2008), although ours more systematically addressed study selection and exclusion information, and was more comprehensive in *a*) including 9 additional studies, *b*) performing meta-regression to estimate the contribution of study characteristics as sources of heterogeneity, and *c*) estimating pooled risk ratios for the association between fluoride exposure and a low/marginal Raven's test score.

As noted by the NRC committee (NRC 2006), assessments of fluoride safety have relied on incomplete information on potential

Table 1. Continued.

Reference	Study location	No. in high-exposure group	No. in reference group	Age range (years)	Fluoride exposure: Assessment	Fluoride exposure: Range	Outcome measure	Results
Zhang JW et al. 1998	Xinjiang, China	51	52	4–10	Drinking water	Not specified	Japan IQ Test[d]	Average IQ scores of children residing in high-fluoride and -arsenic area were lower than those who resided in the reference area
Lu et al. 2000	Tianjin, China	60	58	10–12	Drinking water	3.15 mg/L (high); 0.37 mg/L (reference)	CRT-RC[b]	Children in the high-fluoride area scored significantly lower IQ scores than those in the reference area
Hong et al. 2001	Shandong, China	85	32	8–14	Drinking water	2.90 mg/L (high); 0.75 mg/L (reference)	CRT-RC[b]	Average IQ scores were significantly lower in high-fluoride group (and -iodine) than the reference group
Wang SH et al. 2001	Shandong, China	30	30	8–12	Drinking water	2.97 mg/L (high); 0.5 mg/L (reference)	CRT-RC[b]	No significant difference in IQ scores of children in the high-fluoride/high-iodine and reference fluoride/low-iodine areas
Li Y et al. 2003	Inner Mongolia, China	720	236	6–13	Fluorosis	Endemic vs. control regions defined by the Chinese Geological Office	CRT-RC[b]	Average IQ of children in high-fluorosis area was lower than that in the reference area
Xiang et al. 2003	Jiangsu, China	222	290	8–13	Drinking water	0.57–4.5 mg/L (high); 0.18–0.76 mg/L (reference)	CRT-RC[b]	Mean IQ score was significantly lower in children who lived in the high-fluoride area than that of children in the reference exposure area (both areas also had arsenic exposure)
Seraj et al. 2006	Tehran, Iran	41	85	Not specified	Drinking water	2.5 mg/L (high); 0.4 mg/L (reference)	Raven[g]	The mean IQ of children in the high-fluoride area was significantly lower than that from the reference fluoride area
Wang ZH et al. 2006	Shanxi, China	202	166	8–12	Drinking water	5.54 ± 3.88 mg/L (high); 0.73 ± 0.28 mg/L (reference)	CRT-RC[b]	The IQ scores of children in the high-fluoride group were significantly lower than those in the reference group
Fan et al 2007	Shaanxi, China	42	37	7–14	Drinking water	1.14–6.09 mg/L (high); 1.33–2.35 mg/L (reference)	CRT-RC[b]	The average IQ scores of children residing in the high-fluoride area were lower than those of children residing in the reference area
Wang SX et al. 2007	Shanxi, China	253	196	8–12	Drinking water and urine	3.8–11.5 mg/L (water, high); 1.6–11 mg/L (urine, high); 0.2–1.1 mg/L (water, reference); 0.4–3.9 mg/L (urine, reference)	CRT-RC[b]	Mean IQ scores were significantly lower in the high-fluoride group than from the reference group in the fluoride/arsenic areas
Li et al. 2009	Hunan, China	60	20	8–12	Coal burning	1.24–2.34 mg/L (high); 0.962 mg/L (reference)	CRT-RC[b]	Mean IQ was lower in children in coal-burning areas compared to those in the reference group
Li FH et al. 2010	Henan, China	347	329	7–10	Drinking water	2.47 ± 0.75 mg/L (high)	CRT-RC[b]	No significant difference in IQ scores between children in the exposed and reference groups
Pouresfami et al. 2011	Iran	59	60	6–9	Drinking Water	2.38 mg/L (high); 0.41 mg/L (reference)	Raven[g]	Children in the high-fluoride group scored significantly lower than those in reference group

[a]Wechsler Intelligence Scale (Lin and Zhang 1986). [b]CRT-RC, Chinese Standardized Raven Test, rural version (Wang G et al. 1989). [c]Chinese Binet Test (Wu 1936). [d]Japan test (Zhang J et al. 1985). [e]Binet-Simon Test (Binet and Simon 1922). [f]Chinese comparative intelligence test (Wu 1983). [g]Raven test (Raven et al. 2003).

risks. In regard to developmental neurotoxicity, much information has in fact been published, although mainly as short reports in Chinese that have not been available to most expert committees. We carried out an extensive review that includes epidemiological studies carried out in China. Although most reports were fairly brief and complete information on covariates was not available, the results tended to support the potential for fluoride-mediated developmental neurotoxicity at relatively high levels of exposure in some studies. We did not find conclusive evidence of publication bias, although there was substantial heterogeneity among studies. Drinking water may contain other neurotoxicants, such as arsenic, but exclusion of studies including arsenic and iodine as co-exposures in a sensitivity analysis resulted in a lower estimate, although the difference was not significant. The exposed groups had access to drinking water with fluoride concentrations up to 11.5 mg/L (Wang SX et al. 2007); thus, in many cases concentrations were above the levels recommended (0.7–1.2 mg/L; DHHS) or allowed in public drinking water (4.0 mg/L; U.S. EPA) in the United States (U.S. EPA 2011). A recent cross-sectional study based on individual-level measure of exposures suggested that low levels of water fluoride (range, 0.24–2.84 mg/L) had significant negative associations with children's intelligence (Ding et al. 2011). This study was not included in our meta-analysis, which focused only on studies with exposed and reference groups, thereby precluding estimation of dose-related effects.

The results suggest that fluoride may be a developmental neurotoxicant that affects brain development at exposures much below those that can cause toxicity in adults (Grandjean 1982). For neurotoxicants such as lead and methylmercury, adverse effects are associated with blood concentrations as low as 10 nmol/L. Serum fluoride concentrations associated with high intakes from drinking water may exceed 1 mg/L, or 50 μmol/L—more than 1,000 times the levels of some other neurotoxicants that cause neurodevelopmental damage. Supporting the plausibility of our findings, rats exposed to 1 ppm (50 μmol/L) of water fluoride for 1 year showed morphological alterations in the brain and increased levels of aluminum in brain tissue compared with controls (Varner et al. 1998).

The estimated decrease in average IQ associated with fluoride exposure based on our analysis may seem small and may be within the measurement error of IQ testing. However, as research on other neurotoxicants has shown, a shift to the left of IQ distributions in a population will have substantial impacts, especially among those in the high and low ranges of the IQ distribution (Bellinger 2007).

Our review cannot be used to derive an exposure limit, because the actual exposures of the individual children are not known. Misclassification of children in both high- and low-exposure groups may have occurred if the children were drinking water from other sources (e.g., at school or in the field).

The published reports clearly represent independent studies and are not the result of duplicate publication of the same studies (we removed two duplicates). Several studies (Hong et al. 2001; Lin et al. 1991; Wang SH et al. 2001; Wang SX et al. 2007; Xiang et al. 2003; Zhao et al. 1996) report other exposures, such as iodine and arsenic, a neurotoxicant, but our sensitivity analyses showed similar associations between high fluoride exposure and the outcomes even after these studies were excluded. Large tracts of China

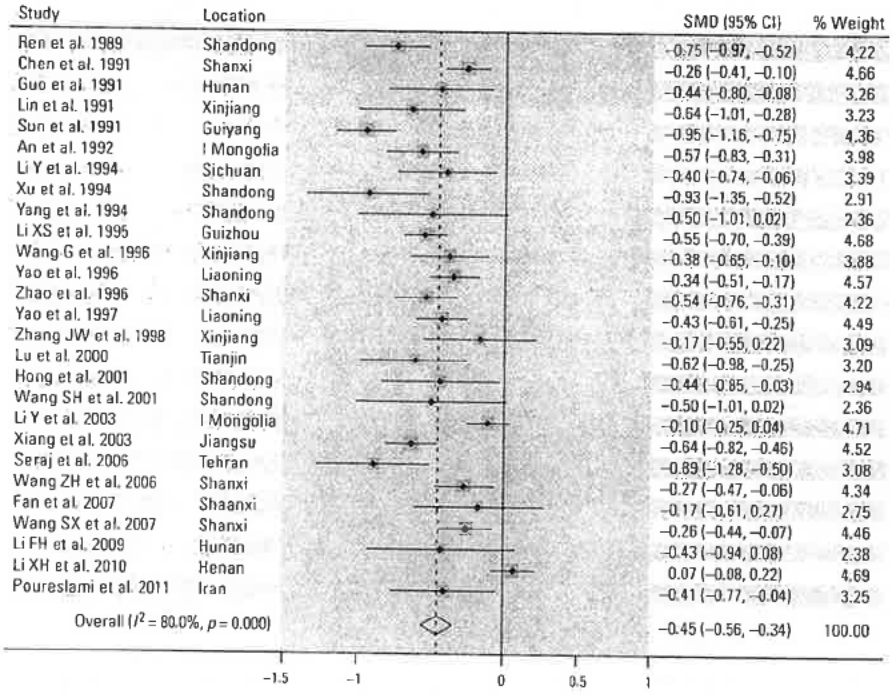


Figure 2. Random-effect standardized weighted mean difference (SMD) estimates and 95% CIs of child's intelligence score associated with high exposure to fluoride. SMs for individual studies are shown as solid diamonds (♦), and the pooled SMD is shown as an open diamond (◊). Horizontal lines represent 95% CIs for the study-specific SMDs.

Table 2. Sensitivity analyses of pooled random-effects standardized weighted mean difference (SMD) estimates of child's intelligence score with high exposure of fluoride.

Model	Available studies for analysis	SMD (95% CI)	I^2	p-Value test of heterogeneity
1. Exclude nonstandardized tests[a]	23	−0.44 (−0.54, −0.33)	77.6%	< 0.001
2. Exclude non–CRT-RC Tests[b]	16	−0.36 (−0.48, −0.25)	77.8%	< 0.001
3. Exclude studies with other exposures (iodine, arsenic)[c] or non-drinking-water fluoride exposure[d]	9	−0.29 (−0.44, −0.14)	81.8%	< 0.001

[a]Mental work capacity (Li Y et al. 1994); Japan IQ (Sun et al. 1991; Zhang JW et al. 1998); Chinese comparative scale of intelligence test (Yang et al. 1994). [b]Wechsler intelligence test (An et al. 1992; Ren et al. 1989; Wang G et al. 1996); Chinese Binet IQ (Guo et al. 1991); Raven (Poureslami et al. 2011; Seraj et al. 2006); Binet-Simon (Xu et al. 1994). [c]Iodine (Hong et al. 2001; Lin et al. 1991; Wang SH et al. 2001); arsenic (Wang SX et al. 2007; Xiang et al. 2003; Zhao et al. 1996; (Zhang JW et al. 1998 was already excluded, see note *a*)). [d]Fluoride from coal burning (Li FH et al. 2009 (Guo et al. 1991 and Li Y et al. 1994 were already excluded; see notes *a* and *b*)).

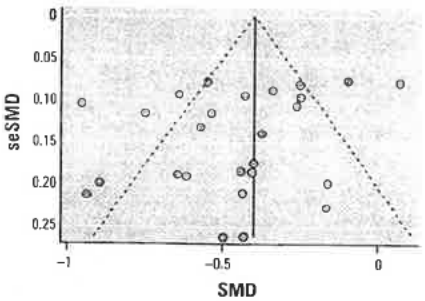


Figure 3. Begg's funnel plot showing individual studies included in the analysis according to random-effect standardized weighted mean difference (SMD) estimates (*x*-axis) and the SE (se) of each study-specific SMD (*y*-axis). The solid vertical line indicates the pooled SMD estimate for all studies combined and the dashed lines indicated pseudo 95% confidence limits around the pooled SMD estimate.

have superficial fluoride-rich minerals with little, if any, likelihood of contamination by other neurotoxicants that would be associated with fluoride concentrations in drinking water. From the geographic distribution of the studies, it seems unlikely that fluoride-attributed neurotoxicity could be attributable to other water contaminants.

Still, each of the articles reviewed had deficiencies, in some cases rather serious ones, that limit the conclusions that can be drawn. However, most deficiencies relate to the reporting of where key information was missing. The fact that some aspects of the study were not reported limits the extent to which the available reports allow a firm conclusion. Some methodological limitations were also noted. Most studies were cross-sectional, but this study design would seem appropriate in a stable population where water supplies and fluoride concentrations have remained unchanged for many years. The current water fluoride level likely also reflects past developmental exposures. In regard to the outcomes, the inverse association persisted between studies using different intelligence tests, although most studies did not report age adjustment of the cognitive test scores.

Fluoride has received much attention in China, where widespread dental fluorosis indicates the prevalence of high exposures. In 2008, the Ministry of Health reported that fluorosis was found in 28 provinces with 92 million residents (China News 2008). Although microbiologically safe, water supplies from small springs or mountain sources created pockets of increased exposures near or within areas of low exposures, thus representing exposure settings close to the ideal, because only the fluoride exposure would differ between nearby neighborhoods. Chinese researchers took advantage of this fact and published their findings, though mainly in Chinese journals and according to the standards of science at the time. This research dates back to the 1980s, but has not been widely cited at least in part because of limited access to Chinese journals.

In its review of fluoride, the NRC (2006) noted that the safety and the risks of fluoride at concentrations of 2–4 mg/L were incompletely documented. Our comprehensive review substantially extends the scope of research available for evaluation and analysis. Although the studies were generally of insufficient quality, the consistency of their findings adds support to existing evidence of fluoride-associated cognitive deficits, and suggests that potential developmental neurotoxicity of fluoride should be a high research priority. Although reports from the World Health Organization and national agencies have generally focused on beneficial effects of fluoride (Centers for Disease Control and Prevention 1999; Petersen and Lennon 2004), the NRC report examined the potential adverse effects of fluoride at 2–4 mg/L in drinking water and not the benefits or potential risks that may occur when fluoride is added to public water supplies at lower concentrations (0.7–1.2 mg/L) (NRC 2006).

In conclusion, our results support the possibility of adverse effects of fluoride exposures on children's neurodevelopment. Future research should formally evaluate dose–response relations based on individual-level measures of exposure over time, including more precise prenatal exposure assessment and more extensive standardized measures of neurobehavioral performance, in addition to improving assessment and control of potential confounders.

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Link for video:
https://www.bitchute.com/video/3b4A74o1KmS0/

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Pilot Josh Yoder reports: "I'm being notified by passengers on a Southwest flight departing Las Vegas that the **captain became incapacitated soon after takeoff** this morning. He was removed from the flight deck and **replaced by a non Southwest pilot who was commuting on that flight**. This is now the **fifth pilot incapacitation** that I'm aware of in the past two weeks. I will post more details as they become available." (click here)

5th pilot incident this month...

March 13, 2023 – Emirates Flight EK205 MXP-JFK diverted due to pilot illness hour and a half [illegible] take-off (click here)

March 11, 2023 – United Airlines Flight 2007 GUA-ORD diverted due to "incapacitated pilot" who had chest pains

Retired FBI Agent Exposes Planned Unidentified Aerial Phenomena (UAP)/ UFO Invasion
March 24, 2023 8

Vaccine Injuries and Deaths Caught on Camera
September 27, 2021 2

Hospital Whistleblower Reports that Doctors & Hospitals do not Report Vaccine Injuries & Deaths
September 27, 2021 1

'Freedom Angels' Teach How to Organize against and Defeat Mandatory Vaccines in Schools
September 13, 2021 0

Los Angeles School System First in Nation to Require 2 Doses of Pfizer Vax for Students
September 12, 2021 1

ANOTHER HEALTH VICTOR
20 Years on Rx Drugs

Nicky was a walking paycheck for the drug companies. Asthma, fatigue, hepatitis-B, fibromialgia, but there is a happy ending. (More)



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(**click here**)

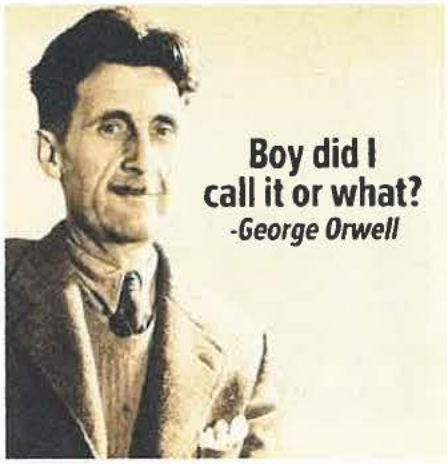
March ?, 2023 – British Airways pilot collapsed in Cairo hotel and died, was scheduled to fly Airbus A321 from Cairo to London (**click here**)

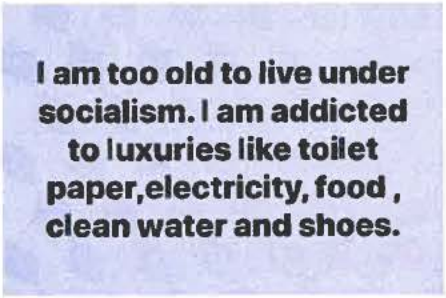
March, 3, 2023 – Virgin Australia VA-717 flight Adelaide to Perth was forced to make an emergency landing after First Officer suffered heart attack 30 min after departure. (**click here**)

Read full article here…

COVID VACCINES PILOTS VACCINE INJURY











				from fertilizer and aluminum factories
Lead	zero	TT[8]; Action Level=0.015	Infants and children: Delays in physical or mental development; children could show slight deficits in attention span and learning abilities Adults: Kidney problems; high blood pressure	Corrosion of household plumbing systems; erosion of natural deposits
Mercury (inorganic)	0.002	0.002	Kidney damage	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills and croplands
Nitrate (measured Nitrogen)	10	10	Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome.	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrite (measured Nitrogen)	1	1	Infants below the age of six months who drink water containing nitrite in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome.	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	0.05	0.05	Hair or fingernail loss; numbness in fingers or toes; circulatory problems	Discharge from petroleum refineries; erosion of natural deposits; discharge from mines
Thallium	0.0005	0.002	Hair loss; changes in blood; kidney, intestine, or liver problems	Leaching from ore-processing sites; discharge from electronics, glass, and drug factories

Organic Chemicals

Contaminant	MCLG[1] [2] (mg/L)	MCL or TT[1] (mg/L)[2]	Potential Health Effects from Ingestion of Water	Sources of Contaminant in Drinking Water
Acrylamide	zero	TT[9]	Nervous system or	Added to water during

City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

Anne McEnerny-Ogle, Mayor • Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

April 21, 2025

Workshops: 5:30-6:00 p.m.
Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

The City Council Meeting was held on 4/21/2025 at 5:30 PM in the Vancouver City Hall, Council Chambers 415 West 6th Street, Vancouver, WA 98660.

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/37849?startStreamAt=0&stopStreamAt=1119

Homeless Situation Report Update
(Approximately 30 minutes)

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

Staff led Council through a discussion of the Homeless Situation Report Update.

Councilmembers Stober and Paulsen were absent from the workshop.

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/37851?startStreamAt=0&stopStreamAt=3480

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 Hansen, Mayor McEnerny-Ogle*

Absent: *Councilmember Paulsen, Councilmember Stober*

Motion by Councilmember Hansen, seconded by Councilmember Harless, and Yes: 5, No: 0, Abstaining: 0, to excuse Councilmember Stober and Councilmember Paulsen from the meeting. Absent from vote: Councilmember Paulsen, Councilmember Stober.

Proclamations

First Responders Wellness Week

Mayor McEnerny-Ogle read and presented a proclamation to Darren McShea, Assistant Chief, Nicole Vigil, Resource Officer, proclaiming March 24-28, 2025, as First Responders Wellness Week.

Vietnamese American Remembrance Day Proclamation

Mayor McEnerny-Ogle read and presented a proclamation to Từ Đức Tháo, President of Vietnamese Community of Oregon and Vice President of Legislation Supervisory Council, proclaiming April 30, 2025, as Vietnamese American Remembrance Day Proclamation.

Child Abuse Prevention Month

Mayor McEnerny-Ogle read and presented a proclamation to Pat Jollota, Friends of Children's Justice Center, proclaiming April 2025, as Child Abuse 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:

- *Kimberlee Goheen Elbon, La Center, WA*
- *Carmen DeLeon, Vancouver*
- *Alyssa Wheeler, Vancouver*
- *Tabor Kelly, Vancouver*
- *Jason Cromer, Vancouver*
- *Julia Trabert, Vancouver*
- *Michael Trabert, Vancouver*
- *Wynn Grcich, 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 8 for discussion.

Motion by Councilmember Hansen, seconded by Councilmember Perez, and Yes: 0, No: 0, Abstaining: 0, to approve Items 1-3, 5-7, and 9-10 on the Consent agenda. Absent from vote: Councilmember Paulsen, Councilmember Stober.

Motion by Councilmember Fox, seconded by Councilmember Harless, and Yes: 5, No: 0, Abstaining: 0, to approve Item 4 on the Consent agenda. Absent from vote: Councilmember Paulsen, Councilmember Stober.

Motion by Councilmember Fox, seconded by Councilmember Hansen, and Yes: 5, No: 0, Abstaining: 0, to approve Item 8 on the Consent agenda with the intent for staff to return with a financial statement. Absent from vote: Councilmember Paulsen, Councilmember Stober.

For Item 8, Council directed staff to provide a financial statement at the next available Council workshop date.

1. Bid Award - 2025 Pavement Repair Project (#072825) - ITB 25-17

Staff Report: 079-25

Request: On Monday, April 21, 2025, award a construction contract for the 2025 Pavement Repairs Project to the lowest responsive and responsible bidder, and authorize the City Manager, or designee, to finalize and execute a contract with Lakeside Industries, Vancouver, WA, at their bid price of $1,287,444, which includes Washington State sales tax.

Chris Sneider, Senior Civil Engineer, chris.sneider@cityofvancouver.us

Motion approved the request.

2. Construction Acceptance - West Fourth Plain at Franklin Street Intersection Improvements Project

Staff Report: 080-25

Request: On Monday,April 21, 2025, accept the West Fourth Plain at Franklin Street Intersection Improvements project as constructed by Advanced Excavating Specialists LLC of Kelso, Washington and authorize release of bond, subject to receipt of all documentation required by law.

Madeline Burke, Civil Engineer, Madeline.Burke@cityofvancouver.us

Motion approved the request.

3. Contract Amendment – Water Station 14 PFAS Treatment System Engineering Construction Services - RFQ 32-23

Staff Report: 081-25

Request: On Monday, April 21, 2025, authorize the City Manager, or designee, to finalize and execute Amendment No. 2 to contract C-101426 between the City of Vancouver and Brown and Caldwell. Increase the not-to-exceed amount by $909,645 to a total of $2,961,145 and extend the termination date to 1/31/2027.

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

Motion approved the request.

4. Contract Amendment – Extension of Contract for Raymond E. Shaffer Community Park Development - Contract #100771

Staff Report: 082-25

Request: On Monday, April 21,2025, authorize the City Manager, or designee, to increase the authorized amount of the Professional Services Agreement with Site Workshop Landscape Architecture by $80,885.

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

Motion approved the request.

5. Collective Bargaining Agreement with the Joint Labor Coalition(JLC) Consisting of Teamsters, Local #58, IAM District Lodge #W24, Plumbers & Steamfitters UA Local #290

Staff Report: 083-25

Request: On Monday, April 21, 2025, authorize the City Manager, or designee, to sign the January 1, 2025, to December 31, 2026, Collective Bargaining Agreement with the Joint Labor Coalition by executing the same.

Lee Lofton, Deputy Human Resources Director, lee.lofton@cityofvancouver.us

Motion approved the request.

6. Professional Service Agreements - On-Call Construction Management and Inspection Services

Staff Report: 084-25

Request: On Monday, April 21, 2025, (1) authorize the City Manager to finalize and execute professional services agreements with PBS Engineering and Environmental LLC of Vancouver, WA, MacKay Sposito, Inc. of Vancouver, WA, Consor North America, Inc. of Vancouver, WA, CMTS LLC of Portland, OR, Atlas Technical Consultants of Portland, OR, and OTAK, Inc. of Vancouver, WA. for the provision of specialized project inspection and/or administration on an as-needed basis for five years in an amount not to exceed $1,500,000 for the life of each contract and (2)

authorize the City Manager, or designee, to execute specific task orders as needed for projects.

Mario Lechuga, Civil Engineer 2, mario.lechuga@cityofvancouver.us

Motion approved the request.

7. Appointments to the Flag Design Review Committee

Staff Report: 085-25

Request: On Monday, April 21, 2025, appoint Mayor Anne McEnerny-Ogle, Councilmember Ty Stober, Russell Ford, Rosalinda Mendoza, Lee Rafferty, and youth member TBD to the Flag Design Committee.

Laura Shepard, Communications Director, laura.shepard@cityofvancouver.us

Motion approved the request.

8. Resolution to Adopt a 5-Year Economic Development Strategy

A RESOLUTION adopting a 5-Year Economic Development Strategy.

Staff Report: 086-25

Request: On Monday, April 21, 2025, adopt a resolution to adopt the 5-Year Economic Development Strategy and direct staff to move forward with implementation of actions.

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

Motion adopted Resolution M-4334 to approve the request.

9. Right-of-Way Telecommunications Franchise Agreement for Ezee Fiber Texas, LLC (Ezee Fiber)

AN ORDINANCE relating to management of the public rights-of-way, granting to Ezee Fiber Texas, LLC and its affiliates (“Grantee”), a limited liability company (collectively “Parties”), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington (“City”), establishing certain rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions.

Staff Report: 087-25

Request: On Monday, April 21, 2025, advance the ordinance allowing the City to sign the franchise agreement with Ezee Fiber Texas, LLC on first reading, setting a date for second reading and public hearing on May 19, 2025.

Aaron Lande, Program and Policy Development Manager, Cary Driskell, Assistant City Attorney, aaron.lande@cityofvancouver.us, cary.driskell@cityofvancouver.us

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

Motion approved the request.

10. Approval of Claim Vouchers

Request: Approve claim vouchers for April 21, 2025.

Motion approved claim vouchers in the amount of $15,350,425.56.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Solid Waste Update

Julie Gilbertson, Solid Waste Supervisor, and Will Elder, Environmental Services Manager, discussed the Solid Waste Update.

Adjournment

7:26 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.

Staff Report: 088-25

To: Mayor and City Council
From: City Manager
Date: April 28, 2025

Subject

Bid Award - Westside Wastewater Treatment Facility Centrifuge Replacement - ITB 25-14

Key Points

- The Westside Wastewater Treatment Facility (WWTF) centrifuge is critical infrastructure that dewaters wastewater solids prior to incineration.
- The centrifuge is approaching the end of its useful life and does not have capacity for future solids loading.
- The Westside WWTF solids storage tanks are critical infrastructure that allow wastewater solids to be stored during incinerator downtime.
- The solids storage tanks' mixing systems have completely failed, resulting in operational challenges and increased maintenance.

Strategic Plan Alignment

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

Present Situation

The Westside WWTF incinerates all wastewater solids for the City of Vancouver (City). Prior to incineration, the solids are removed from the wastewater and dewatered using mechanical equipment. The solids dewatering process includes two centrifuges that dewater solids prior to incineration. One centrifuge was rebuilt and put back into service in 2023. The second centrifuge is being replaced through this project with a larger unit for more capacity to accommodate current and future solids loading.

The project also includes the complete replacement of the mixing system within the Westside WWTF's solids storage tanks. These storage tanks are used when the incinerator is offline for maintenance. In their current state, the solids settle to the bottom of the tanks, making it challenging to pump the thicker solids to the dewatering equipment. The new solids storage tank mixing system will improve solids storage operations and decrease maintenance within a confined hazardous space.

The project will replace the centrifuge with one designed to meet current and future wastewater flows in accordance with the City's National Pollutant Discharge Elimination System (NPDES) permit issued by Washington Department of Ecology. The project includes electrical and mechanical improvements to the dewatering centrifuge operations, and mechanical and process piping improvements to the solids storage tanks.

On March 25, 2025, bids were opened for this project (ITB 25-14). Bids were received from two companies:

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Stellar J Corporation	$3,403,895.28
Platinum Industrial, Inc.	$4,128,917.32
Engineers Cost Estimate	$3,916,000.00

The low bidder, Stellar J Corporation, was found to be responsive and responsible. They also met the minimum requirements listed in the Supplemental Bidder Responsibility Criteria.

The Contractor intends to exceed the 15% apprenticeship goal by utilizing 460 apprenticeship hours out of the estimated total 2408 project hours.

Advantage(s)

1. The new centrifuge will ensure reliability, redundancy and capacity for all wastewater flow conditions.
2. The solids storage tank mixing system will improve operations for stored sludge and require less maintenance.

Challenge(s)
None

Budget Impact
The centrifuge replacement project was initially programmed into the Wastewater Treatment Capital budget for $1,200,000. However, project scope changed to include necessary improvements to two solids storage tanks and thus increased project cost. Funds will be aligned in the Supplemental Budget Appropriation to cover the increased scope of the project.

Prior Council Review
Approved in the 2025-2026 Wastewater Treatment Capital Budget.

Action Requested
On Monday, April 28, 2025, award a contract and authorize the City Manager, or designee, to award and execute a construction contract and any required amendments with Stellar J Corporation, of Woodland, WA for the centrifuge and solids storing mixing equipment replacement at the Westside WWTF at their bid price of $3,403,895.28, which includes Washington State sales tax and apprenticeship utilization.

Staff Contact
Frank Dick, Wastewater Treatment Program Manager, frank.dick@cityofvancouver.us

Attachments:
1. Westside WWTF Vicinity Map
2. ITB25-14_UnExContract



CITY OF Vancouver WASHINGTON

Westside WWTF

Esri Community Maps Contributors, County of Clark, WA, Oregon Metro, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

CONSTRUCTION CONTRACT # C-101956
ITB 25-14: Westside WWTF Centrifuge Replacement 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 Stellar J. Corporation, 1363 Down River Drive, 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. 25-14 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Click here to enter a date 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.

   This Contract provides for the replacement of dewatering Centrifuge No. 1 with a new centrifuge, replacement of sludge storage mixing systems in the two sludge storage tanks, and storage tank piping modifications and other work, all in accordance with the attached Contract Plans, these Contract Provisions and the Standard Specifications. Integration of the new equipment into the existing treatment facility SCADA system will be done by Jacobs.

   The Contract Work shall be Physically Complete within 352 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 RESPONSIBLITIES 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 8.8% Washington State Sales Tax (if applicable) $3,403,895.28 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
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.	Contract Value

COVERAGE	LIMITS OF LIABILITY
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".	

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 judgements, 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. General Conditions,
    5. Technical Specifications,
    6. Contract Plan Set.

    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:	For the Contractor:
Anna Vogel	Jeff Carlsen
City of Vancouver	Stellar J. Corporation
415 W 6th Street	1363 Down River Drive
P O Box 1995	Woodland, WA 98674

Vancouver WA 98668-1995 jeffcarlsen@stellarj.com
anna.vogel@cityofvancouver.us

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

Lon Pluckhahn, City Manager

Date

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Stellar J. Corporation

Signature

Printed Name /Title

Date

Staff Report: 089-25

To: Mayor and City Council
From: City Manager
Date: April 28, 2025

Subject
Purchase and Sale Agreement - 2607 NE Andresen

Key Points

- The City is looking to acquire the property located at 2607 NE Andresen Rd, Vancouver, WA 98661 as part of the Fourth Plain for All property acquisitions for $1,800,000.
- The property will be land banked for future affordable housing while serving to progress Goal 4, Action B of the Economic Development Strategy: **Leverage City-controlled real** estate assets or redevelopment projects to provide affordable commercial solutions by establishing a community land trust allowing for permanent affordable commercial space in the interim.
- The property will be operated in a manner that allows it to be self-sustaining, and the Economic Development team will work with partners to facilitate any necessary capital improvements to allow the building to be retrofitted to the desired future use.

Strategic Plan Alignment
Economic Opportunity – a place where a wide variety of businesses of all sizes grow and thrive

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community

Present Situation
This is the most recent activity associated with the Fourth Plain for All Housing Strategies and Actions. As stated in the Fourth Plain for All Investment Strategy, the program was developed as a "community-driven process to identify, prioritize, and implement a community vision that will improve conditions and expand opportunities for central Vancouver neighborhoods." Leveraging real estate for community benefit was a core component of the strategy, including the creation of affordable housing, wealth-building opportunities, and the establishment of a land trust.

The proposed acquisition of the property at 2607 NE Andresen Rd will look to progress several of the Fourth Plain for All goals in addition to progress Goal 4, Action B of the Economic Development Strategy: **Leverage City-controlled real** estate assets or redevelopment projects to provide affordable commercial solutions. The City seeks to acquire the property to land bank for future mixed-use affordable housing and affordable commercial development. As the property already has a functional building on it, staff is looking to acquire this property, strategically located for a longer-term hold utilizing the existing building for community benefit as affordable commercial space until market conditions improve to a point where a mixed-used affordable redevelopment makes sense, or until the investment is recouped with interest to redeploy for affordable housing elsewhere.

Assuming Council approves moving forward with this acquisition, staff would look to execute the Purchase and Sale Agreement shortly thereafter. This would commence the 45-day due diligence

period for the City to complete a building inspection, phase 1 environmental, and geotechnic study before finalizing the property acquisition.

Advantage(s)

1. The property is strategically located on an existing retail corridor that is well served by transit.
2. The property represents a unique opportunity to provide affordable commercial space and acquire property that can be positioned to serve and benefit the community long-term.
3. Property is priced below the average market rate for the area.

Challenge(s)

1. The adjacent gas station may present some environmental challenges for future residential use.
2. Market conditions do not currently support residential development on the site.

Budget Impact

A total of $9.5M was allocated in the General Fund as an ARPA match to fund Fourth Plain for All to support affordable housing, land banking, and programs to support affordable home ownership opportunities. To date, approximately $3.4M has been spent, leaving sufficient funding to complete this proposed acquisition. Sufficient budget has been included in the 2025-2026 to cover the cost associated with the purchase of this property.

Prior Council Review

None

Action Requested

On Monday, April 28, 2025, approve the City’s acquisition of the Parcel at 2607 NE Andresen Rd, Vancouver, WA 98661 pursuant to the Purchase and Sale Agreement ("PSA"), and authorize the City Manager, or designee, to finalize, issue, and execute the PSA in substantially the form attached and execute all other documents and related agreements necessary to implement the Purchase and Sale Agreement.

Staff Contact

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

Attachments:

1. Presentation
2. Purchase and Sale Agreement - 2607 NE Andresen RD



CITY OF Vancouver WASHINGTON

Fourth Plain for All Acquisition – 2607 NE Andresen

Chim Chune Ko – Real Estate Project Manager
Economic Prosperity & Housing

April 28, 2025

Fourth Plain for All

- A community-driven process to identify, prioritize, and implement vision for investing in the Fourth Plain Corridor
- Affordable housing was identified as top community priority
- $9.5M was allocated to support housing initiatives
- EP&H working to identify affordable housing investment opportunities to facilitate affordable housing production and preservation



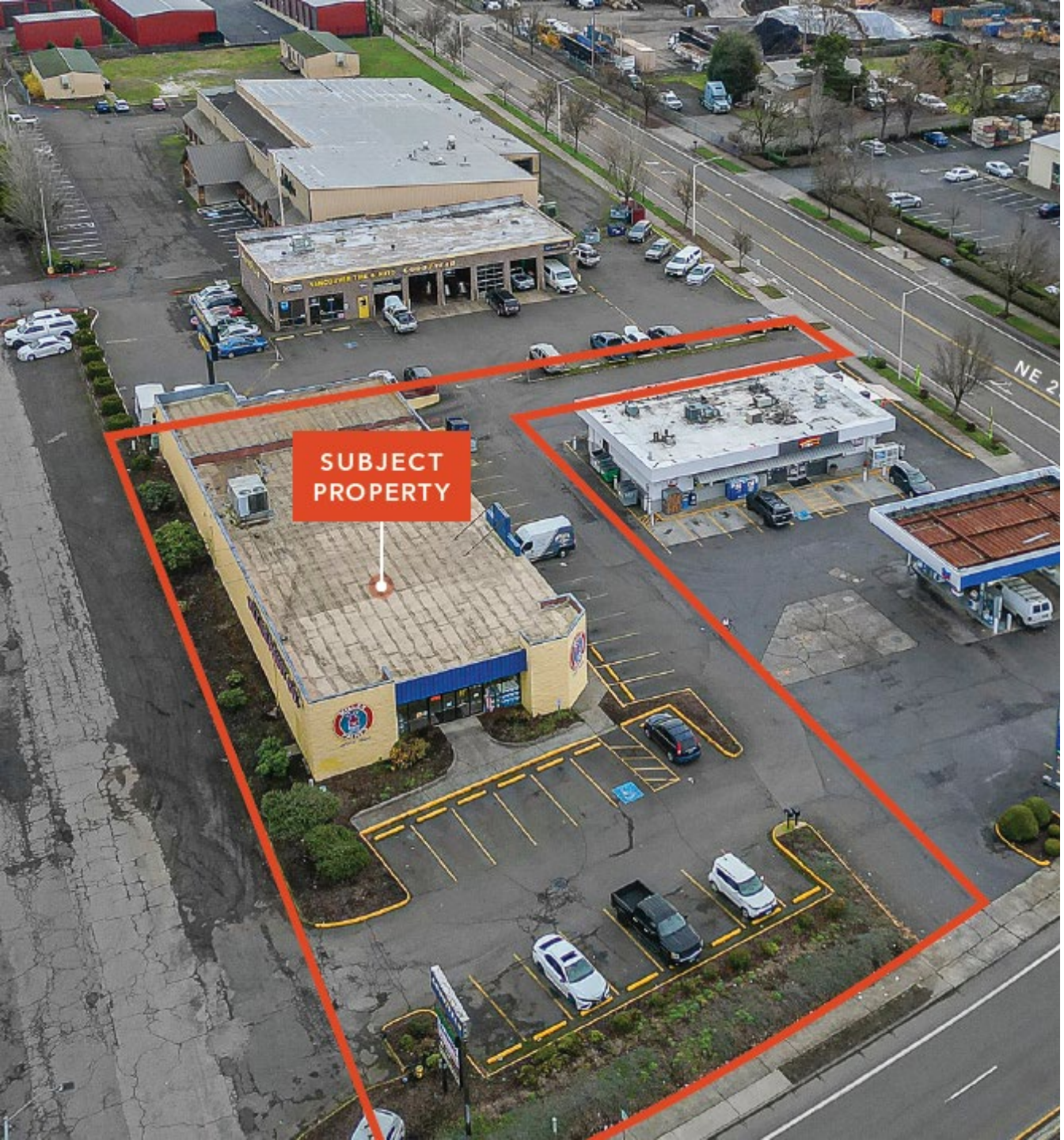
Progress to Date

- $3.4M spent to date
  - Completed deals have been loans provided in exchange for affordable units.
  - 110 units of affordable housing secured at 60% AMI or below
  - 2 separate deals completed so far

- Ongoing work
  - Exploring home ownership support programs including downpayment assistance and repair assistance
  - Exploring opportunities for additional real estate opportunities and deals to support future affordable housing







Proposed Acquisition

2607 NE Andresen

Property Details

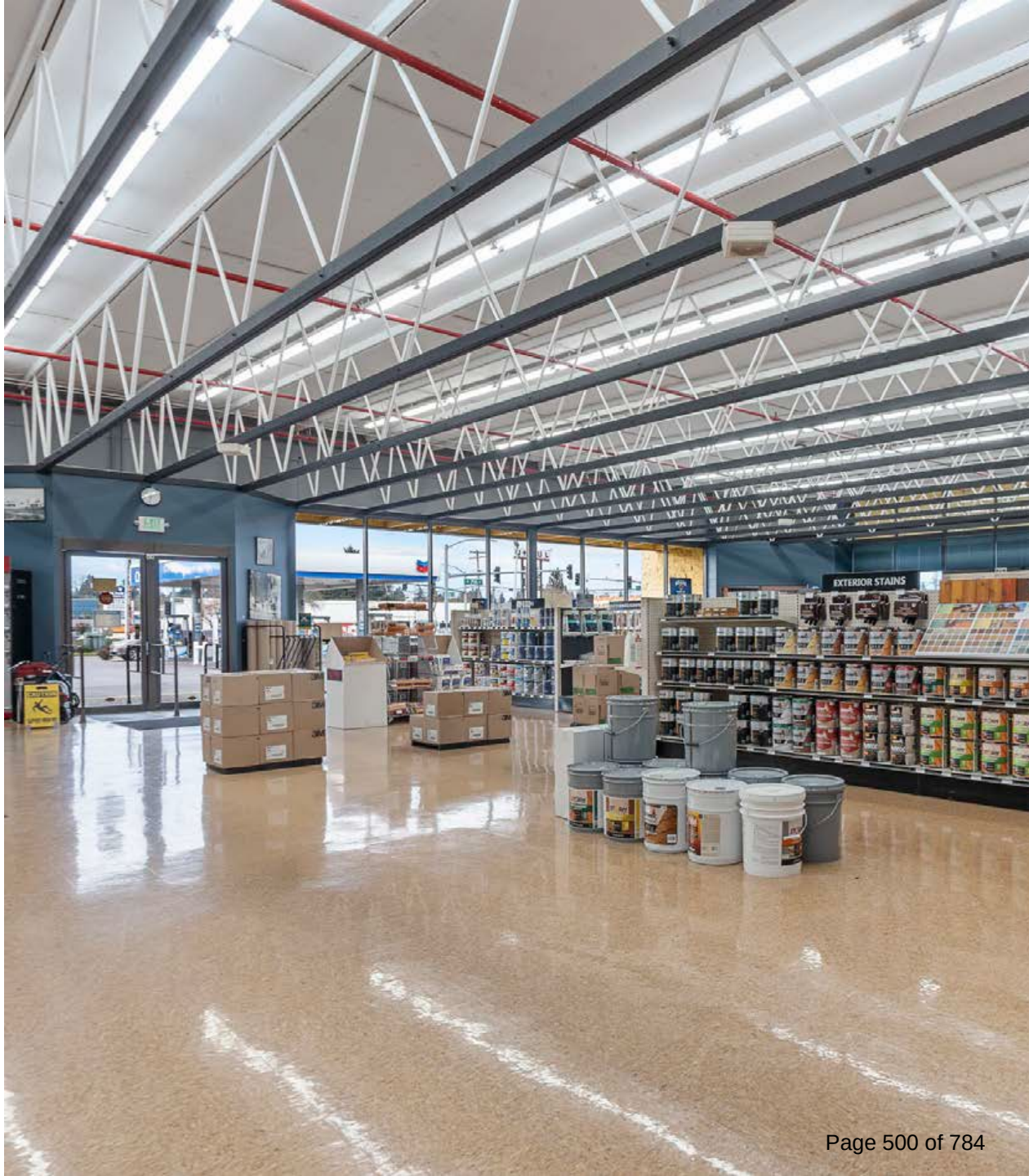
- 8,697 SF commercial property on .72 acres
- Located at the intersection of Andresen and NE 25th St
- Proposed purchase price: $1,800,000

Proposed Use

- Long term hold for future affordable housing redevelopment or community ownership opportunity
- Interim use as affordable commercial space to support economic development efforts

Next Steps

- Execute the PSA the week of 4/28
- Complete due diligence work (45 days)
- Target closing in June 2025





Requested Action

Approve acquisition of parcel at 2607 NE Andresen Road pursuant to the Purchase and Sale Agreement ("PSA"), and authorize the City Manager to finalize and execute the PSA and all other documents necessary to implement the PSA.

REAL ESTATE PURCHASE AND SALE AGREEMENT

(2607 NE Andresen Rd. Vancouver, WA 98661)

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of April 3, 2025 (the "Effective Date") by and between the CITY OF VANCOUVER, a Washington municipal corporation ("Buyer"), and MILLER PAINT CO., INC., an Oregon corporation ("Seller").

Seller is the owner of certain improved real property located in the City of Vancouver, Clark County, Washington commonly known as 2607 NE Andresen Rd. Vancouver, WA 98661 and more particularly described on the attached Exhibit A (the "Land"). As used in this Agreement, "Property" means collectively the following: (A) the Land and all rights, privileges and appurtenances belonging or pertaining thereto (the "Real Property"); (B) all improvements and fixtures located on the Land, including, without limitation, a building (the "Improvements"); (C) all personal property owned by Seller with respect to the Real Property and Improvements (the "Personal Property"); and (D) all leases, rental, occupancy and tenancy agreements pertaining to all or any portion of the Real Property and Improvements (the "Leases"). Seller wishes to sell the Property to Buyer and Buyer wishes to purchase the Property from Seller, all on the terms, covenants and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein contained and other valuable consideration, Seller and Buyer agree as follows:

1. Purchase and Sale. Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, the Property for the price and in accordance with the terms and conditions set forth in this Agreement.

2. Purchase Price and Payment. The purchase price of the Property (the "Purchase Price") shall be One Million and Eight Hundred Thousand Dollars ($1,800,000.00). The Purchase Price shall be paid for at closing by cash. Within three (3) business days of full execution of this Agreement, Buyer shall deposit cash equivalent in the amount of Twenty Thousand Dollars ($20,000.00) (the "Earnest Money") with Ticor Title Insurance Company (the "Title Company"), 111 SW Columbia Street, Suite 1000, Portland, OR 97204, Attention Candice Weischedel, Phone (503) 219-1112. The Earnest Money shall be paid in the form of a promissory note substantially in the form attached hereto as Exhibit B (the "Earnest Money Note") and the Earnest Money shall become nonrefundable on the date Buyer waives (or is deemed to have waived) the Due Diligence Contingencies (as defined below). The Earnest Money Note shall convert to cash at Closing and be deposited into a federally-insured interest-bearing account by the Title Company. At Closing, the Earnest Money, together with all interest accrued thereon, shall be credited against the Purchase Price.

3. Due Diligence Deliveries.

3.1 Title Report. Within five (5) business days of the Effective Date, Seller shall instruct the Title Company to provide to Buyer a preliminary title report for the Property (the "Title Report") from the Title Company. Within fifteen (15) business days after Buyer's receipt of the Title Report, Buyer may disapprove of any exception listed in the Title Report by delivering written notice to Seller ("Buyer's Title Notice") specifying each title defect or matter for which Buyer is requesting a cure by Seller ("Title Defect"). Buyer's failure to deliver Buyer's Title Notice to Seller within the time period specified above shall be a conclusive presumption that Buyer has approved the Title Report. Within five (5) business days after receiving Buyer's Title Notice, Seller shall deliver to Buyer written notice ("Seller's Title Notice") of those Title Defects which Seller covenants and agrees to either eliminate or cure by the Closing Date. Seller's failure to deliver Seller's Title Notice to Buyer within the time period specified above shall be deemed to constitute Seller's election not to eliminate or cure any such Title Defect. If Seller elects (or is deemed to have elected) not to eliminate or cure any Title Defects, Buyer shall have the right, by written notice delivered to Seller within five (5) business days of Seller's Title Notice or within five (5) business days after the expiration of the time period during which Seller is entitled to deliver Seller's Title Notice, whichever occurs first, to either: (i) waive its prior notice as to the Title Defects which Seller has elected not to cure or (ii) terminate this Agreement as provided later in this section. Buyer's failure to deliver any written notice within such five (5) business day period shall

be a conclusive presumption that Buyer has approved the Title Report, including any Title Defects and this Agreement shall remain in full force and effect. All title and survey matters approved or deemed approved by Buyer are hereinafter referred to as "Permitted Exceptions."

3.2 Delivery of Documents. Seller shall make available to Buyer all documents regarding the Property in Seller's possession or control within seven (7) business days of the Effective Date. Notwithstanding the foregoing, Seller shall not be required to deliver any of the following documents: (i) any proposals, letters of intent, draft contracts and the like prepared by or for other prospective purchasers of the Property, or (ii) Seller's internal memoranda, attorney-client privileged documents or privileged communications or appraisals. Although Seller has agreed to make available to Buyer information regarding the Property, except for Seller representing to Buyer and assuring the completeness and accuracy of the Leases, Seller and its agents shall have no responsibility or liability for the completeness or accuracy of such information, Seller is making no representation with respect to such documents and information, Buyer assumes and accepts the entire responsibility for interpreting and assessing the information provided, and Buyer will rely solely on Seller's representation of the Leases and Buyer's own judgment in making Buyer's decision to purchase the Property.

3.3 Buyer's Due Diligence Documents. If this Agreement terminates, Buyer shall promptly deliver to Seller all studies, reports, surveys, and other information and materials Buyer has received, prepared or obtained pertaining to the Property if requested by the Seller, provided that Seller first reimburses Buyer for the cost of all such information received, prepared or obtained by Buyer.

4. Inspection and Cooperation.

4.1 Inspection, Site Work. Seller shall allow Buyer and its consultants, at Buyer's sole risk and expense, access to the Property, following the mutual execution of this Agreement until the Due Diligence Deadline Date, for purposes of inspecting the Property, but subject to the rights of lessees under their respective Leases. In no event may Buyer or any broker or representative of Buyer communicate in any way with any tenants of the Building except in the presence of Seller. With respect to any inspection or testing that is invasive or involves removing or demolishing any portion of the Property, Buyer must first submit to Seller a written plan for any such invasive testing which shall include a plan to deal with any hazardous materials that may be encountered during such testing, and Buyer may not proceed with any such invasive testing unless Seller has approved of Buyer's plan in writing (which approval shall not be unreasonably withheld by Seller). Buyer shall conduct any such invasive testing in accordance with the plan approved by Seller. Buyer shall promptly repair any damage caused by any inspection or invasive testing.

4.2 Indemnity. Buyer shall protect, defend, indemnify, and hold Seller and Seller's agents and employees harmless for, from and against any claims, liabilities, damages, liens, attorneys' fees, penalties, demands, causes of actions and suits of any nature whatsoever arising out of the inspection of and/or entry onto the Property by Buyer, its agents, employees or contractors. This indemnity includes an obligation of Buyer to reimburse Seller for any and all damage Buyer may cause to the Property in connection with Buyer's inspection and this indemnity shall survive the closing or termination of this Agreement for a period of six (6) months.

5. Buyer's Contingencies.

5.1 Due Diligence Contingency. Buyer's obligation to close this transaction shall be subject to Buyer's approval of the Title Report, the Property documents provided by Seller pursuant to Section 3.2, and the physical and environmental condition of the Property for Buyer's acquisition of the Property (the "Due Diligence Contingencies") and the satisfaction or waiver by Buyer of such conditions on or before the date that is Forty-Five (45) days after the Effective Date (the "Due Diligence Deadline Date"). If Buyer does not deliver to Seller a written notice terminating this Agreement on or before the Due Diligence, then Buyer shall be deemed to have waived the Due Diligence Contingencies and the Earnest Money shall be non-refundable except as otherwise expressly provided herein.

6. Closing.

6.1 Time of Closing. The purchase of the Property shall be closed in escrow at the Title Company. The time for closing (the "Closing Date") shall be on or before the date that is thirty (30) days after the date Buyer waives (or is deemed to have waived) the Due Diligence Contingencies; provided, however, Seller shall have the right to extend the Closing Date up to three (3) times for thirty (30) days each per extension. To exercise such extension rights, Seller shall give Buyer notice of the exercise of such extension not less than fifteen (15) days prior to the then scheduled Closing Date.

6.2 Events of Closing.

6.2.1 Seller's Deposits. On the Closing Date, Seller shall deliver to the Title Company, the following: (a) an executed and acknowledged statutory warranty deed conforming to RCW 64.04.030 (the "Deed") conveying fee simple title to the Real Property to Buyer subject only to the Permitted Exceptions; (b) a Washington Real Estate Excise Tax Affidavit ("REETA"); (c) either (i) an executed Assignment of Leases to Buyer in a form approved by Buyer including assignment of Seller's interest in the Leases (the "Lease Assignment") and an executed tenant estoppel for the Leases and each tenant occupying the Property in a form approved by Buyer, or (ii) a certification that all Leases have expired or been terminated and the Property is unoccupied; (d) a certification that any and all service agreements or other contracts on the Property have been terminated by Seller; and (f) a certification that Seller is not a "foreign person" as such term is defined in the Internal Revenue Code and the Treasury Regulations promulgated thereunder.

6.2.2 Buyer's Deposits. On or before the Closing Date, Buyer shall pay into escrow the Purchase Price less any credit to Buyer pursuant to this Agreement and shall deliver to escrow an executed Contract Assignment, and Lease Assignment.

6.3 Income and Expenses.

6.3.1 General. The following items in this Section 6.3 shall be adjusted and prorated between Seller and Buyer as of 12:01 a.m. on the Closing Date (the "Adjustment Time"). Such adjustments and prorations shall be calculated on the actual days of the applicable month and all annual prorations based upon a 365-day year.

6.3.2 Taxes. Real and personal property taxes and assessments for the current tax year levied or assessed against the Property. If the amount of taxes and assessments for the current tax year has not been fixed by the Closing, the proration shall be based upon the taxes paid for the previous year and re-prorated at the time the amount of taxes and assessments for the current tax year has been fixed.

6.3.3 Rents. Rents collected by Seller prior to Closing shall be prorated as of the Closing Date. During the period after Closing, Buyer shall deliver to Seller any and all rents accrued but uncollected as of the Closing Date to the extent subsequently collected by Buyer; provided, however, Buyer shall apply rents received after Closing (net of any collection fees or expenses) first, to payment of current rent then due; second, to rents attributable to any period after the Closing which are past due on the date of receipt; and thereafter, to Seller for delinquent rents as of the Closing. Seller shall be entitled to institute legal proceedings and use other commercially reasonable means to collect all delinquent rentals which became due prior to the day of the Closing from any of the tenants, guarantors or other third parties responsible for the payment of such delinquent rentals. All security deposits, whether refundable or nonrefundable, and prepaid rents (if any) of any tenant occupying the Property at the Closing or pursuant to the Leases shall be paid over by Seller to Buyer at Closing.

6.3.4 Operating Expenses. All sums due for operating expenses payable that were owing or incurred by the Property or the Seller prior to the Adjustment Time will be paid by the Seller. Buyer will furnish to the Seller any bills for such period received after the Closing Date for payment, and Buyer will have no further obligation with respect thereto. All operating expenses payable incurred after the Adjustment Time will be paid by Buyer. If invoices or bills for any of such costs and

expenses are unavailable on or before the Closing, such costs and expenses shall be estimated and prorated at Closing based upon the latest information available (including prior bills and operating history) and a final and conclusive readjustment of any cost and expense item shall be made upon receipt of the actual invoice or bill, but in all events no later than sixty (60) days following the Closing. Buyer shall take all steps necessary to effectuate the transfer of all utilities to Buyer's name as of the date of Closing, and where necessary, open a new account in Buyer's name and post deposits with the utility companies. If Buyer and Seller are unable to obtain final meter readings as of the Closing from all applicable meters, such expenses shall be estimated at Closing based upon the operating history of the Property subject to the final adjustment in all events no later than sixty (60) days following the Closing. Seller shall be entitled to recover any and all deposits held by any utility companies as of the date of Closing, and if any such deposits are not returned to Seller on or before the Closing and are assigned to Buyer, such amounts shall be credited to Seller's account and increase the amount of funds payable by Buyer at Closing.

6.3.5 Closing Costs. Seller shall pay the premium for a standard form owner's policy of title insurance, all of the real estate excise tax due in accordance with the REETA, and one-half the escrow fee. Buyer shall pay for any upgrades to the title insurance policy to extended coverage and any required title endorsements. Buyer shall pay one-half the escrow fee and all recording fees.

7. Risk of Loss.

7.1 Damage. In the event that, prior to the Closing Date, the Property, or any part thereof, is destroyed or suffers damage in excess of five percent of the Purchase Price, Buyer shall have the right, exercisable by giving notice of such decision to Seller within five (5) business days after receiving written notice of such damage or destruction, to terminate this Agreement. If the damage is greater than five percent of the Purchase Price and Buyer does not timely elect to terminate this Agreement, Buyer shall accept the Property in its then condition, and all proceeds of insurance awards payable to Seller by reason of such damage or destruction shall be paid or assigned to Buyer. In the event of damage to the Property and the immediately preceding two sentences are not applicable, Buyer shall accept the Property in its then condition and proceed with the purchase and Seller shall assign to Buyer all applicable insurance proceeds.

7.2 Condemnation. If after the Effective Date, and prior to the Closing Date, all or any substantial portion of the Property (where the value of the condemned Property is in excess of five percent of the Purchase Price), being subjected to a bona fide threat of condemnation by a body having the power of eminent domain, or being taken by eminent domain or condemnation (or sale in lieu thereof), Buyer may by written notice to Seller within five (5) business days after receiving notice of such event, elect to cancel this Agreement prior to the closing hereunder, in which event both parties shall be relieved and released of and from any further liability hereunder, and any consideration paid hereunder shall forthwith be returned to Buyer and thereupon this Agreement shall become null and void and be considered canceled. If no such election is made, this Agreement shall remain in full force and effect and, upon closing, the purchase contemplated herein, less any interest taken by eminent domain or condemnation, shall be effected and the Purchase Price for the Property shall not be reduced by the amount of any awards that have been or that may thereafter be made for the taking of the Property (but the condemnation award shall be paid to Buyer).

8. Default; Remedies.

8.1 Time of Essence. Time is of the essence of the parties' obligations under this Agreement.

8.2 Buyer's Failure to Close. In the event that Buyer is obligated to pay the Purchase Price and fails to do so, then Seller, as Seller's sole remedy, shall be entitled to retain the Earnest Money made by Buyer (and all interest earned thereon) as liquidated damages. **BUYER AND SELLER HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL DAMAGES THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE ALL OF THE EARNEST MONEY. SUCH AMOUNT**

WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER, AND AFTER PAYMENT THEREOF TO SELLER, NEITHER PARTY SHALL HAVE ANY FURTHER OBLIGATION TO OR RIGHTS AGAINST THE OTHER.

8.3 Seller's Failure to Close. In the event that Seller is obligated to convey the Property to Buyer but fails to do so, then Buyer, as Buyer's sole remedy, shall be entitled to either: (i) a return of the Earnest Money made by Buyer (and all interest earned thereon), or (ii) seek specific performance of this Agreement.

9. Representations and Covenants.

9.1 Seller's Representations. Seller's representations contained in this Section 9.1 are true and accurate in all material respects. Seller's representations contained in this Section 9.1 shall be continuing and shall be true and correct as of the Closing Date with the same force and effect as if remade by Seller in a separate certificate at that time; provided, however, if Seller becomes aware after the date of this Agreement that any representation by Seller is untrue in any material respect, Seller may give Buyer written notice of such change in Seller's representation and Buyer shall have seven (7) days to terminate this Agreement by written notice to Seller and receive a refund of the Earnest Money, but the failure of Buyer to timely terminate this Agreement shall be deemed a modification of such representation and Seller shall only be obligated to remake such representation at Closing as so modified. Seller's representations are based on Seller's actual knowledge (as used herein, "Seller's actual knowledge" means the actual and present knowledge of Stephen L. Dearborn without investigation or inquiry). In no event shall Stephen L. Dearborn have any personal liability under this Agreement.

9.1.1 Seller has full power and authority to enter into and perform this Agreement in accordance with its terms, and all requisite action has been taken by Seller in connection with the execution of this Agreement and the transactions contemplated hereby.

9.1.2 There is no condemnation proceeding, litigation, action, suit, or proceeding pending, or threatened in writing within six (6) months prior to the date of this Agreement, which affects the Property.

9.1.3 Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended.

9.1.4 Seller has not received any written notice of violation of any law or ordinance affecting the Property.

9.1.5 As of the Effective Date, the only Leases for the Property are those certain Leases provided to Buyer by Seller pursuant to Section 3.2 and to Seller’s actual knowledge, there are no defaults under the Leases by Tenant.

9.1.6 As of the Closing Date, all Leases for the Property shall be terminated or have expired before and Seller will ensure that the Property is vacant and unoccupied prior to Closing.

9.2 Seller's Covenants. Seller covenants that, until this transaction is closed or escrow is terminated, whichever comes earlier, Seller shall operate and maintain the Property in a manner consistent with Seller's past practices. After the Effective Date, Seller shall not execute any new lease for the Property or amend any existing Leases without the prior written consent of Buyer, which consent shall not be unreasonably withheld or condition and shall be deemed granted if Buyer fails to respond within five (5) business days of a request for such consent.

9.3 Buyer's Representations. Buyer hereby represents that Buyer has full power and authority to enter into this Agreement. All requisite action has been taken by Buyer in connection with the execution of this Agreement and the transactions contemplated hereby. Except as expressly set forth in Section 9.1, Buyer acknowledges that no warranties, guarantees or representations have

been or are being made by Seller or any agent or representative of Seller concerning the Property. Buyer accepts the Property, "AS IS, WITH ALL FAULTS" without any representations or warranties by Seller or any agent or representative of Seller, expressed or implied, except as set forth in Section 9.1. Buyer acknowledges that Buyer has ascertained for itself the value and condition of the Property and, except for the completeness and accuracy of the Leases, Buyer is not relying on, nor has Buyer been influenced by, any representation of Seller or any agent or representative of Seller regarding the value, condition, or any aspect of the Property. Buyer agrees that Buyer's payment of the Purchase Price is Buyer's acknowledgment that it has had every opportunity to conduct whatever inspection, test, or analysis of the Property that Buyer deemed to be relevant to Buyer's decision to purchase the Property. As part of Buyer's agreement to purchase the Property "AS-IS, WITH ALL FAULTS", and not as a limitation on such agreement, Buyer hereby unconditionally and irrevocably waives and releases any and all actual or potential rights Buyer might have regarding any form of warranty, express or implied, of any kind or type, relating to the Property, except for Seller's warranties set forth in this Agreement. Such waiver is absolute, complete, total and unlimited in every way. Seller shall not be responsible for any failure to investigate the Property on the part of Buyer or, except as expressly set forth in Section 9.1, for any representation or statement regarding the Property (including any representation or statement by any real estate broker or sales agent, or any other purported or acknowledged agent, representative, contractor, consultant or employee of Seller, or any third party).

10. Miscellaneous Provisions.

10.1 Notices. Notice may, unless otherwise provided herein, be given or served (a) by delivering the same to such party, or an agent of such party, in person or by commercial courier, (b) by email, if the time of email delivery is confirmed by sender's receipt of an email report which confirms that the email was successfully transmitted in its entirety and provided the email was forwarded prior to 5:00 P.M., or (c) by depositing the same into custody of a nationally recognized overnight delivery service. Notice given in any manner shall be effective only if and when received by the party to be notified between the hours of 8:00 A.M. and 5:00 P.M. of any business day with delivery made after such hours to be deemed received the following business day. For the purposes of notice, the addresses of Seller and Buyer shall, until changed as hereinafter provided, be as set forth below. The parties hereto shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by at least five (5) days written notice to the other party.

If to Seller: Miller Paint Co., Inc.
Attention: President
5 Centerpointe Drive, Suite 240

Lake Oswego, Oregon 97035
Telephone No.: (503) 319-4210

If to Buyer: City of Vancouver, Washington
PO Box 1995
Vancouver, WA 98668-1995

Attn:Patrick Quinton, Economic Development Director
Telephone No.: (360) 487-7845
Email: Patrick.Quinton@cityofvancouver.us

With a Copy to: City of Vancouver City Attorney's Office
PO Box 1995
Vancouver, WA 98668-1995
Attn: Becky Rude, Assistant City Attorney
Telephone No.: (360) 478-8500
Email: Becky.Rude@cityofvancouver.us

10.2 Waiver. Failure of either party at any time to require performance of any provision of this Agreement shall not limit such party's right to enforce such provision, nor shall any

waiver of any breach of any provision of this Agreement constitute a waiver of any succeeding breach of such provision or a waiver of such provision itself.

10.3 Amendment. This Agreement may not be modified or amended except by the written agreement of the parties. No modification or amendment or attempted waiver of any provision of this Agreement shall be binding unless in writing and signed by the party to be bound. This Agreement may not be modified or amended orally.

10.4 Attorneys' Fees. In the event a suit, action, arbitration, or other proceeding of any nature whatsoever, including, without limitation, any proceeding under the U.S. Bankruptcy Code, is instituted, or the services of an attorney are retained, to interpret or enforce any provision of this Agreement or with respect to any dispute relating to this Agreement, the prevailing party shall be entitled to recover from the losing party its reasonable attorneys', paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith. In the event of suit, action, arbitration, or other proceeding, the amount thereof shall be determined by the judge or arbitrator, shall include fees and expenses incurred on any appeal or review, and shall be in addition to all other amounts provided by law.

10.5 Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

10.6 Brokers. Seller warrants and represents to Buyer that no broker or finder has been engaged by it in connection with the transaction contemplated by this Agreement other than Kidder Mathews, which Seller has contractually agreed to a cumulative broker fee to Seller's broker. In the event any other claims for brokers' or finders' fees or commissions are made in connection with the negotiation, execution, or consummation of this Agreement, then Buyer shall indemnify, hold harmless, and defend Seller from and against such claims if they are based upon any statement, representation or agreement made by Buyer, and Seller shall indemnify, hold harmless, and defend Buyer if such claims shall be based on any statement, representation or agreement made by Seller.

10.7 Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the purchase and sale of the Property and supersedes all prior and contemporaneous agreements between them with respect to such purchase and sale.

10.8 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington and venue shall be in the courts of Clark County, Washington.

10.9 Assignment. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, administrators and assigns; provided, however, Buyer may not assign its interest in this Agreement without the prior written consent of Seller, which consent may be withheld by Seller in Seller's sole discretion; provided, further, that without being relieved of any liability under this Agreement, Buyer reserves the right to take title to the Property in the name of an entity that is controlled by Buyer.

10.10 1031 Exchange. Seller and Buyer shall have the right to convey all or a portion of the Property in exchange for real property or properties of like kind pursuant to Section 1031 of the Internal Revenue Code, either in a simultaneous exchange or in a deferred exchange. Buyer agrees to cooperate with Seller in effecting such an exchange and, if requested by Seller, Buyer shall execute any exchange agreement reasonably requested by Seller and consistent with the above. Seller agrees to cooperate with Buyer in effecting such an exchange, and if requested by Buyer, Seller shall execute any exchange agreement reasonably requested by Buyer and consistent with this Section. Neither party shall be required to take title to any property, incur any costs or be subject to any liability whatsoever in connection with such cooperation.

10.11 Statutory Disclosure. BUYER EXPRESSLY WAIVES THE RIGHT TO RECEIVE FROM SELLER THE COMMERCIAL REAL ESTATE DISCLOSURE STATEMENT IN THE FORM PRESCRIBED BY RCW 64.06.013 REGARDING THE CONDITION OF THE PROPERTY, PURSUANT TO CHAPTER 64.06 RCW.

10.12 OFAC Certification. The Federal Government, Executive Order 13224, requires that business persons of the United States not do business with any individual or entity on a list of "Specially Designated nationals and Blocked Persons" - that is, individuals and entities identified as terrorists or other types of criminals. Seller and Buyer hereinafter certify to each other that:

10.12.1 It is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order or the United States Treasury Department as a terrorist, specially designated national and/or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and

10.12.2 It has not executed this Agreement, directly or indirectly on behalf of, or instigating or facilitating this Agreement, directly or indirectly on behalf of, any such person, group, entity, or nation.

Seller and Buyer hereby agree to defend, indemnify, and hold harmless each other from and against any and all claims, damages, losses, risks, liabilities, and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification. This certification and agreement to indemnify, hold harmless, and defend shall survive Closing or any termination of this Agreement for a period of twelve (12) months.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement effective as of the Effective Date set forth above.

Seller: _____
Stephen L. Dearborn - President

Buyer: _____
Lon Pluckhahn – City Manager

ATTEST:

By:_____
By: Natasha Ramras, City Clerk

APPROVED AS TO FORM:

By:_____
By: Nena Cook, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B – FORM OF EARNEST MONEY PROMISSORY NOTE

EARNEST MONEY NOTE

$20,000.00 Vancouver, Washington
_____, 2025

Subject to the terms and conditions of that certain Real Estate Purchase and Sale Agreement dated April ___ 2025 (the "**Purchase Agreement**") between MILLER PAINT CO., INC., an Oregon corporation ("**Seller**") and the undersigned City of Vancouver, a Washington municipal corporation ("**Buyer**"), Buyer promises to pay to the order of Seller, to be deposited in escrow at Ticor Title Insurance Company (the "**Title Company**"), 111 SW Columbia Street, Suite 1000, Portland, OR 97204, Attention Candice Weischedel, Phone (503) 219-1112 ("**Escrow Officer**") the sum of TWENTY THOUSAND AND NO ONE HUNDREDTHS DOLLARS ($20,000.00), without interest, as Earnest Money under the Purchase Agreement.

This Earnest Money Note is delivered pursuant to and payable in accordance with the Purchase Agreement This Earnest Money Note shall be held as the Earnest Money deposit in escrow with Escrow Officer in accordance with the terms and conditions of the Purchase Agreement.

CITY OF VANCOUVER, WASHINGTON,
a Washington municipal corporation

By:_____

By: Lon Pluckhahn, City Manager

APPROVED AS TO FORM:

By:_____

By: Nena Cook, City Attorney

To: Mayor and City Council
From: City Manager
Date: April 28, 2025

Subject
Approval of Claim Vouchers

Action Requested
Approve claim vouchers for April 28, 2025.

Attachments:
1. April 28, 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:

$ 3,492,792.14 this 28th day of April 2025.

MAYOR

COUNCILMEMBER

Anthony Glenn

AUDITING OFFICER

COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
April 14, 2025 - April 20, 2025	Accounts Payable Checks (see attached)	**$ 3,482,041.79**
April 14, 2025 - April 20, 2025	Hansen City Payments (see attached)	**$ 7,310.85**
April 14, 2025 - April 20, 2025	Visa Refunds (see attached)	**$ 2,067.50**
April 14, 2025 - April 20, 2025	Payroll Checks (see attached)	**$ 1,372.00**
TOTAL		**$ 3,492,792.14**

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Cash Advance Payment	Check	24838	4/16/2025	403.00	Sharon Carey-Stronck	
Ad Hoc Payment	Check	24839	4/16/2025	96.50	Benavente,Heather	7101 TENNESSEE LN ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	24840	4/16/2025	171.91	Brace,Michael P	7513 NE 67TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	24841	4/16/2025	77.76	BST Properties LLC	2607 E 21ST ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	24842	4/16/2025	1,887.04	Concentrix SMG 112	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	24843	4/16/2025	20.60	DR Horton	9909 NE 80TH AVE ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	24844	4/16/2025	84.77	Dupree,Michael	1310 OGDEN AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	24845	4/16/2025	94.76	Emineth,Delores	7505 VIRGINIA LN ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	24846	4/16/2025	177.38	Gustafson,Gayle	7909 NE 181ST AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	24847	4/16/2025	254.30	Jahn,Jacob or Amber	411 NW 53RD ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	24848	4/16/2025	54.12	Jeffrey Lovell or Jordan Sherburn	2406 E 6TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	24849	4/16/2025	256.52	Kirkman,David	3115 YEOMAN AVE ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	24850	4/16/2025	68.58	Luecke,Joseph	12036 NE 14TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	24851	4/16/2025	36.68	McCallan,Jennifer	505 NE 139TH AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	24852	4/16/2025	395.73	Mi Kyung or Hang Kee Kim	Utility Refunds: 0500001265-03
Ad Hoc Payment	Check	24853	4/16/2025	77.09	Miller,Kevin or Robin	4211 NW LAVINA ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	24854	4/16/2025	132.36	Monolith LLC	3805 E 11TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	24855	4/16/2025	83.32	Nelson,Makki	1811 NE EDGE PARK DR ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	24856	4/16/2025	41.59	Reynolds,Scott	8600 MT OLYMPUS AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	24857	4/16/2025	110.88	Sherburn,Jordon	2406 E 6TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	24858	4/16/2025	157.26	Smith,Janice	700 SE 98TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	24859	4/16/2025	4,879.65	Smith,Mary	7101 SE TOPPER DR ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	24860	4/16/2025	121.41	Susan Candello or Scott Reynolds	8600 MT OLYMPUS AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	24861	4/16/2025	11.75	The Ellen E Bucek Living Trust	13521 SE 37TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	24862	4/16/2025	57.81	The Estate of Pamela Baldwin	7009 NE 143RD CT ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	24863	4/16/2025	179.93	Thomas Ballentyne Mcvie Care of Lex Page,Attorney at Law	Utility Refunds: 0140012088-03
Ad Hoc Payment	Check	24864	4/16/2025	110.82	Verile,Cassiopia	3207 S ST ,VANCOUVER,WA,98663
Supplier Payment	Check	24865	4/16/2025	554.91	Accurate Corporate Services Inc	
Supplier Payment	Check	24866	4/16/2025	265.84	Airgas, Inc	
Supplier Payment	Check	24867	4/16/2025	8,680.00	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	24868	4/16/2025	1,265.00	Amex Products Inc	
Supplier Payment	Check	24869	4/16/2025	28,832.07	Arborscape Ltd Inc	
Supplier Payment	Check	24870	4/16/2025	55,051.65	Axon Enterprises Inc	
Supplier Payment	Check	24871	4/16/2025	10,778.05	Brown & Wilson Partnership LLC	
Supplier Payment	Check	24872	4/16/2025	799.40	Chicago Title Company of WA	
Supplier Payment	Check	24873	4/16/2025	1,358.75	Christenson Electric, Inc.	
Supplier Payment	Check	24874	4/16/2025	94.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	24875	4/16/2025	294,226.75	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	24876	4/16/2025	435.20	Clark County Title Company	
Supplier Payment	Check	24877	4/16/2025	122.25	Clifford & Martin, Inc	
Supplier Payment	Check	24878	4/16/2025	26,000.00	Columbia River Economic Development Council Inc	
Supplier Payment	Check	24879	4/16/2025	21,767.85	Core and Main LP - Remit-To: Core and Main LP	
Supplier Payment	Check	24880	4/16/2025	3,250.13	Datec Inc	
Supplier Payment	Check	24881	4/16/2025	2,800.00	DLJ Communications, LLC	
Supplier Payment	Check	24882	4/16/2025	815.25	EMS Technology Solutions LLC	
Supplier Payment	Check	24883	4/16/2025	992.56	Epic Land Solutions, Inc.	
Supplier Payment	Check	24884	4/16/2025	300.00	ERF Company Inc	
Supplier Payment	Check	24885	4/16/2025	2,707.00	Erickson Structural Consulting Engineers	
Supplier Payment	Check	24886	4/16/2025	11,736.63	Esix Sportswear	
Supplier Payment	Check	24887	4/16/2025	4,000.00	Fourth Plain Forward	
Supplier Payment	Check	24888	4/16/2025	6,537.50	Groundwater Solutions, Inc.	

* Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	24889	4/16/2025	230.06	Harold LeMay Enterprises	
Supplier Payment	Check	24890	4/16/2025	18,458.52	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	24891	4/16/2025	10,000.00	Healthcare Actuaries	
Supplier Payment	Check	24892	4/16/2025	5,178.30	Howmedica Osteonics Corp	
Supplier Payment	Check	24893	4/16/2025	2,490.00	InSource, Inc.	
Supplier Payment	Check	24894	4/16/2025	163.06	J-2 Blueprint Supply Co.	
Supplier Payment	Check	24895	4/16/2025	2,738.49	L.N. Curtis & Sons	
Supplier Payment	Check	24896	4/16/2025	2,990.53	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	24897	4/16/2025	400.20	Langley's Ace Inc	
Supplier Payment	Check	24898	4/16/2025	125.00	LK Weiss	
Supplier Payment	Check	24899	4/16/2025	8,998.60	LSW Architects PC	
Supplier Payment	Check	24900	4/16/2025	1,391.80	Mallory Safety & Supply LLC	
Supplier Payment	Check	24901	4/16/2025	190.23	Mark IV Enterprises Inc	
Supplier Payment	Check	24902	4/16/2025	749,298.28	Midway Underground LLC	
Supplier Payment	Check	24903	4/16/2025	600.00	Nagra & Atwal Corporation	
Supplier Payment	Check	24904	4/16/2025	5,358.34	National Park Service - Remit-To: National Park Service - Pearson Lease	
Supplier Payment	Check	24905	4/16/2025	600.00	Nichols Mediation LLC	
Supplier Payment	Check	24906	4/16/2025	210,252.76	Northeast Electric LLC	
Supplier Payment	Check	24907	4/16/2025	4,215.86	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	24908	4/16/2025	4,598.00	Public Safety Testing Inc	
Supplier Payment	Check	24909	4/16/2025	64.66	SeaWestern Inc	
Supplier Payment	Check	24910	4/16/2025	8,174.00	State of Washington Department of Licensing - Remit-To: Notary Public Program	
Supplier Payment	Check	24911	4/16/2025	5,404.39	State of Washington Department of Natural Resources - Remit-To: Dept of Natural Resources - Box 47041	
Supplier Payment	Check	24912	4/16/2025	317.11	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Check	24913	4/16/2025	555.43	State of Washington Department of Transportation - Remit-To: WADOT - 11018 NE 51st Cir.	
Supplier Payment	Check	24914	4/16/2025	25,692.21	State of Washington Department of Transportation - Remit-To: WADOT - PO Box 47339	
Supplier Payment	Check	24915	4/16/2025	2,322.00	State of Washington State Patrol	
Supplier Payment	Check	24916	4/16/2025	4,812.63	Triple J Enterprises	
Supplier Payment	Check	24917	4/16/2025	5.00	United Parcel Service	
Supplier Payment	Check	24918	4/16/2025	4,384.45	United States Department of Agriculture - Remit-To: USDA APHIS - St Louis	
Supplier Payment	Check	24919	4/16/2025	5,000.00	Utah State University	
Supplier Payment	Check	24920	4/16/2025	462.73	Vancouver Bolt and Supply Inc	
Supplier Payment	Check	24921	4/16/2025	1,689.20	Veritext LLC - Remit-To: Veritext LLC	
Supplier Payment	Check	24922	4/16/2025	108.43	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	24923	4/16/2025	527.68	W.B. Sprague Co. Inc.	
Supplier Payment	Check	24924	4/16/2025	2,705.05	Walter E Nelson Company	
Supplier Payment	Check	24925	4/16/2025	2,975.00	WA State LEOFF 1 Education Association	
Supplier Payment	Check	24926	4/16/2025	29,765.27	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	24927	4/16/2025	11,747.36	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	24928	4/16/2025	315.68	WEST Consultants, Inc.	
Miscellaneous Payment	Check	24929	4/16/2025	865.05	Charles Jonsson	RES-360699 (jobsite: 306 Little Rock Way)
Miscellaneous Payment	Check	24930	4/16/2025	120.00	East Mill Plain Neighborhood Association	2025 RecycleU
Miscellaneous Payment	Check	24931	4/16/2025	50,000.00	Gregory E. Price, P.S. fbo Erin Dunlap	Claim Payment - DOI: 03/26/2021 - RISK
Miscellaneous Payment	Check	24932	4/16/2025	21,583.47	Liberty Mutual Insurance (Safeco Insurance) as subrogee of Lisa Smith	Claim Payment - DOI: 09/13/2024 - RISK
Miscellaneous Payment	Check	24933	4/16/2025	837.26	Mavrck LLC	Refund parking permit #COV13955 no longer needed.
Miscellaneous Payment	Check	24934	4/16/2025	5,180.00	State of Washington State Treasurer	1st Qtr 2025 A8 Form

* Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Miscellaneous Payment	Check	24935	4/16/2025	83.87	Tom Reeser	Refund Parking Permit #COV13562 no longer needed.
Miscellaneous Payment	Check	24936	4/16/2025	453.17	WA ESD BEN OVERPAYMENT	Claimant ID LDNNZX
Supplier Payment	Check	24937	4/16/2025	1,820.00	Brad Piesch Aggressive Enterprises, Inc	
			Check	**1,709,663.44**		
Cash Advance Payment	Direct Deposit	EFT-00293675	4/17/2025	252.00	Jason Mills	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293676	4/17/2025	252.00	James Sheckells	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293677	4/17/2025	403.00	Jonathan Schetky	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293678	4/17/2025	403.00	Adriane Drozdek	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293679	4/17/2025	403.00	Alysha Chandra	Travel Advance
Expense Payment	Direct Deposit	EFT-00293680	4/17/2025	580.93	Rainy Rau	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00293681	4/17/2025	399.00	Jessie Uribe	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293682	4/17/2025	403.00	Kevin McClure	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293683	4/17/2025	123.00	Nena Cook	Travel Advance
Expense Payment	Direct Deposit	EFT-00293684	4/17/2025	48.89	Joseph Lenahan	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00293685	4/17/2025	68.00	Jason Mills	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293686	4/17/2025	138.00	Timothy Kays	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293687	4/17/2025	403.00	Cary Driskell	Travel Advance
Expense Payment	Direct Deposit	EFT-00293688	4/17/2025	170.00	James Lewis	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293689	4/17/2025	403.00	Philip Gigler	Travel Advance
Expense Payment	Direct Deposit	EFT-00293690	4/17/2025	33.00	Katherine Kelly	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00293691	4/17/2025	350.00	John Scukanec	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293692	4/17/2025	403.00	Dan Lloyd	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293693	4/17/2025	81.75	Michael Whitney	Travel Advance
Expense Payment	Direct Deposit	EFT-00293694	4/17/2025	243.21	Daren Peterson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00293695	4/17/2025	238.43	Owen Bacon	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293696	4/17/2025	252.00	Erica Nilsen	Travel Advance
Expense Payment	Direct Deposit	EFT-00293697	4/17/2025	90.50	Troy Price	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293698	4/17/2025	252.00	Jaycee Elliott	Travel Advance
Expense Payment	Direct Deposit	EFT-00293699	4/17/2025	109.00	Max Musich	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293700	4/17/2025	252.00	Bennie Romiti	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00293701	4/17/2025	301.00	Clayton Agbisit	Travel Advance
Expense Payment	Direct Deposit	EFT-00293702	4/17/2025	103.00	Tige Harmon	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00293703	4/17/2025	333.00	Joseph Muirhead	Travel Advance
Expense Payment	Direct Deposit	EFT-00293704	4/17/2025	59.94	Jessica George	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00293705	4/17/2025	7.58	Stuart Morley	Employee Reimbursement
			Direct Deposit	**7,559.23**		
Supplier Payment	EFT	EFT-00293706	4/17/2025	450.00	Thomas Garvey	
Supplier Payment	EFT	EFT-00293707	4/17/2025	3,566.48	HDR Engineering Inc	
Supplier Payment	EFT	EFT-00293708	4/17/2025	271,527.29	Lee Contractors LLC	
Supplier Payment	EFT	EFT-00293709	4/17/2025	5,000.00	Vancouver Bee Project	
Supplier Payment	EFT	EFT-00293710	4/17/2025	8,816.50	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00293711	4/17/2025	1,709.85	RELX Inc. - Remit-To: LexisNexis - Chicago	
Supplier Payment	EFT	EFT-00293712	4/17/2025	22,470.23	Work Right NW	
Supplier Payment	EFT	EFT-00293713	4/17/2025	15,218.00	Oregon Rifleworks LLC	
Supplier Payment	EFT	EFT-00293714	4/17/2025	8,561.32	Fehr & Peers	
Supplier Payment	EFT	EFT-00293715	4/17/2025	250,000.00	Vancouver USA Regional Tourism Office	
Supplier Payment	EFT	EFT-00293716	4/17/2025	3,555.75	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00293717	4/17/2025	9,692.89	Vancouver Housing Authority	
Supplier Payment	EFT	EFT-00293718	4/17/2025	4,900.00	Andrew Prochniak	
Supplier Payment	EFT	EFT-00293719	4/17/2025	599.40	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00293720	4/17/2025	2,247.49	Accurate Investigation Services	
Supplier Payment	EFT	EFT-00293721	4/17/2025	2,995.78	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00293722	4/17/2025	48,425.85	Aramsco	
Supplier Payment	EFT	EFT-00293723	4/17/2025	18,843.75	Elizabeth Kunesh	
Supplier Payment	EFT	EFT-00293724	4/17/2025	4,852.15	Thrive2Survive	
Supplier Payment	EFT	EFT-00293725	4/17/2025	92,891.61	Askreply, Inc - Remit-To: Askreply, Inc	
Supplier Payment	EFT	EFT-00293726	4/17/2025	249.66	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00293727	4/17/2025	285.00	T2 Systems Inc - Remit-To: T2- Atlanta	
Supplier Payment	EFT	EFT-00293728	4/17/2025	3,912.50	Canopy Wellbeing	
Supplier Payment	EFT	EFT-00293729	4/17/2025	44,147.52	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00293730	4/17/2025	840.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00293731	4/17/2025	5,481.62	EGM, Inc.	
Supplier Payment	EFT	EFT-00293732	4/17/2025	5,144.45	Housing Connector	
Supplier Payment	EFT	EFT-00293733	4/17/2025	2,240.00	The Loudenback Corporation	
Supplier Payment	EFT	EFT-00293734	4/17/2025	5,745.46	Live Love Outreach	
Supplier Payment	EFT	EFT-00293735	4/17/2025	1,500.00	Be Accessible Inc	
Supplier Payment	EFT	EFT-00293736	4/17/2025	14,058.00	Wallis Engineering PLLC - Remit-To: Wallis Engineering	
Supplier Payment	EFT	EFT-00293737	4/17/2025	75,884.06	Share	
Supplier Payment	EFT	EFT-00293738	4/17/2025	4,000.00	The Amy VanCamp Experience LLC	
Supplier Payment	EFT	EFT-00293739	4/17/2025	1,000.00	Growth Organization of Topeka	
Supplier Payment	EFT	EFT-00293740	4/17/2025	16,155.00	Jasmine Alayadhi	

* Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00293741	4/17/2025	7,887.15	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00293742	4/17/2025	915.66	Branlo Enterprises, LLC	
			EFT	**965,770.42**		
Supplier Payment	Manual Wire		4/7/2025	127.97	Allegiance Benefit Plan Management Inc (COBRA) - Remit-To: COBRA	
			4/11/2025	85,590.07	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		4/14/2025	15,328.90	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		4/14/2025	6,946.32	Washington Dental Service	
Supplier Payment	Manual Wire		4/14/2025	50,734.11	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		4/15/2025	6,954.75	Washington Dental Service	
Supplier Payment	Manual Wire		4/15/2025	149.15	Bank Of America N.A. - Remit-To: Account Analysis	
Supplier Payment	Manual Wire		4/15/2025	1,821.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire		4/15/2025	942.36	JP Morgan Chase Bank, N.A.	
Supplier Payment	Manual Wire		4/15/2025	116,921.95	State of Washington Department of Employment Security - Remit-To: State of Washington Department of Employment Security / Seattle	
Supplier Payment	Manual Wire		4/16/2025	4,083.26	Superion, LLC	
Supplier Payment	Manual Wire		4/16/2025	354,903.98	State of Washington Department of Employment Security - Remit-To: State of Washington Department of Employment Security / Seattle	
Supplier Payment	Manual Wire		4/18/2025	22,024.70	Washington Dental Service	
Supplier Payment	Manual Wire		4/18/2025	132,520.18	Blue Cross Blue Shield of Oregon	
			Manual Wire	**799,048.70**		
			Checks	**1,709,663.44**		
			Direct Deposit	**7,559.23**		
			EFT	**965,770.42**		
			4/21/2025	7,310.85	City Payments	Posted 04-14-25 to 04-20-25
			Hansen Total	**7,310.85**		
			4/21/2025	809.10	Miscellanous	Parks Class Refunds FCC 04-14-25 to 04-20-25
			4/21/2025	1,258.40	Miscellanous	Parks Class Refunds MCC 04-14-25 to 04-20-25
			VISA Total	**2,067.50**		
			Payroll Total	**1,372.00**		
			GRAND TOTAL	**3,492,792.14**		

* Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
April 14, 2025 - April 20, 2025

Check No.	Date	Explanation	Amount
293670	04/15/25	NACHA Return - K Sanchez	$ 1,372.00

$ 1,372.00

AN ORDINANCE vacating the right-of-way associated with NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard, located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian, City of Vancouver, Clark County, Washington, described more particularly in Exhibit A; and providing for an effective date.

Staff Report: 065-25

To: Mayor and City Council
From: City Manager
Date: April 28, 2025

Subject
Right-of-Way Vacation - NE 65th Street

Key Points
• Right-of-way vacation of approximately 16,663 square feet of unimproved street right-of-way.
• Right-of-way area was created by Statutory Warranty Deed and purchased by Clark County (County) in 2009.
• There are no existing utilities within the proposed vacation area.
• Staff recommends Council require no compensation for the vacated area.

Strategic Plan Alignment
Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Present Situation
Staff have received a request from the Vancouver Housing Authority, which owns the property surrounding the subject area, to vacate a portion of right-of-way associated with NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard. The right-of-way is specifically located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian.

This land was conveyed to the County by way of a Statutory Warranty Deed in 2009 (recorded under 4574151D), and then converted to right-of-way. The Warranty Deed included consideration of payment by the County in the amount of $134,625. At the time, the County's future street network included a planned extension of NE 65th Street eastward to intersect with NE 131st Avenue. However, the County subsequently altered its future street network plans and eliminated the planned street connection. The subsequent development of the intervening property to the immediate east of the site (U-Haul Moving & Storage, permitted and constructed from 2021 to 2023) did not include the extension of NE 65th Street.

The right-of-way to be vacated contains no public street improvements. Staff have reviewed the City's Transportation Systems Plan and determined there is no future need for this right-of-way to accommodate public travel, with the exception that a pedestrian/mobility easement over the entirety of the vacated area should be retained by the City as a condition of granting the vacation. With this easement, vacation of this right-of-way will have no adverse impact on the City's transportation assets.

Staff have contacted all utility owners with facilities potentially located within the subject area. The City has no public utilities within the area of the proposed vacation. Comcast, Lumen (formerly CenturyLink), Clark Public Utilities (CPU), and NW Natural have all indicated that they have no facilities in the vacation area and have no objections to the vacation.

Generally, under VMC 11.05.130, the property associated with a vacated street belongs to the abutting property owners, one-half to each, subject to established property rights. In this case, the applicant owns the property on both sides of the right-of-way area to be vacated. The original creation of this right-of-way was provided exclusively by warranty deed and property sale of a portion of the underlying parent property (warranty deed recorded under 4574151D). Therefore, the entirety of the vacated area will be conveyed back to the originating property, now owned by the applicant.

RCW 35.79.030 authorizes, but does not require, the City to collect compensation for vacated public right-of-way. In addition, VMC 11.05.120 establishes guidelines for calculating and collecting such compensation.

As noted earlier, this right-of-way was conveyed to Clark County through a Statutory Warranty Deed, which included payment of $134,625 by the County. Therefore, the property was originally acquired at public expense when the County purchased it. However, VMC 11.05.120(D) allows the City to waive compensation under certain conditions:
• The property was not acquired at City expense; and
• The property is not needed for public travel; and
• Maintenance of the property is unrelated to public travel.

Although staff typically recommend compensation for right-of-way vacations in accordance with VMC 11.05.120(B and C), Council may determine the City's pressing need for affordable housing takes precedence in this case. Staff recommends that no compensation be required for this vacation ordinance.

For comparison, staff conducted an analysis of County Assessor records for properties adjacent to the proposed vacation area. The analysis indicates an estimated property value of $9.07 per square foot. With a total area of 16,663 square feet, the estimated value of the vacated property is $151,133.

Advantage(s)
1. Allows the applicant to maximize use of the abutting property.
2. Relieves the City of maintenance and liability obligations for the property.
3. Allows the City to maintain a pedestrian/mobility easement.

Challenge(s)
No known challenges.

Budget Impact
If the proposal is approved, the City would forgo compensation of $151,133 to invest into the street system.

Prior Council Review
April 7, 2025 - Consent Agenda and Resolution Approval

Action Requested

On Monday, April 28, 2025, upon second reading and a public hearing, adopt an ordinance to vacate a portion of public right-of-way associated with NE 65th Street, located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian.

Staff Contact

Ryan Lopossa, Streets and Transportation Manager, Eric Hahn, Senior Civil Engineer, ryan.lopossa@cityofvancouver.us, eric.hahn@cityofvancouver.us

Attachments:

1. Ordinance
2. Ex A - Legal Description
3. Ex B - Site Map
4. Ex C - Overall Vicinity Map
5. Ex D - Property Value Analysis

04/07/25
04/28/25

ORDINANCE NO. _____

AN ORDINANCE vacating the right-of-way associated with NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard, located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian, City of Vancouver, Clark County, Washington, described more particularly in Exhibit A; and providing for an effective date.

WHEREAS, under Vancouver Municipal Code ("VMC") 11.05.040, the owner of real property abutting NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard, filed a petition with the City requesting that the City vacate a portion of existing right-of-way; and

WHEREAS, the subject right-of-way consists of approximately 16,663 square feet; and

WHEREAS, City staff has contacted utility owners and found that there are no public or private utility facilities within the right-of-way; and

WHEREAS, records indicate that the subject area of right-of-way was dedicated at no cost to the City, there are no present or future public transportation needs associated with the right-of-way with the exception that a pedestrian easement over the entirety of the vacated area

should be retained by the City, and the City has been providing maintenance or upkeep of the right-of-way that is unrelated to public travel; and

WHEREAS, records indicate that the subject area of right-of-way was conveyed to the County by way of a Statutory Warranty Deed and then converted to right-of-way. Therefore, the entirety of the vacated area will be conveyed back to the originating property which is now owned by the applicant; and

WHEREAS, as recommended by Staff Report No. _____, Council adopted Resolution M-_____ on April 7, 2025, and set the date of public hearing for April 28, 2025, at 6:30 p.m.; and

WHEREAS, The City Clerk caused the notices of the public hearing to be posted and published as required by law; and

WHEREAS, a public hearing was held on April 28, 2025, at which time City Council considered reports and information concerning the proposed right-of way vacation and found that: (1) a vacation of the right-of-way will better serve the public; (2) the right-of-way is no longer needed for public use or access with the exception that a pedestrian easement over the entirety of the vacated area should be retained by the City; (3) changes are not likely to occur in the future requiring the need for the right-of-way; and (4) there are no objections to the vacation sufficient to deny its approval.

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Right-of-Way Vacation. The street area that is described on the attached Exhibit A and shown on the attached Exhibit B is vacated in its entirety to the underlying parent property.

Section 2. Pedestrian Easement. A pedestrian easement must be dedicated over the entirety of the vacated area before the vacation is final.

Section 3. No Charge for Value of Right-of-Way. Pursuant to VMC 11.05.120(D), there is no charge for the value of the right-of-way being vacated based upon the factors set forth in the recitals, above.

Section 4. Effective date. This Ordinance shall be effective five days after its recording.

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this _____ day of _____, 2025.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Natasha Ramras, City Clerk

Approved as to form:

_____
Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE vacating the right-of-way associated with NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard, located within the Southeast Quarter of Section 10, Township 2 North, Range 2 East, Willamette Meridian, City of Vancouver, Clark County, Washington; and providing for an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 360-487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

Reppeto & Associates
Land Surveyors

10906 N.E. 39TH St. Suite A7
Vancouver, WA 98682

Phone: 503-408-1507
www.reppetosurveying.com

EXHIBIT "A"

LEGAL DESCRIPTION
NE 65TH STREET VACATION AREA

A PORTION OF NE 65TH STREET, BEING A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETE MERIDIAN, CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING THAT LAND AREA AS DESCRIBED BY DEED AS DOCUMENT NUMBER 4574151 D, CLARK COUNTY DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4, SHORT PLAT RECORDED AS BOOK 3 PAGE 351, CLARK COUNTY PLAT RECORDS; THENCE, SOUTH 01°46'10" WEST A DISTANCE OF 917.34 FEET TO THE POINT OF BEGINNING BEING A POINT AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 65TH STREET AND THE WEST RIGHT OF WAY LINE OF NE 124TH AVENUE; THENCE, ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°53'28" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NE 65TH STREET; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 88°06'32" WEST A DISTANCE OF 333.25 FEET; THENCE, NORTH 01°53'28" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NE 65TH STREET; THENCE, ALONG SAID NORTH RIGH OF WAY LINE, SOUTH 88°06'32" EAST A DISTANCE OF 333.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 16,663 SQUARE FEET, MORE OR LESS.

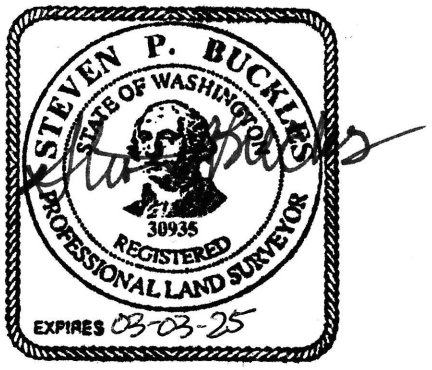
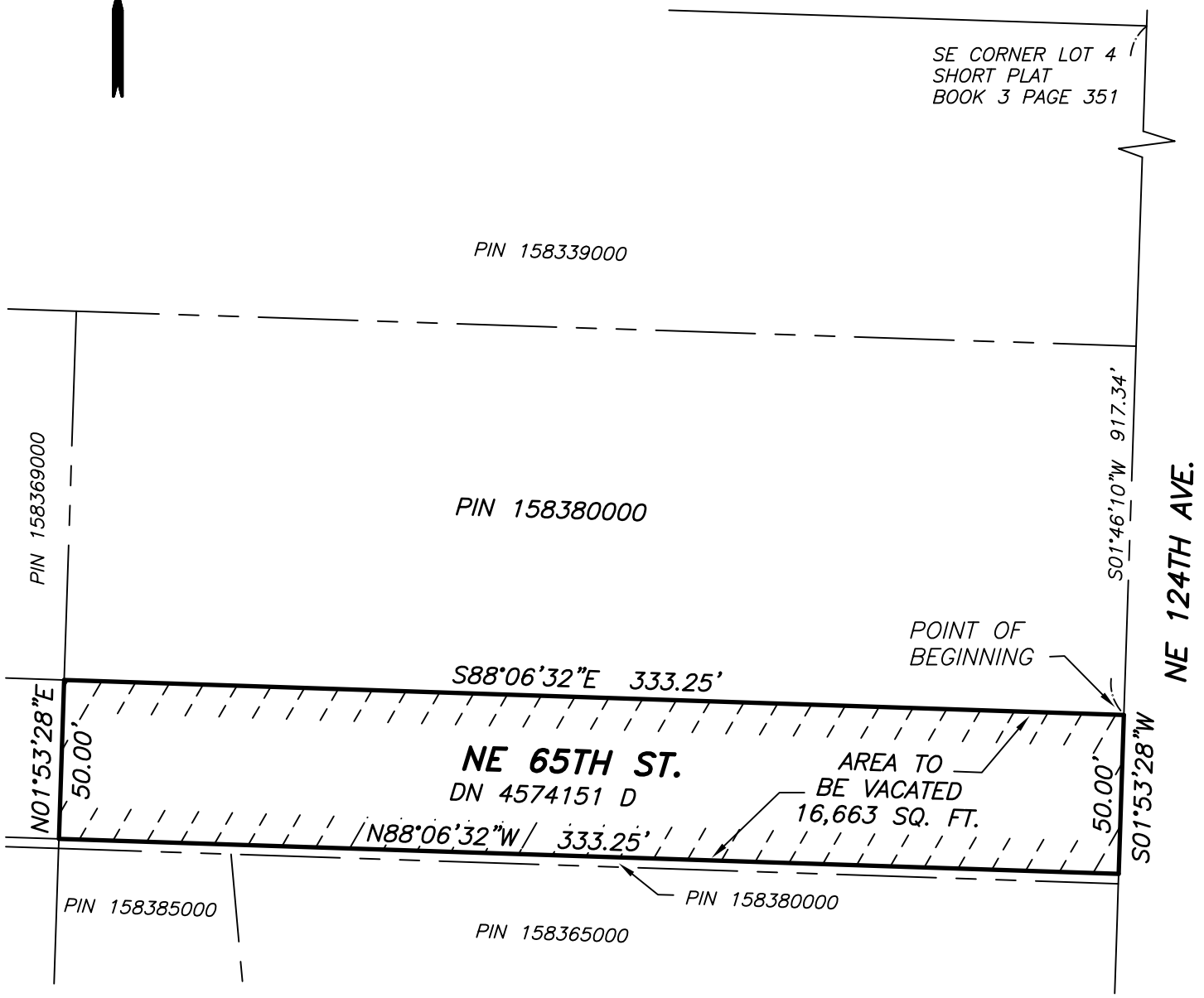


EXHIBIT "B"

RIGHT OF WAY VACATION

IN THE NW 1/4 OF THE SE 1/4 OF SEC. 10, T.2N., R.2E., W.M., CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON



PIN = PROPERTY IDENTIFICATION NUMBER
DN = DEED DOCUMENT NUMBER, CLARK COUNTY DEED RECORDS

STEVEN P. BUCKLE
STATE OF WASHINGTON
30935
REGISTERED
PROFESSIONAL LAND SURVEYOR
RENEWAL: 03-03-25

GRAPHIC SCALE
50 0 25 50
1 INCH = 50 FEET

REPPETO & ASSOCIATES
LAND SURVEYORS
10906 NE 39TH ST,M STE. A7
VANCOUVER, WA 98682
PHONE (503) 408-1507
WWW.REPPETOSURVEYING.COM

FILE: H24019-E.DWG



100ft

-122.542 45.670 Degrees

Exhibit D
Property Value Analysis Memo

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: January 13, 2025

TO: File – NE 65th Street Right-of-Way Vacation

FROM: Eric Hahn, P.E. – Senior Civil Engineer, Transportation Div.

SUBJECT: **Property Value Analysis**

The purpose of this memorandum is to summarize the analysis completed by staff to determine property values for the proposed vacation of excess unimproved right-of-way associated with NE 65th Street, located on the west side of NE 124th Avenue, north of NE Fourth Plain Boulevard. RCW 35.79.030 and VMC 11.05.120 stipulate provisions for the City to collect compensation for the value of public right-of-way that is vacated.

An analysis of the County Assessor's records for properties adjacent to the proposed vacation area resulted in an estimated property value equal to **$9.07 per square foot**. The analysis is as follows:

Parcel No.	Parcel Size (SF)	2024 Assessed Value (Land Value)	Cost/SF
158380000	38,333	$360,019	$9.39
158339000	270,943	$640,217	$2.36
158369000	76,230	$250,470	$3.29
158337000	61,855	$546,101	$8.83
158438000	66,647	$636,548	$9.55
158385000	54,886	$782,150	$14.25
158365000	54,014	$854,128	$15.81
		Average Cost/SF	**$9.07**

The total area of the proposed vacation is **16,663 square feet**. At full value, this results in a total estimated property value equal to **$151,133**.

A RESOLUTION rendering findings and issuing a decision on a proposed Master Plan for the HP East Inc. ("HP") Master Plan development located within the Section 30 Subarea and providing for an effective date.

Staff Report: 090-25

To: Mayor and City Council
From: City Manager
Date: April 28, 2025

Subject
HP Inc. East Master Plan

Key Points

- In December 2019, the Vancouver City Council entered into a Development Agreement (DA) with HP Inc. for a new 98-acre multi-building development located within Section 30
- In May 2021, the Vancouver City Council approved a master plan for 68-acres on the west side of SE 184th Avenue that is currently under development
- HP Inc. has submitted a master plan application for 30 acres east of the previously approved master plan.
- On March 11, 2025, Planning Commission recommended approval of the proposed master plan

Strategic Plan Alignment
Economic Opportunity – a place where a wide variety of businesses of all sizes grow and thrive

Present Situation
HP Inc. has been an important high-tech sector employer in Vancouver for 40 years, and currently employs a highly skilled and well-compensated workforce. Recently, HP, Inc decided to move and grow their Vancouver base of operations in Section 30, an area that is planned for a mix of uses, with an emphasis on employment-based uses.

In December 2019, the Vancouver City Council entered into a Development Agreement (DA) with HP Inc. for a new 98-acre multi-building development that includes up to 1,500,000 square feet of development over multiple buildings with a mix of office, research and development and other uses. In May 2021, the City Council approved a master plan for 68 acres on the east side of SE 184th Avenue.

Recently, HP Inc. submitted a master plan for the 30 acres on the east side of SE 184th Avenue. The property has historically been used for aggregate resource extraction and processing uses. There are no existing structures on the site and very little vegetation except for some trees along the western property line. The proposed Master Plan will provide a framework for future development, which will be subject to site plan review.

The HP site is located within the Section 30 Subarea Plan boundary and Plan District, which requires development to go through a Master Plan process prior to development to ensure it is consistent with

the Section 30 Employment Center Subarea Plan and associated implementing regulations. Master Plan review is a Type IV application that is considered by the Planning Commission with final decisions made by the City Council.

Advantage(s)

1. The Master Plan helps implement the Section 30 vision of a vibrant urban employment center.
2. New infrastructure will comply with the City's Complete Streets Policy by providing separated bike and pedestrian facilities that are safe for all users, ages and abilities.

Challenge(s)

Development will increase trips to and from the site as development occurs. Transportation staff has reviewed the impacts and concluded that the proposed development meets concurrency requirements as conditioned.

Budget Impact

None

Prior Council Review

February 24, 2025 Workshop

Action Requested

On Monday, April 28, 2025, approve the resolution approving the HP Section 30 East Master Plan as conditioned in the March 11, 2025, Vancouver Planning Commission Staff Report.

Staff Contact

Mark Person, Senior Planner, mark.person@cityofvancouver.us

Attachments:

1. Presentation
2. Resolution adopting HP Section 30 East Master Plan
3. HP East Master Plan - Planning Commission Staff Report
4. HP East Master Plan Application



CITY OF Vancouver WASHINGTON

HP East Master Plan

City Council Workshop

Mark Person, Senior Planner
Community Development Department
April 28, 2025

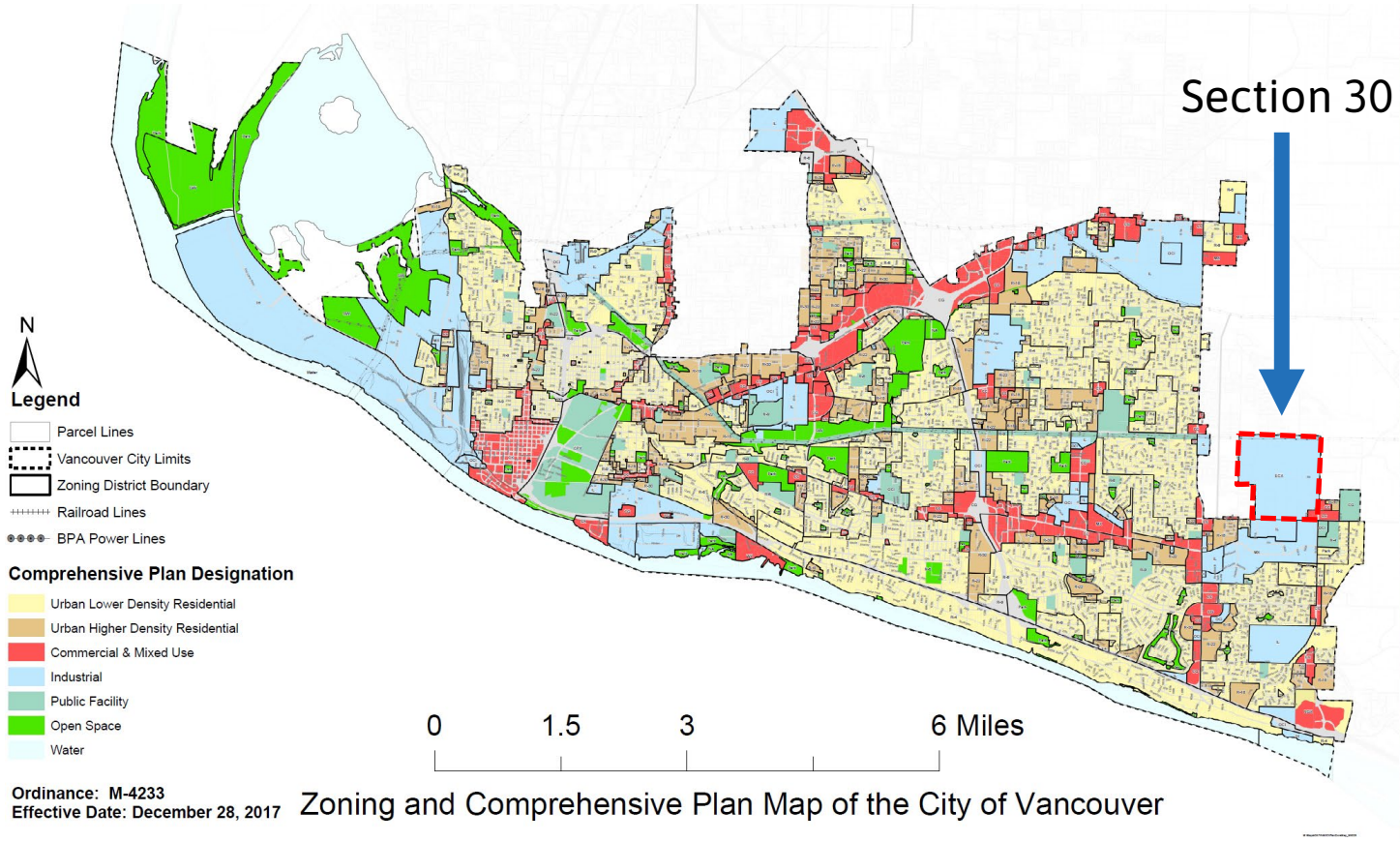


Overview

- History of Section 30
- Overview of Section 30 and Design Guidelines
- Area Planning/Context
- Site Form
- Infrastructure and Transportation
- Sustainability
- Public Outreach

HP East Master Plan

History of Section 30



Zoning and Comprehensive Plan Map of the City of Vancouver



HP East Master Plan

HP's Selection of the City of Vancouver and Section 30

HP's commitment to Vancouver

- HP has a deep community connection developed over four decades.
- Great employee base, great place to do business and desire to build on that foundation.
- Confidence in ability to grow with the City of Vancouver.
- HP undertook a nationwide search in 2018 and 2019 to determine where to invest in a new development and determined that Vancouver provides its employees with a livable community where they can live, work and play.

Section 30

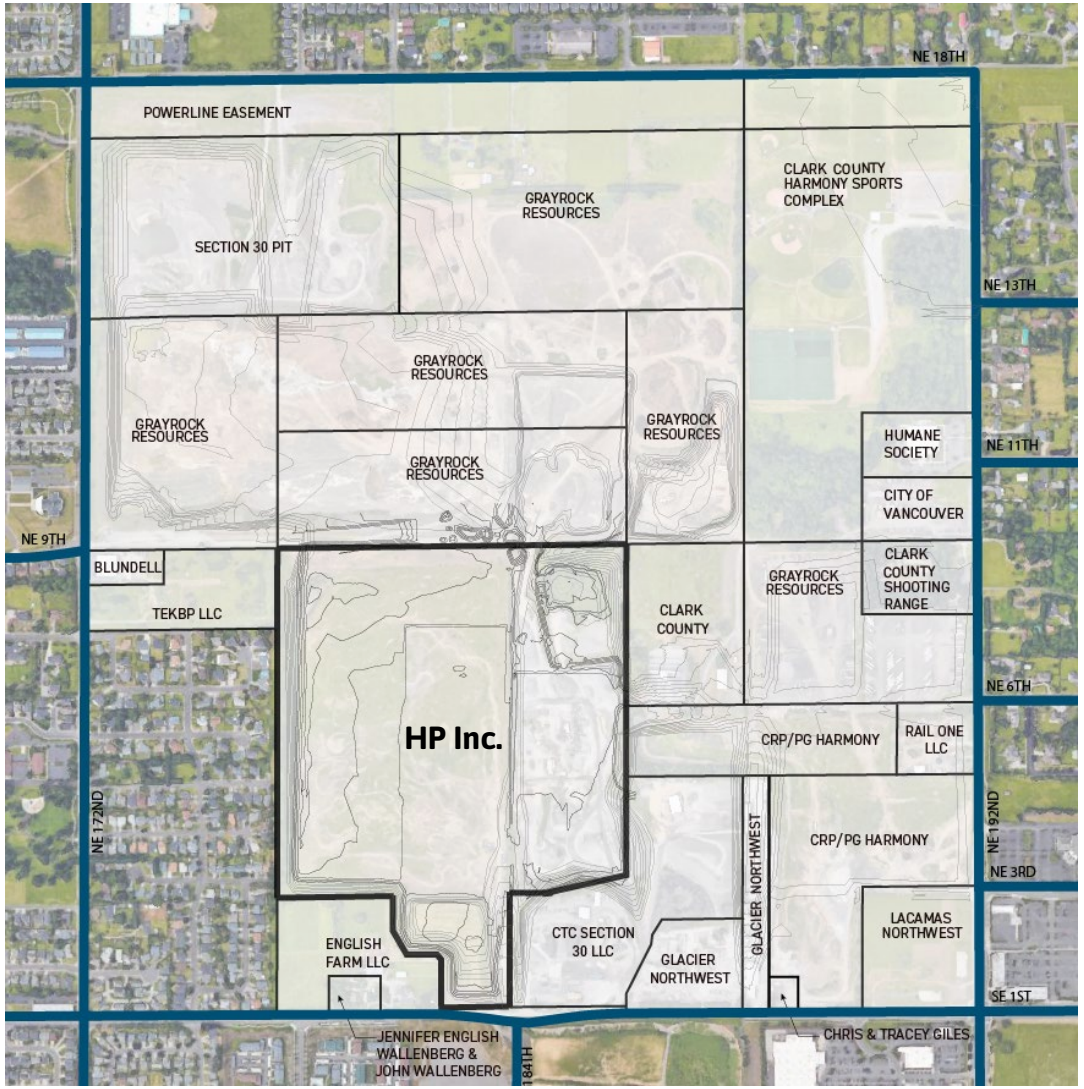
- One of the last large swaths of vacant land within the City's urban growth boundary.
- Prime candidate of the appropriate scale and zoning near HP's current facilities.
- The opportunity to transform a former mine site into an office, research & development and other uses consistent with ECX zoning and the HP-City of Vancouver Development Agreement.

HP East Master Plan

Section 30 Property Ownership

Of the 553 acres, 140 acres of Section 30 is publicly owned by Clark County, the City of Vancouver, and the Bonneville Power Administration.

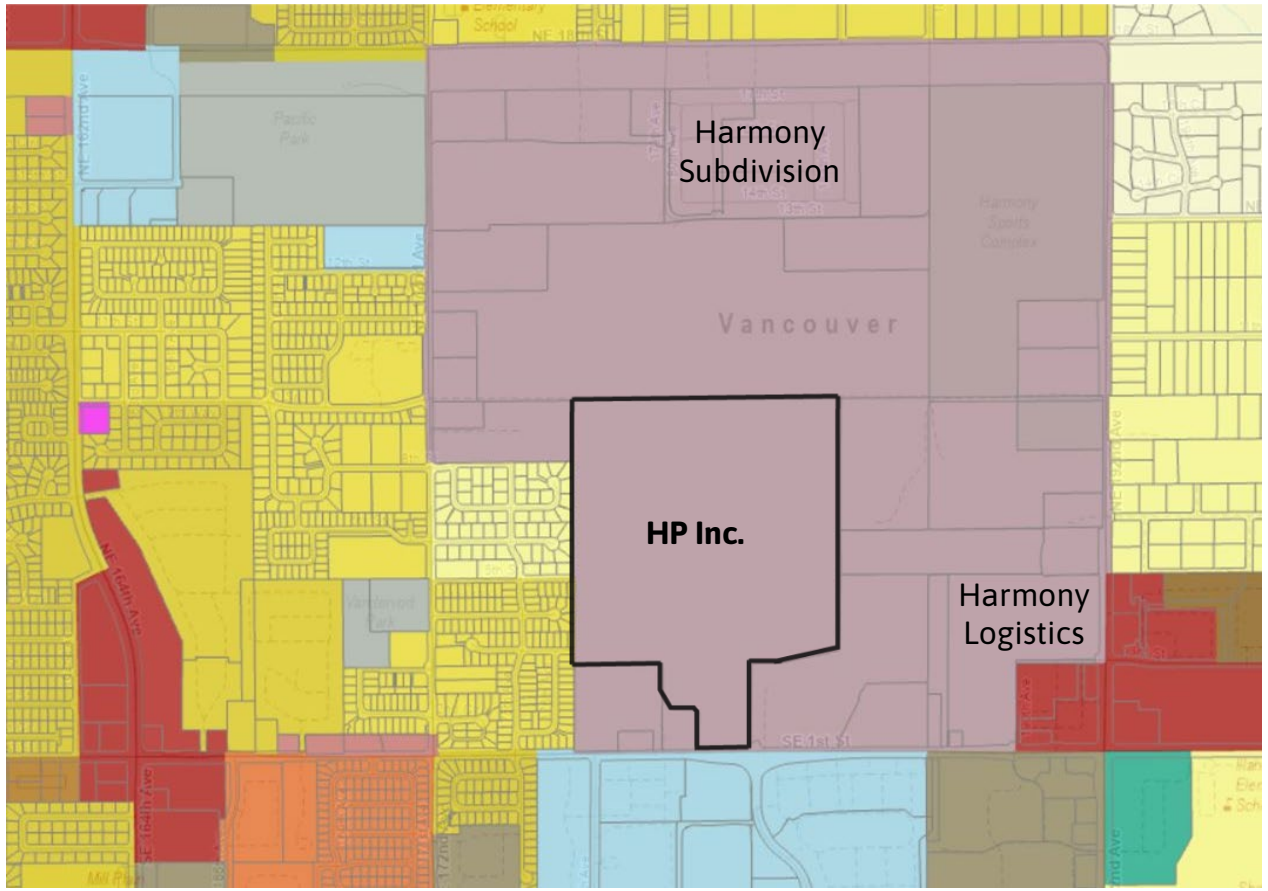
Other large property owners include CTC Section 30 LLC operated by PacTrust which owns property to the east of the HP property, and Grayrock Resources LLC property which is located to the north and northeast of the HP property.



HP East Master Plan

Section 30 Existing Conditions

- Section 30 carries an ECX zoning designation (with surface mining overlay district)
- Harmony Subdivision has received approval for residential uses in Section 30.
- Harmony Logistics under construction.
- Residential uses within the County to the north and west
- Columbia Tech Center to the south
- Residential and commercial uses to the east



HP East Master Plan

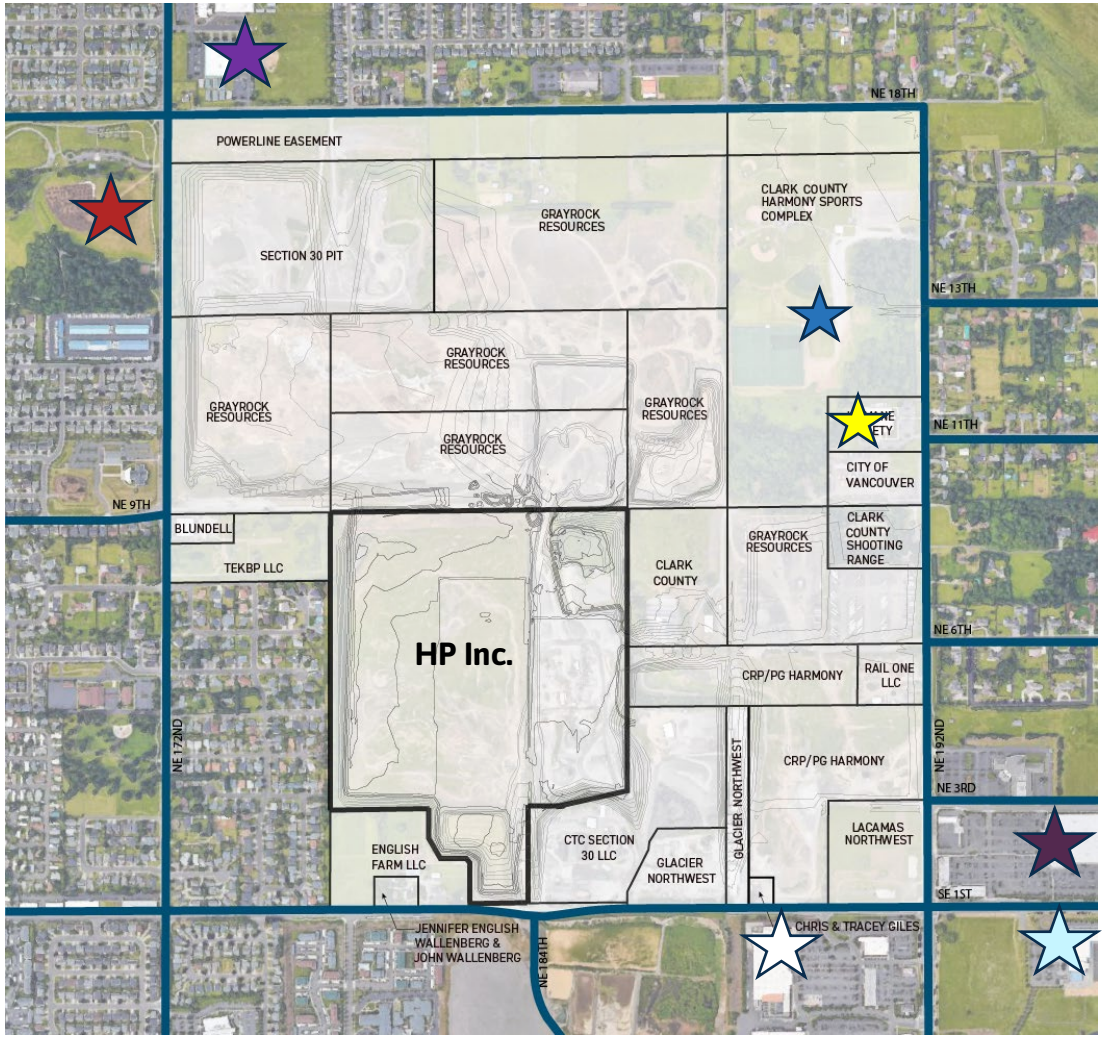
Existing and Surrounding Uses

Existing

- Harmony Sports Complex
- Humane Society of SW Washington

Surrounding

- Pacific Community Park
- Harmony Elementary School
- Illahee Elementary School
- Costco
- The Home Depot



HP East Master Plan

Existing HP Development Agreement

Vancouver and HP signed a development agreement in December of 2019. The purposes of the Development Agreement as related to the HP East Master Plan are stated as:

- Provide for the mix of uses;
- Reserve transportation capacity for HP's future development;
- Provide for the availability and use of transportation impact fee reductions;
- Provide a process for Developer to reserve sanitary sewer and associated infrastructure capacity;
- Reserve Developer's right to connect to any Section 30 public stormwater facility; and
- Vest the development to Development Standards

HP East Master Plan

Response to Planning Commission Feedback from February 11, 2025

Block length – Section 30/ECX requires a maximum block face within the Plan District of 600 feet. The HP COV DA allows block intervals up to 700 feet as needed. East-west streets will connect in a grid pattern at regular intervals of approximately 200 to 600 feet.

Parking will be provided as outlined in the DA and reviewed at the time of site plan

- Office uses: 2.5 to 5 spaces per 1000 square feet.
- Research and Development: 1.25 to 3 spaces per 1000 square feet.
- Light industrial uses: 1.25 to 3 spaces per 1000 square feet.
- Occupant-supported retail: 1 space per 250 square feet, restaurant, and accessory uses.

Application outlines transportation demand management that may include, secure, covered bike parking, onsite transportation coordinator and other items as outlined on page 59 of the applicant narrative

HP East Master Plan

Area Development



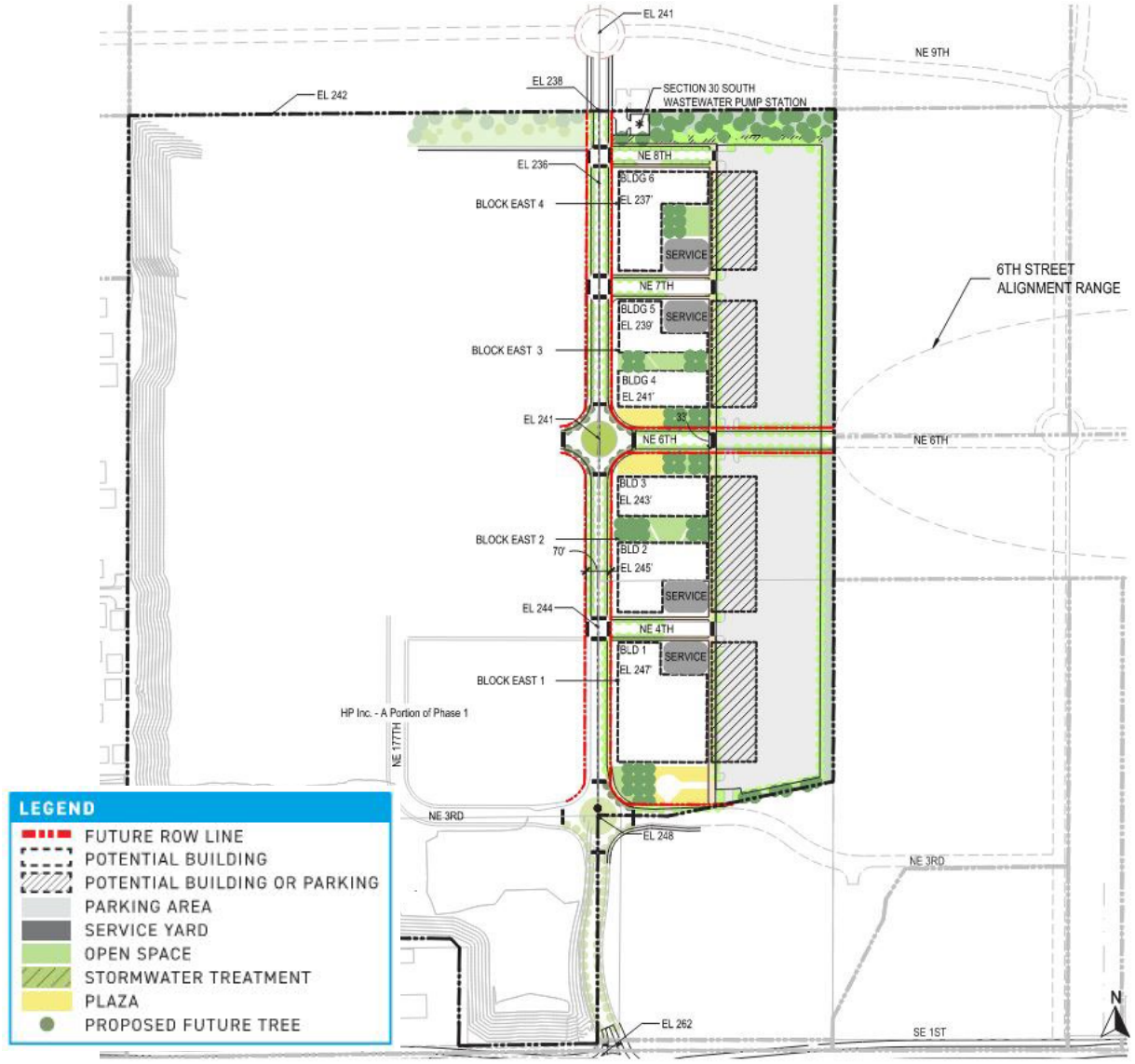
Conceptual aerial view of HP's East Master Plan area in relation to other Section 30 properties.

- The HP East Master Plan builds upon the framework adopted in the 2009 Section 30 Subarea Plan and Design Guidelines and is consistent with the approved DA and HP Master Plan to the west.
- Proposed mix of office, research & development and other uses consistent with ECX zoning and the HP-City of Vancouver Development Agreement.
- Circulation, infrastructure and landscape improvements will be included with each phase of development.
- Sloped banks on the eastern and northern boundaries will provide a natural buffer between the site and neighboring properties.

HP East Master Plan

Full Site Utilization Plan

- The function of the Full Site Utilization Plan (FSUP) is to provide an overall impression of proposed development and to show how the development plan can flexibly respond to changing circumstances over the life of the HP East Master Plan.
- Building footprints on the FSUP show a possible configuration of buildings, parking and open space in each of the four blocks of development.



HP East Master Plan

Sustainability

- HP is a corporate leader in environmental stewardship and has always focused on incorporating environmental sustainability, including constructing sustainable buildings for HP sites in regions where HP operates.
- HP is highly focused on reinventing the workplace as an environment that advances the wellbeing of its people and the planet. HP's industry-leading sustainability standards will be incorporated as a baseline along with additional focus on specific goals maximizing renewable resources and emission reduction.
- HP is on track toward achieving its goals of 100% renewable electricity, 65% greenhouse gas reduction, 35% increase in water efficiency and Zero Waste (90+% of waste diverted from landfills) by 2025.
- HP has achieved triple “A” scores from CDP for transparency and action on climate, forests, and water security for five consecutive years, and has also been recognized as a CDP Supplier Engagement Leader.
- As the HP Vancouver site development is a multi-year project in its early stages, HP will continue to consider the various ways to achieve a technologically smart and green development over time while minimizing its environmental impact.

HP East Master Plan

Public Outreach

The applicant completed the following public outreach to date:

- Direct outreach to City Officials via virtual meetings held in the spring and summer of 2024.
- Coordination with other large property owners within Section 30, including Grayrock, CTC Section 30, Clark County, and CRP/PG Harmony Industrial to inform the HP East Master Plan content and coordination of Section 30 infrastructure.
- Direct outreach to residential neighbors west of HP's property to inform them of development activity.
- Coordination with utility, public service, and public transit providers.

City Staff sent a notice of application and Optional SEPA Determination of Nonsignificance to parties within 500' of the site.

Thank You



Mark Person, Senior Planner,
mark.person@cityofvancouver.us

4/28/2025

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION rendering findings and issuing a decision on a proposed Master Plan for the HP East Inc. ("HP") Master Plan development located within the Section 30 Subarea and providing for an effective date.

WHEREAS, Section 30 Urban Employment Center Plan ("Subarea Plan"), the adoption of chapter 20.690 VMC, implementing the Section 30 Subarea Plan, and the Section 30 Design Guidelines were all previously adopted by City Council, by Ordinance No. M-3930 on October 5, 2009; and

WHEREAS, the applicant has provided a proposed Master Plan to meet the standards of the Section 30 Subarea Plan, the provisions of chapter 20.690 VMC, and has shown the proposal can comply with the adopted Section 30 Design Guidelines, as vested in the HP-City of Vancouver Development Agreement dated December 16, 2019; and

WHEREAS, the City Planning Commission conducted a public hearing on March 11, 2025, and after taking public testimony unanimously voted to recommend to the Vancouver City Council HP Section 30 East Master Plan approval; and

WHEREAS, the recommended approval was made subject to the conditions set forth in the March 11, 2025 staff report.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. As recommended in Staff Report _____, and its exhibit, City Council finds the proposed HP Section 30 East Master Plan development conforms to the

Subarea Plan and Design Guidelines and the applicable provisions of Title 20 VMC, including the provisions of VMC 20.690 (the Section 30 Plan District).

Section 2. Based on the findings presented, City Council Approves the HP Section 30 East Master Plan.

Section 3. This Resolution is effective upon execution.

DATED this _____, of _____, 2025.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Natasha Ramras, City Clerk

Approved as to form:

_____
Nena Cook, City Attorney

CITY OF Vancouver WASHINGTON

STAFF REPORT

DATE: March 11, 2025

TO: Chair Adigweme and Planning Commission members

FROM: Mark Person, Senior Planner, Community Development Department

RE: **HP East Master Plan**

CC: Rebecca Kennedy, Deputy Director, Community Development Department

Introduction
HP has submitted a Master Plan for up to 1,500,000 square feet with a mix of office, research and development, industrial services, manufacturing and production, light industrial uses, as well as the potential for occupant-supported small scale retail, restaurant, accessory uses, and related parking and associated onsite improvements consistent with the Development Agreement over the entire 98 acres of HP ownership.

A Type IV (legislative) review process is required. The initial hearing is before the Planning Commission. The Commission conducts a public hearing and forwards a recommendation to the City Council. City Council then conducts a second public hearing and renders the final decision by the city.

Appeals are heard by the Superior Court

Background/Overview
The proposed Master Plan is located within Section 30, which was annexed into the City of Vancouver on July 16, 2008. In 2009, the Section 30 Subarea Plan, Plan District and Design Guidelines were adopted. The plan envisions one of Vancouver's largest 21st Century urban employment centers that will attract emerging technology companies and provide for growth in family wage jobs.

Vancouver and HP entered into a Development Agreement in December of 2019 (Clark County Recorded Doc. 5684394).

The HP Master Plan for the 68-acre western portion of the HP property was reviewed and approved by Vancouver City Council in May 2021 (M-4126). Pursuant to the

approved master plan, a portion of phase 1 that includes two buildings and associated improvements is currently under construction. According to that prior approval, future development of the HP property subject to the existing master plan will require site plan approval.

The HP East Master Plan is a proposal to master plan for HP's recent acquisition of an additional 30 acres of property in Section 30 that is located east of the planned extension of 184th Avenue as it extends from NE 3rd Street to near NE 9th Street. Future development of this 30-acre portion of HP's property will require site plan approval consistent with the HP East Master Plan, once adopted.

General Site Information

Zoning District	ECX with surface mining overlay
Adjacent Zoning Designation	IL to the south, across 1st Street, ECX to the east and north, single-family residential Clark County jurisdiction to the west
Comprehensive Plan Designation	IND
Parcel Size	A consolidated single parcel, containing approximately 98 acres
Adjacent Land Uses	English Estate Winery to the west and south, active mining operations to the east and north, and single-family residential development to the west
Access Roads	1st Street to the south; 184th Avenue to the west
Existing Vegetation	Grasses and trees along a portion of the perimeter of the site
Existing Structures	None
Topography	Steep slopes around the perimeter of the site associated with past mining activities
Geologic Hazards	Slopes > 25%
Seismic Hazard	NEHRP Class C
Flood Plains	No mapping indicators
Wetlands	No mapping indicators
Archaeology	Level B – Lower Probability
Drainage Basin	Lacamas Creek
Wellhead Protection	Critical Aquifer Recharge Area
Soils	LgB; and Fn at the northeast corner of the HP Property adjacent to the Clark County property
Park Impact Fee District	Not applicable for industrial development
School Impact Fee District	Not applicable for industrial development
Impacted Schools	Not applicable for industrial development
Traffic Impact Fee District	Cascade
Transportation Analysis Zone	278
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver

Neighborhood Association	N/A

Procedural History

Activity	Case #	Date
Annexation history	M-3880	07/16/2008
Pre-application conference		05/09/2024
Application submitted	LUP-84555	09/17/2024
Application determined fully complete		10/14/2024
Notice of application and notice of public hearing		10/25/2024
SEPA determination: Optional DNS		10/25/2024
Final DNS		12/04/2024
Planning Commission Hearing Date		03/11/2025

Review Criteria and Findings

Land Use

20.210 Decision Making Procedures

Finding: This application is reviewed as a Type IV per the Section 30 Review Criteria and Process of 20.690.050.C initially considered by the Planning Commission with final decisions made by the City Council.

Conclusion: The proposal was reviewed as a Type IV application. The proposal complies with the decision-making procedures of VMC 20.210 and 20.690.050.C. A public hearing before the Planning Commission is scheduled for March 11, 2025. After Planning Commission makes a recommendation, City Council will make the final decision.

20.690 Section 30 Employment Plan District

Finding: The Master Plan is within the Section 30 Employment Plan District and subject to the Section 30 Development Standards and Uses as modified by the approved Development Agreement.

20.690.030 Uses

Finding: The Master Plan includes office, research and development and other uses allowed as permitted uses in the ECX and consistent with the Development Agreement.

20.690.040 Development Standards

Finding: Development standard compliance for future development within the Master Plan area will be assessed at the time of site plan review. In general, the Master Plan concept demonstrates compliance with the ECX development standards and the Section 30 Design Guidelines.

A. New Heavy Industrial

Finding: No new heavy industrial uses are proposed as part of the Master Plan development.

B. Maximum Building Heights

Finding: There are no building height restrictions within the ECX zone, and under the code building heights shall not be restricted within the Plan District. The Section 30 Design Guidelines state, "*Care should be taken to consider the impact of the proposed construction within 500 feet of homes adjacent to the southwest quarry slope on existing views of Mt. Hood.*" The Master Plan narrative states that buildings may be single or multi-story and will predominately be a minimum of 24' in height.

Building height will be reviewed for adherence to the Section 30 Design Guidelines at the time of site plan submittal.

C. Drive-Through Uses

Finding: No drive-through uses are proposed as part of the master plan.

D. Building Setbacks

1. Any development adjacent to the Principal Arterial streets bordering the Section 30 Plan District shall provide a 20-foot minimum landscaped setback from the back of sidewalk.

Finding: The Master Plan does not include property along the frontage of a Principal Arterial, therefore, this standard does not apply.

2. All other street setbacks shall be a landscaped 10-foot maximum from the back of sidewalk. An exception for up to a 20-foot maximum setback shall be allowed for proposed green street features, publicly accessible plazas, or due to topographic constraints.

Finding: The Design Guidelines and VMC 20.690.040(D)(2) define maximum building setbacks from streets other than collectors and arterials, of 10 feet from the back of the sidewalk, with an exception allowed up to 20 feet. The Master Plan at Section 2.3 states:

> "The Design Guidelines and VMC 20.690.040(D)(2) define maximum building setbacks from streets other than collectors and arterials, of 10 feet from the back of the sidewalk, with an exception allowed up to 20 feet. This will enable appropriate accommodation of pedestrian facilities and landscape. Consistent with the Development Agreement, this 10 foot minimum landscaped setback is measured from the back of the sidewalk, with the option to exceed the minimum to ensure architecturally sound design of landscaped setbacks taking into account factors including, but not limited to, pedestrian interface, vehicular circulation, and building design. Back of sidewalk also refers to back of a public recreational trail that may be co-located on a public rights of way or private street."

This will enable appropriate accommodation of pedestrian facilities and landscape. Setbacks will be reviewed at the time of site plan application.

3. New Heavy Industrial uses allowed by recorded Development Agreements shall provide a minimum 10-foot landscaped side and rear set back. Landscape shall include shrubs to form a six-foot-high buffer screen 95 percent opaque year-round.

Finding: No heavy industrial uses are proposed as part of the Master Plan.

4. All landscaped setbacks shall at a minimum meet the Section 30 Landscape Design Guidelines.
Finding: Consistent with the Development Agreement, this 10 foot minimum landscaped setback is measured from the back of the sidewalk, with the option to exceed the minimum to ensure architecturally sound design of landscaped setbacks taking into account factors including, but not limited to, pedestrian interface, vehicular circulation, and building design. Back of sidewalk also refers to back of a public recreational trail that may be co-located on a public rights of way or private street. Landscape setbacks will be reviewed at the time of site plan application.

20.690.050 Master Planning
Finding: An approved master plan is required prior to development in the Plan District to ensure development is consistent with the Section 30 Employment Center Plan. The application includes the required elements for master plan review and HP used the Section 30 Employment Center Plan (sometimes referred to as the Subarea Plan) as a framework for the development of the HP property describe in the Master Plan. As set forth in the HP Master Plan and incorporated here by reference, the applicable Section 30 Employment Center policies have been addressed.

Review Criteria and Process
1. The Master Plan implements the Section 30 Employment Center Plan and requirements of this chapter.
Finding: The proposed Master Plan implements the Section 30 Employment Center Plan and requirements of this chapter as outlined within this report.

2. Impacts from ongoing heavy industrial uses on adjacent properties will be buffered and mitigated.
Finding: Ongoing heavy industrial uses to the east will be buffered by the grade changes between the HP property and neighboring properties. To the north, grade changes and a pump station will buffer the proposed development from neighboring properties.

3. The Master Plan is consistent with the Section 30 Design Guidelines or proposes standards that will achieve at least equal quality site development.
Finding: The Master Plan is consistent with the Section 30 Design Guidelines and Development Agreement dated December 2019. Future site plans will be submitted and reviewed for consistency with the Master Plan, Section 30 Design Guidelines, and Development Agreement.

Prior to site plan approval, future applications must demonstrate compliance with Section 30 Standards and Design Guidelines as modified by the Development Agreement and provided in the Master Plan.

4. The Master Plan achieves the following objectives:

a. Provides for the potential of more intense urban development in the future and for compatibility between different land uses by meeting VMC 20.690.060, Full Site Utilization Plan requirements.

Finding: The Master Plan provides for up to 1.5 million gross square feet of development over the HP property (68 acres included in the already approved master plan and the 30-acres proposed for this master plan), providing for a more intense urban development consistent with the Development Agreement. The Master Plan application includes a Full Site Utilization Plan that meets the requirements of 20.690.060(D) demonstrating compatibility between adjacent land uses.

b. Provides safe, cohesive and connecting street and sidewalk system that is consistent with the Section 30 Employment Center Plan.
Finding: The Master Plan includes a public street, NE 184th Avenue, extending north from NE 3rd Street and a series of private streets to serve the site internally, as well as connections to public streets that will provide access to properties to the east, including public street NE 6th Street. The proposed private and public streets include pedestrian and bicycle facilities consistent with the Section 30 Employment Center Plan.

i. Plans and allows for connections to future development in the entire Plan District.
Finding: The Master Plan allows for future development to the north and east within the Plan District through the extension of NE 184th Avenue from NE 3rd Street to the south, and public street connections to the east as 184th Avenue extends to the eventual extension of NE 3rd Street, NE 6th Street and NE 9th Street.

ii. Generally meets the future collector street locations and substantially meets connections to streets outside of Section 30 as shown in the Section 30 Employment Center Plan document.
Finding: The proposed Master Plan includes the extension of NE 184th Avenue from NE 3rd Street to the eventual extension of NE 9th Street to the north. Northeast 184th Avenue generally meets the future collector location and connections shown in the Section 30 Employment Center Plan.

iii. Provides a logical extension, continuation and interconnection of streets and bike/pedestrian access ways to serve circulation and access needs within the Section 30 Employment Center Plan document and adjoining neighborhoods.
Finding: The extension of NE 184th Avenue as part of the approved HP Master Plan to the west includes a 12-foot multi-use recreational trail along both sides of the street. The path includes facilities for bicycles and pedestrians. This recreational trail will provide a continuation for bicycles and pedestrians from development to the south, and with the planned continuation of the recreational path along NE 9th Street through Section 30. Internal to the site, the Master Plan includes sidewalks and shared private roadways for bicycle and pedestrian circulation.

iv. Provides a multi-directional access and circulation to the street system similar to that provided by a traditional street grid with streets intersecting at 90 degree angles at regular intervals of 200 to 600 feet.
Finding: The Master Plan abuts NE 184th Avenue (public) to the west. The extension of NE 184th Street between SE 1st Street and NE 4th Street is currently under construction. The Master Plan includes proposed extensions of NE 3rd Street, NE 4th Street, NE 6th Street, NE

7th Street and NE 8th Street to the east. These street improvements will be completed as part of future site plan submittals.

v. Provides full multimodal infrastructure and on-site facilities that promote the use of transit, pedestrian, and bike modes, as contemplated in the Section 30 Employment Center Plan.
Finding: The approved Master Plan to the west included the extension of NE 184th Avenue north from SE 1st Street to the eventual extension of NE 9th Street. Northeast 184th Avenue will include a 12-foot pedestrian and bicycle multi-use recreational trail along both sides of the street. Internal to the site, private roadways include sidewalks for pedestrians and drive lanes anticipated for shared use with vehicles and bicycles. The applicant has been in close coordination with C-Tran on future stop locations along NE 184th Avenue to serve the site as it develops. Transportation Demand Management programs are also contemplated for the site (see Section 3.5 of the Master Plan) in addition to bicycle facilities like HP's other sites.

c. Provides for a cohesive public utility (water, sewer, and stormwater) network that facilitates service to all areas within the Plan District, meets Section 30 Employment Center Plan policies and 20.690.060, Full Site Utilization plan.
Finding: City staff from water, sewer, and stormwater have reviewed the Master Plan for compliance with Section 30 Employment Center Plan policies and the requirements of the Full Site Utilization Plan.

d. Provides for an integrated park/open space and trail network that meets the standards of the Vancouver-Clark Parks & Recreation Comprehensive Parks, Recreation & Open Space Plan and substantially meets the intent of the Section 30 Employment Center Plan Open Space, Trails and Public Facility policies.
Finding: The proposed Master Plan includes a series of plazas and open space areas internal to the site. A shared use recreational trail is included in the master plan along NE 184th Avenue in conformance with the parks, trails, and open space concept of Section 30. The Development Agreement between Vancouver and HP allows the 12-foot shared use recreational trail along NE 184th Avenue to satisfy the west perimeter walking path concept identified in the Section 30 Plan.

Based on the foregoing, the applicant's Master Plan meets the requirements for integrated park/open space and trail network under this criterion.

e. Provides landscaping that includes trees that will create an attractive community, maximize the use of native plant materials and meet the intent of the Section 30 Design Guidelines.
Finding: The Master Plan includes a conceptual landscape plan in compliance with the Section 30 Design Guidelines. Site plan applications associated with the Master Plan will be reviewed by the Vancouver Urban Forester.

f. Establishes property grades and finished elevations that allow for balanced grade transitions between properties.

Finding: The Master Plan includes approximate grades for future buildings that demonstrate balanced grading and transitions. The proposed development will be separated from adjacent Section 30 properties by public roadways and NE 184th Avenue to the east.

g. Retaining walls shall meet the intent of Section 30 Design Guidelines.
Finding: As stated in the Master Plan, proposed elevations and graded perimeter banks to the south, east and north will minimize the use of retaining walls. Retaining walls will be reviewed at the time of site plan review.

h. Provides for shared parking where feasible.
Finding: As shown in the Master Plan, access between parking lots can occur without having to access public streets. Parking for the Master Plan site may be shared between phases and buildings internal to the site.

i. Meets SEPA requirement.
Finding: The applicant submitted an environmental checklist for review (Exhibit 5). Staff issued a Notice of Application and optional SEPA Determination of Nonsignificance (DNS) October 25, 2024. One public comment was received during the 30-day public comment period (Exhibit 6) and the applicant submitted a response (Exhibit 7). A final Notice Determination of Nonsignificance (DNS) was issued December 4, 2024 (Exhibit 8).

The SEPA appeal period ended December 18, 2024. No appeals were received.

Future site plan submittals must show compliance with the Master Plan SEPA checklist, or amend or submit a new SEPA checklist to include any unexpected impacts or project changes.

<u>20.690.060(D) Full Site Utilization Plan</u>

1. The FSUP demonstrates a realistic assessment of future building types and sizes, and future parking needs.
Finding: The Master Plan application includes a full site utilization plan. The plan demonstrates a realistic depiction of future buildings that includes approximate sizes and base elevations in addition to parking.

2. The FSUP provides for realistic areas for future building pads and structured parking facilities.
Finding: The full site utilization plan includes future building pads and potential areas that could be used for parking as needed. If the applicant decides to utilize deck parking, such parking could occur in the main parking area east of the proposed building locations. See Master Plan, Section 3.3., Potential Parking Options, Option B. If the applicant decides to utilize multi-story structured parking, such parking could be used in conjunction with surface parking on either side of the NE 6th Street. See Master Plan, Section 3.3., Potential Parking Options, Option C.

3. The FSUP adequately represents the potential to achieve the street grid and circulation requirements of 20.690.040.
Finding: The full site utilization plan included with the Master Plan application shows compliance with the street grid and circulation requirements of 20.690.040. Northeast 184th Avenue (public street) has been extended north from SE 1st Street as part of the approved master plan to the west. East-west streets will connect in a grid pattern at regular intervals of 200 to 600 feet. The Development Agreement between Vancouver and HP allows for block intervals of up to 700 feet as needed.

4. The proposal meets the intent of the Section 30 Design Guidelines.
Finding: As detailed within this staff report, the Master Plan proposal, including the full site utilization plan, meets the intent of the Section 30 Design Guidelines. Site-specific Section 30 Design Guidelines will be reviewed for compliance at the time of site plan review.

Section 30 Design Guidelines

A. Site Planning Guidelines

A.1 Grading and Elevations

A.1.1 Site Grading
Applicants should successfully demonstrate how proposed site grading on the property creates balanced grade transitions and promotes cohesive and attractive urban design.
Finding: The Master Plan application includes a full site utilization plan with approximate grades of future buildings and parking areas. The plan demonstrates balanced transitions and integration with the adjacent properties that will promote cohesive and attractive urban design.

A.1.2 Transitional Elevations
Transitional elevations between properties or development pads of differing elevation should be addressed in a manner to create an attractive urban design, allowing for pedestrian connectivity, and optimizing developable lands. Transitional elevations may include retaining walls, landscaped slopes or other techniques shown to meet the intent of this guideline. See Guideline E for retaining walls and landscaping.
Finding: The applicant's Master Plan states that grades will slope down approximately 10 feet from the HP East property to the intersection of NE 184th with NE 9th Street. In addition HP's property is separated from properties to the east by a drop of 10 to 20 feet.

A.2 Building Location and Orientation

A.2.1 Employment Center Mixed-use (ECX)
Buildings should orient to a frontage street and include a 10-foot setback. Exceptions for up to a 20 feet maximum setback is allowed provided key elements are included.
Finding: The Master Plan includes diagrams showing buildings oriented to the proposed NE 184th Avenue public street to the east and internal private streets in compliance with this guideline. The Development Agreement allows the 10-foot setback to be exceeded to ensure building and landscape features that enhance the pedestrian interface,

vehicular circulation and building design. See also finding in response to VMC 20.690.040(D)(2), incorporated here by reference.

A.3 Gateway Streets

A.3.1 Entrance Corner Design
Development at the entrance corners where collector streets enter Section 30 from bordering arterial streets should provide special design features.
Finding: The HP East site is not located at the gateway or corner of Section 30 as described in the Design Guidelines. The applicant states that entry to the HP property near the intersection of NE 184th Avenue and NE 9th Street will contain a signature gateway identified by HP monument signs.

A.4 Open Space and Plazas

A.4.1 Urban Pathways Connecting Open Spaces
Applicants should show how the proposed site design will connect open spaces by way of pathways to regional trails and other pedestrian corridors.
Finding: The Master Plan includes pathways connecting open spaces and plazas to buildings and internal site sidewalks that will connect to sidewalks in surrounding public streets and the public recreational trail along NE 184th Avenue.

A.4.2 Small Urban Plazas
Small plazas are encouraged to be incorporated into overall site design. These plazas provide visual interest to the streetscape, a place for residents, workers, or visitors to gather, and can be designed to create welcoming entrances to buildings. Plazas should be oriented for solar access and include such amenities as raised planters and benches.
Finding: The Master Plan includes several plazas and open space areas for use by employees as indicated on the landscape diagram.

A.4.3. Focal Point – Urban Neighborhood Overlay Mixed-use Center
Finding: The proposed Master Plan does not include an urban neighborhood overlay.

A.4.4 Useable Open Space – Urban Neighborhood Overlay Residential Area
Finding: The proposed Master Plan does not include an urban neighborhood overlay.

A.5 Creating a Lake
Finding: No lakes are proposed as part of the Master Plan.

A.6 Special Treatment of Westside Quarry Slopes

A.6.1 Quarry Side Slope Design
Quarry slopes across much of the western boundary currently are tall (70 feet or more) and steep with a 2 to 1 slope. These quarry slopes also provide several opportunities depending on potential site designs.
Finding: The HP East site is not located along the western boundary of Section 30.

A.7 Service Elements

A.7.1 Dry Utilities
Dry utilities (those other than sewer and water) should be placed underground.
Finding: The placement of dry utilities (other than sanitary sewer, storm sewer, and domestic water) underground within the public right of way will be reviewed at the time of site plan review.

A.7.2 Service Enclosures
Finding: Service enclosures and screening will be reviewed at the time of site plan review. Based on the Master Plan materials included in the submittal, many of the service areas will be located to the east of the proposed buildings, and some service areas for buildings along 184th Avenue will face private streets.

A.7.3 Service Element Location
Finding: Service elements within the Master Plan are located to the side and rear of the buildings, away from the public roadway and pedestrian environment associated with NE 184th Avenue. Based on the Master Plan materials included in the submittal, many of the service areas will be located to the east of the proposed buildings, and some service areas for buildings along 184th Avenue will face private streets. The service areas will be designed consistent with architecture of the primary structures and where adjacent to sidewalks will be separated by a three-foot-wide landscaped planting strip.

A.7.4 Roof-Mounted Mechanical Equipment
Finding: The Master Plan indicates that roof mounted equipment will be screened from public view by incorporating the equipment as part of the structure and designed and placed to reduce noise. Roof-mounted equipment associated with each building will be reviewed at the time of site plan application.

A.7.5 Utility Boxes and Meters
Finding: The Master Plan indicates that utility boxes and meters will be located and accessible from the private street on the east side of the buildings.

B. Access, Circulation and Parking

B.1 Street Pattern and Layout

B.1.1 Hierarchy of Connected Streets
Master Plans should successfully demonstrate how the proposed development meets the intent of the guidelines.
Finding: The proposed Master Plan abuts the extension of NE 184th Avenue currently under construction. The proposed alignment closely matches what is identified in the Section 30 Plan, including roundabouts for NE 3rd and 6th Streets. The Master Plan also includes private streets to serve parking and internal circulation.

B.2 Street Design

B.2.1 Street Design – Employment Center Mixed-use (ECX)
Project's should demonstrate how the proposed street and development design creates safe, attractive, and functional streets that enhance the Section 30 Plan area's ability to function as a pedestrian-oriented employment center. This can be accomplished by providing pedestrian-friendly street frontages and street amenities and landscaping elements that enhance the visual environment.
Finding: The Master Plan includes cross section details for NE 184th Avenue, a public street currently under construction, and typical east-west streets. NE 184th Avenue will include a landscape strip and a 12-foot multi-use recreational trail along both sides. The east-west private streets include a landscape strip and associated sidewalk along both sides. Therefore, the Master Plan complies with this guideline.

B.2.2 Street Design – Urban Neighborhood Overlay
Finding: The proposed Master Plan does not include an Urban Neighborhood Overlay.

B.2.3 Low Impact Street Design
Low impact street design, including pervious pavement, rain gardens, etc., is encouraged.
Finding: The Master Plan will include low impact street and parking design as practical that includes rain gardens, swales and other landscaped areas. In addition, the street design accommodates all modes of travel.

B.3 Pedestrian and Bicycle Circulation
Applicants should successfully demonstrate how the proposal includes an integrated pedestrian and bike system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk and multi-use trail system and adjacent properties and land uses.
Finding: The Master Plan includes sidewalks along both public and private streets. A multi-use/recreational trail that includes pedestrian and bicycle facilities is currently under construction along both sides of NE 184th Avenue. Pedestrian pathways to buildings are also proposed within the parking area and connecting open spaces between buildings.

B.4 Sidewalks and Pathways

B.4.1
Generally, the sidewalk or public walkway infrastructure should be provided in a grid pattern with a suggested maximum grid size of 600 feet in the ECX portions of the Plan District and 300 feet in the Urban Neighborhood Overlay areas.
Finding: The proposed Master Plan abuts the extension of NE 184th Avenue to the west. A series of public and private east-west streets are proposed for internal circulation. Distances between east-west streets along NE 184th Avenue vary from 370 to 530 feet, with intermediate access between buildings, providing convenient access by pedestrians and bicyclists. The Development Agreement allows block lengths up to 700 feet as needed. The Master Plan does not include an Urban Neighborhood Overlay area.

B.4.2
Generally, the core bike lane network will consist of bike lanes on all Plan District Collector Arterial Roadways. All other roadways within the district should be designed in consideration of the street as a shared-use space that should accommodate all modes of travel. For example, street design should consider grade, safety, connecting uses, visibility, and travel speeds.
Finding: The extension of NE 184th Avenue (currently under construction between SE 1st Street and NE 4th Street) along the western edge of the site will include a 12-foot-wide multi-use recreation trail with space for bicycles and pedestrians along both sides of the roadway. Internal private streets include sidewalks for pedestrians, and shared road use for bicyclists. The Master Plan includes pedestrian facilities along public and private streets, within the parking area and between buildings. The Master Plan narrative states that bicycle racks and associated facilities will be located within each group of buildings to encourage walking and bicycle trips.

B.5 On-Site Vehicular Access and Connections

B.5.1
On-site vehicle access and connections to surrounding land uses should meet the intent of the plan district.
Finding: The Master Plan includes phased development of private streets. To the extent that these private streets provide access to multiple phases of the development, joint access goals are met. The street connections provide the framework for the planned pedestrian oriented employment center, linking employees to commercial and residential neighborhoods elsewhere in Section 30. Frequent points of access from HP buildings to NE 184th Avenue will encourage walking and bicycling rather than automobile use for local trips. Bicycle racks and associated facilities will be located within each group of buildings.

B.5.2
Developments are encouraged to design interior access roads to look and function like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, parking on one or both sides, pedestrian amenities such as lighting benches, plazas, or pocket parks.
Finding: The Master Plan includes interior access roads that include a landscape strip and sidewalk. Drop off zones for ride sharing may be included along portions of interior streets.

B.6 Parking
Sufficient, readily accessible, and safe parking is essential to the success of a mixed-use center. These guidelines provide flexibility in how developments accommodate parking, while ensuring the safety of users and convenience to businesses. Reducing the impact of parking lots, particularly when they are located adjacent to pedestrian activity, is essential. Structured parking is preferred, and parking garages should be physically and visually integrated with other uses.
Finding: The Master Plan includes parking areas to the east of the buildings, not adjacent to pedestrian activity. Pedestrian paths are proposed within the parking areas

for pedestrian circulation and safety to travel to and from buildings and vehicles. Optional deck and structured parking are considered in the full site utilization plan as discussed in the finding for VMC 20.690.060(D)(2) and incorporated here by reference.

B.6.1 Parking Lot Configuration
Applicants should successfully demonstrate how parking facilities (surface and structured) will be located and designed to minimize impacts on the pedestrian/visual environment.
Finding: Parking areas are located to the east of the proposed building sites. The parking areas will be screened from the public right of way and pedestrian environment of NE 184th Avenue through a combination of building design and landscaping. Parking areas will be screened from adjacent property to the east, south and west through a combination of grade changes and landscaping, with shade trees included to mitigate view impacts.

B.6.2 Minimum Parking Required
Parking spaces should be provided consistent with VMC.20.945. Reduced minimum parking required may be approved by the Planning Official if the applicant can demonstrate that the use does not require the parking (e.g., senior housing), that there is a shared parking agreement in place, or that the majority of users will not arrive in vehicles but on foot, bicycle or by transit.
Finding: Consistent with the Development Agreement, parking spaces shall be provided for in the following ratios:

- Office uses: 2.5 to 5 spaces per 1000 square feet.
- Research and Development: 1.25 to 3 spaces per 1000 square feet.
- Light industrial uses: 1.25 to 3 spaces per 1000 square feet.
- Occupant-supported retail: 1 space per 250 square feet, restaurant, and accessory uses.

Note that occupant-supported uses are primarily meant to be open to HP employees, therefore no additional parking demand will be generated. Other uses incidental to an office building will meet the parking ratios for office uses.

B.6.3 Parking Garage Design
Parking garages should be designed to obscure the view of parked cars. Where commercial or residential space is not provided on the ground level adjacent to the sidewalk to accomplish this, features such as planters, decorative grilles, or works of art as approved by the Planning Official should be included.
Finding: No parking garages are proposed at this time.

B.6.4 Parking Garage Entries
Finding: No parking garages are proposed at this time.

C. Public Facilities and Services

C.1.1 Passive Open Space Uses and Designs

Stormwater facilities, such as retention ponds, swales, or infiltration trenches, can all be designed to be a visual asset to planned open space.
Finding: Each property owner in Section 30 is to manage stormwater quality on its own property prior to releasing it to a public stormwater collection facility. Native gravels provide the best infiltration sites, and the City will prioritize reservation of areas that still have native gravel for stormwater infiltration especially near NE 9th Street. A public stormwater facility is planned for the northern end of the already approved master plan, adjacent to the future alignment of NE 9th Street. Consistent with the DA, the applicant's Master Plan states that all stormwater will be treated on the HP East Master Plan area, then released to the existing NE 184th Avenue regional stormwater conveyance system. The stormwater will then discharge to the regional stormwater facility along future NE 9th Avenue. This existing system will need to be expanded with each future development phase. Stormwater facilities will be reviewed at the time of site plan review.

D. Building Form and Appearance

D.1 Architectural Character

D.1.1 Corporate Architecture Discouraged
Architecture that is defined predominately by corporate identity features is discouraged. These buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.
Finding: The Master Plan narrative indicates that each block within the Master Plan will have a distinctive character and design details will differ between buildings.

D.1.2 Gaudy Discouraged
The use of overly ornate building details that make a building look fake or contrived are strongly discouraged. Use of colors that are appropriate for the setting and blend with color choices of buildings in the vicinity is encouraged.
Finding: The Master Plan narrative states that finishes will include masonry or other durable materials. Building detail will be reviewed at the time of site plan submittal.

D.1.3 Multiple-Building Development
Multiple-building developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony and reinforce the pedestrian-oriented scale and character.
Finding: The proposed Master Plan will include multiple buildings upon full build out. The applicant's narrative states "Variations in architectural details, materials and colors will be modulated to convey a 'family resemblance' between buildings in each group or phase, but differences in appearance and grouping will create a distinctive identity for each phased block within the larger development."

D.1.4 "Theme" Architecture Discouraged
The most memorable and enduring communities have varied, but complimentary architectural character along its streets. Theme architecture becomes dated and

unattractive rapidly. Themes such as "western frontier" and "Swiss village," are discouraged.
Finding: No themed architecture is proposed as part of the Master Plan development.

D.2 Architectural Scale and Building Mass

D.2.1 Building Scale
Employment Center Mixed-use (ECX) Building height should be a minimum of 24 feet, preferably with two useable floors.
Finding: The Master Plan narrative states that buildings may be single or multi-story and predominately be a minimum of 24' in height.

D.2.2 Industrial Building Articulation – Employment Center Mixed-use (ECX)
All industrial buildings should include articulation features that add visual interest from the street. Due to the nature of the uses and building types, larger articulation intervals are acceptable, and landscaping should be used in front of the primary façades to soften the view of the buildings from the street. All buildings should include building modulation at intervals no greater than 60 (sixty) feet.
Finding: Individual building articulation will be reviewed at the time of site plan review. The applicant's Master Plan states that they are aware of this guideline and able to comply.

D.2.3 Maximum Façade Width
The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required modulations) is 120 (one hundred twenty) feet. Buildings exceeding 120 (one hundred twenty) feet in width along the street front should be divided by a minimum 30 (thirty) foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 (one hundred twenty) feet. Such modulation should be at least 20 (twenty) feet or deeper and extend through all floors. Other design features that effectively break up the scale of the building and add visual interest will be considered.
Finding: Individual building façade width will be reviewed at the time of site plan review. The applicant's narrative states that they are aware of this guideline and able to comply.

D.2.4 Storefront Articulation – Urban Neighborhood Overlay Mixed-use Center
Finding: The Master Plan does not include an Urban Neighborhood Overlay Mixed-use Center.

D.2.5 Residential Articulation
Finding: No residential development is included in the Master Plan.

D.2.6 Rooflines
Rooflines visible from a public street, open space, or public parking area should be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice, or wall, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 (one hundred) feet without modulation.

Finding: The applicant's Master Plan states "Rooflines visible from public streets longer than 100 feet will feature changes in profile or other features consistent with articulation of the facade." Rooflines will be reviewed at the time of site plan application.

D.3 Blank Walls

D.3.1 Blank Walls
Untreated blank walls visible from a public street or pedestrian pathway are strongly discouraged.
Finding: The applicant's Master Plan describes that blank walls will largely be avoided where they are visible from public streets and pedestrian routes. The Master Plan further describes that where blank walls cannot be avoided, architectural features or landscaping will be provided.

D.4 Building Details

D.4.1 Details Toolbox – Employment Center Mixed-use (ECX)
All buildings should be enhanced with appropriate details. All new buildings should be required to include at least 3 (three) of the following elements on their primary façades…
Finding: The applicant's Master Plan states "Variations in architectural details, materials and colors will be modulated to convey a 'family resemblance' between buildings in each group or phase, but differences in appearance and grouping will create a distinctive identity for each phased block within the larger development and will use a mix of details from the Design Guideline's details toolbox." Building details will be reviewed at the time of site plan review.

D.4.2 Details Toolbox – Urban Neighborhood Overlay
Finding: The Master Plan does not include an Urban Neighborhood Overlay.

D.5 Exterior Building Materials and Color

D.5.1 High Quality Materials
Encourage the use of high-quality building materials that add visual interest and detail and are durable and easily maintained.
Finding: Architectural and landscape details will emphasize human scale, especially at building entries and around pedestrian walkways and seating areas. Signage, walls, fences and other landscape features will be compatible in scale and appearance with the architecture**.** Building materials will be reviewed at the time of site plan review.

D.5.2 Sustainably Produced Materials
Encourage the use of sustainably produced, locally sourced products. The amount of energy to produce and pollution associated with differing building materials varies greatly. Locally sourced materials avoid transportation costs and pollution. Sustainably produced forest products similarly lessen environmental impacts.

Finding: The applicant's Master Plan states "Sustainability and longevity will influence the selection of architectural materials and finishes consistent with HP's sustainability goals."

D.5.3 Metal Siding Guidelines
Metal siding, if used, should have features such as visible corner moldings and trim and incorporate masonry, stone, or other durable permanent materials near the ground level (first 2 (two) feet above sidewalk or ground level) to make clear the quality of the construction.
Finding: Building materials will be reviewed at the time of site plan application.

D.5.4 Concrete Block Guidelines
The use of concrete block in discouraged, as it is very energy intensive to produce and contributes to greenhouse gas emissions. When used for the primary façade, buildings should incorporate a combination of textures to add visual interest. For example—combining split or rock-façade units and/or contrasting colored units with plain smooth block can create distinctive patterns. Plain concrete block fire walls on the sides of a building that are visible to the public are discouraged.
Finding: Building materials will be reviewed at the time of site plan application.

D.5.5 Guidelines for Stucco or Other Similar Troweled Finishes
Finding: Building materials will be reviewed at the time of site plan application.

E. Landscaping and Screening
E.1 Landscaping
E.1.1 Landscaping Setbacks
All setback areas should be landscaped according to the following guidelines:

a. *10 foot setback – Canopy trees (deciduous), approved by the City, should be planted at a rate of at least one tree per 300 square feet of landscaped area and either two (2) high growing shrubs or three (3) low growing shrubs per 200 square feet, and groundcover should 100% cover the remainder of the landscaped area within 3 years of installation. Ivy should not be used for the groundcover.*

b. *20 foot setback – Trees both canopy (deciduous) or evergreen, approved by the City, should be planted at a rate of at least one tree per 300 square feet of landscaped area and either three (3) high growing shrubs or four (4) low growing shrubs per 200 square feet, and groundcover should 100% cover the remainder of the landscaped area within three years of installation. Ivy should not be used for the groundcover.*

c. *The use of native vegetation is encouraged.*

This guideline may be modified for landscaping plans that include hardscape features, rain gardens, the use of existing native vegetation, or other techniques that meet the goals of these guidelines.
Finding: The full site utilization plan included with the Master Plan shows general compliance with the landscape setbacks as modified by the Development Agreement. See also findings in response to VMC 20.690.040(D)(2) and (4), incorporated here by reference. Landscape setbacks will be reviewed in detail at the time of site plan review.

E.1.2 Landscaping between urban uses and ongoing mining activities
Landscaping between urban uses and ongoing mining activities should provide physical and visual separation between the uses. A berm at least six (6) feet high is required and should be planted with tall shrubs at least five (5) feet high and ninety-five percent (95%) opaque year-round. In addition, one tree is required for every thirty (30) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Groundcover plants must fully cover the remainder of the landscaped area.

Departures to item E.1.2 will be considered where the applicant can successfully demonstrate that the topography or elevation variations between the urban and mining uses would meet the intent of this guideline.
Finding: Ongoing mining activities exist to the southeast of the site. The mining activities will be buffered from the site through landscaping and grade differences between the Master Plan site and the parcel to the southeast.

E.1.3 Full Site Landscaping
All areas of sites not used for buildings, parking, access ways, or recreation areas should be fully landscaped.
Finding: The site will include landscaping as it develops. The conceptual landscaping plan demonstrates that all the site not used for buildings, parking, access ways or recreation areas will be fully landscaped.

E.1.4 Maximizing Tree Canopy
Applicants should develop landscaping plans that maximize the potential for tree canopy, which takes into account placement of trees in setback areas, parking lot landscaping, side slope landscaping and street tree locations.
Finding: The landscaping information submitted for the Master Plan includes a variety of large and medium canopy trees throughout the site, in setback areas, and within parking areas.

E.1.5 Rain Gardens as Required Landscaping
The use of rain gardens to manage storm water runoff is encouraged. Rain gardens may be counted as landscape areas if planted with native plants and unfenced.
Finding: As stated in Master Plan, rain gardens for stormwater use within parking areas will be included in design as practical.

E.1.6 Green Roofs
Landscape plantings on roofs (including roofs of underground parking) is encouraged and may be counted toward meeting landscaping requirements.

Finding: The Master Plan states that the applicant may choose to employ green roofs.

E.2 Fences, Walls and Retaining Walls

E.2.1 Fences and Walls

Employment Center Mixed-use (ECX) –

A combination of solid wall, wrought iron, dense hedges or other similar treatment should be used for security fencing. Chain link fences should be black vinyl coated.

Finding: No security fencing is proposed as part of the Master Plan. The Master Plan states that if security walls or fences are found to be necessary, their design will be closely integrated with that of adjacent architecture and landscaping. Further, according to the applicant, boundary treatments will be compatible with surrounding uses and employ architecturally appropriate fencing.

E.2.2 Retaining Walls

Retaining walls taller than 6 (six) feet and visible from a street should be terraced so that no individual segment is taller than 6 (six) feet. Terraced walls should be separated by a landscaping bed of at least 2 (two) feet in width including ground cover and one shrub every 3 (three) lineal feet of retaining wall. Alternative landscaping treatments will be considered provided they reduce the bulk and scale of the retaining wall and enhance the streetscape.

Finding: The application includes a full site utilization plan with approximate building grades. The Master Plan states retaining walls taller than 6 feet are not anticipated. Retaining walls and landscaping treatments will be reviewed for compliance at the time of site plan application.

20.710 Archaeological Resource Protection

Finding: This project is located within an area of low probability for the discovery of archaeological resources; however, the proposed development is larger than 5 acres in size. The VMC includes exemptions for Ground-disturbing actions or activities proposed in areas in which the planning official determines that previous substantial disturbance has been documented per VMC 20.710.020(C)(11). The applicant's SEPA checklist included reference to a recent archaeological predetermination resource desktop review and field pedestrian survey for the HP East Master Plan and NE 184th Avenue project areas found the nearest record of a potentially eligible site was a historic refuse scatter located approximately 0.4 miles from the proposed project area, in addition to an unevaluated multicomponent site located approximately 0.5 miles from the project area, and a low-density lithic scatter approximately 0.7 miles from the project area. No previously recorded archeological sites were found to be located within the immediate proposed project area. The 2023 pedestrian and subsurface sampling study found only modern debris and no archaeological resources in the proposed project area (Blake and Rodrigues-Franco 2023).

The Archaeological Predetermination Report for the HP East Master Plan concludes that no significant archaeological resources would be impacted by this Project and recommends no further archaeological work.

Conclusion: The proposal complies with the Archaeological Resource Protection ordinance and no further archaeological review will be required.

20.770 Tree Conservation

Finding: Per VMC for Tree Density and Landscape requirements: Trees shall optimize diversity; include native species and at least 60% conifers; utilize insect and disease resistant trees. The purpose of these requirements are to maintain canopy coverage; preserve and enhance the City of Vancouver's environmental, economic, and social character with mature landscapes; prevent indiscriminate removal or destruction of trees and vegetation and avoid unnecessary disturbance to the City's natural vegetation; providing habitat, cover, food supply and corridors for wildlife; and contribution to the region's natural beauty.

Prior to future site plan approval, plans shall meet density plant a mix of Douglas Firs, Giant Sequoias, and Alaskan Yellow Cedars in groupings throughout development to create a cluster of trees that reflects the Northwest landscape.

At site plan review, per the VMC, replacement trees shall optimize tree diversity; include native species and at least 60% conifers; utilize insect and disease resistant trees. Include native evergreen calculation of 60% with tree density calculations. At site plan review, per VMC: Spacing of trees to be planted shall be such that it provides for the eventual mature size of the trees. Keep trees 10 feet from buildings to provide enough root space for trees to mature.

20.790 SEPA

Finding: The applicant submitted an environmental checklist for review (Exhibit 5). Staff issued a Notice of Application and optional SEPA Determination of Nonsignificance (DNS) October 25, 2024. One public comment was received during the 30-day public comment period (Exhibit 6) and the applicant provided a response (Exhibit 7). A final Notice Determination of Nonsignificance (DNS) was issued December 4, 2024 (Exhibit 8).

The SEPA appeal period ended December 18, 2024. No appeals were received.

Impact Fees

Finding: The applicable impact fees will be assessed at the time of site plan review.

20.925 Landscaping

Finding: Street tree requirement. Street trees are required for all projects fronting on a public street or private street. Street trees are required as part of new development projects and considered city infrastructure that provides numerous services to the community. Street trees are not viewed as sight obstructions; and can be in sight distance triangles.

Prior to future site plan approval, street trees shall be between 20-30 feet on center depending on conflicts such as streetlights. Street trees shall not be more than 30 feet on center. Street trees shall not be closer than 15 feet to streetlights. Root barriers are

required per City standard along detached and attached sidewalks. All street trees must be at least 2 inches in size or greater and have high heads which means no lower branches. Any deviation shall be approved by the City's Urban Forester.

Future site plan approvals shall be in conformance with the Development Agreement and Master Plan.

Prior to future site plan approval, include this note on Civil Plans:

Trees and Shrubs in Sight Distance Triangles:
All shrubs within sight distance triangles shall be maintained so that foliage height above pavement does not exceed 2.5 feet. Street trees within sight distance triangles shall be limbed up to a height of 10 feet consistent with ANSI A300 standards to provide for sight distance visibility.

20.945 Parking and Loading
Finding: On-site parking is required for customers and employees of the proposed development. All parking lots shall be kept clean and in good repair at all times, individual spaces shall be marked with painted strips. Parking is only allowed in the setback when authorized by approval of a variance, but this application does not propose parking in the setback. All parking spaces included in this application are designed so as not to interfere with traffic flow to/from a public street. No public street access point is within 20 feet of a circulation aisle. Driveways are not accessed off public streets.

Consistent with the Development Agreement, parking spaces shall be provided for in the following ratios:

- Office uses: 2.5 to 5 spaces per 1000 square feet.
- Research and Development: 1.25 to 3 spaces per 1000 square feet.
- Light industrial uses: 1.25 to 3 spaces per 1000 square feet.
- Occupant-supported retail: 1 space per 250 square feet, restaurant, and accessory uses.

Parking requirements will be reviewed at the time of site plan review for each phase.

20.970 Solid Waste Disposal and Recycling
The proposed Master Plan includes a mix of uses described above and the development is required to plan space for solid waste, per VMC 20.970. Informed design and planning for solid waste at the time of land use applications, from site plan and building design, will maximize garbage and recycling diversion, safety and collection service efficiencies and reduce cost and/or eliminate the need for workarounds.

The Master Plan shows phased development. Each building and phase will need to satisfy the unique needs of the development proposed and will need standalone areas for its associated solid waste storage needs. The applicant will be required to ensure **adequate storage space and plan for access by collection vehicles**.

11.70 Transportation – Concurrency

Finding: The applicant is proposing a Master Plan for the HP East mixed-use development. The project envisions the development of a 30-acre portion of the HP property (former gravel pit), consisting of a mix of office, research and development, and other uses consistent with the existing Development Agreement (DA). The applicant previously received master plan approval for the HP Inc. Master Plan (LUP-79900), which is comprised of the 68-acres immediately to the west of HP East Master Plan project area, and which is also covered by the existing DA. The development within the total area of the DA envisions up to 1,500,000 square feet of building space. The site is located on the north side of SE 1st Street, between SE 172nd Avenue and SE 192nd Avenue. Access to the site will be by way of an extension of NE 184th Avenue into the site from SE 1st Street, which was included in the previously approved HP Inc. Master Plan.

The traffic analysis prepared for the existing DA identified and vested 723 PM peak hour trips associated with the first 700,000 gross square feet of proposed buildings. The first 700,000 gross square feet represents roughly half of the total building area anticipated under the DA and within the two master planned areas.

To ensure compliance with the findings of the traffic analysis prepared for the DA, a Transportation Compliance Letter (TCL) must be completed by a licensed traffic engineer and submitted to the City for approval as part of each site plan review application for the first 700,000 gross square feet of proposed buildings in the two proposed master plans located within the DA area. The TCL must show the cumulative number of weekday PM peak hour trips previously allocated for the development of the property, and demonstrate that, with the addition of the trips generated by the subject site plan, all trips are within the total allocation of PM peak hour trips for the DA.

Additional traffic analysis is required to identify and mitigate the traffic impacts generated by the site development after the first 700,000 square feet of building area are constructed. The concurrent and future development activities of other developers within Section 30 will similarly trigger the need for additional traffic analysis. It was determined that all developers within Section 30 would jointly benefit from a comprehensive traffic study that considers the totality of potential new development within Section 30.

Therefore, the City prepared a comprehensive Section 30 Traffic Study for all potential new development within Section 30, including the development above 700,000 gross square feet to 1.5 million gross square feet, or an additional 800,000 gross square feet of development within the DA area. The study prepared by the City identified traffic impacts within Section 30 and in the surrounding street network and neighborhoods which are expected to be caused by the full build-out of Section 30. The study also designated the recommended mitigation efforts that will be needed to address such impacts. This study satisfies the required traffic analysis for the HP East Master Plan pursuant to VMC Chapter 11.80. The developer has agreed to abide by the recommendations for traffic impact mitigation that are presented in the results of the City Traffic Study. Such mitigations will be funded and constructed with additional proportionate share agreements, as appropriate. The proportionate share fees will be paid as part of future site plan submittals within the master plan area.

Transportation Impact Fees (TIF) are imposed per VMC 20.915, and per the conditions of the DA. See the section of this staff report addressing VMC 20.915 for calculation of TIF.

Conclusion: The proposed development meets the requirements of VMC 11.70 as conditioned.

11.80 Transportation – Street & Development Standards

Finding: The applicant is proposing a Master Plan for the HP East mixed-use development. The project envisions the development of a 30-acre portion of the HP property (former gravel pit), consisting of a mix of office, research and development, and other uses consistent with the existing DA. The applicant previously received master plan approval for the HP Inc. Master Plan (LUP-79900), which is comprised of the 68-acres immediately to the west of this HP East Master Plan project area, and which is also covered by the existing DA. The development within the total area of the DA envisions up to 1,500,000 square feet of building space. The site is located on the north side of SE 1st Street, between SE 172nd Avenue and SE 192nd Avenue. Access to the site will be by way of an extension of SE 184th Avenue into the site from SE 1st Street, which was included in the previously approved HP Inc. Master Plan.

NE 184th Avenue

NE 184th Avenue is designated a Collector Arterial. Pursuant to the approved DA and as shown on the proposed Master Plan, the applicant has committed to a street section for NE 184th Avenue that includes 70-foot right-of-way width, a 34-foot curb-to-curb pavement width, a 6-foot planting strip on each side, a 12-foot multi-use recreational trail on the east and west side.

As part of the site plan improvements for each phase, the applicant must incrementally extend NE 184th Avenue to the project's north property line using the road section described above. The applicant shall also construct a roundabout at the future alignment of NE 6th Street. Access to the HP East Master Plan area from NE 184th Avenue will be limited to the roundabouts (including the one already being constructed at NE 3rd Street) and appropriately spaced private accesses between the roundabouts.

Street lighting is required on public streets per VMC 11.80.090. See detailed street lighting requirements below.

NE 6th Street

NE 6th Street is designated a Collector Arterial. The approved DA and the proposed Master Plan does not provide a specific street section for NE 6th Street. This street section provides a 34-foot paved street width, which includes a center median/turn lane. The street section also includes 6-foot planter strips, 6-foot sidewalks, street trees, and streetlights on both sides of the street.

As part of the site plan improvements for each phase that has frontage on NE 6th Street, the applicant must extend NE 6th Street to the project's east property line using the road section described above.

Street lighting is required on public streets per VMC 11.80.090. See detailed street lighting requirements below.

Private Streets

As shown on the proposed Master Plan, the applicant intends to construct east-west private streets to provide circulation to the individual buildings and parking areas from NE 184th Avenue. The proposed section for the east-west private streets includes a 51-foot access easement width, a 38-foot curb-to-curb pavement width which includes stormwater planters and drop-off areas on both sides, and a minimum 6-foot sidewalk on each side. As a part of subsequent site plan approvals, the applicant shall extend additional private streets, using the adopted private street sections, to comply with the overall Master Plan and as needed by each phase.

All streets

Street lighting is required on private streets per VMC 11.80.050(L) and public streets per VMC 11.80.090. Lighting on private roads shall have its own meter to bill the private road owners and the lights shall be maintained by private road owners. Any substandard street lighting shall be required to be upgraded to current city standards as part of this project. A street light analysis plan for the ROW is required if existing lighting exceeds maximum spacing requirements per T21-01A and development doesn't propose addition lighting. Lighting shall be installed/updated to design standards T21-01A through T21-01D. In new development, if the lighting proposal doesn't exceed City maximum spacing requirements per T21-01A standard, then photometrics are not required.

When required, photometrics shall be analyzed in zones. Zones for each direction of travel of a straight roadway are done in luminance method. Intersections, sidewalks, and curved roadway sections are their own zones and done in illuminance. Average maintained luminance is measured in candela per square meter. Veiling luminance shall be shown. Average maintained illuminance is measured in foot-candles. Stationing is a required item on the lighting plans. IES files for lighting software can be obtained from lighting manufacturer. Use lighting materials from the City of Vancouver approved material list. New lights will be LED and fixture shall be chosen from approved materials list.

A right-of-way construction permit is required for any project that intends to close or alter a sidewalk or curb ramp for construction purposes. Each permit must include a Pedestrian Traffic Control Plan (PTCP). In general, the PTCP must limit sidewalk closures and avoid detouring of pedestrians to the opposite side of the street during construction. The designers of the PTCP must make every effort to allow pedestrians to continue using the sidewalk on the same side of the street as the construction project, if possible. Such measures as overhead protective scaffolding and/or temporary ramps and jersey barriers to temporarily divert pedestrians into a protected pedestrian route on the street should be considered. Short-term sidewalk closures and street-crossing detours may be allowed when the building foundation work is being completed, primarily in situations where the building foundation is being constructed at the immediate back of sidewalk, and having pedestrians too close to active foundation construction could pose a safety hazard. However, once those foundations are complete, the contractor will be expected

to restore the pedestrian route on the same side of the street as soon as practical. PTCPs will be evaluated on a case-by-case basis; specific requirements will vary depending on location.

Conclusion: As submitted development proposals associated with the Master Plan area could be approved to meet the foregoing requirements.

Water

Finding: There are currently no public water mains in the area of this project.

This is a master plan only. No water main is proposed or required with this Master Plan.

Additional requirements may be outlined during the detailed site plan review process, meeting the water requirements as detailed in the *City of Vancouver Water General Requirements Water Design and Construction Requirements* (Rev 1-19), as vested in the Development Agreement.

Conclusion: The submitted plans indicate the requirements can be met.

Sewer

Finding: Sewer service to Section 30 in general will require construction of at least one public sewer pump station and associated public and private gravity sewer collection systems and the applicant proposes the Section 30 South Wastewater Pump Station will ultimately service the HP East Master Plan area.

Public sewer service to the subject development will also require the applicant to construct public gravity-flow sewers to, throughout, and across the development site as required to adequately serve the site itself and to provide a point of future public sewer connection to adjacent properties. Gravity sewers shall be 8-inch minimum diameter and be constructed at adequate depth for connection to each proposed building, as well as to serve adjacent properties.

The Applicant shall construct separate 6-inch (minimum) diameter service laterals to serve each building to the public gravity sewers. Service laterals shall be constructed per City Standard Plan Series S-1.4, as vested by the Development Agreement.

The Applicant shall submit flow estimates for the proposed development for pump station planning and future pump station design requirements at site plan review. Consistent with the Development Agreement, HP has reserved 143,000 gallons per day of capacity in the Section 30 South Wastewater Pump Station and associated public infrastructure, equal to the anticipated sanitary sewer demand for the 1,500,000 gross square feet of development associated with HP's development; provided, however, that the reserved capacity shall not be available unless (i) the Section 30 South Wastewater Pump Station is constructed; (ii) Developer provides the City with a minimum twenty-four (24) months advance written notice of its need to utilize the capacity that was accomplished by HP's request for a pre-application meeting for the master planning process for the Project; and (iii) HP pays all applicable fees and charges required by the City to use the reserved capacity and that HP

shall pay these amounts in proportionate share as the subsequent phases are developed and sewer capacity is used by HP.

The Applicant shall also submit an Industrial Information Form for review at site plan review. The form is available on the City of Vancouver web site.

Conclusion: Public sanitary sewer is available at or near the site and vested construction standards for public sewers, public wastewater pump stations, and private sewer lateral connections can be met.

14.24 Erosion Control
Finding: No construction or ground disturbing activities is proposed as part of this Master Plan application. Erosion and Stormwater Pollution Prevention Plans (SWPPP) will be prepared as part of road, utility and building construction engineering permitting and will be consistent with this proposed Master Plan.

14.25 Stormwater
Finding: The Development Agreement (DA) for the site outlines responsibilities of the developer and the city regarding the stormwater facilities that will serve private and public infrastructure for the site. The already approved HP Master Plan includes a rough conceptual plan for stormwater facilities within the project site. The plan, in accordance with the DA, calls for public and private infiltration facilities in locations with native gravels and good infiltration rates. These areas will be utilized by private development when feasible. When native gravels are not on or adjacent to a parcel, treated runoff may be directed to the public regional infiltration facility. Each property owner in Section 30 will be required to treat runoff generated onsite with an approved runoff treatment best management practice (BMP) prior to infiltrating onsite or releasing to the regional infiltration facility.

Per the DA, if it is found that the native soils are not suitable for full infiltration, the applicant has the option to drain treated runoff to the regional infiltration facility through the conveyance system in NE 184th Avenue, currently under construction. This conveyance system was sized to handle the HP East Master Plan area. Expansion of the region infiltration facility would be required to handle the additional stormwater volume from the HP East development and there is land available to accommodate such expansion. Construction of additional capacity at this facility and the associated conveyance infrastructure may be required for future phases of the Master Plan that will rely on the regional facility for infiltration capacity.

Development within the Master Plan area will require full civil plan submittal including stormwater plans and a stormwater report. The plans must follow the state and federal stormwater permit requirements that are in effect at the time or are otherwise vested under the Development Agreement for the project.

Fire
Finding: Fire requirements will be reviewed at the time of site plan submittal.

Building
Title 17 Building and Construction

Finding: 17.08.090 A building department plan review and permit will be required for this project. Building and site shall comply with the applicable codes listed in 17.08.010 in effect at the time of building permit application. A complete building code review of plans is not performed during site plan review. Filing of building permit application with required fees and review material is required for a complete building code review. At this time, plans, and information necessary to verify compliance with all applicable building code provisions is neither required nor provided. Building permit applications received after March 14, 2024, will be reviewed under the 2021 building codes.

Finding: Separate building permits will be required for any site structures requiring a permit, including, but not limited to, trash enclosures/fences over 6 feet in height or covered, retaining walls over 4 ft, automated gates, and flag poles.

Finding: IBC 1104 Accessible routes within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks to the accessible building entrance served. The exterior accessible route must be 48 inches clear in width for new sites. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route shall be designated and marked as a crosswalk.

Finding: Accessible parking spaces shall be located on an accessible route, near and distributed among accessible entrances. A minimum of one van-accessible parking space shall be provided for each 6 accessible parking spaces. Access aisles serving aisles serving accessible & van-accessible parking spaces shall be 60- & 96-inches minimum width respectively (WAC 51-50-1101.2.8).

Finding: WAC 51-50-0429 New buildings and accessory structures, including parking garages and parking lots, are required to provide Electric Vehicle Supply Equipment (EVSE). EV charging stations, EV-ready parking spaces, and EV capable parking spaces shall be provided for each occupancy per Table 429.2.

Finding: WAC 51-50-0429 Ten percent of the accessible parking spaces, rounded to the next whole number, shall be EV Charging Stations. Additional 10 percent of the accessible parking spaces, rounded to the next whole number, shall be EV Ready. Not fewer than one for each type of EV charging system shall be accessible. The electric vehicle charging infrastructure may also serve adjacent parking spaces not designated as accessible parking. A maximum of 10 percent of the accessible parking spaces, rounded to the next whole number, are allowed to be included in the total number of electric vehicle parking spaces required under Section 429.2.

Finding: Where parking is provided for mixed occupancies, Table 1106.1 must be satisfied for the parking spaces required/assigned for commercial occupancy and IBC 1106.2 must be satisfied for the parking spaces required/assigned for residential occupancy.

Conclusion: As submitted development proposals through site plan review associated with the Master Plan could be approved for 2021 building code requirements.

Recommended Action

Based upon the findings herein, the criteria for master plan approval have been satisfactorily met or shall be met as conditioned. Staff recommends Planning Commission recommend approval of the HP East Master Plan to City Council subject to the conditions listed below.

CONDITIONS OF APPROVAL RELATED TO SITE DEVELOPMENT

Prior to future site plan approvals

1. Demonstrate compliance with the provisions of VMC 20.690 and all applicable sections of the Section 30 Plan and Design Guidelines as modified by the 2019 Development Agreement and provided in the Master Plan.
2. Show compliance with the Master Plan SEPA checklist or amend or submit a new SEPA checklist to include any unexpected impacts or project changes.

EXHIBITS

1. Land Use Application
2. Applicant Narrative
3. Master Plan Appendices
4. Notice of Application, Public Hearing, and Optional SEPA DNS dated October 25, 2024
5. SEPA Checklist
6. SEPA Public Comment
7. Applicant's Response to SEPA Public Comments
8. Final DNS dated December 4, 2024
9. Applicant Regulatory Compliance Matrix
10. Development Agreement
11. Transportation Analysis by Kittelson & Associates dated September 5, 2019
12. Applicant's replacement 6th Street Section
13. Public Comment
14. Applicant Response to Public Comment
15. HP Inc. Correction Page

HP EAST MASTER PLAN

SEPTEMBER 5, 2024



CONTENTS

01 INTRODUCTION

A Community Partner 6

Background 8

A Catalyst for Development in East Vancouver 10

Master Plan Purpose 12

Regulatory Context 14

02 AREA PLANNING

Vision for the HP Property 18

Site Grading and Elevations 20

Building Location and Orientation 24

Scale and Building Massing 28

Open Space and Plazas 32

Gateway Streets 34

Service Elements in the Context Of Section 30 and Surrounding Zones 36

03 ACCESS, CIRCULATION, AND PARKING

Street Pattern and Layout 40

Street Design 46

Parking 52

Traffic Analysis 58

Traffic Demand Management Approach 59

04 PUBLIC FACILITIES AND SERVICES

Stormwater Facilities and Green Design 62

Regional Sanitary Sewer Facilities 64

Water, Electricity, Data, Telecommunications Routing and Connections 66

05 FULL SITE UTILIZATION PLAN AND PHASING

Full Site Utilization Plan 70

Phases of Development 72

06 LANDSCAPE PLANNING

Landscaping 76

Signage 84

Screening and Boundaries 86

APPENDICES

Provided under separate cover:

Appendix A. Regulatory Compliance Matrix

Appendix B. Development Agreement

Appendix C. SEPA Checklist

Appendix D. Transportation Analysis

Appendix E. Drawings

L1.0 Vicinity Plan

L1.1 Full Site Utilization Plan

L1.2 Parking Plan

L2.0 Master Landscape Plan

01

01 / INTRODUCTION

1.1 A COMMUNITY PARTNER

HP Inc. (HP) has been an active member of the Vancouver (City) community for over 40 years. Over the course of HP's tenure, thousands of people have been employed, raised their families, and become deeply invested in Vancouver community activities. HP's culture has fostered this deep involvement because the company understands its responsibility as a positive influence on communities where HP employees live, work, and play. HP's employees have contributed their time and energy to City of Vancouver committees and task forces and held positions with local non-profits and community organizations.

Community service is a value so deeply ingrained at HP that employees are offered paid volunteer hours and encouraged to apply for the Time-off Community Support Grant, which sponsors employees to volunteer full-time for a week. In addition, HP recently introduced 'We Day', a day for HP employees to volunteer together to maximize impact. In 2024, HP Vancouver sent out 300 volunteers on We Day to various service projects in the community, completing over 800 volunteer hours in one morning.

HP also offers donation matching for employees, grants for non-profit organizations, and sponsorship in their communities. Through HP Vancouver's Community Outreach team, our employees regularly engage in support of a range of nonprofits, including Clark County Food Bank, Columbia Springs, Humane Society of Southwest Washington, Fort Vancouver Regional Library, Vancouver Watershed Alliance, Firstenburg, Boys and Girls Club, Washington Trails Association, Evergreen Habitat for Humanity, Share Vancouver, Friends of the Children, Janus Youth, YWCA, and Global Watershed Shoreline.

HP protects the City of Vancouver's natural and social environment through its Site Council. The Site Council funds a minimum of $20,000 annually for HP's Community Outreach team to organize and complete community improvement projects, along with sponsorships and donations to local events such as providing holiday giving trees, Pride parades, and more.

Furthermore, HP supports the next generation of diverse technology experts. Each fall, HP Vancouver employees vote for local nonprofit organizations to receive the HP Imagine Grant, supporting programs that align with the foundation's mission by focusing on education and technology related learning experiences for underrepresented and/or underserved communities. Additionally, HP mentors and trains the next generation of innovators through its annual intern program, HP LIFE program, WSU Vancouver Capstone Project, iUrbanTeen, Girls in STEM, Free Geek, and other programs.



FIGURE 1.A - A COMMUNITY PARTNER

HP is a corporate leader in environmental stewardship and has always focused on incorporating environmental sustainability in everything it does, including constructing sustainable buildings for HP sites in regions where HP operates.

HP's Corporate Real Estate and Workplace Solutions (CREWS) team is highly focused on reinventing the workplace as an environment that advances the wellbeing of its people and the planet. HP's industry-leading sustainability standards will be incorporated as a baseline along with additional focus on specific goals maximizing renewable resources and emission reduction. (SP UD-6).

For example, HP is on track toward achieving its goals of 100% renewable electricity, 65% greenhouse gas reduction, 35% increase in water efficiency and Zero Waste (90+% of waste diverted from landfills) by 2025.

As the HP Vancouver site development is a multi-year project, and HP will continue to consider the various ways to achieve a technologically smart and green development over time while minimizing its environmental impact.

1.2
BACKGROUND

In 2018, HP reviewed its options for planned growth over the next 15-20 years for office, research and development, and other uses consistent with the Development Agreement, and determined the City of Vancouver an excellent location to expand its footprint. HP's deep community connection, developed over nearly four decades, gave the company confidence to continue to grow with the City of Vancouver as it moves forward to develop the last large swath of vacant land currently within the City's urban growth boundary in Section 30. (SP LU-1).

In 2009, the City of Vancouver set forth a vision to transform 553 acres of land historically used for aggregate extraction and processing into a new employment center / mixed-use neighborhood in the Section 30 Urban Employment Center Subarea Plan. Approximately 140 acres of Section 30 property is publicly owned by Clark County, the City of Vancouver, and the Bonneville Power Association. The HP East Master Plan represents one of the recent development proposals within the Section 30 area. HP currently owns approximately 98 acres of property in Section 30. The HP East Master Plan extent is comprised of approximately 30 acres of HP's 98 acres north of NE 3rd Street, near the intersection of NE 184th Avenue and SE 1st Street, as depicted in Figure 1.B. (SP LU-10).

This Master Plan will govern development of the HP property, over the next 10-15 years and beyond. The Master Plan sets forth HP's vision of a multi-building development, which in combination across HP's property, may be comprised of up to 1.5 million gross square feet (GSF) consistent with the Development Agreement. Proposed uses will be similar to existing uses in HP's other Vancouver work spaces, including office, research and development, and other uses consistent with the Development Agreement, as well as the potential for occupant-supported small-scale retail, restaurant and accessory uses. (SP LU-13).

The HP East Master Plan extent is zoned Employment Center Mixed Use (ECX). It is bordered on the west by HP Greenfield Master Plan area, to the south and east by the CTC Section 30 LLC property, CRP/PG Harmony Industrial Owner LLC and Clark County, and to the north by Grayrock Resources LLC. In order to prepare the Master Plan, HP incorporated input from neighboring Section 30 property owners to anticipate appropriate development to the north and east. Those assumptions are used to assess longer-term development of the entire plan area. (SP UD-1-2).



FIGURE 1.B - HP EAST MASTER PLAN AND SECTION 30 EXTENT

1.3
A CATALYST FOR DEVELOPMENT IN EAST VANCOUVER

The HP East Master Plan and the development anticipated to occur over the next 10-15 years as a result of the plan's adoption will be a catalyst for investment and employment growth within the City. The HP East property will be developed in phases to create a comprehensive new office and research development.

Section 30's status as a mostly undeveloped former aggregate extraction and processing area means that a new vision for infrastructure is required at the outset to ensure that development of the area can be served by necessary public services from utilities to a new multi-modal street grid. This new vision is being implemented with HP's first building in the HP Greenfield Master Plan area. In this visioning process, HP has worked with project neighbors to identify Section 30 infrastructure needs. In addition, the Master Plan incorporates landscape design guidance, and other design elements to support plan approval. (SP LU-5).

HP and the City have initiated coordination of infrastructure planning for this portion of Section 30. On December 16, 2019, HP and the City entered into a Development Agreement related to HP's property to encourage development throughout Section 30. A copy of the Development Agreement is included as Appendix B to this Master Plan.

The City recognized the need to build Section 30 infrastructure to include a sanitary sewer pump station ("Section 30 South Wastewater Pump Station"), a public stormwater collection facility benefiting from the native gravels along the planned extension of 9th Street, looped water service, and a new road network. The City agreed to reinvest up to $10,000,000 of City Reinvestment Funds towards Core Public Improvements. Examples of Core Public Improvements include collector and arterial streets, inclusive of all frontage improvements: sidewalks, roundabouts, landscaping, street lighting and water mains. Also included are public recreational trails, public transportation facilities, public stormwater collection facilities, public water facilities, and public sanitary sewer facilities and infrastructure related to each. (DA § 7(b)).

The City agreed that Core Public Improvements include the extension of NE 184th Avenue from HP's first phase to NE 9th Street, construction of NE 9th Street between NE 172nd Avenue and NE 184th Avenue, payment of System Development Charge fees (including the One Pacific Agreement related to sewer fees), any developer-dedicated public recreational trail, and construction of the Section 30 South Wastewater Pump Station (formerly known as the Area 2 Pump Station) and related infrastructure as contemplated in the Subarea Plan. In addition, the City agreed to make Section 30 public infrastructure a top priority in the City's grant writing program and other public funding plans. (DA §§ 4(f), 7) (SP LU-6, UD-8).



FIGURE 1.C - CONCEPTUAL AERIAL VIEW OF SECTION 30 PROPERTIES

An aerial view of the Section 30 properties and their surroundings are shown looking northeast with the 30-acre HP East development illustrated in concept, along with the illustration of the HP Inc. – A Portion of Phase 1 development to the west of the 30-acre HP Master Plan East extent. Roundabouts on NE 184th Avenue are shown, with the principal entry to the property from SE 1st Street shown bottom right and additional roundabouts at NE 3rd, NE 6th and NE 9th Streets.

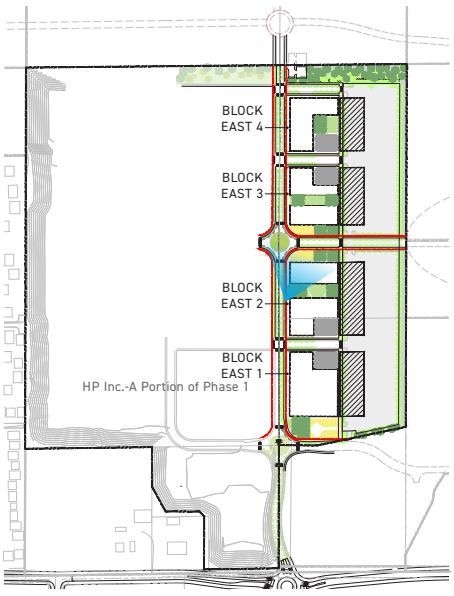
1.4
MASTER PLAN PURPOSE

The HP East Master Plan is intended to set forth clear objectives for development of HP's 30 acres of property. The plan incorporates the City's visions, goals, and policies that are set forth in several Section 30 planning documents described in greater detail below under Section 1.5 Regulatory Context. In addition, this Master Plan discusses phased development of the HP East property and phased infrastructure plans to serve HP's uses and, where applicable, other surrounding Section 30 properties. Further, the plan takes into consideration surrounding uses, and long-term development of the entire plan area to analyze street and pedestrian connectivity, transitional grades between surrounding development sites, stormwater management, open space connectivity, utility service, and traffic impacts. (SP TR-10, MS-2-5).

HP's future development will be subject to site plan approvals that are consistent with this Master Plan and the Development Agreement. Since the Master Plan governs the development of the HP East property over the long-term, the City's processes allow for refinement and the potential for modifications of the plan document. Graphic illustrations in this Master Plan are conceptual in nature. If refinement is necessary, HP will undertake the requisite review for such changes. Further, as identified in the Development Agreement, HP may purchase other property within Section 30 and in the company's discretion may, with the City's consent, annex such later-purchased property into this Master Plan through future amendment. (DA §§ 4(c), 8(j)).



FIGURE 1.D - CONCEPTUAL VIEW OF BLOCK EAST 2 LOOKING NORTHEAST FROM NE 184TH AVENUE



KEY PLAN

1.5
REGULATORY CONTEXT

The following documents provide specific direction for master planning in Section 30:

- Section 30 Urban Employment Center Subarea Plan, 2009, presenting the vision and policies related to the future development of properties within the Section;
- Section 30 Urban Employment Center Design Guidelines, 2009 ("Design Guidelines"), implementing the Subarea Plan vision;
- Vancouver Municipal Code ("VMC"), particularly portions of Chapter 20.690, that govern the Master Plan requirements. (DA § 4(d)(vii)).

In addition, HP and the City of Vancouver entered into a Development Agreement on December 16, 2019 to vest HP to certain site-specific development standards, recorded in the City's Development Standards binder. Within this regulatory context, HP provides this Master Plan to bring high quality development to East Vancouver marrying planning and design to create an attractive office, research and development (and other uses consistent with the Development Agreement), as a central economic development use within Section 30. (DA §§ 4(d), 26).

As observed in the Development Agreement, the above set of regulations anticipated development to occur on a parcel-by-parcel basis, instead of a coordinated effort led by HP's catalyzing development involving a significant portion of Section 30's privately owned land. However, the Subarea Plan did anticipate flexibility in its application and is referred to as a framework that envisioned a joint effort for development between the City and property owners, and between HP and its neighbors. This Master Plan is a further step to turn the framework into a reality and transform Section 30 into the neighborhood envisioned in the Subarea Plan.

The content of this Master Plan is arranged to respond directly to topics as addressed in the Design Guidelines. Each section also refers to relevant portions of the Development Agreement, and other documents listed above, and in the Appendices. A Regulatory Compliance Matrix has been prepared (included in the listed reference documents) that correlate specific sections of City Planning Documents, City Code, and the City of Vancouver-HP Inc. Development Agreement to associated sections within this Master Plan. The HP East Master Plan will establish a site-specific path for development in Section 30 that creates a high quality built and landscaped environment that is both respectful to preexisting neighboring communities, and supportive of the new mixed-use community that will grow to the north and east of the HP property. HP uses parenthetical notations within this document to show where particular portions of the Master Plan address Subarea Plan Policies (referred to as SP), Design Guidelines (referred to as DG), the City code (referred to as VMC), and Development Agreement (referred to as DA).







FIGURE 1.E - EXISTING CONDITIONS WITHIN SECTION 30

Existing conditions within Section 30 including HP property under development (top), Harmony Sports Complex (bottom left) and vision for a public park from Section 30 Subarea plan (bottom right).

02

02/ AREA PLANNING

2.1 VISION FOR THE HP PROPERTY

HP proposes a mix of office, research and development, and other uses consistent with the Development Agreement, as well as the potential for occupant-supported small-scale retail, restaurant and accessory space, and related parking and associated onsite improvements. These uses are consistent with ECX zoning of the site.

Development of HP's property has begun with a portion of Phase 1 at an improved entry point from SE 1st Street where NE 184th Avenue will extend north to the future alignment of NE 4th Street. Future phased development consistent with the Development Agreement will occur across the HP property. (DA § 4(b)).

Circulation, infrastructure and landscape improvements will be expanded as necessary with each phase of development. The Subarea Plan contains a concept for a public recreational trail along the western boundary of the HP property. The recreational trail location in the Subarea Plan is conceptual and allows for deviation to be determined through the master plan process. To meet the goals of the Subarea Plan, the recreational trail must be open to the public and must connect north to a location near NE 9th Street and west towards NE 172nd Avenue along or near the northern boundary of the HP property. To satisfy this Subarea Plan goal, a shared use recreational trail on the west and east side of NE 184th will be constructed as part of Phase 1 and will connect north to a location near NE 9th Street in subsequent phases. (SP LU-3, OS-1, OS-2, OS-9, OS-11) (DG A.6.1.c) (DA § 8(d), Ex. 6, p. 3).

Banks at HP's east boundary will be stabilized and landscaped, providing a natural buffer between site development and existing neighboring properties. The Full Site Utilization Plan (FSUP) shows the long-term configuration of the developed site. Development contemplated in this Master Plan is expected to take 10-15 years and possibly longer as HP explores opportunities to fully buildout the 98 acre HP property, depending on market conditions and industry demands. Therefore, the FSUP, consistent with VMC 20.690.060.C, proposes potential sizes, locations, configurations and uses associated with buildout of the HP East Master Plan property (consistent with the Development Agreement which allows 1.5 million GSF across the entire HP property, which full development is referred to herein as "up to 1.5 million GSF"). (OS-14) (DA § 4(a)).

Other Uses: The ECX zoning provides for a mix of permitted, limited, and conditional uses that HP can develop on its property, and HP reserves the right to update the Master Plan in the future should other uses be desired. Notwithstanding the range of ECX allowed uses, the HP property shall not be developed with Group Living, Community Recreation, Park & Ride Facilities: Structure, Vehicle Fuel Sales, Rail Lines/Utility Corridors, or Uses listed under RCW 36.70B.170(3)(e). In addition, the VMC contemplates urban neighborhood overlays in Section 30. HP neither seeks application of an Urban Neighborhood Overlay, nor to include a residential component at this time. As a result, this Master Plan does not address residential use specific Subarea Plan policies and Design Guidelines.



FIGURE 2.A - A VISION FOR THE HP PROPERTY

This plan illustrates the general locations dedicated to buildings, open space and parking. Note the zone running north-south along the eastern half of the HP East extent may include either buildings or parking uses depending on HP's future space and area requirements.

LEGEND

- POTENTIAL BUILDING
- PARKING AREA
- POTENTIAL BUILDING OR PARKING
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

2.2
SITE GRADING AND ELEVATIONS

EXISTING GRADES

The HP East Master Plan takes advantage of post-reclamation elevations to use the valley features of Section 30 to create a sense of place and community through a well-connected street system with utilities and services and an environment conducive to bicycling and walking. HP has coordinated with its neighbors to ensure that grade transitions between development sites will create an interesting and cohesive development, while maximizing the developable area of HP and neighboring properties. Finished elevations are indicated on the Vicinity Plan, Sheet L1.0. The remainder of Section 30 provides ample opportunities to accomplish transitional grades as development extends east and north. (SP GE-1-5).

The HP East property is currently a quarry with variable floor elevations ranging from 230 to 250 feet. Surrounding elevations include the CTC Section 30 LLC property to the south and east ranging from 230 to 270 feet, and property to the north ranging from 240 to 270 feet. Grades at the perimeter of the HP property will be adjusted to provide smooth transitions with the surrounding berms. NE 184th Avenue is currently being constructed from SE 1st Street north to NE 4th Street and will abut the westerly edge of the HP East Master Plan extent. This includes a roundabout at NE 3rd Street with grades around 250 feet going north to NE 4th Street around 244 feet in elevation. NE 6th Street as proposed will slope within an accessible range to meet the proposed grades at NE 184th and the terminus at the HP property line.

HP intends to develop the site to prepare for finished grades between 2% and 4% across the HP East property. The southernmost portion of the 30-acres has been filled and compacted to an approximate elevation of 247 feet, with gentle slopes to the east. These grades are set based upon the development of NE 184th Avenue to the west and NE 3rd Street to the south.

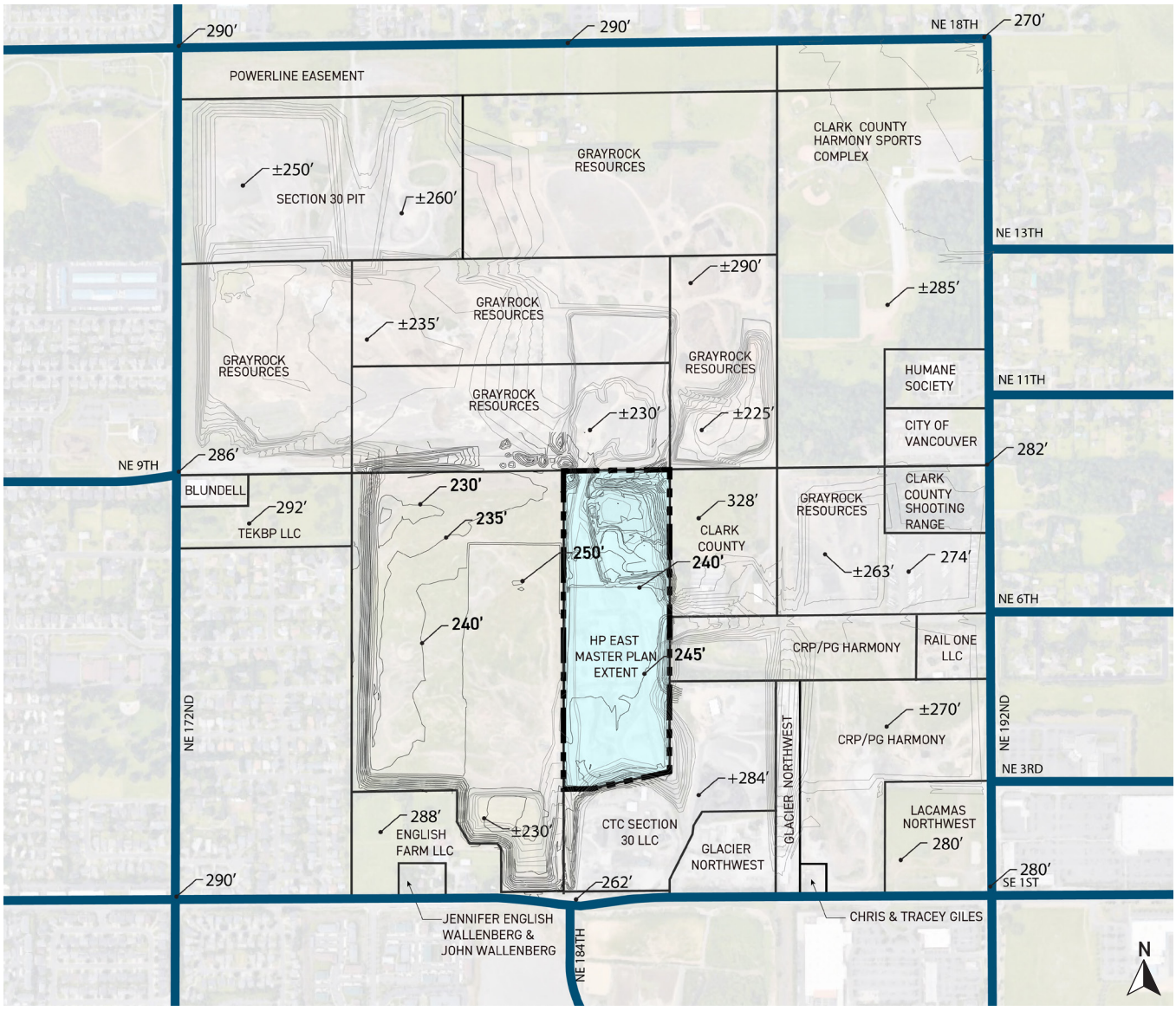


FIGURE 2.B - EXISTING GRADES

The HP East property is 40 to 50 feet below the existing neighborhood to the west and current grade of SE 1st Street.

LEGEND

- EXISTING STREETS
- HP EAST MASTER PLAN EXTENTS

FUTURE GRADES

Extension of a portion of NE 184th Avenue north of SE 1st Street to NE 4th Street is currently underway to provide transportation access to the HP property. The extension of NE 184th Avenue is being constructed as a Core Public Improvement. The extension will serve the HP property and the CTC Section 30 LLC property to the south and east of the HP property. Consistent with the Development Agreement, construction is being coordinated with the City's improvements on SE 1st Street. The northward extension of NE 184th Avenue will slope down approximately 20 feet to access the HP property as it extends north to NE 9th Street. NE 3rd Street will extend east to link the southern portion of the HP East property and CTC Section 30 LLC property to NE 184th Avenue.

The floor of the HP East property is of variable elevation and will be leveled and compacted to a uniform elevation with appropriate grading for storm water drainage. Soils supercharging will precede each phase of development. The proposed elevations and graded perimeter banks to the east will minimize the use of retaining walls, and provide landscaped slopes between building pads, pedestrian paths and streets. (SP TR-10).

Stormwater will be filtered through a bioretention facility or mechanical treatment systems as approved by the City of Vancouver prior to discharging into local or regional infiltration facilities, including, but not limited to, towards the regional stormwater filtration area along the northern property line of the HP property, and included in the design of street improvements, sidewalks, and the recreational trail along NE 184th Avenue. The edge of former quarrying operations will be graded as 2:1 earthen banks along the south, east, and north sides of the HP East extent. These will be landscaped for stabilization and appearance. The size of the HP property facilitates balancing of cut and fill materials across the site. (SP GE-1-5, OS-4, OS-5, OS-7) (DG A.1.1.a, b, d, e, A.1.2).

HP's property is separated from properties to the east by a drop of 10 to 20 feet and by earthen banks that will be stabilized and landscaped. Both distance and the elevation difference, together with shade trees planted in the parking lots will attenuate noise and take into consideration the views for neighbors across the property. The final grades along the northern, eastern, and southern edges of the HP East extent will be coordinated with the neighboring property owners as development occurs. (OS-16).

The intersection of SE 1st Street and NE 184th Avenue will be the principal entrance to Section 30 from the southwest. Development of the HP East Master Plan will begin at the intersection of NE 3rd Street and NE 184th Avenue. Subsequent HP development phases will continue along NE 184th Avenue sloping gently north to NE 9th Street. (DG A.3.1.a-c) (SP TR-5, TR-6).

Finished grades will slope down approximately 10 feet from the HP East property to the intersection of NE 184th with NE 9th Street. This gentle slope will aid in directing stormwater towards ground recharge areas near NE 9th Street. The finished grades will also accommodate future extensions of NE 3rd and NE 6th Streets to the east, and development of property fronting NE 184th Avenue. Pedestrian and bicycle access to all parts of the developed Section 30 community are taken into consideration in these proposed finished elevations. Therefore, NE 3rd and NE 6th Streets, together with the multi-use recreational trail along NE 184th Avenue between SE 1st and NE 9th Street are being designed with usable slopes for multi-modal accessibility. (SP TR-10) (DA § 8(d), Ex. 6, p. 3).

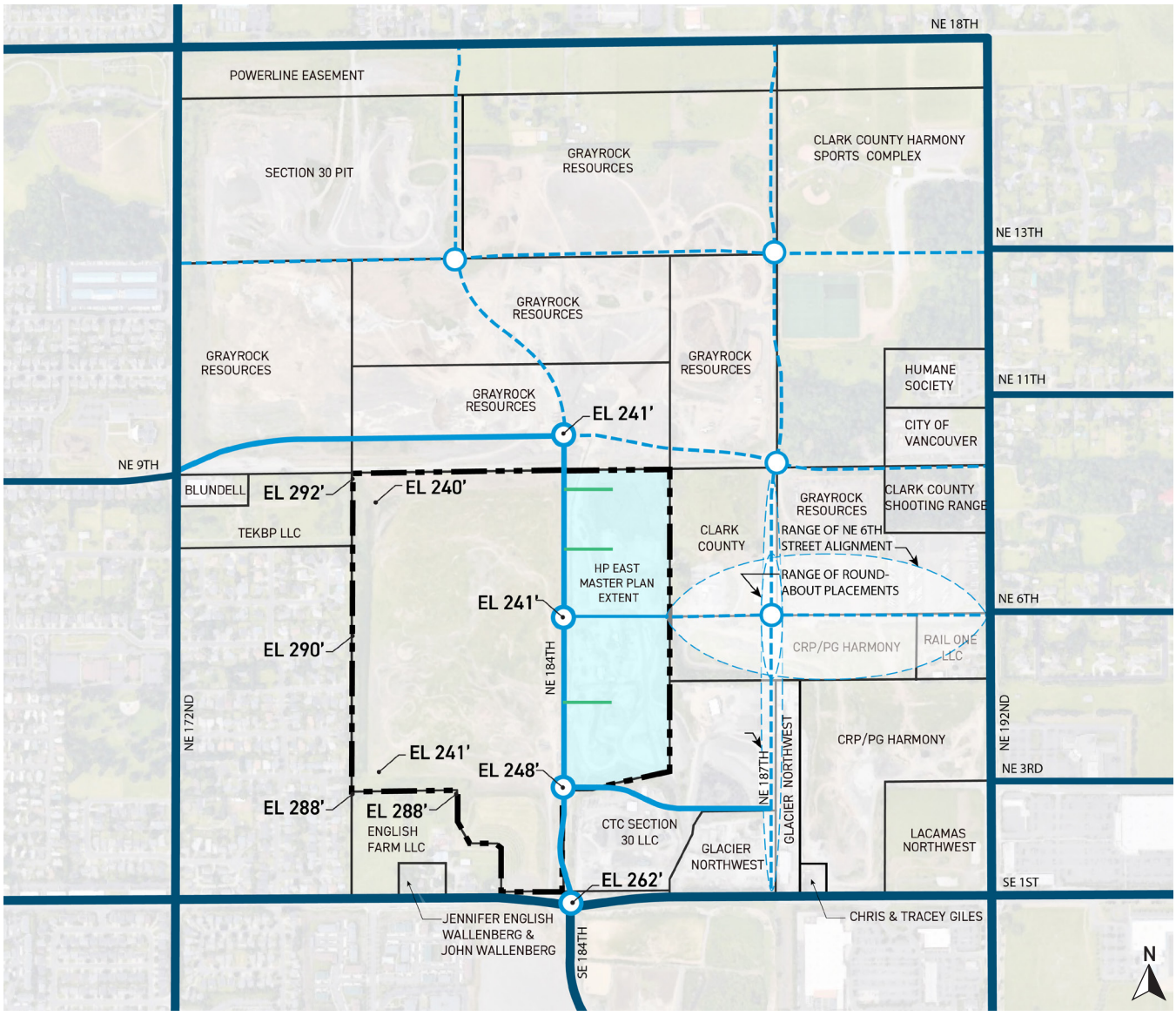


FIGURE 2.C - FUTURE GRADES

LEGEND

- EXISTING STREETS
- PROPOSED STREETS
- PROPOSED PRIVATE STREETS
- POTENTIAL FUTURE STREETS
- HP PROPERTY LINE
- PROPERTY LINES

2.3
BUILDING LOCATION AND ORIENTATION

As visitors enter NE 184th Avenue a tree-lined street will open before them with a 12-foot wide recreational multi-use trail. HP's buildings along the east side of NE 184th Avenue will be set back 20 feet from the recreational trail. Access east from NE 184th between groups of buildings will be on public and/or private streets connecting to a tree-lined north-south parking access lane approximately parallel to NE 184th Avenue providing access to building entrances and to parking lots shaded with trees bordering parking aisles and walkways, (see Master Landscape Plan, Sheet L2.0). (DG A.2.1).

The Full Site Utilization Plan summarizes how up to 1.5 million GSF of development will be constructed in phases. As HP plans each phase of development, a mix of uses will be determined to meet the company's employment space needs. The FSUP demonstrates a realistic assessment of future building types and footprint sizes, as well as parking space demand and accommodation of potential future increased density. (SP UD-4).

Section 30 has neither height limits nor floor area ratio (FAR) limits. However, HP recognizes the City's goal of achieving a distinctly urban form of development and compatibility with neighboring uses. Buildings will vary in height, providing for active and pedestrian scale street fronts through façade articulation and the inviting appearance of the new buildings. These building heights will take into consideration mountain views for residential neighbors to the west. Anticipated FAR at full buildout is 0.5 to 1.0. Boundary treatments will be compatible with surrounding uses and employ architecturally appropriate landscaping and fencing. (DG A.2.2, E.2.1) (SP UD-1-3, UD-9) (VMC 20.690.040.B).

Building footprints depicted on the FSUP indicate the anticipated range of office, research and development, and other uses consistent with the Development Agreement, as well as the potential for occupant-supported small-scale retail, restaurant and accessory space. Larger building footprints will accommodate research and development with limited office, while smaller building footprints will provide options for a mix of the other uses mentioned. (SP LU-4).

The Design Guidelines and VMC 20.690.040(D)(2) define maximum building setbacks from streets other than collectors and arterials, of 10 feet from the back of the sidewalk, with an exception allowed up to 20 feet. This will enable appropriate accommodation of pedestrian facilities and landscape. Consistent with the Development Agreement, this 10 foot minimum landscaped setback is measured from the back of the sidewalk, with the option to exceed the minimum to ensure architecturally sound design of landscaped setbacks taking into account factors including, but not limited to, pedestrian interface, vehicular circulation, and building design. Back of sidewalk also refers to back of a public recreational trail that may be co-located on a public right of way or private street. (DA Ex. 4, p. 2) (VMC 20.690.040(D)(4)).

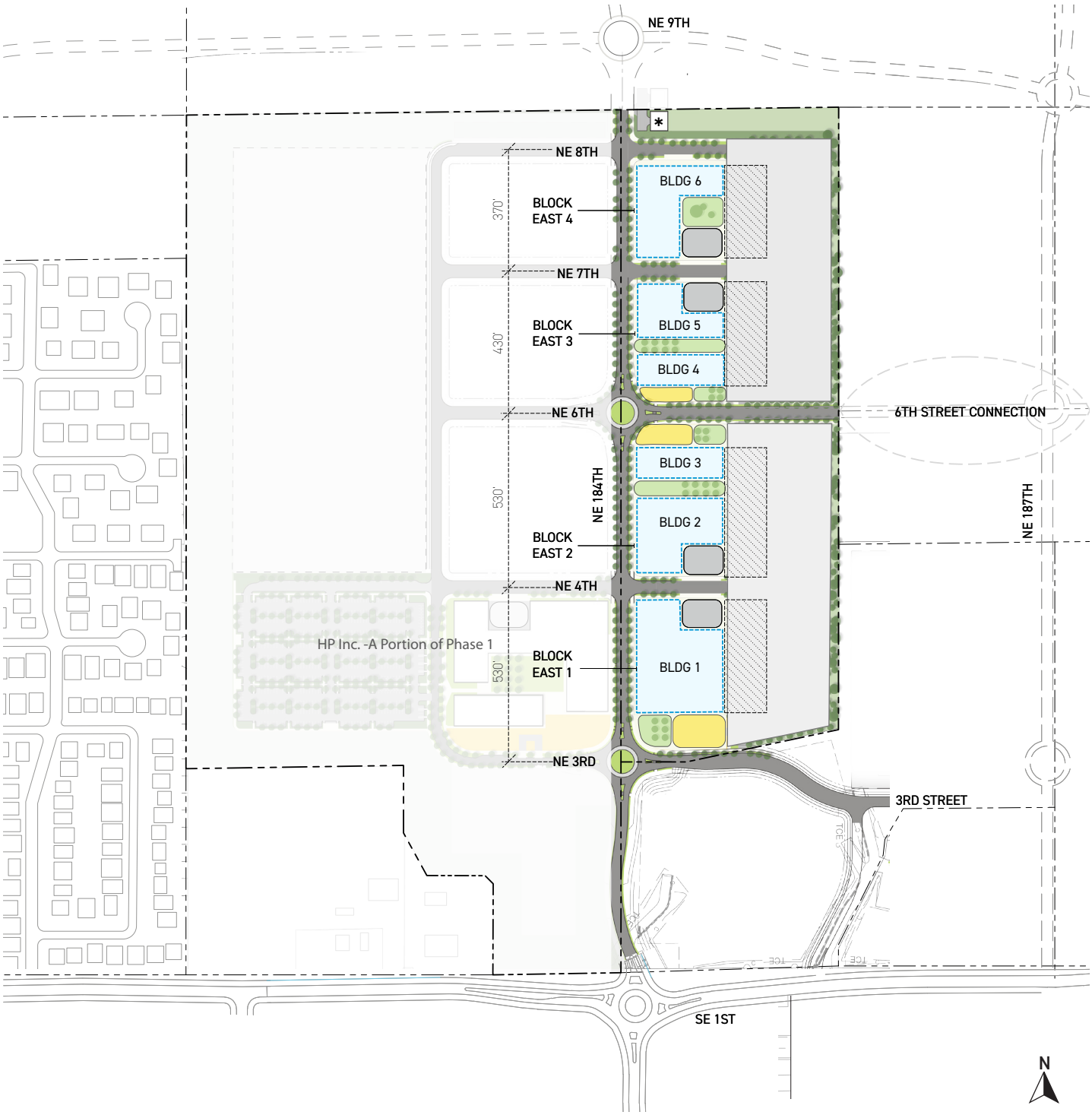


FIGURE 2.D - BUILDING LOCATION AND ORIENTATION

LEGEND

- POTENTIAL BUILDING
- POTENTIAL BUILDING OR PARKING
- PARKING AREA
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

BUILDING LOCATION AND ORIENTATION CONTINUED

Buildings will be arranged around open gardens and plazas, providing a secure environment for circulation, visitor access, employee rest and respite. Pathways will connect these spaces to sidewalks in surrounding streets as shown on the FSUP. A south-north footpath will provide access to gardens and plazas and will connect facilities in all phases of development. (DG A.2.1.b, A.4.1, A.4.2) (SP LU-1, LU-10).

Streets encircle each phase of development, creating a series of city blocks. These blocks will vary in dimension based on the number and type of buildings and internal open spaces. Each block will have a distinctive character. Materials and design details will differ between buildings, although a "family resemblance" will present a unified appearance. The overall impression will be one of compact urban buildings interspersed with plazas and gardens bordered by tree lined streets. (DG D.1.1, D.1.2, D.1.3, D.1.4) (SP UD-13, UD-16).

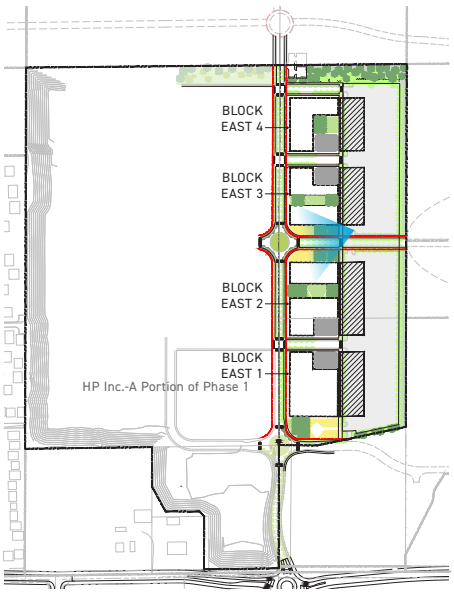
Parking lots east of the buildings will be partly screened by street trees, and partly by lines of shade trees that create separate parking areas. Occupants of taller buildings will look across tree canopies towards the landscaped banks at the eastern boundary. Trees will screen parked cars from most viewpoints (see Master Landscape Plan, Sheet L2.0). Services and utilities will be expanded as necessary to serve each new phase or block of development. (SP UD-12).

The Master Plan's proposed street alignments are based on the conceptual street layouts depicted in the Subarea Plan, and are also informed by HP's communication with surrounding property owners. Two roundabouts will be included between SE 1st Street and NE 9th Street, the first located on an extension of NE 3rd Street and the second aligned to a potential extension of NE 6th Street. SE 1st Street and NE 9th Street will become primary connections to neighborhoods to the west. Connections to the eastern properties in Section 30 will be via NE 3rd, NE 6th, and NE 9th Streets. Roundabouts calm traffic by maintaining slow and constant travel speeds, while minimizing the need for acceleration and breaking. Roundabouts will help make the streets safe for all modes of travel. Other traffic calming tools will be considered to maintain traffic flow and safety as design proceeds. (SP TR-2, 25, 26) (DG B.2.3.c) (DA Ex.6, p. 5) (VMC 20.690.040(E)).



FIGURE 2.E - CONCEPTUAL VIEW OF BLOCK EAST 2 AND BLOCK EAST 3 LOOKING SOUTHWEST FROM NE 6TH STREET

This illustration represents an anticipated relationship between built areas and open space and the connection from buildings onto the east-west roadways.



KEY PLAN

2.4
SCALE AND BUILDING MASSING

Buildings will be designed to be compatible with one another in scale, orientation and massing, but will be expressive of different uses in their outward appearance. Variations in architectural details, materials and colors will be modulated to convey a "family resemblance" between buildings in each group or phase, but differences in appearance and grouping will create a distinctive identity for each phased block within the larger development and will use a mix of details from the Design Guideline's details toolbox. The proposed scale and design will aid direction finding and will avoid the monotony that could otherwise dominate the 30-acre site. Details of the design will be directed principally by functional requirements and the wellbeing of building occupants – both inside and around the buildings. A footpath will provide access to the open spaces in each block connecting all buildings in all phases. (DG D.4.1.a-i).

Buildings will typically be urban in character thereby consistent with the recommendations of the Section 30 Design Guidelines. Buildings may be single or multi-story and configured to be compatible with the pedestrian-scaled spaces around them. Buildings will predominantly be a minimum of 24 feet in height. The design of buildings and open spaces will be coordinated to clearly define building entries, connecting pathways and other features. (DG A.2.2, D.2.1.a).

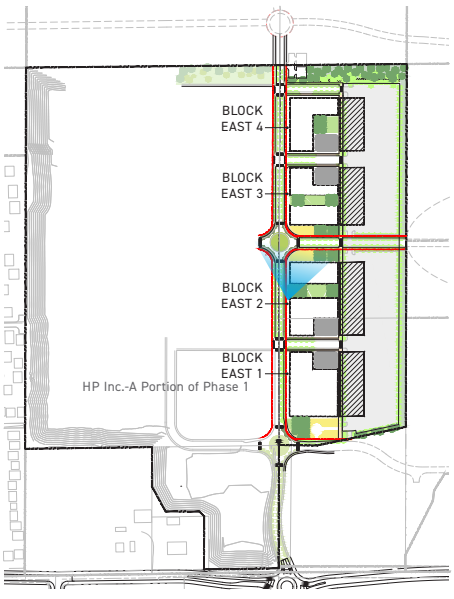
Any façade longer than 120 feet facing a public street will be interrupted with a setback, projection or other device at least 30 feet long and 20 feet deep for the full height of the building. Roof design will vary with building function but will be compatible between neighboring buildings. Rooflines visible from public streets longer than 100 feet will feature changes in profile or other features consistent with articulation of the façade. Blank walls will generally be avoided in locations visible from public streets and pedestrian routes. In cases where such walls are unavoidable, architectural features or landscape devices will be used to soften their appearance and harmonize with adjacent building details and open space features. (DG D.2.2, D.2.3, D.2.6, D.3.1).

Sustainability and longevity will influence the selection of architectural materials and finishes consistent with HP's sustainability goals. Architectural and landscape details will emphasize human scale, especially at building entries and around pedestrian walkways and seating areas. Signage, walls, fences and other landscape features will be compatible in scale and appearance with the architecture. Colors will be coordinated. Masonry or other durable materials will be used below ground floor windowsill levels. (DG D.5.1, D.5.2) (SP UD-6).



FIGURE 2.F - CONCEPTUAL VIEW OF BLOCK EAST 2 LOOKING NORTHEAST FROM NE 184TH AVENUE

This illustration shows the potential relationship between buildings and internal open space with NE 184th Avenue and the recreational trail running along the east side of the road. Buildings are anticipated to be scaled and massed such that they are able to frame open space and create a strong frontage along NE 184th Avenue while also preserving a human scale and pedestrian orientation.



KEY PLAN

CREATE A CONSISTENT STREET WALL ALONG NE 184TH





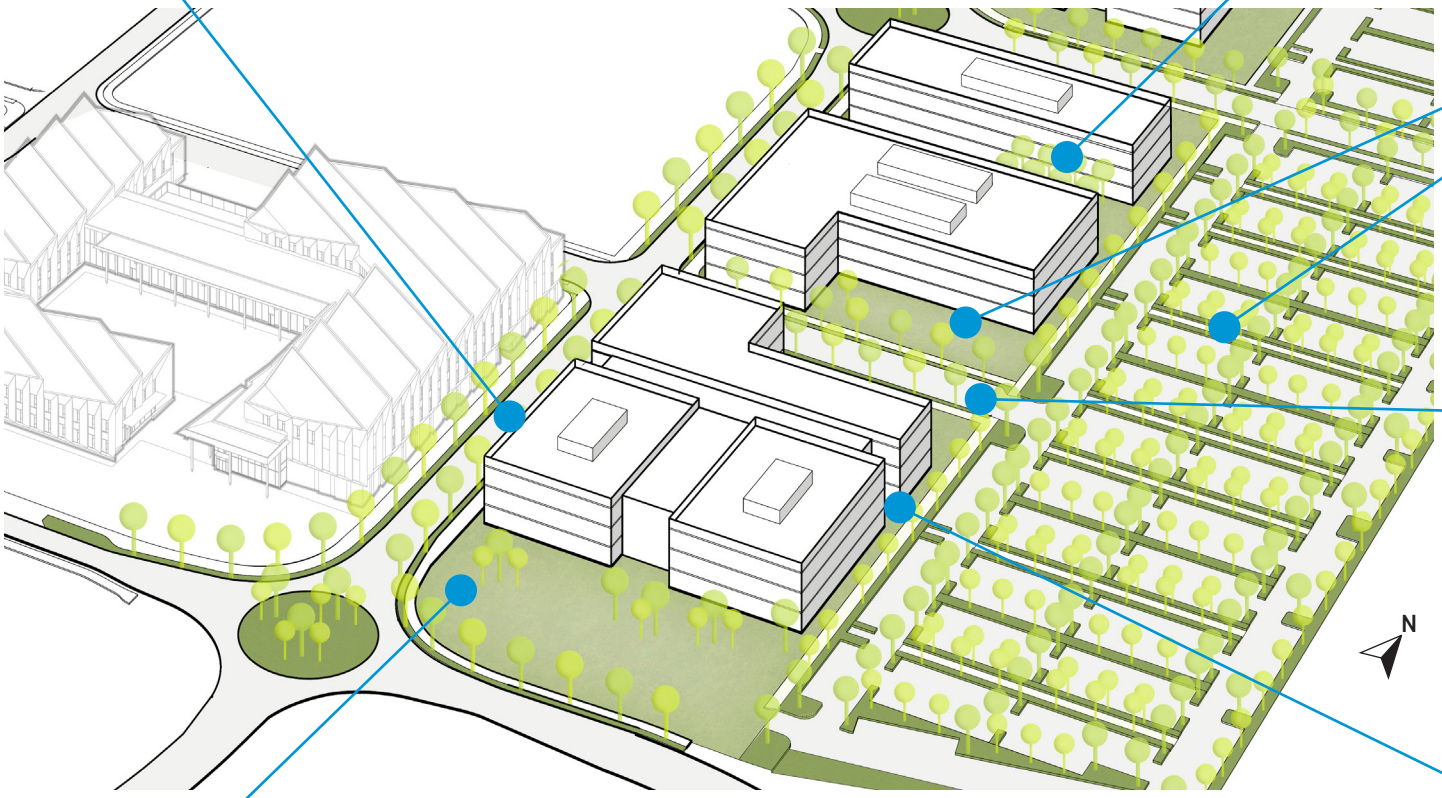


FIGURE 2.G - BUILDING MASSING CONCEPTS

UTILIZE OPPORTUNITY FOR OPEN SPACE AT ROUNDABOUTS





PROVIDE USABLE OPEN SPACE BETWEEN BUILDINGS



SERVICE AND PARKING AREAS ARE SEPARATED



LOCAL CONNECTIONS ALONG PRIVATE ROADWAYS





DESIGN WITH PEDESTRIAN SCALE IN MIND



2.5
OPEN SPACE AND PLAZAS

Buildings will be interspersed with open spaces and plazas providing occupants with various outdoor opportunities for rest and recreation. Seating areas and informal gathering spaces will be designed to address building occupant needs for open space amenities and to provide welcoming entrances to buildings. Plazas will be designed for solar access and may include raised planters. The plazas and site open space will connect to the sidewalk network, private streets and the multi-modal recreational trail along NE 184th Avenue. (DG A.4.1, A.4.2).

Former quarry slopes between the site and properties to the east are or will be graded to an incline up to a maximum of 2:1 and will be planted to provide a green backdrop to the HP development. These slopes will offer a visually pleasing buffer to neighboring properties. The banks will only be accessed for periodic maintenance. None of these slopes qualify as western slopes in Section 30 under the Design Guidelines. (DG A.6.1).

Trees will line NE 184th Avenue and the streets to the east. Shade trees will line walkways throughout the parking areas and will also be used to separate parking aisles as shown on the Master Landscape Plan, Sheet L2.0. These plantings will help to reduce heat island effects and improve air quality, as well as add to the City's tree canopy cover. (DG E.1.4).

The multi-use recreational trail on the west and east side of NE 184th Avenue, and symmetrical sidewalks on the east side of NE 184th Avenue will connect the HP development to the network of neighborhoods, parks and other features planned for Section 30 development as the HP property extends north over the planning horizon. (DG B.5.2) (DA § 6(e)).

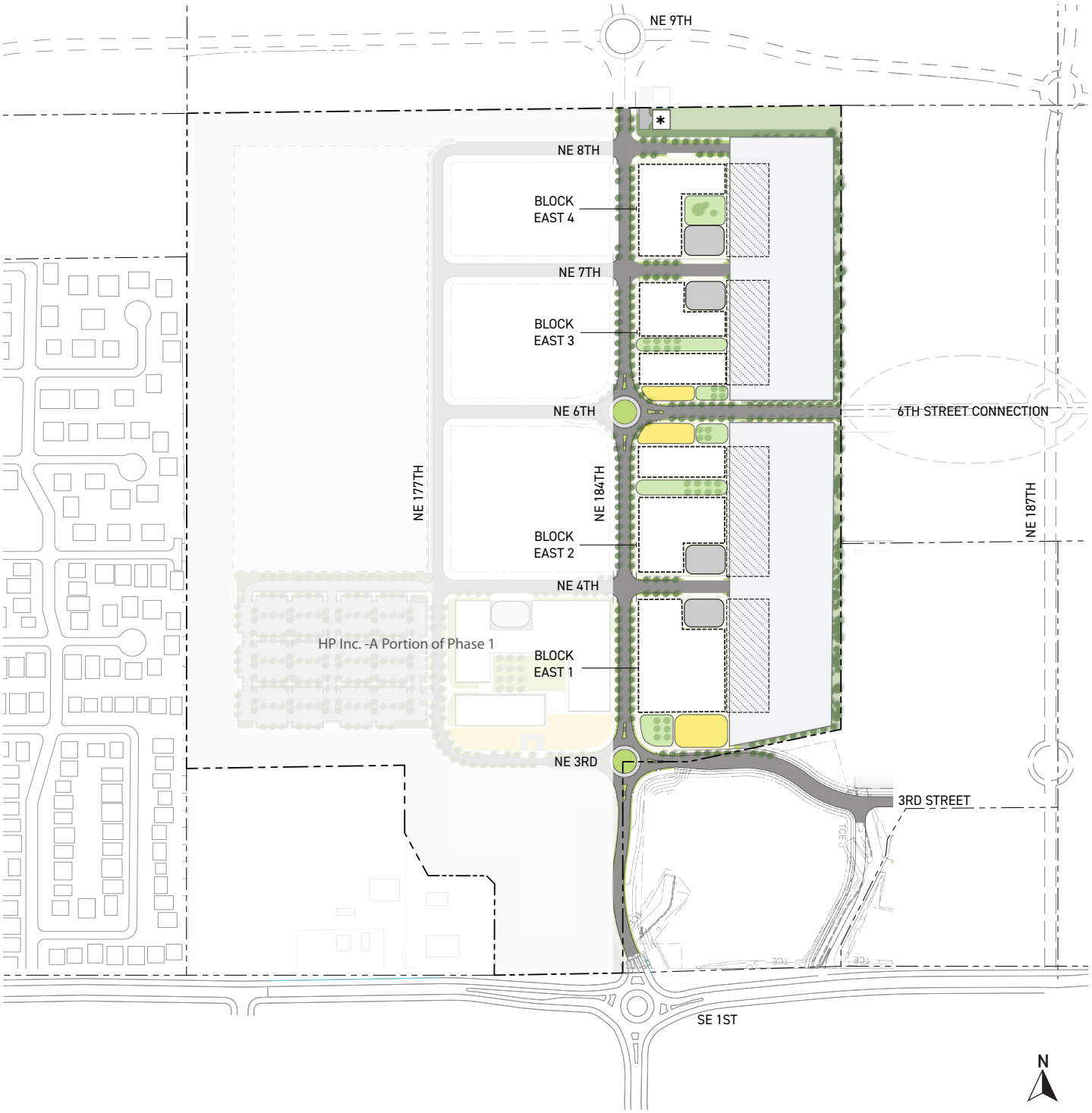


FIGURE 2.H - OPEN SPACE AND PLAZAS

LEGEND

- LANDSCAPE BUFFER
- PLAZA
- OPEN SPACE
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

2.6
GATEWAY STREETS

The HP East extent is not located at the gateway or corner of Section 30 as described in the Design Guidelines and as a result of the alignment of NE 9th Street developed by project neighbors. Nonetheless, the entry to the HP property near the intersection of NE 184th Avenue and NE 9th Street will contain a signature gateway identified by HP monument signs. HP has the option of locating such signature gateway sign on either or both sides of NE 184th Avenue. (DG A.3.1.a-c).

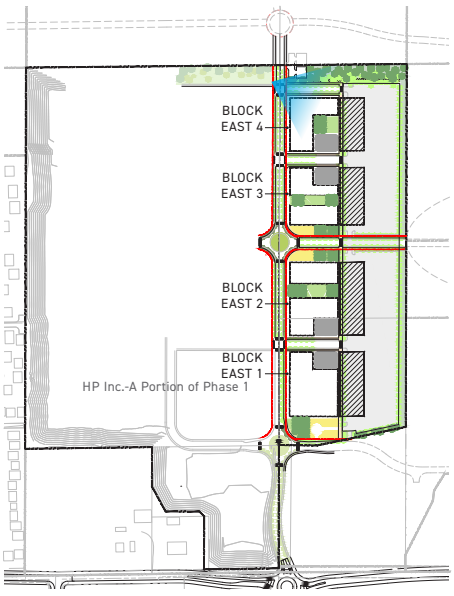
The approach to the HP property from the north will present a different gateway experience, since grade changes will be minimal, and views will be open. The formality of the straight, tree-lined street with a 12-foot wide recreational multi-use trail along NE 184th Avenue will be evident, its east edge contained by the frontages of urban scaled buildings. A monument sign will identify HP at the northern end of its property, where landscaping will favor predominantly native and drought resistant plant materials to establish continuity between phases of development. (DG A.2.2).

Directional signage and lighting along NE 184th Avenue will be coordinated to the needs of those on foot or bicycle as well as drivers, and in coordination with C-Tran to meet public transit requirements. (DA Ex. 6, p. 5).



FIGURE 2.I - CONCEPTUAL VIEW OF NORTHERN GATEWAY LOOKING SOUTH FROM NE 184TH AVENUE

Northern entry with a potential for topographic landscaping and/or signage.



KEY PLAN

2.7
SERVICE ELEMENTS IN THE CONTEXT OF SECTION 30 AND SURROUNDING ZONES

Service traffic and parking access will be via streets east of NE 184th Avenue. The service elements on the HP property will be connected through roundabouts at NE 3rd and NE 6th Streets, and at three intermediate right-in/right-out junctions; two located between the NE 6th and NE 9th Street roundabouts and one between the NE 3rd Street and NE 6th Street roundabouts.

The roundabouts will be designed to accommodate large freight vehicles and will include pedestrian crossings. Service areas are located on the north, south, and east side of building groups to screen them from NE 184th Avenue and maintain the pedestrian scale development along this collector street. All service areas, including garbage and recycling areas, will be screened from view by a 6 foot high wall or fence, have self-closing doors, and will be accessible to large vehicles. Service areas will be consistent in design with the architecture of the buildings served, using similar materials, colors and detailing. Three foot wide planting strips will be used around service enclosures and may help separate sidewalks and/or surrounding buildings. Roof mounted equipment will be screened from public view by designing such equipment structures as part of the building architecture and designed and placed to reduce intrusive noise. Utility boxes and meters will be accessible from the streets or other portions of the HP property. (DG A.7.2.a-c, A.7.3, A.7.4, A.7.5) (SP UD-15).

The Master Plan recognizes commercial and light industrial land-uses adjacent to the project, and care will be taken to consider the impact of the Master Plan on the views to Mt. Hood from homes along the quarry slope on the western edge of Section 30. (DG A.6.1.a).

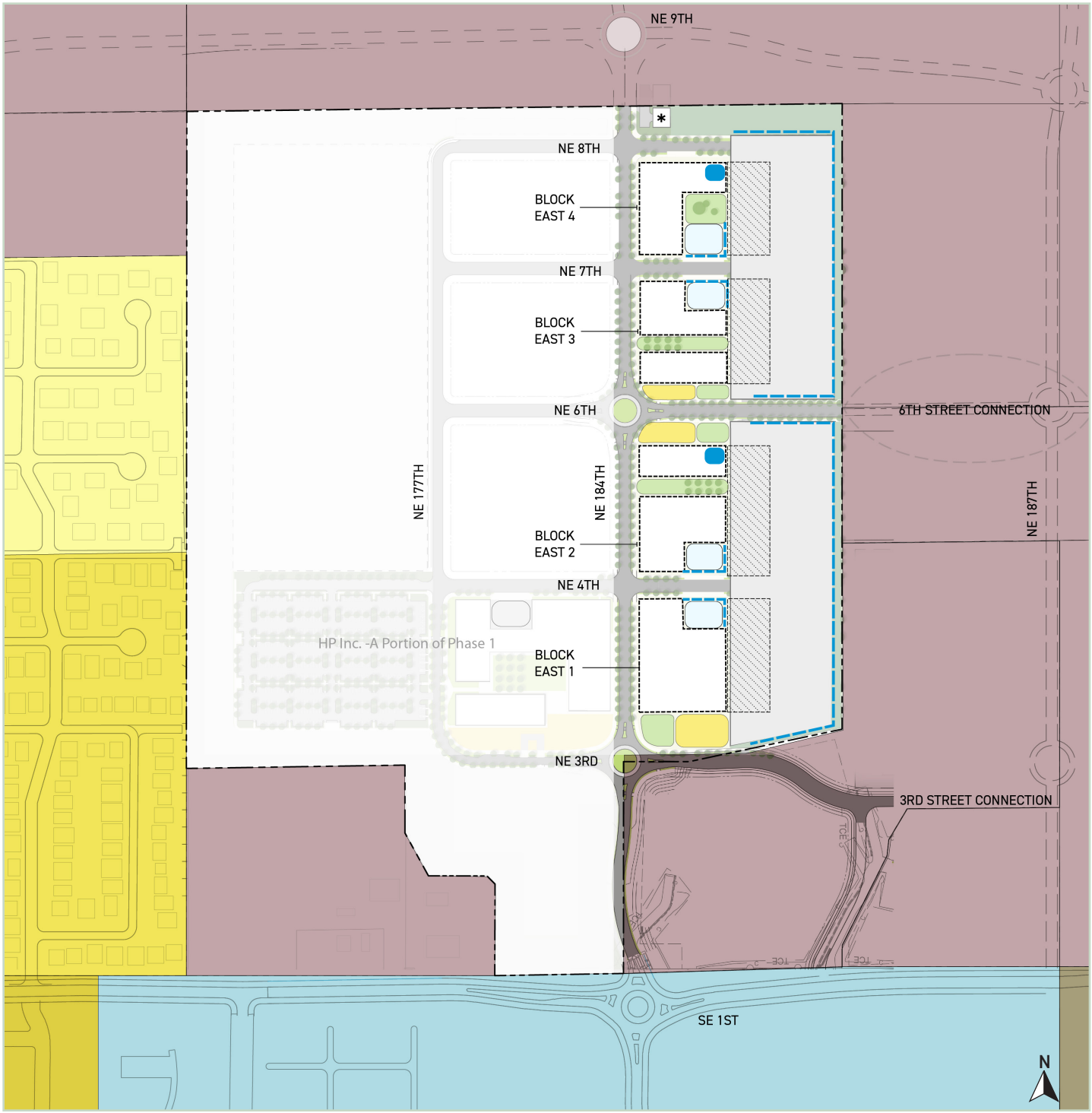


FIGURE 2.J - SERVICE ELEMENTS AND SURROUNDING ZONES

Service yards will be accessed from roadways within the development, but not NE 184th Avenue, and will be screened, as will service meters and other utility equipment.

LEGEND

- SERVICE YARDS
- INTERNAL SERVICE
- SCREENING
- * SECTION 30 SOUTH WASTEWATER PUMP STATION
- EMPLOYMENT CENTER MIXED-USE (ECX)
- SINGLE FAMILY RESIDENTIAL (R1-10)
- SINGLE FAMILY RESIDENTIAL (R1-6)
- LOW DENSITY RESIDENTIAL (R-9)
- LIGHT INDUSTRIAL (IL)
- MIXED USE (MX)

03

03/ ACCESS, CIRCULATION, AND PARKING

3.1 STREET PATTERN AND LAYOUT

The location and alignment of streets on and adjacent to the HP property are based on the conceptual locations in the Subarea Plan and discussions with impacted landowners within Section 30. The street connections provide the framework for the planned pedestrian oriented employment center, linking employees to commercial and residential neighborhoods elsewhere in Section 30. Frequent points of access from HP buildings to NE 184th Avenue will encourage walking and bicycling rather than automobile use for local trips. Bicycle racks and associated facilities will be located within each group of HP buildings. (DG B.3, B.5.1.c-d).

Access to the HP property will be located at the intersection of the arterial, SE 1st Street and NE 184th Avenue. A roundabout aligned with NE 3rd Street provides access to the street network south of the HP property. Roundabouts at NE 6th Street and NE 9th Street along NE 184th Avenue will connect the HP property to the local street network to the east.

These will be the first elements of a district-wide system of streets, recreational trails and pathways favoring multi-modal transportation, inclusive of connectivity to public transit options. HP is not required to locate a transit facility on HP property. Nonetheless, the Master Plan will accommodate transit stops on or near arterial streets or local streets in coordination with C-Tran. NE 184th Avenue between SE 1st Street and NE 3rd Street is located on HP and CTC Section 30 LLC properties, as is NE 3rd Street as it extends east from NE 184th Avenue. The northern portion of NE 184th, the NE 184th/9th St roundabout, and NE 9th Street from NE 184th to NE 172nd resides on Grayrock property. CTC Section 30 LLC and Grayrock agree to the roadway alignments in this Master Plan and will coordinate grading plans to accommodate the streets and utilities. NE 6th Street as it leaves the HP property will ultimately cross other Section 30 properties as it extends east to NE 192nd Avenue. HP has coordinated with CRP/PG Harmony Industrial Owner LLC and Clark County on the grading plan for the connection of NE 6th Street as it exits the eastern boundary of the HP property (SP TR-2, TR-3, TR-27, TR-28, PU-6) (DG A.1.1.c, B.4.2) (DA § 8(b)).

Truck routes off of NE 172nd Avenue from NE 9th Street to NE 184th Avenue and 1st Street to 184th Avenue will allow deliveries to the HP property. Today most of HP's deliveries use City-trucks, although other operations that may be located on the HP property may require travel truck deliveries. The design of SE 1st Street, NE 9th Street, and NE 184th Avenue will accommodate a variety of truck sizes. (SP TR-23) (DA Ex. 6, p. 4).

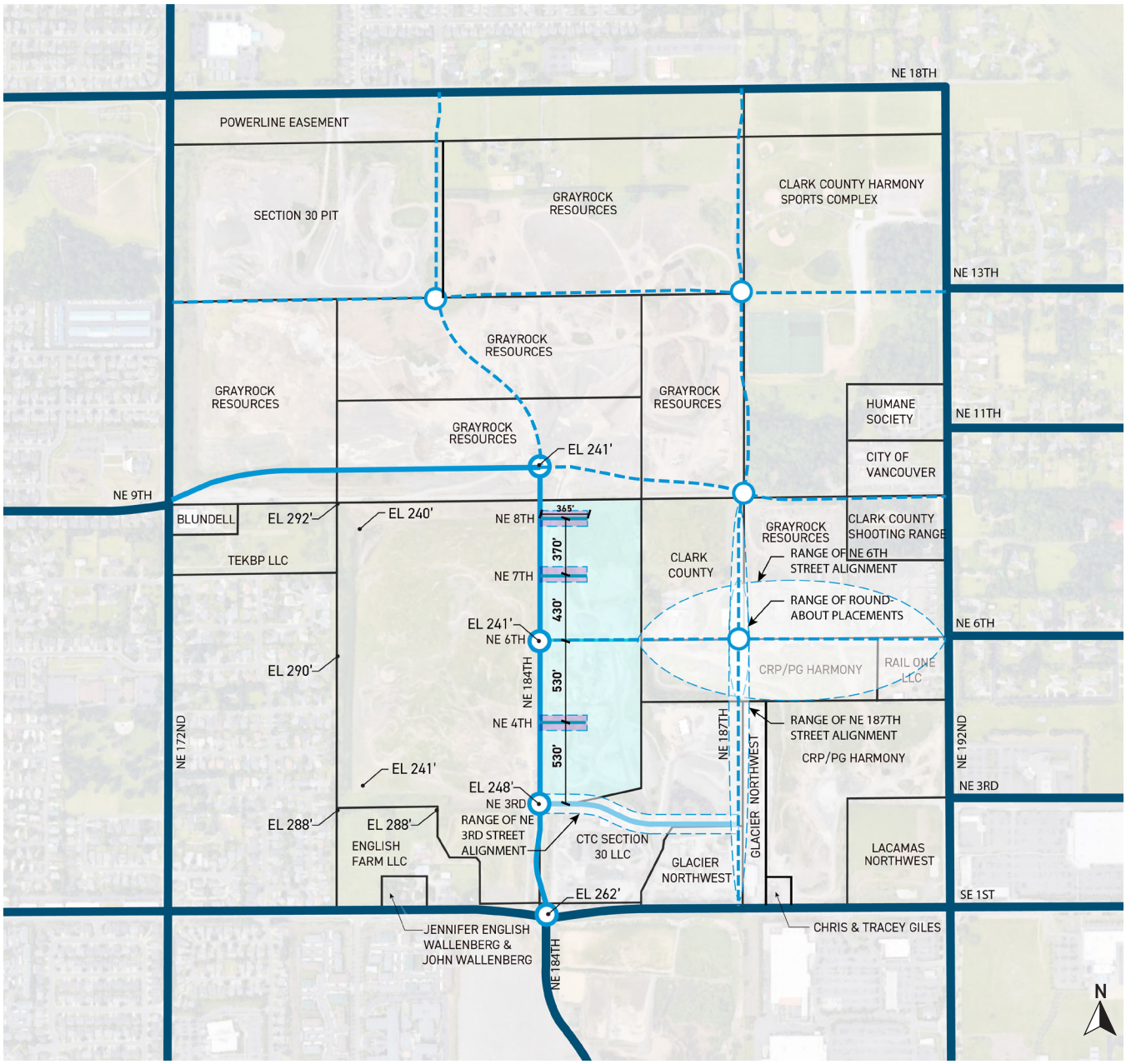


FIGURE 3.A - STREET PATTERN AND LAYOUT

The illustration shows anticipated street layout and hierarchy of roadways. Note potential variation in roadway alignment indicated by filled areas within the HP property for NE 3rd Street, NE 4th Street, NE 7th Street, and NE 8th Street. In addition, there are a range of alignments anticipated for NE 3rd Street, and NE 6th Street as they are extended outside of HP property.

LEGEND

- EXISTING STREETS
- PROPOSED STREETS
- PROPOSED PRIVATE STREETS
- POTENTIAL FUTURE STREETS
- POTENTIAL PRIVATE STREET AREAS
- PROPERTY LINES

SITE CIRCULATION

In anticipation of future Section 30 development east of 184th Avenue, roundabouts will be constructed at alignments approved for NE 3rd and NE 6th Streets. These roundabouts will lead to public access streets between HP's phased development and to parking and other facilities serving the buildings. The block lengths along the north-south streets vary between 370 feet and 530 feet, HP reserves the right to reduce minimum separation consistent with the Development Agreement to 200 feet; any deviation in the range between 200 and 600 feet is subject to a City of Vancouver exception. (DG B.1.1.a-c, B.2.1.a, B.4.1) (SP TR-7-8, 20, UD-11) (DA Ex. 4, p. 4).

Consistent with the Development Agreement, maximum block face length shall be 600 feet generally, with the exception to allow maximum block lengths up to 700 feet; while the Master Plan does not currently intend for any block to exceed a 600 foot block length, any potential lengths exceeding 600 feet will be reviewed as part of the site plan review. (DA Ex. 4, p. 4).

As the main collector street through the HP property, NE 184th Avenue will accommodate one vehicular travel lane in each direction, as well as a recreational multi-use trail on the west and east side of the street. Each of these pathways will be separated from the roadway by a landscape strip planted with street trees that will not require irrigation once they are established. In addition to aesthetic appeal, the trees will reduce thermal stresses on the roadway and will improve air quality. On-street parking will not be permitted on NE 184th Avenue between SE 1st Street and NE 9th Street to maintain pedestrian safety and ensure safe and efficient use of the road by vehicles. Pedestrian facilities will include crosswalks installed at the roundabouts, and if necessary to serve connectivity, mid-block pedestrian crossings may be considered as NE 184th Avenue extends north to NE 9th Street. (DG B.2.1, B.2.3.a -c) (SP TR-11-13, 17) (DA Ex. 6, p. 3) (VMC 20.690.040(H)).

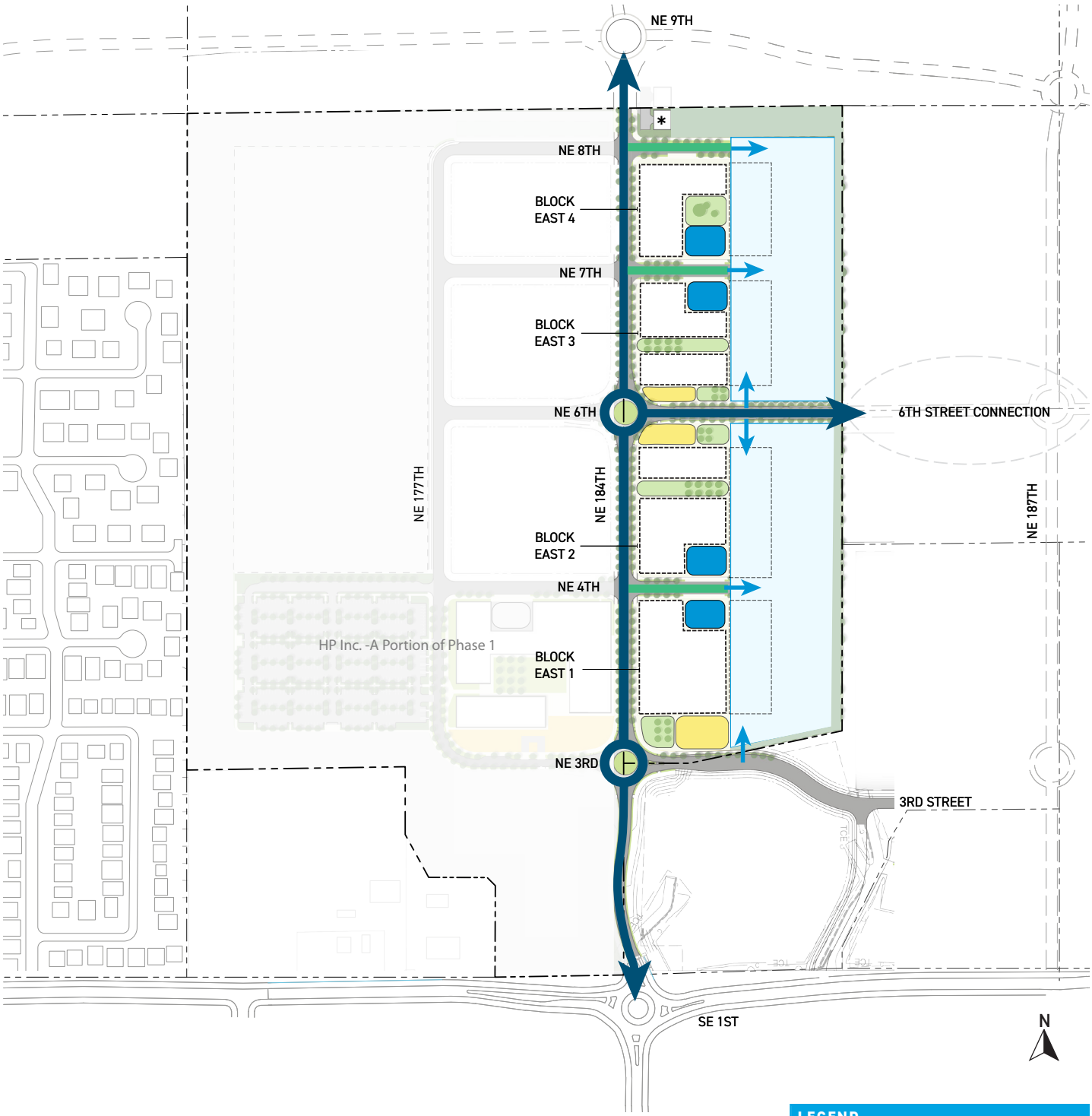


FIGURE 3.B -VEHICULAR NETWORK

Illustration of conceptual vehicle routes and road hierarchy as well as parking and service yard locations.

SITE CIRCULATION CONTINUED

The gradients on NE 184th Avenue will conform with ADA standards, as well as meet other relevant requirements. NE 9th Street will be constructed to connect NE 172nd Avenue to NE 184th Avenue at an elevation close to that of the HP property. This design will result in no significant grade change on NE 184th Avenue between HP's property and the roundabout intersection with NE 9th Street to be constructed in the future. (SP TR-3).

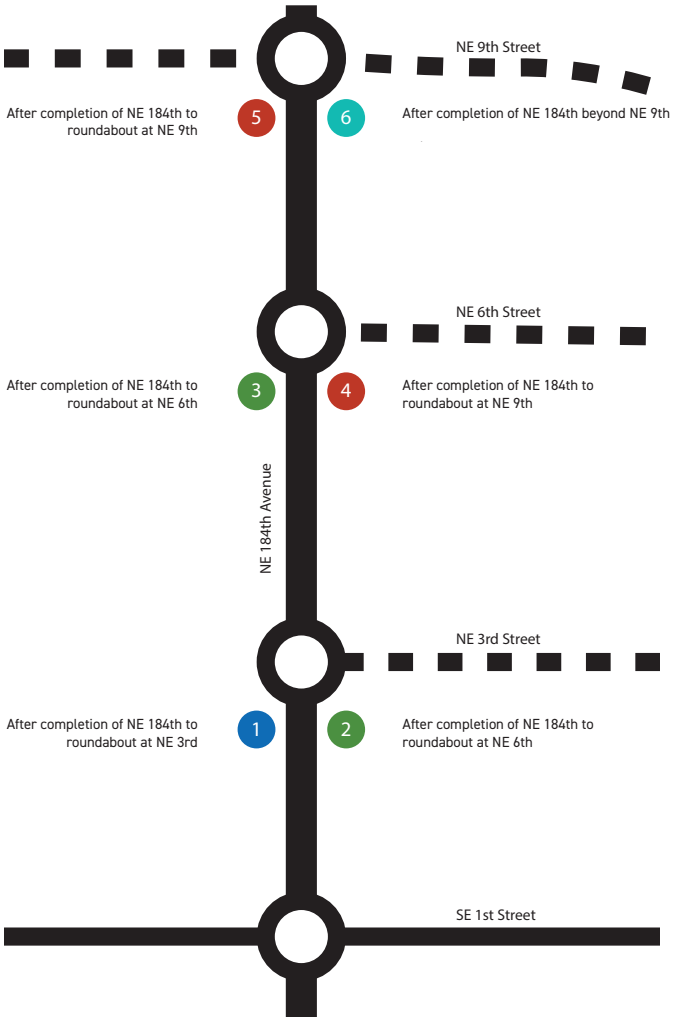


FIGURE 3.C - CONCEPTUAL BUS STOP PHASING

A conceptual bus stop phasing graphic has been provided by C-Tran depicting potential locations and a development-based timeline for implementation. Potential stop locations include the south side of roundabouts at NE 3rd, NE 6th, and NE 9th. South side bus stop placement may enable C-Tran to leverage the development schedule by using the roundabouts to turn service while subsequent phases are built out. C-Tran bus stops can be accommodated along NE 184th by modifying the existing right-of-way planter area for the transit platforms. Transit usage will dictate the size and character of each bus stop location.

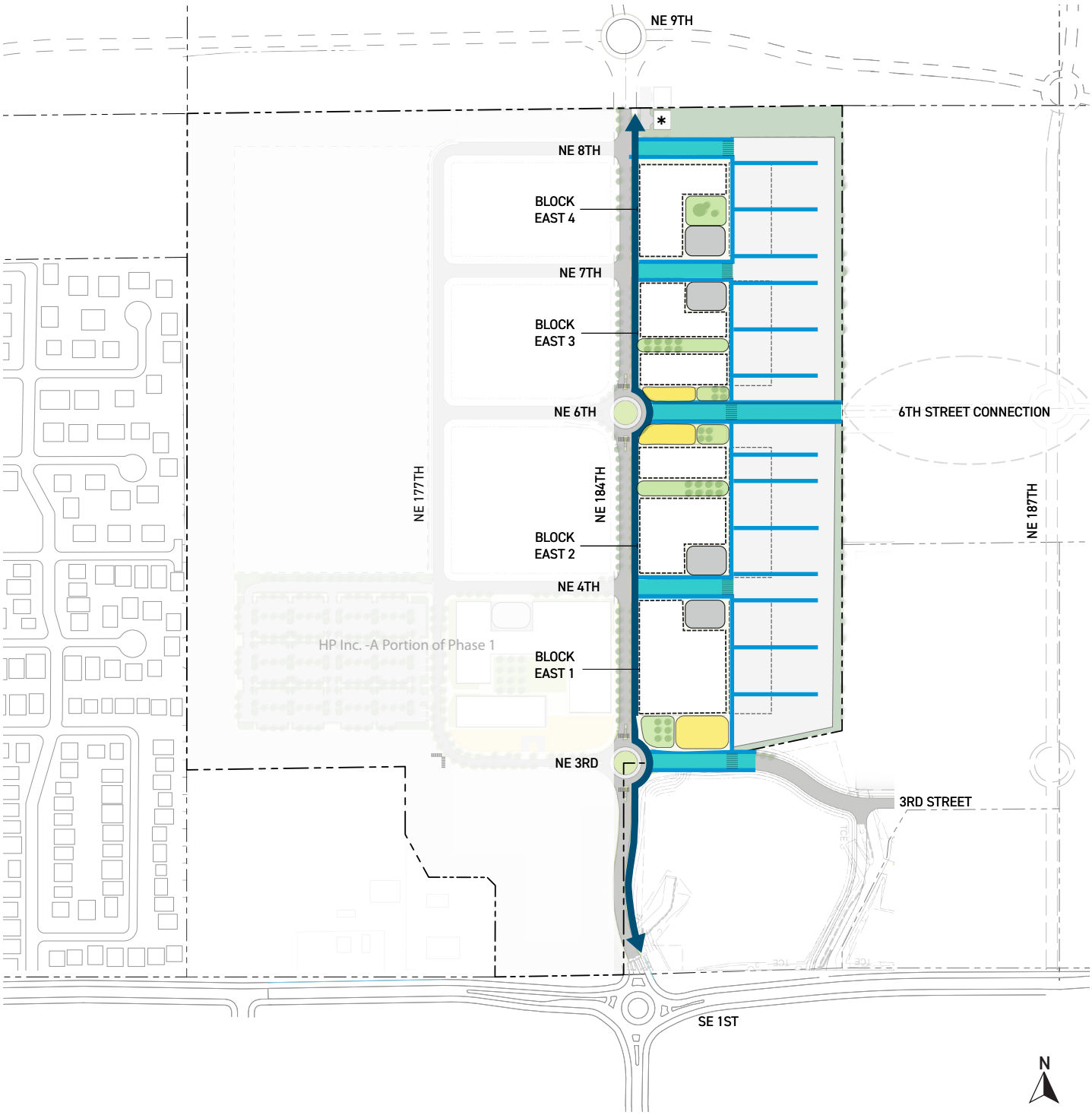


FIGURE 3.D - PEDESTRIAN AND BIKE NETWORK

Note that within the HP property, primary pedestrian circulation will be via sidewalks. Secondary pedestrian routes will link buildings across open space both in the north-south and east-west directions, however, primary access will be from the sidewalk.

LEGEND

- SECTION 30 RECREATIONAL TRAIL
- PEDESTRIAN SIDEWALK
- BIKE-FRIENDLY STREET
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

3.2
STREET DESIGN

NE 184TH AVENUE

Public access to and through the HP property will be provided by NE 184th Avenue. The 70 foot wide right-of-way allows for a 34 foot wide roadway bordered on each side by a six foot wide planting strip and a 12 foot wide multi-modal recreational trail on the west and east side of NE 184th Avenue for pedestrian, bicycles and other non-vehicular traffic. Utilities for HP and other Section 30 property owners will be extended as needed through the NE 184th Avenue right-of-way (SP PU-6) (DG B.4.2).

Vehicular turns onto NE 184th Avenue from the HP property will be right-in, right-out only, as well at the roundabouts located at the intersections of NE 3rd Street and NE 6th Street. While the roundabout designs for NE 3rd and NE 6th Streets are currently planned to be compatible with the roundabout at the intersection of SE 1st Street and NE 184th Avenue, consistent with the Development Agreement, HP has provided a different configuration for NE 3rd Street based on measured traffic flow and the City's review and approval. The roundabout at NE 6th Street will be similar to the NE 3rd Street design. (SP TR-9) (DA Ex. 6, p. 2).

Consistent with the Development Agreement, HP may provide 200 feet minimum separation between intersections of local collector streets that still meet the Subarea Plan policies, TR-7, TR-9, and TR-21, governing intersection spacing. Since the intent of these guidelines is met with the proposed layout, the right-in, right-out access at these locations will allow for safe, efficient access, and will provide necessary emergency access to future buildings and parking areas between roundabouts. (SP TR-7, 9, 21) (DA § 4(d)(vi)) (VMC 20.690.040(G)).

Consistent with the Development Agreement, this permission for right-in, right-out access is not construed as any exemption to the City's Street and Development Standards (VMC Chapter 11.80). Further, the City has agreed it will review in good faith any standards modification requests (i.e. road modification requests) under VMC 11.80.160 that are deemed necessary to achieve sufficient access to 184th Avenue to effectively implement the Master Plan vision for the HP property.

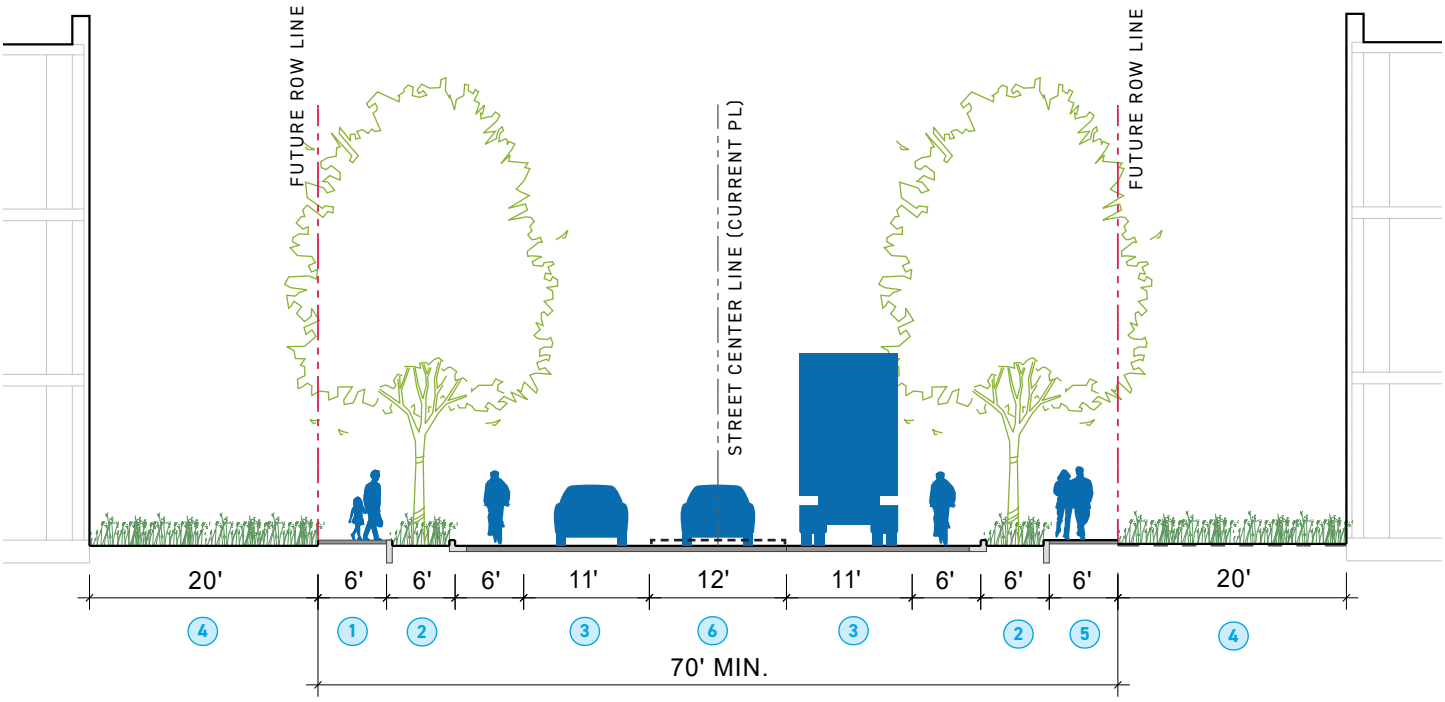
NE 3RD STREET

NE 3rd Street will be extended east from NE 184th Avenue to the CTC Section 30 LLC property.

NE 6TH STREET

NE 6th Street will be constructed as a public road as it travels east from the proposed roundabout at NE 184th Avenue. The street type will be the T10-12 standard from the City of Vancouver with a 70 foot wide right-of-way that accommodates two-way traffic with a center turn lane and bicycle lanes along each curb edge. Within the 70 foot tree lined right-of-way will be a sidewalk and planter strip on each side of the public street.

This street will continue to the eastern edge of the HP property under this Master Plan, which will allow future connectivity to NE 192nd Avenue as contemplated in the Section 30 Subarea Plan.



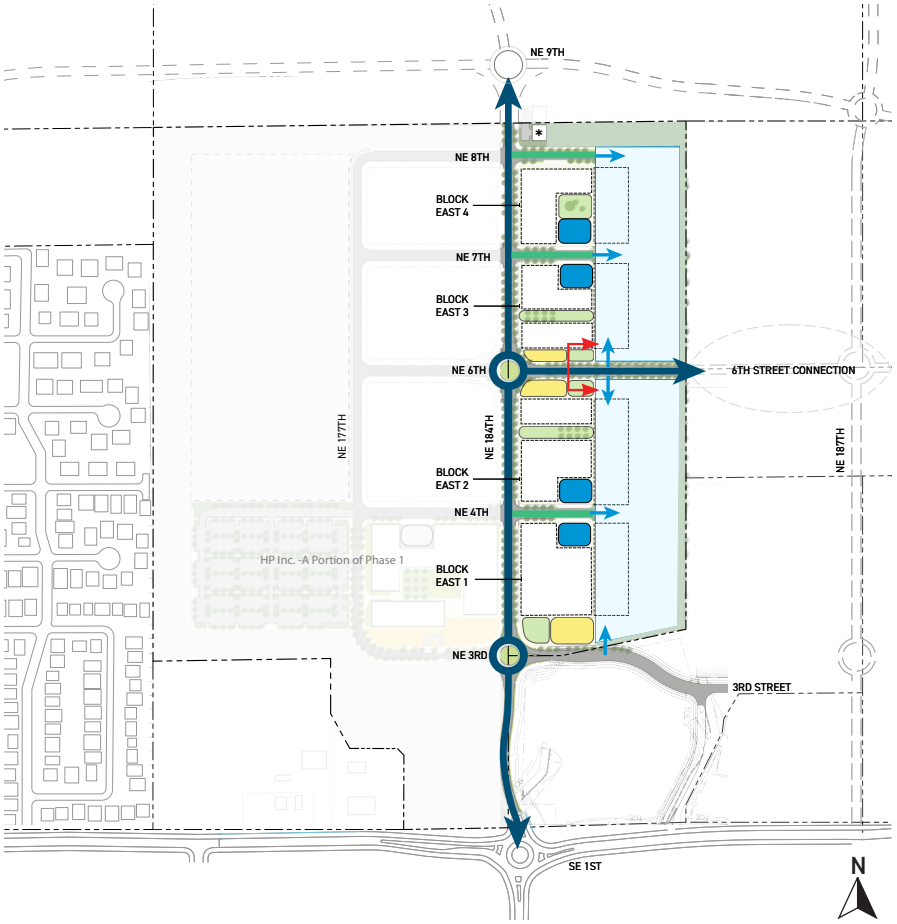


FIGURE 3.E - NE 6TH AVENUE STREET SECTION

KEY

1. SECTION 30 RECREATIONAL TRAIL
2. STORMWATER PLANTER
3. TRAVEL LANE
4. SETBACK
5. SHARED USE PATH
6. MEDIAN/TURN LANE

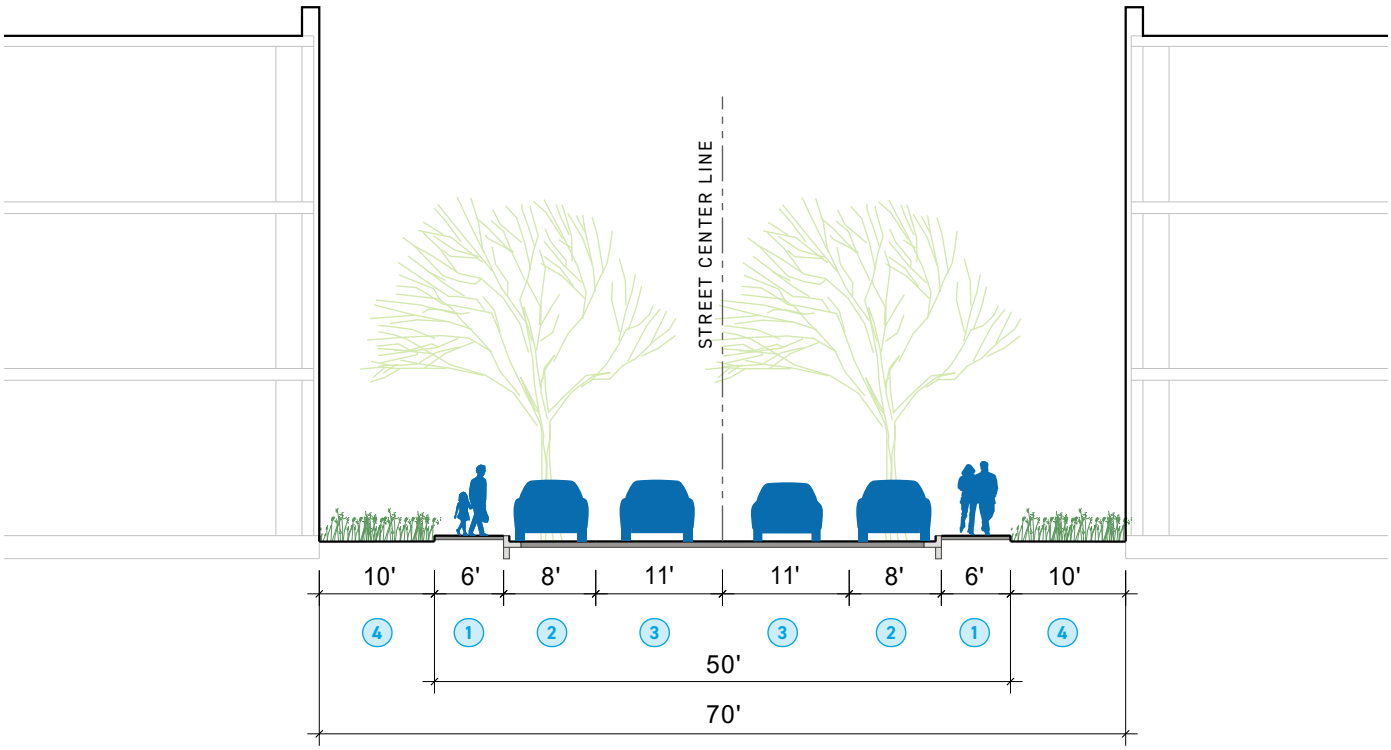
PRIVATE STREETS

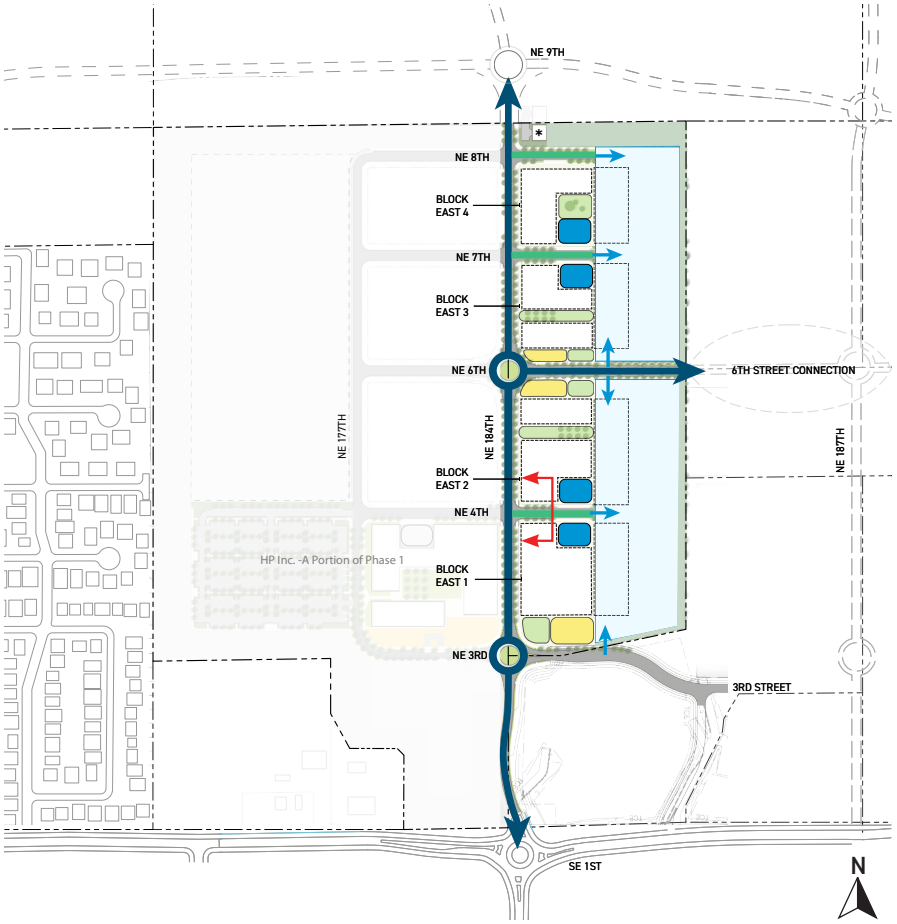
Three private streets across the HP property, designed to local standards, will connect NE 184th Avenue to parking and service areas to the east of the buildings. Low speeds on these private streets will allow bicyclists to share the road to access private bicycle racks and facilities within buildings or near service areas. Consistent with the Development Agreement local private streets for ingress and egress to parking areas for each building are included in the design.

Each block of buildings and open spaces will be separated from adjacent blocks by a 22 foot wide private street with a landscaped 10 foot setback to buildings to the north and south. The landscaped setback will include continuous and connected sidewalks. HP includes a planned exception for the road north of Block East 4 because it will have fully connected sidewalks, but no buildings on the north side. To the extent that these private streets provide access to multiple phases of HP's development, joint access goals of the Subarea Plan are met. (DG B.5.1.a) (SP TR-19, 22) (DA Ex. 6, pp. 2, 4).

The three private east-west streets will connect to a private north-south access lane that may run parallel to NE 184th Avenue or may curve to the east or west in order to accommodate building or parking locations. This 22-foot wide roadway will accommodate two-way traffic and will be bordered by sidewalks, landscape, stormwater planters and street trees. These streets will provide access to service areas in each of the four blocks of development, as well as provide internal bicycle access to buildings along the west side of the developed area, and parking access to the surface parking lots that extend to the toe of the east boundary bank. On-street parking will not be located along NE 184th Avenue. Some on-street parking may be accommodated on these private streets and will be designed in a way that does not dominate the site. (DG B5.2, B.6.1.a).

If necessary, structured parking may be added during later phases of construction as indicated on the FSUP (see Section 5.2 below). Street frontages for structured parking will not exceed 100 feet in length and entry design will be respectful of pedestrian circulation routes, will meet landscape and other design requirements, and design guidelines. HP's parking design will include sidewalks developed consistent with typical cross sections for collector and local access streets, and east-west pathways will be used and designed with a minimum 6' width. Sidewalks and pathways will be bordered by shade trees and raingardens to provide safe and pleasant pedestrian access between parking areas and buildings. (SP LU-7, TR-3, 4, 11, 12, 14, 15, 16, 20, PU-21) (DG B.5.2, B.6.3.a, B.6.3.b, and E.1.5) (DA Ex. 6, p. 3).





KEY PLAN

FIGURE 3.F - PRIVATE STREET (W-E) STREET SECTION

KEY

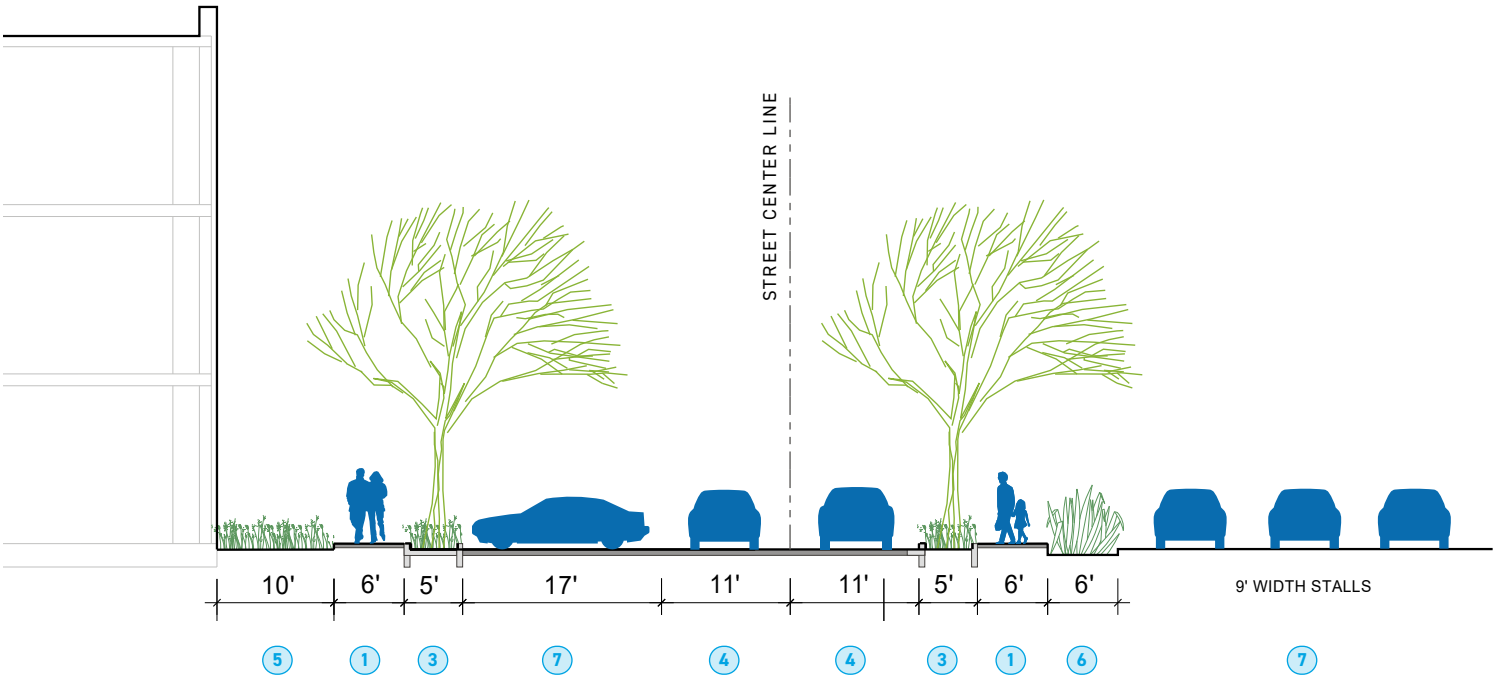
1. SHARED USE PATH
2. STORMWATER PLANTERS / DROP OFF
3. TRAVEL LANE
4. SETBACK

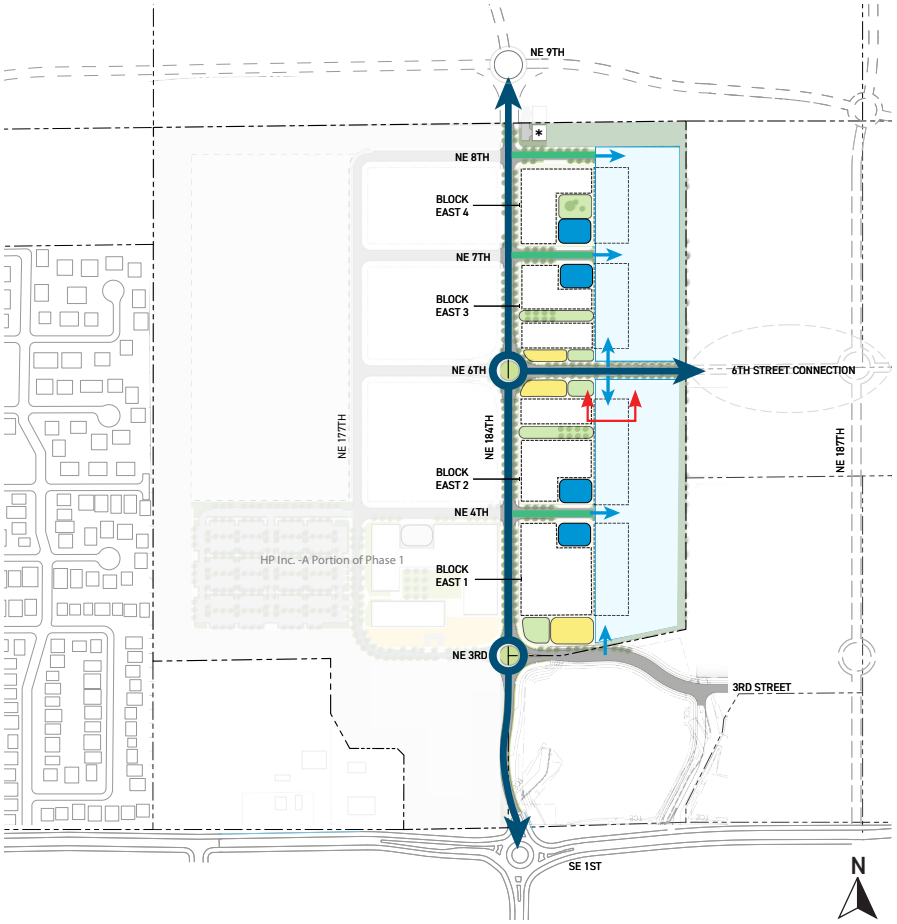
PRIVATE STREET ACCESS

Consistent with the Development Agreement, HP will continue to have the option to improve streets in a different configuration based on measured traffic flow subject to City review and approval. In addition, HP may seek approval to incorporate same-side ingress/egress for HP's research and development buildings at the northern most boundaries of the HP property for truck deliveries and low density (by head count) facility parking.

HP's proposed street design also accommodates large truck turns for service and delivery trucks. The roundabouts on NE 184th Avenue, and private streets are designed to accommodate truck access to service yards and loading bays.

HP will accumulate TIF credits for any qualifying road projects it constructs unless the City contributes City Reinvestment Funds to cover the full cost of a qualifying road project. HP shall be entitled to TIF credits for the portion it funds, and these will not be deducted from the City's Reinvestment Funds. (DA §§ 6(c), 7, Ex. 6, p. 8).





KEY PLAN

FIGURE 3.G - PRIVATE STREET (N-S) STREET SECTION

KEY

1. SIDEWALK
2. STORMWATER PLANTER / DROP OFF
3. STORMWATER PLANTER
4. TRAVEL LANE
5. SETBACK
6. PARKING SCREENING
7. PARKING STALL

3.3
PARKING

The overall parking plan in the FSUP is conceptual and shows that there is adequate room for parking to serve full build out of the HP property, and for access between parking lots to occur without having to access public streets, except for potential crossing of NE 6th Street as it extends east. In the later phases, HP may propose deck or structured parking over the existing parking areas as shown on Figure 3.H. Any parking structure will include landscape screening to soften the appearance of the structure. Charging stations for electric vehicles will be provided, and will be designed and located to comply with the ADA and code requirements. HP is permitted, but not required to provide joint parking facilities. (SP TR-18, 19) (DG B.6.3.b) (DA Ex. 6, p. 4).

The HP East Master Plan includes parking space allocation that is consistent with the Development Agreement. The parking space description in the VMC Table 20.945.070-2 lists the minimum number of parking spaces associated with a particular use. The City may interpret VMC 20.690.040(E) to suggest that a maximum parking space limit applies to Section 30 development, subject to exceeding the maximum if a parking study is submitted. In order to allow flexible, successful, and efficient development of the HP property, the City agrees that HP, consistent with the Development Agreement, will undertake a parking study after Phase 1 development is operational to verify the sufficiency, accessibility and safety of the lots. The parking study could provide different use scenarios for different buildings and how parking will be brought into compliance with the code as the HP property develops. The overall parking plan analyzed in the parking study could be conceptual with the understanding that it may change as the HP property develops. Notwithstanding the foregoing, the HP property has adequate room for parking, including through contemplated parking structures as discussed in this Master Plan, should they be needed in the future. Parking lots and spaces will be consistent with the Design Guidelines. (DG B.6.1, B.6.2, B.6.3.a, B.6.3.b, B.6.3.c, B.6.3.d, B.6.4) (DA Ex. 4, p. 3). (VMC 20.690.040.E).

Consistent with the Development Agreement, parking spaces shall be provided for in the following ratios:

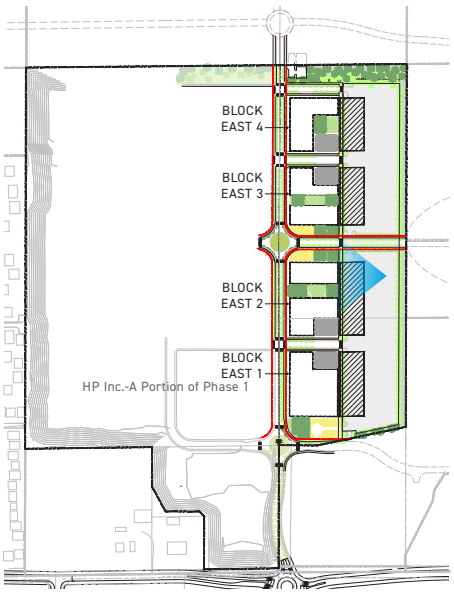
- Office uses: 2.5 to 5 spaces per 1000 square feet.
- Research and Development: 1.25 to 3 spaces per 1000 square feet.
- Light industrial uses: 1.25 to 3 spaces per 1000 square feet.
- Occupant-supported retail: 1 space per 250 square feet, restaurant, and accessory uses.

Note that occupant-supported uses are primarily meant to be open to HP employees, therefore no additional parking demand will be generated. Other uses incidental to an office building will meet the parking ratios for office uses.



FIGURE 3.H - CONCEPTUAL VIEW OF BLOCK 2 LOOKING WEST FROM PARKING AREA

Parking spaces will be interspersed with rows of trees to screen and shade vehicles and users, and to reduce heat build-up in paving. As shown on the FSUP, west to east pathways that align with the private street configuration offer pedestrian access to the HP buildings. The walkways will be bordered by shade trees set in or near bioretention facilities or mechanical treatment systems prior to discharging into local or regional infiltration facilities. (DG B.5.1.b, B.6.1.a, B.6.1.c, B.6.1.d) (SP UD-12, OS-4, OS-5, PU-21) (DA Ex. 4,pp. 3-4) (VMC 20.690.040(E)).



KEY PLAN

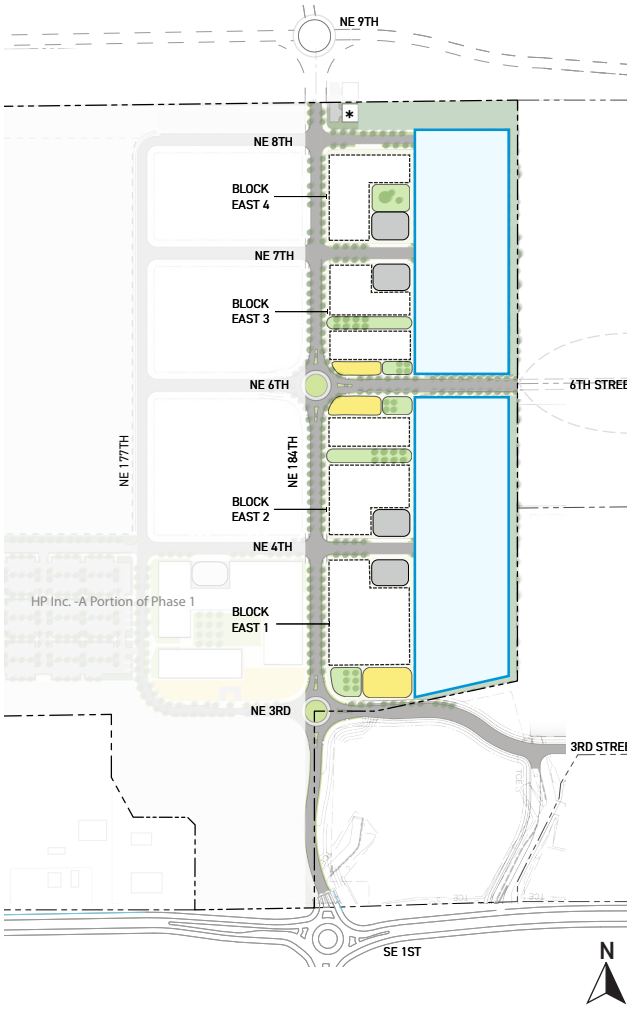
PARKING DIAGRAMS

The adjoining diagrams illustrate how the Master Plan can accommodate several types of parking on the eastern portion of the site. The ultimate parking design may incorporate some or all of these options as development of the HP property occurs over time.

The Option A diagram depicts the lowest density parking type with all surface parking on the eastern half of the site and local surface parking lots within the individual blocks. The all surface parking solution could be used with an ultimate build-out on the lower end of the density projected for the site.

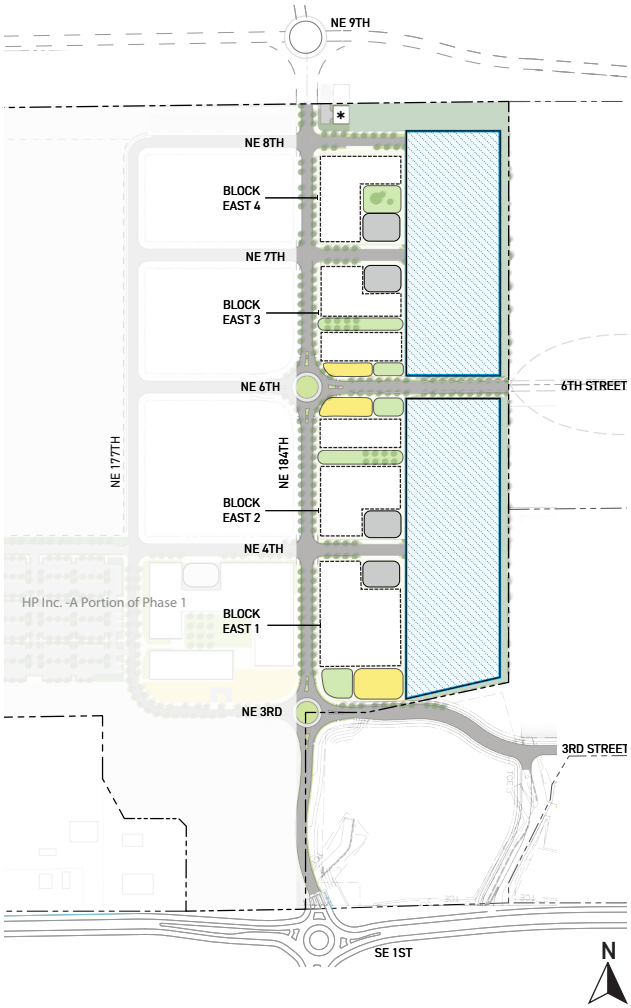
The Option B diagram shows the potential for inclusion of a single layer deck on top of surface parking. This option could be purpose built or retrofitted on top of an existing surface parking lot in the event that the density of development on the site exceeds the capacity of the surface parking areas.

The Option C diagram shows potential locations for multi-story structured parking. Structured parking could be used in conjunction with surface parking. (DG B.6.1.b).

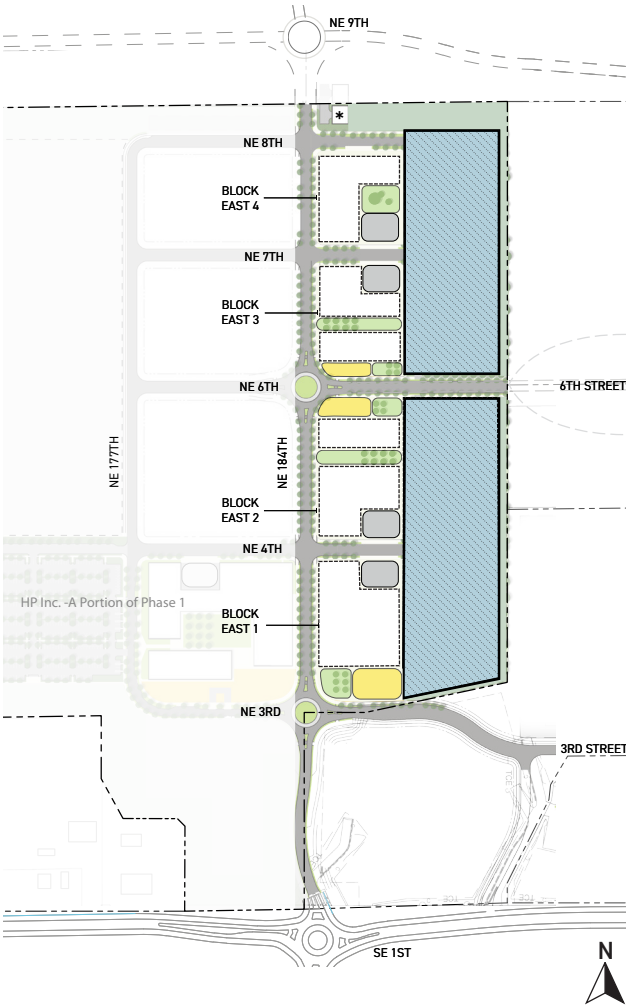


OPTION A
POTENTIAL SURFACE PARKING LOCATION

FIGURE 3.I - POTENTIAL PARKING OPTIONS

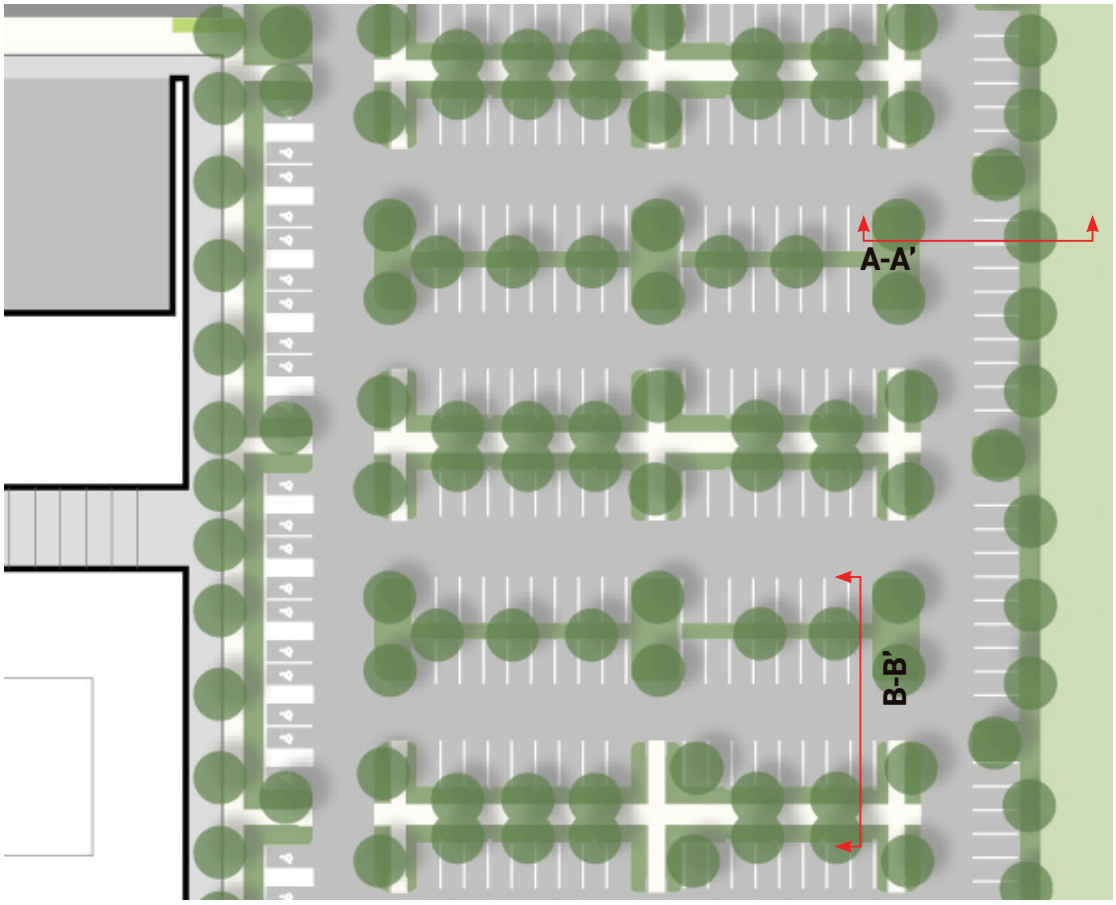


OPTION B
POTENTIAL DECK LOCATION

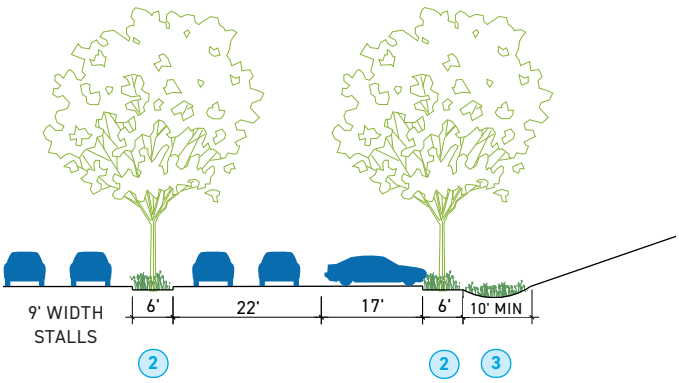


OPTION C
POTENTIAL LOCATIONS FOR STRUCTURED PARKING

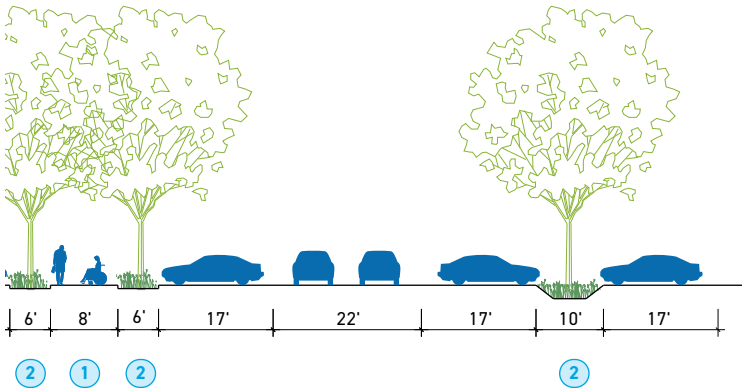
LEGEND
- SURFACE PARKING
- DECK PARKING
- STRUCTURED PARKING



TYPICAL SURFACE PARKING PLAN



SECTION A-A'



SECTION B-B'

KEY

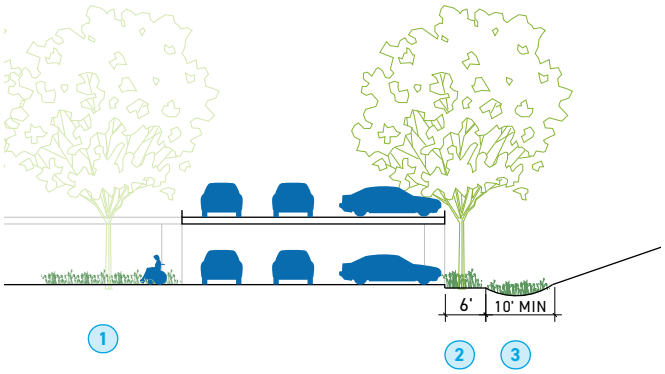
1. PATHWAY
2. STORMWATER PLANTER
3. BIORETENTION FACILITY

FIGURE 3.J - TYPICAL SURFACE PARKING

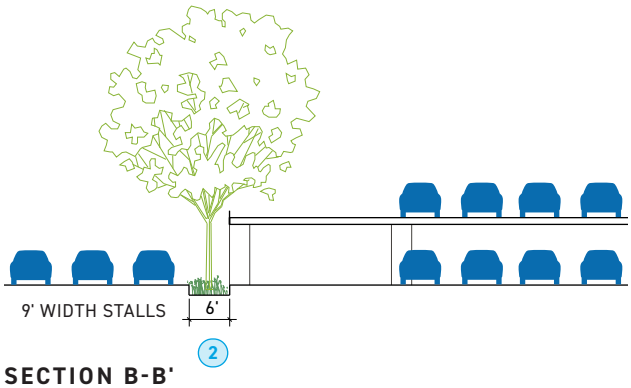
Surface lots will be screened from view for building occupants by the canopies of shade trees that will also reduce heat-island effects and shade parked cars.



TYPICAL DECK PARKING PLAN



SECTION A-A'



SECTION B-B'

FIGURE 3.K - TYPICAL DECK PARKING

3.4
TRAFFIC ANALYSIS

The transportation (trip) impacts of the HP East Master Plan site were previously accounted for in the City of Vancouver's September 2022 Section 30 Subarea Study. Future site plan application(s) for the HP East Master Plan will provide a Transportation Compliance Letter (TCL) that documents the trip generation associated with the then-current proposed building(s) relative to previously constructed or approved buildings within the HP property as a whole and the trip vesting associated with the Development Agreement. (DA § 4(g)).

The Development Agreement reserved 723 weekday PM peak hour trips for development of up to 700,000 GSF of development consistent with land use designation 714 in the Institute of Transportation Engineers Trip Generation Manual, 10th Edition. Consistent with the Development Agreement, any development exceeding 700,000 gross square feet of building on the HP property or not consistent with land use designation 714 in the Institute of Transportation Engineers Trip Generation Manual, 10th Edition will require further analysis. The further analysis will consist of preparation of a Trip Generation & Distribution Report that identifies the proposed development project trip generation as well as trip assignment. Once the vested 723 weekday PM peak hour trips have been fully allocated to HP site development, future site trip generation estimates presented in the Trip Generation & Distribution Report(s) will be based on the then-current version of the Institute of Transportation Engineers Trip Generation Manual adopted by the City or site-specific empirical trip data provided by the Developer and deemed acceptable by the City.

The trip assignment presented in the Trip Generation & Distribution Report(s) will be consistent with the City's September 2022 Section 30 Subarea Study trip distribution patterns. The trip assignment will be used to determine 1) proportionate share contributions of off-site intersection mitigations identified in the Section 30 Subarea Study and 2) proportionate share contributions to any other then-current proportional share intersections the City is collecting fees for that are impacted by one or more site-generated trips. (SP TR-1) (DA § 6(a)).

3.5
TRAFFIC DEMAND MANAGEMENT APPROACH

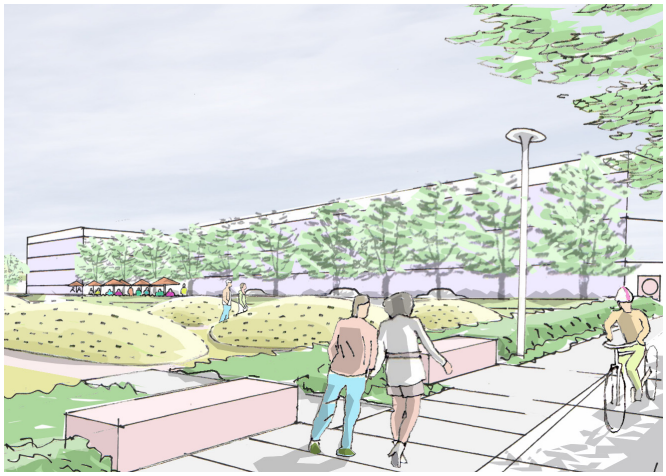
HP may employ the following strategies to reduce impact on off-site roadways resulting from development of up to the 1.5 million GSF consistent with the Development Agreement.

1. Allow commute trips to avoid peak transportation system demand
    a. Use staggered shift operations and schedule employee shift changes outside of the typical commuter peak time periods (7:00 to 9:00 AM and 4:00 to 6:00 PM)
    b. Offer telework options and/or flexible work hours that eliminate the need to commute to the HP property one or more days per week.
2. Provide employee kitchen and café/deli services on site that are available to HP employees within the HP development, reducing the need for employees to travel off site for meals and/or break periods.
3. Encourage bicycling and walking as viable commute options, including but not limited to, providing on the HP property:
    a. secure, covered bike parking in strategic locations on-campus
    b. self-service bike tune-up/repair areas
    c. sponsor monthly (or bi-monthly) bike mechanic to provide free tune-up services to cyclists
    d. employee lockers for storage of change clothing and personal items to provide more convenience to bicycle and walking commuters
    e. form an employee-led cycling group (self-selected by participants) to offer additional strategies to encourage cycling over time.
4. Encourage participation in commuter challenges by employees.
5. Provide and disseminate information for alternate transportation options including:
    a. address commuting options as part of the employee orientation program
    b. document information on the company/employer intranet about commute options
    c. disseminate C-Tran schedule and service information to employees
    d. encourage employee carpools through carpool matching services and provide preferential parking within parking lots.
6. Provide an on-site employee transportation coordinator (ETC) who can assist and be responsible for promoting, facilitating, and coordinating transit service and carpools for employees with similar shift patterns.
7. Promote C-Tran transit service as a commuting option, that may include:
    a. incorporate convenient C-Tran service stops with amenities at/near the HP property
    b. provide pre-tax transit passes and/or other financial incentives
    c. subsidize C-Tran passes at 50 percent
    d. provide enhanced connectivity to the Fisher's Landing Transit Center, the potential Columbia Tech Center Bus Rapid Transit Center, and/or the nearest MAX Light Rail station (in Oregon).
8. Provide emergency ride home services for employees who do not commute in a personal motor vehicle.
9. Partner with a shared vehicle provider such as ZipCar to have one or more vehicles on campus available for employee use.
10. Consider incentives encouraging employee participation in non-single occupant vehicle commutes.
11. Provide periodic monitoring and updates to the TDM program in partial fulfillment of Washington state's Commute Trip Reduction (CTR) law in response to surveys sent by WSDOT and Clark County. (VMC 20.690.050.B.5).

04

04/ PUBLIC FACILITIES AND SERVICES

HP has worked with the major property owners in Section 30, including CTC Section 30 LLC, and Grayrock to identify Section 30-wide utility planning to serve the major property owners. In addition, HP has coordinated extensively with City staff to encourage development of utility systems in a cost-efficient manner consistent with the City's existing plans, including, but not limited to, coordinating underground utilities as SE 1st Street is upgraded and NE 184th Avenue is extended north from SE 1st Street to NE 9th Street, and coordination of the Section 30 South Wasterwater Pump Station. This section of the HP East Master Plan provides details about the stormwater design, sanitary sewer, and other utilities that will be constructed as HP develops its property, as well as the anticipated dedications of public facilities in future phases. (SP PU-1) (DA § 6(e)).



4.1 STORMWATER FACILITIES AND GREEN DESIGN

Development of the HP property will be consistent with the City of Vancouver Stormwater Management standards. Each property owner in Section 30 is to manage stormwater quality on its own property prior to releasing it to a public stormwater regional facility. Native gravels provide the best infiltration sites, and the City will prioritize reservation of areas that still have native gravel for stormwater infiltration especially near NE 9th Street. If the City constructs a public stormwater facility or accepts dedication of a stormwater facility, then HP may connect to it provided that all applicable code provisions and payment of any connection charges are made. Should it prove that onsite capacity is insufficient, HP's connection to the City maintained public stormwater facility is allowed. In combination, onsite infiltration and offsite public facility with onsite management of water quality, will result in a stormwater facility design that does not affect other surrounding properties.

Consistent with the Development Agreement, Subarea Plan policies PU-23 and PU-24 will be addressed during site review when the HP East property connects to the public stormwater system. (SP PU-16, 17, 18, 19, 20, 22) (DG C.1.1.c) (DA §§ 4(d)(iii), 6(e), Ex. 6, pp. 7-8).

Finished grades across the HP property will slope down approximately 10 feet between NE 3rd Street and NE 9th Street. Stormwater will flow to bioretention or mechanical treatment facilities to filter stormwater prior to discharging to the regional stormwater facility on the north side of the HP property west of NE 184th Avenue. All treatment and infiltration facilities will be accessible for periodic maintenance. (SP PU-17, 21) (DG A.2.1.a, B.2.3.a, C.1.1.a, C.1.1.b).



FIGURE 4.A - STORMWATER MANAGEMENT

LEGEND

- PUBLIC TREATED STORMWATER CONVEYANCE
- PRIVATE TREATED STORMWATER CONVEYANCE
- STORMWATER TREATMENT AREA
- REGIONAL INFILTRATION FACILITY
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

4.2
REGIONAL SANITARY SEWER FACILITIES

Consistent with the Development Agreement, the Section 30 South Wastewater Pump Station will be constructed as a Core Public Improvement, in the location depicted on the plans submitted with this Master Plan. HP will install all required sanitary sewer infrastructure in the NE 184th Avenue right-of-way extension constructed that will be necessary to ultimately connect to the Section 30 South Wastewater Pump Station. This infrastructure will include gravity lines that will carry sewer flows from the HP property to the sanitary sewer pump station and a force main to carry sewer flows from the sanitary sewer pump station to a gravity line in SE 1st Street. (SP PU-7, PU-8, PU-10) (DA Ex. 6, p. 6).

Upon completion of the Section 30 South Wastewater Pump Station all current and future HP buildings will connect to the Section 30 South Wastewater Pump Station (DA § 8(c)).

Consistent with the Development Agreement, HP has reserved 143,000 gallons per day of capacity in the Section 30 South Wastewater Pump Station and associated public infrastructure, equal to the anticipated sanitary sewer demand for the 1.5 million GSF of development associated with HP's development; provided, however, that the reserved capacity shall not be available unless (i) the Section 30 South Wastewater Pump Station is constructed; (ii) Developer provides the City with a minimum twenty-four (24) months advance written notice of its need to utilize the capacity, which was accomplished by HP's request for a pre-application meeting for the master planning process for the HP Greenfield Master Plan; and (iii) HP pays all applicable fees and charges required by the City to use the reserved capacity and that HP shall pay these amounts in proportionate share as the subsequent phases are developed and sewer capacity is used by HP. (DA § 4(d)(v)).

The land on which the Section 30 South Wastewater Pump Station is constructed will be dedicated to the City, and the City will construct, own, and operate the pump station and provide sanitary sewer service. Access may be provided through easements along the future NE 184th Avenue corridor until the permanent right-of-way is dedicated. Estimated capacity for the Section 30 South Wastewater Pump Station will be in the order of 400,000 GPD, which has been coordinated with the City and other Section 30 property owners that will utilize this pump station. (SP PU-3) (DA § 6(e)).

At this time HP does not have industrial wastewater planned as part of the Master Plan. The City shall review any proposed industrial wastewater improvements through the Master Plan modification process. (DA Ex. 6, p. 6) (SP PU-9).



FIGURE 4.B - SEWER FACILITIES

LEGEND

- FORCEMAIN SEWER
- CITY PLAN FORCEMAIN SEWER
- GRAVITY SEWER

4.3
WATER, ELECTRICITY, DATA, TELECOMMUNICATIONS ROUTING AND CONNECTIONS

WATER

The municipal water system will be extended into the site with appropriately sized mains as development progresses. Each building will have a water meter and fire hydrants sufficient to meet emergency needs. Irrigation water demand will be kept to a minimum through predominant use of native and drought resistant plant materials. However, some irrigation will be necessary until trees, shrubs and other plantings become established. (DA § 4(d)(iv)) (SP PU-4, PU-15)).

HP will make commercially reasonable efforts to design the development for sustainable water conservation, thereby pursuing the sustainable water use aspiration of the Subarea Plan. HP may choose to employ green roofs, and to decide at its sole discretion to use public water, rainwater collection, reclaimed greywater, or water from wells for non-potable purposes. (SP PU-11) (DG E.1.6) (DA Ex. 6, p. 6).

HP may not be required to use internal water line systems to maximize looping for its early development of the HP East property if there is no looping to maximize. However, HP will be required to provide system looping and design for sequential development for subsequent phases of development (SP PU-12-13) (DA Ex. 6, p. 7).

Domestic water and fire water mains along NE 184th are assumed to be 8" diameter pipes. The City has reviewed and approved HP's proposed water mains as part of the NE 184th Avenue construction to determine the size of water mains to be installed to meet the need for future expansion of development on the HP property and Section 30. All other water main size designs and plans to connect gaps in the existing system around the boundary of Section 30 shall be designed to provide adequate service through collaboration with adjacent landowners within Section 30. (DA Ex. 6, p. 7) (SP PU-14).

UTILITIES

Private utilities including telecommunications, power and natural gas will be extended from existing nearby service lines and supplemented as necessary to meet the needs of each successive phase of development. Consistent with the Development Agreement, fiber optic cables are part of "cabling needs" and Developer may install such cabling. (SP PU-5) (DG A.7.1) (DA Ex. 6, p. 5).

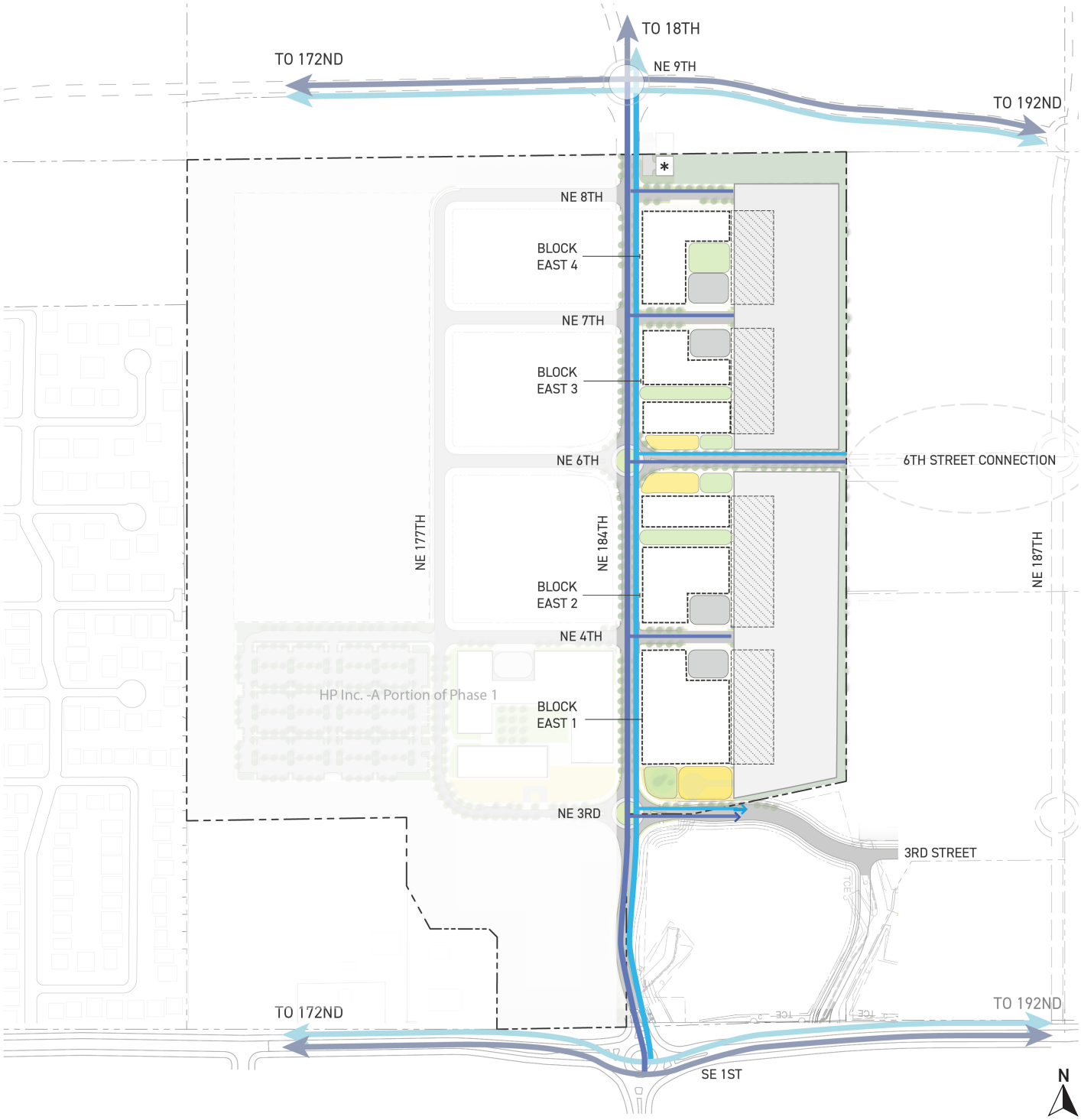


FIGURE 4.C - WATER, ELECTRICITY, DATA, TELECOMMUNICATIONS ROUTING AND CONNECTIONS

LEGEND

- DOMESTIC WATER
- CITY PLAN DOMESTIC WATER
- ELECTRICITY, DATA, TELECOMMUNICATIONS
- CITY PLAN ELECTRICITY, DATA, TELECOMMUNICATIONS
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

05

05 / FULL SITE UTILIZATION PLAN AND PHASING

5.1 FULL SITE UTILIZATION PLAN

The function of the FSUP is to provide an overall impression of proposed development, and to show how the development plan can flexibly respond to changing circumstances over the life of the Master Plan. The FSUP is produced in full size in Sheet L1.1, included in Appendix E and reproduced in smaller scale here. Phasing is described in Section 5.2 below.

The FSUP indicates both the potential building and integral open space contemplated for HP East, as well as a plan for full buildout of up to 1.5 million GSF. If future buildings occupy part of the area designated for parking, then a parking structure may be necessary to accommodate displaced spaces. As shown on the FSUP, a separate building may be constructed in the designated parking area, but HP also retains the option to extend an existing building footprint from NE 184th Avenue to the extent of the potential building widths shown in the FSUP. Such a wide building would accommodate demand for state of the art research and development across the HP property. In such instance, pedestrian connectivity would continue to be designed along NE 184th Avenue, and internally with sidewalks around the perimeter of the building leading to the next eastern block to the north or south, as applicable. Zones where such changes might occur are shown on the plan.

Building footprints on the FSUP diagram show a possible configuration of buildings, parking and open space in each of four blocks of development (VMC 20.690.060).



LEGEND

- FUTURE ROW LINE
- POTENTIAL BUILDING
- POTENTIAL BUILDING OR PARKING
- PARKING AREA
- SERVICE YARD
- OPEN SPACE
- STORMWATER TREATMENT
- PLAZA
- PROPOSED FUTURE TREE

FIGURE 5.A - FULL SITE UTILIZATION PLAN

The Full Site Utilization Plan shows building footprints and the open spaces between them conceptually. If any buildings need to be sited in the eastern parking lots, they will be confined to the agreed upon setbacks in the Development Agreement. The size and configuration of each building will be determined before each phase is submitted to the City for building permits. Until then, the building footprints shown illustrate the mix of potential buildings.

5.2
PHASES OF DEVELOPMENT

Buildings and associated improvements have been planned for construction in multiple phases and four blocks. HP will make determinations about the building and use mix for each phase based on market conditions, internal employee demand and other factors that will inform HP's decision-making in the future. Consequently, the potential building footprints could vary in size and position. Phasing may occur block-by-block, or through individual site plan applications for a portion of a block. HP may change phases, provided the development is identified in the FSUP and this Master Plan.

As each successive phase is programmed, arrangements of buildings and open spaces can be refined and will be presented as part of the building permit process. However, the FSUP indicates the general principles of block dimensions and distribution of anticipated developed space. (VMC 20.690.060).

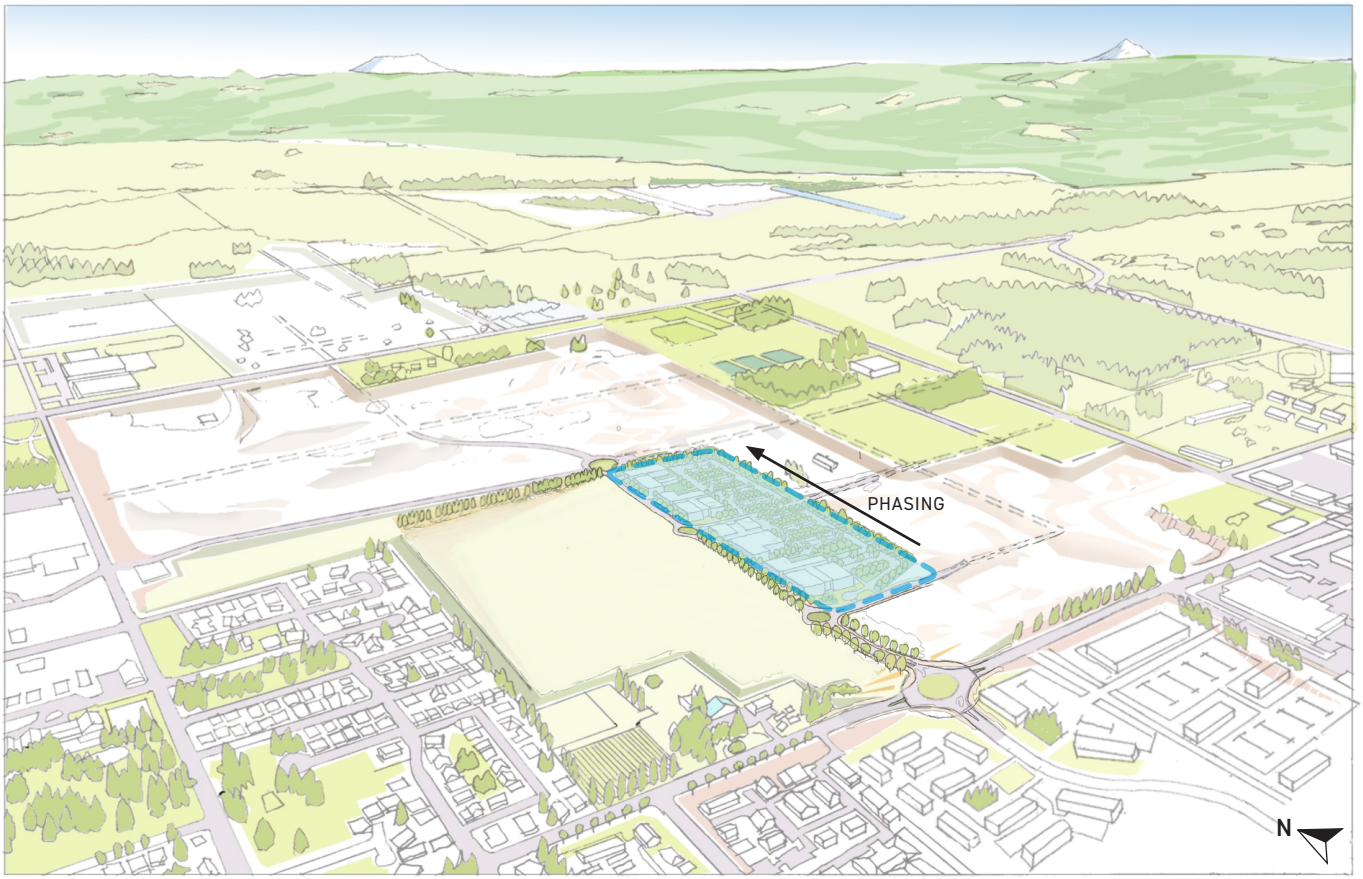


FIGURE 5.B - PHASES OF DEVELOPMENT

Phasing may occur block-by-block, or through individual site plan applications for a portion of a block, generally anticipated from South to North.

06

06/ LANDSCAPE PLANNING

6.1 LANDSCAPING

The intended character and identity of Section 30 portrayed in the Subarea Plan and Design Guidelines will be respected by landscape design of the HP site. Landscape design will favor drought-tolerant native plant materials and will create an environment that encourages walking. Generous use of trees on streets and parking lots will modify microclimates and define distinct outdoor spaces. In addition to providing shade, canopy trees will screen views of parked cars from within the buildings as well as from public streets. Bioretention facilities or mechanical treatment systems prior to discharging into local or regional infiltration facilities, and other landscaped areas will be designed in conjunction with the stormwater system, filtering runoff and directing cleaned water to designated groundwater infiltration areas. All non-paved areas not occupied by buildings will be treated with planted landscaping or hardscape. If security walls or fences are found to be necessary, their design will be closely integrated with that of adjacent architecture and landscaping. (SP UD-14) (DG B.2.3.a, E.1.3, E.2.1).

Retaining walls taller than 6 feet are not anticipated to be required, as perimeter grade transitions are managed with planted sloped terrain. Landscape design will address plant and vegetation criteria for building setbacks as defined in the Design Guidelines. (DG E.1.1, E.2.2).

Building setbacks will be planted with a variety of largely native groundcovers, shrubs, and trees, using higher maintenance annuals and perennials only at places of special emphasis such as building entrances. Drought tolerant plants will be preferred in order to minimize water use and maintenance, once they have become established. Raingardens and recharge zones for cleaned stormwater will generally be inaccessible except for periodic maintenance.



FIGURE 6.A - MASTER LANDSCAPE PLAN

The landscape on the HP property will establish a distinctive sense of place. Street trees will act as screens across the extent of development. The tree canopy will mature to cover much of the property, provide shade, give some weather protection, improve microclimates and 'clothe' the streets, buildings and parking lots. Landscaping will also integrate the stormwater management system.

LEGEND

- FUTURE ROW LINE
- OPEN SPACE
- STORMWATER TREATMENT
- PLAZA
- PROPOSED FUTURE TREE
- * SECTION 30 SOUTH WASTEWATER PUMP STATION

TREES

The northeast area of the HP property has some evergreen trees and a steep embankment. The steep embankment will continue as a natural screen for the properties east of the development. Ample trees are planted across the site as identified in the Master Landscape Plan to achieve the City's canopy goals. The eastern slopes will be planted with an adaptive native grass seed mix to provide a green seasonal variety buffer and provide erosion control to the slope. (SP UD-2, UD-7).

Landscape at street corners will be a mix of large and medium canopy trees. Shrubs and groundcovers will surround the entry features and the surrounding landscape areas will utilize a mix of drought tolerant low maintenance grasses. The entries will provide gateways to the property utilizing the natural topography and man-made forms to create a unifying entry to the HP property. (DG A.6.1.d).

Each open space and plaza area will incorporate an array of tree types that are consistent with the scale of the outdoor spaces. A mix of shrubs and groundcovers will be utilized to form the shapes of these spaces and allow generous areas for pedestrians to circulate throughout the seasons. (SP UD-3, 14, 16).

TREES	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
	EASTERN PROPERTY EDGE			
EXISTING TREES	Deciduous and Conifer	Mix of Deciduous and Evergreen		
	SOUTH AND NORTH ENTRIES			
LARGE CANOPY TREES	Cupressus nootkatensis	Alaskan Yellow Cedar	120 ft.	20 ft.
	Pseudotsuga menziesii	Douglas Fir	100 ft.	20 ft.
	Quercus garryana	Oregon White Oak	65 ft.	50 ft.
	Sequoiadendron giganteum	Giant Sequoia	160 ft.	30 ft.
MEDIUM CANOPY TREES	Acer x freemani 'Jeffersred'	Autumn Blaze Maple	50 ft.	40 ft.
	Betula nigra 'Cully'	Heritage River Birch	40 ft.	30 ft.
	Cupressus nootkatensis	Alaskan Yellow Cedar	120 ft.	20 ft.
	Quercus palustris	Pin Oak	55 ft.	40 ft.
	Ulmus 'Pioneer'	Pioneer Elm	55 ft.	40 ft.
	184TH AND SIDE STREETS			
MEDIUM CANOPY TREES	Carpinus betula 'Fastigata'	European Hornbeam	35 ft.	25 ft.
	Nyssa sylvatica 'Haymanred'	Red Range Tupelo	35 ft.	20 ft.
	Tilia americana x eucholora 'Redmond'	Redmond Linden	35 ft.	25 ft.
	Zelkova serrata 'Village Green'	Village Green Zelkova	40 ft.	38 ft.
	PARKING LOT TREES			
MEDIUM CANOPY TREES	Carpinus betula 'Fastigata'	European Hornbeam	35 ft.	25 ft.
	Celtis occidentalis	Hackberry	45 ft.	35 ft.
	Gleditsia triacanthos 'Shademaster'	Shademaster Honey Locust	45 ft.	35 ft.
	Ulmus 'Frontier'	Frontier Elm	40 ft.	30 ft.
	OPEN SPACE AND PLAZA TREES			
ALL CANOPY TYPE TREES	Acer griseum	Paperbark Maple	25 ft.	20 ft.
	Cornus kousa x nutalli 'KN 30-8'	Venus Dogwood	25 ft.	20 ft.
	Cupressus nootkatensis	Alaskan Yellow Cedar	120 ft.	20 ft.
	Maackia amurensis	Amur Maackia	30 ft.	30 ft.
	Parrotia persica	Persian Parrotia	30 ft.	20 ft.
	Pseudotsuga menziesii	Douglas Fir	100 ft.	20 ft.



FIGURE 6.B - TREES

The proposed tree master plan characterizes the intent of tree density city code requirement. As designs are implemented at this site, the tree density requirement will be addressed at each phase.

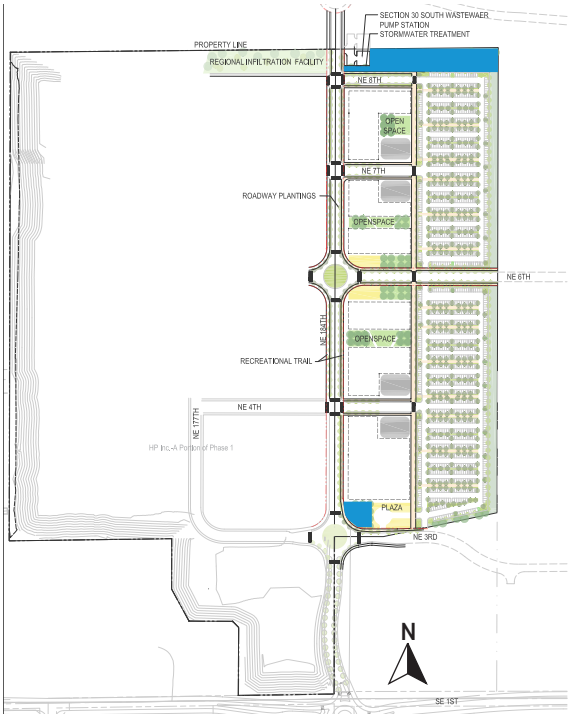
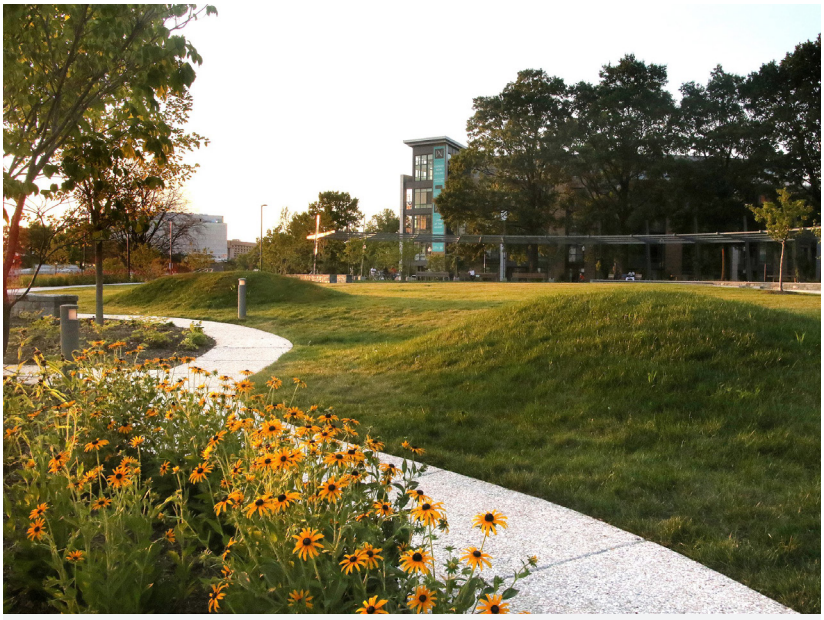
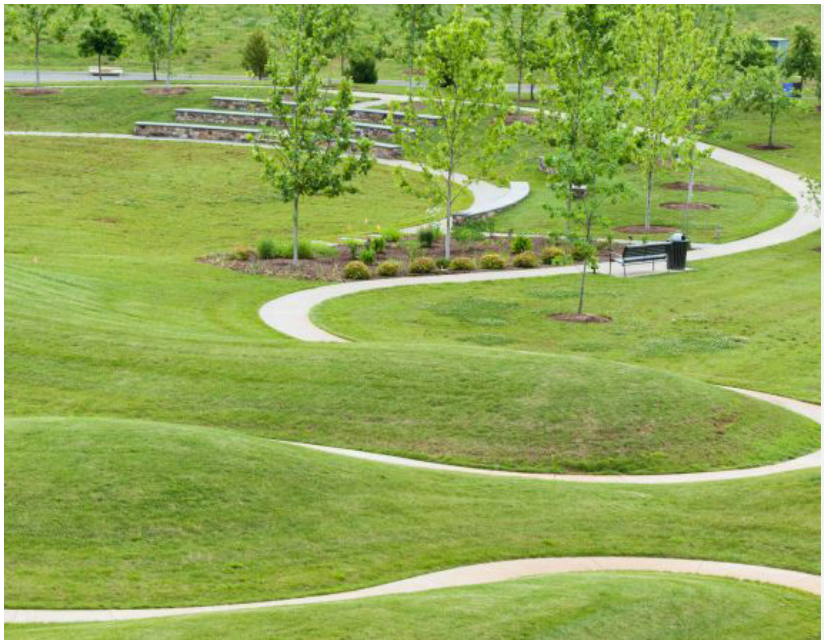


FIGURE 6.C - NORTH AND SOUTH ENTRY

The north and south entry will mark entry and arrival to the Master Plan areas. In addition, the north entry area will be part of the stormwater management system. The adjacent images show larger land forms that illustrate the opportunity to combine the functional requirements of landscape with a unique and identifiable design.





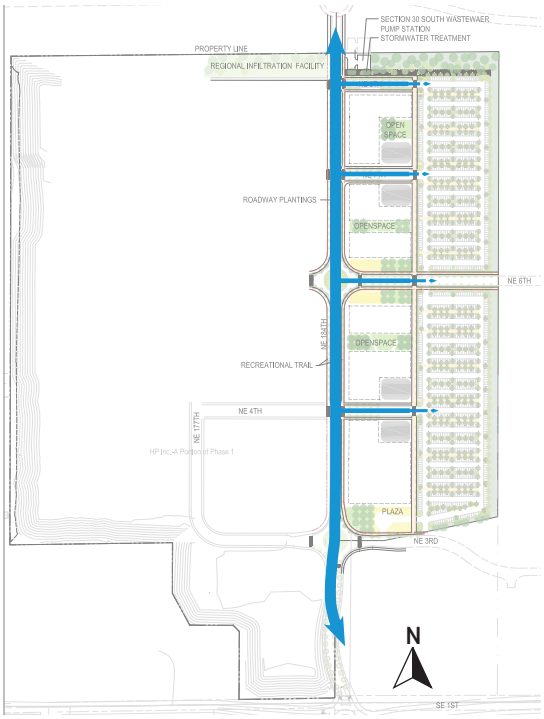


FIGURE 6.D - STREETS

Street trees will line public and private streets, as well as delineate circulation routes through the parking area.





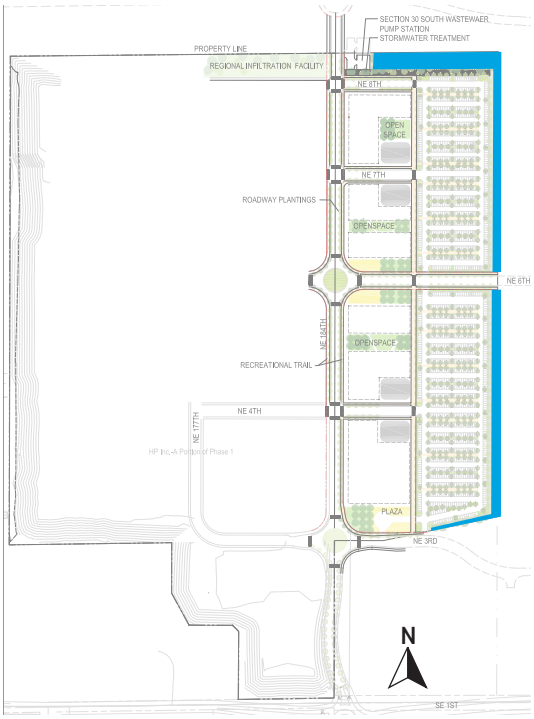


FIGURE 6.E - EASTERN SLOPES

Hillsides along the east edges of the HP property will be graded to a uniform and stable 2:1 slope and planted with meadow grasses and wild flowers. Access will be provided for maintenance through the adjacent parking areas. Native and drought resistant plant materials will be used to minimize maintenance and water consumption. The existing 2:1 slopes are too steep for successful long-term tree planting due to the required maintenance access, poor soil conditions, and possible impacts caused by high wind events. Other locations have been identified for tree planting that offer a higher likelihood for successful tree health and longevity.



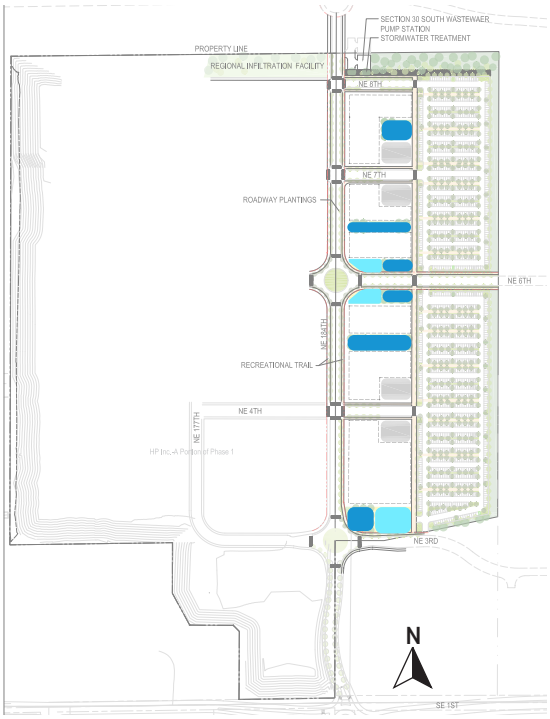


FIGURE 6.F - INTERNAL OPEN SPACE CONCEPTS

Spaces between buildings will be designed as extensions of the workplace, as well as providing for amenity and recreation use. Internal open space will also help tie together buildings with pedestrian circulations paths.

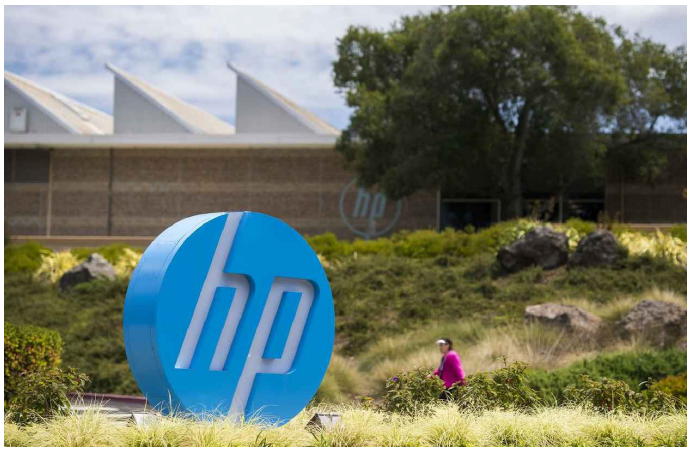




6.2
SIGNAGE

The design and location of signage throughout the HP property will be consistent and closely coordinated with design of the buildings and landscape. Monument signs near the intersection of NE 184th Avenue and NE 9th Street will be designed with gateway plantings on either or both sides of 184th Avenue. Directional signs will be located where sight lines from primary approaches are clear for all modes: drivers, pedestrians and bicycle riders. Identification of buildings will typically be attached to the buildings. Sign design will occur along with the building design to encourage architectural compatibility. Graphic uniformity between signs will be addressed as development progresses.

Quantity of signs will be permitted to vary. Building mounted signage will be permitted on all public and private street facing sides; and it may be lighted or back-lighted with steady light. Directional and wayfinding signage will be placed at junctions of sidewalks, streets, plazas, service and any combination of these. Code required signage will be adopted as required or appropriate. (DA, EX. 4, p.5)



HP IDENTIFICATION SIGN



DIRECTIONAL SIGN



BUILDING IDENTIFICATION SIGN

FIGURE 6.G - SIGNAGE

Monument signs will announce the HP property at the main point of entry near NE 9th Street on either or both sides of NE 184th Avenue. Within the property, direction signs will be coordinated with lighting to be visible to pedestrians and cyclists, as well as drivers after dark. Signs identifying individual buildings will typically be attached to them and designed to be compatible with the architecture.

6.3
SCREENING AND BOUNDARIES

Views of the HP site from NE 184th Avenue will be limited to building frontages and glimpses along the driveways between building groups. Parking lots will be partially screened by street trees east of the buildings and will be further obscured by rows of trees planted in the parking lots, providing a substantial increase in tree canopy over the site. Parking lots will be obscured from view from properties east and south of the site by the existing berm and by the trees and other plantings that separate them. (SP TR-22) (DA Ex. 6, p. 4).

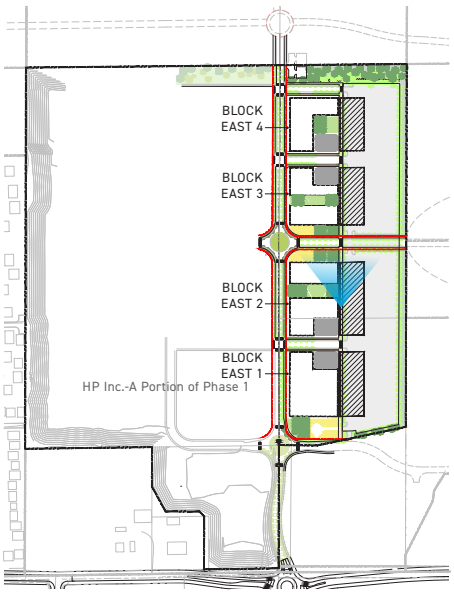
Service yards will all be located on the north, south, and/or east sides of the buildings and will be architecturally screened. In some cases, screening may include landscape materials such as pergolas or vegetation. Utility meters and other equipment will similarly be screened. Any blank walls visible from public streets will be screened using a variety of landscape and architectural materials depending on particular circumstances at each site. (SP UD-15)(DG D.3.1).

Walls and fences near the buildings will be of materials and design appropriate to adjacent architecture. Those elsewhere on the site will be integrated with landscape design, their effect on screening or focusing views being carefully considered.



FIGURE 6.H - CONCEPTUAL VIEW OF PARKING AREA AND BLOCK EAST 2 LOOKING NORTH FROM PARKING LOT AREA

Landscape, walls and fences will be designed integral to the buildings and landscape to which they relate. Pedestrians and cyclists moving north-south can choose to use the recreational trails along 184th Avenue, or the pathways between the buildings and the parking to the east, illustrated above. Parking will be partially screened by the buildings, street trees and low vegetation within the parking areas.



KEY PLAN

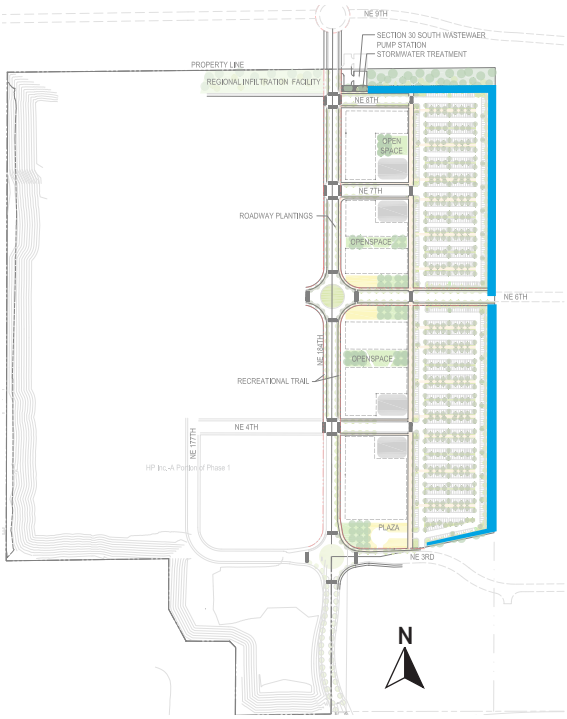


FIGURE 6.I - SLOPE AND ENTRY SCREENING

Examples of potential landscape treatment..





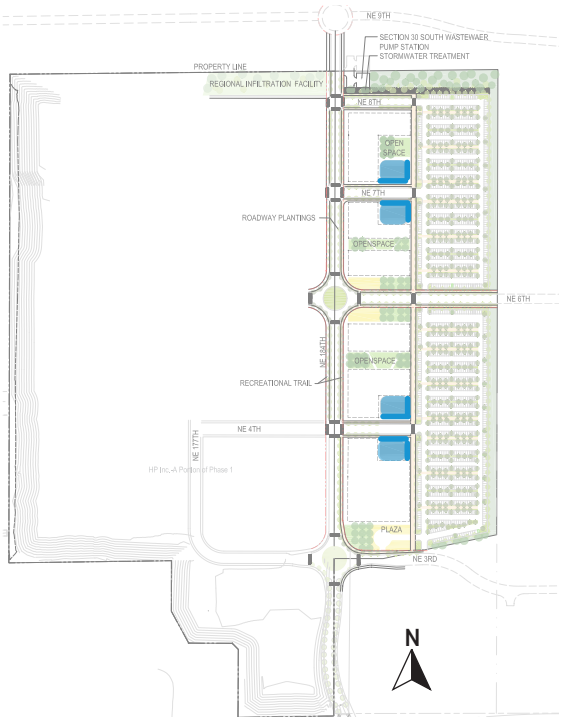
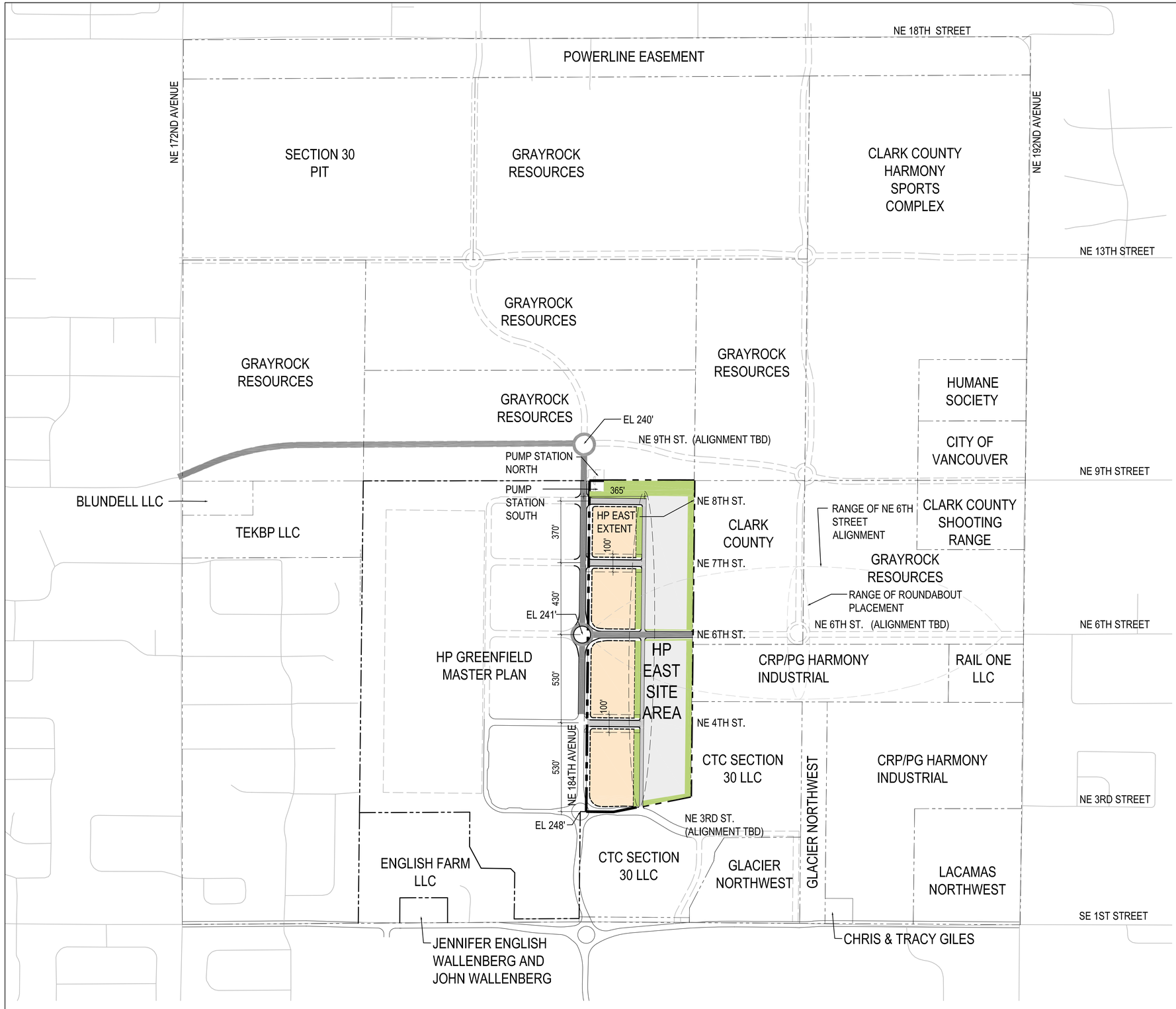


FIGURE 6.J - SERVICE YARD SCREENING

The service yard areas throughout the site will be screened with materials that complement the building enclosure, and are consistent with City standards and Section 30 design guidelines. Each area will be buffered with appropriate landscape materials where those materials can be accommodated. These service areas will be as inconspicuous as possible and not impede the circulation patterns of the HP property.







1 L1.0 VICINITY PLAN
SCALE: 1"=300'-0"

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK

Consultants

CIVIL ENGINEER
MacKay Sposito
1325 SE Tech Center Drive, Suite 140
Vancouver, WA 98683

Revisions

HP INC.

Vancouver, Washington

Drawing Title

HP EAST MASTER PLAN
VICINITY PLAN

Date: SEPTEMBER 2024
Job No: P 24518
Drawn By:
Checked By:

Drawing No.

LU 1.0

APPLICATION



1 L1.1 FULL SITE UTILIZATION PLAN
SCALE: 1"=150'-0"

BUILDING FOOTPRINT

BLD NUMBER	AREA (SF)
1	72,300
2	37,600
3	27,500
4	25,500
5	24,600
6	45,100

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

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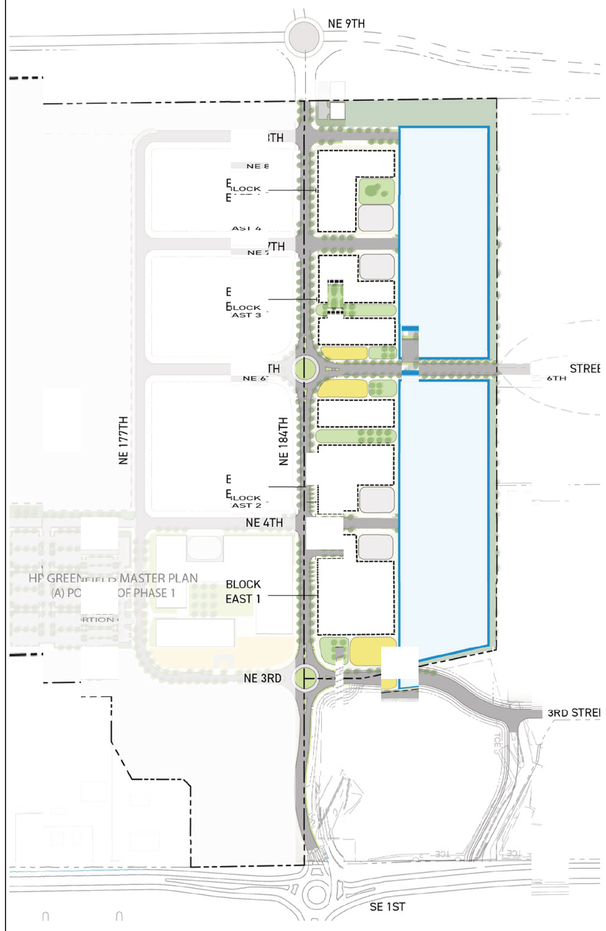
HP EAST
FULL SITE
UTILIZATION PLAN

Date: SEPTEMBER 2024
Job No: P 24518
Drawn By:
Checked By:

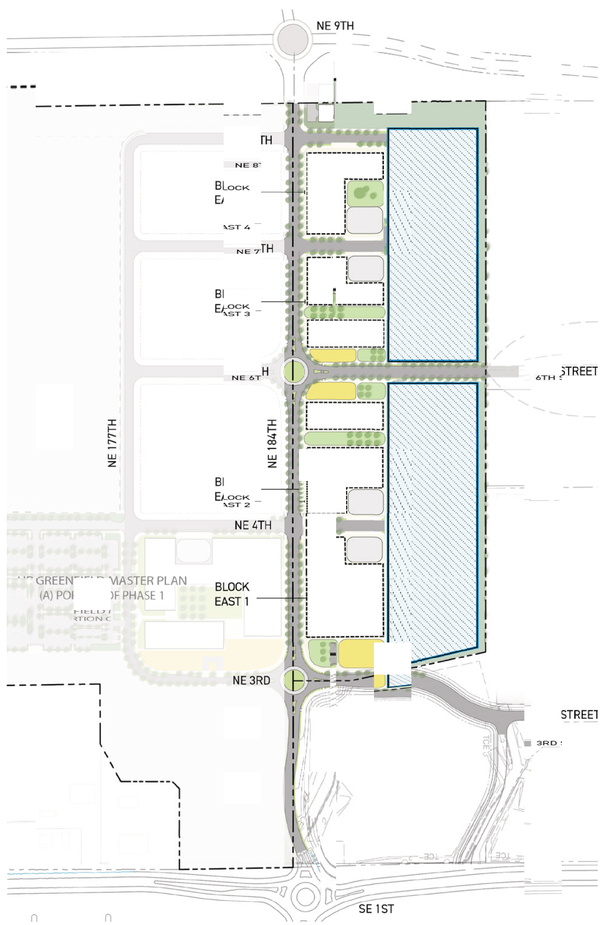
Drawing No.

L1.1

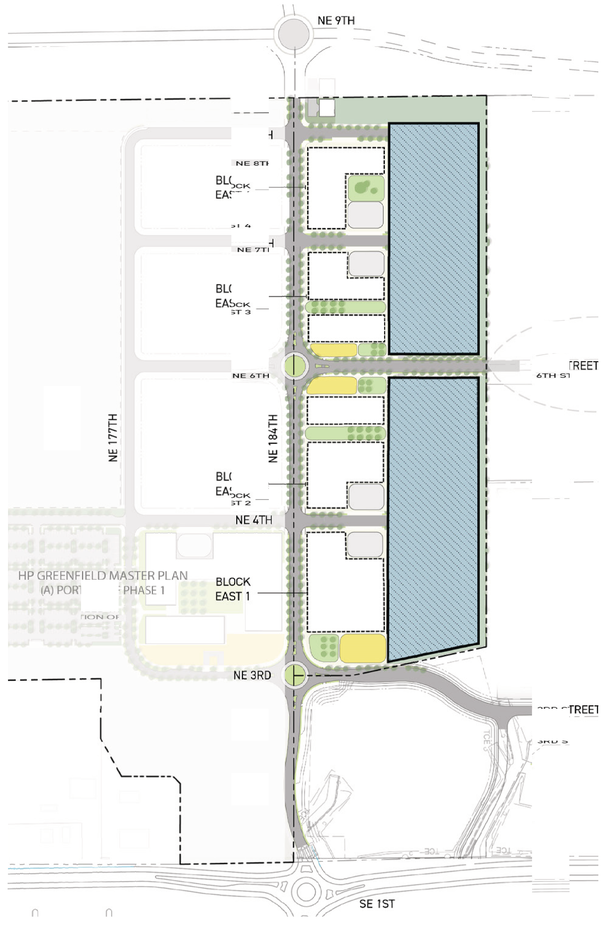
APPLICATION



OPTION A
POTENTIAL SURFACE PARKING LOCATION



OPTION B
POTENTIAL DECK LOCATION



OPTION C
POTENTIAL LOCATIONS FOR STRUCTURED PARKING

NOTES

LEGEND

- SURFACE PARKING
- DECK PARKING
- STRUCTURED PARKING

1 L1.2 PARKING PLAN
SCALE: 1"=250'-0"

0' 125' 250' 500'

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK

Consultants

CIVIL ENGINEER
MacKay Sposito
1325 SE Tech Center Drive, Suite 140
Vancouver, WA 98683

Revisions

HP INC.

Vancouver, Washington

Drawing Title

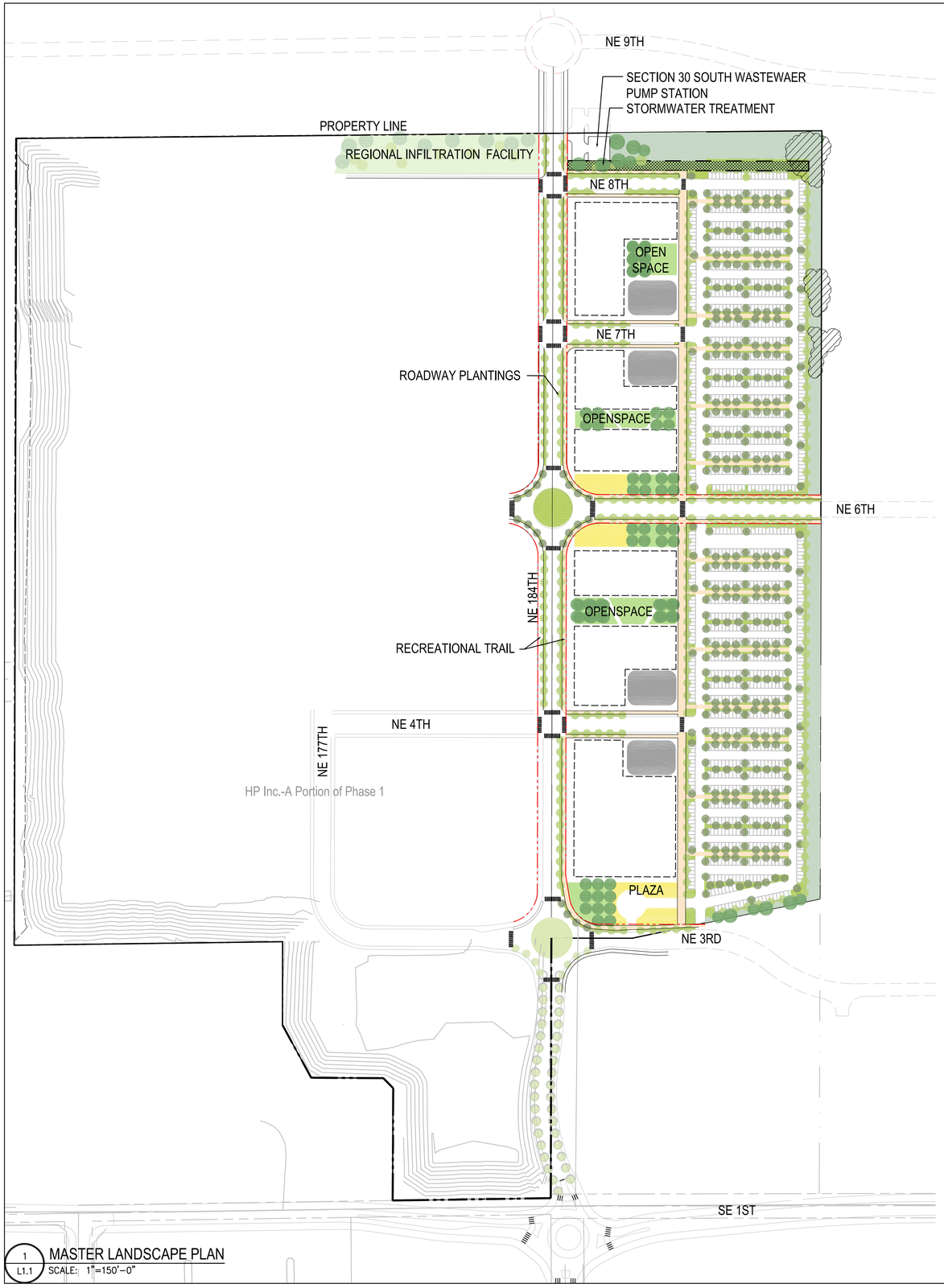
HP EAST
PARKING PLAN

Date: SEPTEMBER 2024
Job No: P 24518
Drawn By:
Checked By:

Drawing No.

L1.2

APPLICATION



1 L1.1 MASTER LANDSCAPE PLAN
SCALE: 1"=150'-0"

LEGEND

TREES

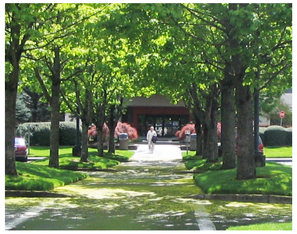
	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH
EXISTING TREES	EASTERN PROPERTY EDGE Deciduous and Conifer	Mix of Deciduous and Evergreen		
LARGE CANOPY TREES	SOUTH AND NORTH ENTRIES Cupressus nootkatensis	Alaskan Yellow Cedar	120 ft.	20 ft.
	Pseudotsuga menziesii	Douglas Fir	100 ft.	20 ft.
	Quercus garryana	Oregon White Oak	65 ft.	50 ft.
	Sequoiadendron giganteum	Giant Sequoia	160 ft.	30 ft.
MEDIUM CANOPY TREES	Acer x freemani 'Jeffersred'	Autumn Blaze Maple	50 ft.	40 ft.
	Betula nigra 'Cully'	Heritage River Birch	40 ft.	30 ft.
	Cupressus nootkatensis	Alaskan Yellow Cedar	120 ft.	20 ft.
	Quercus palustris	Pin Oak	55 ft.	40 ft.
	Ulmus 'Pioneer'	Pioneer Elm	55 ft.	40 ft.
MEDIUM CANOPY TREES	184TH AND SIDE STREETS Carpinus betula 'Fastigata'	European Hornbeam	35 ft.	25 ft.
	Nyssa sylvatica 'Haymanred'	Red Range Tupelo	35 ft.	20 ft.
	Tilia americana x eucholora 'Redmond'	Redmond Linden	35 ft.	25 ft.
	Zelkova serrata 'Village Green'	Village Green Zelkova	40 ft.	38 ft.
MEDIUM CANOPY TREES	PARKING LOT TREES Carpinus betula 'Fastigata'	European Hornbeam	35 ft.	25 ft.
	Celtis occidentalis	Hackberry	45 ft.	35 ft.
	Gleditsia triacanthos 'Shademaster'	Shademaster Honey Locust	45 ft.	35 ft.
	Ulmus 'Frontier'	Frontier Elm	40 ft.	30 ft.
ALL CANOPY TYPE TREES	OPEN SPACE AND PLAZA TREES Acer griseum	Paperbark Maple	25 ft.	20 ft.
	Cornus kousa x nutalli 'KN 30-8'	Venus Dogwood	25 ft.	20 ft.
	Cupressus nootkatensis	Alaskan Yellow Cedar	120 ft.	20 ft.
	Maackia amurensis	Amur Maackia	30 ft.	30 ft.
	Parrotia persica	Persian Parrotia	30 ft.	20 ft.
	Pseudotsuga menziesii	Douglas Fir	100 ft.	20 ft.

STREETSCAPE



184TH

The main circulation roadway will be consistently lined with street trees that provides a welcoming tree canopy and provides shade during the hot summer months. Landscape and stormwater planters will buffer the sidewalk and trail systems that run parallel with the roadway creating a green street system that is consistent with the Section 30 guidelines.



PARKING AND PEDESTRIAN ACCESS

Each vehicle parking area will utilize the city code and the Section 30 guidelines to ensure the tree canopy and landscape areas are used to buffer the pavement areas. Pedestrian walkways will be tree lined and wide enough for people to pass by without crowding. Some raingardens will be also present in the parking areas to treat and transport the stormwater runoff.

LANDSCAPE AREAS



ENTRY LANDSCAPE

Each entry landscape will be a mix of large and medium canopy trees. Some areas will be used to place replacement trees as mitigation for trees removed along the western top edge of the HP property. Shrubs and groundcovers will surround the main entry features and the surrounding landscape areas will utilize a mix of drought tolerant low maintenance grasses.



EAST SLOPE LANDSCAPE

The western slopes will use a mix of drought tolerant low maintenance grasses along the slopes to provide seasonal variety and erosion control. Large canopy evergreen and deciduous trees may be used in selected locations for screening, but not blocking the view corridors of the existing residences. A low evergreen hedge will be used along the western top of slope area to avoid impeding views to the east.



OPEN SPACE AND PLAZA AREAS

Each open space and plaza area will incorporate an array of tree types that are consistent with the scale of the outdoor spaces. A mix of shrubs and groundcovers will be utilized to form the shapes of these spaces, but still allow generous areas to circulate and gather throughout the seasons.

0' 75' 150' 300'

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP

PORTLAND
SEATTLE
LOS ANGELES
WASHINGTON DC
NEW YORK

Consultants

CIVIL ENGINEER
MacKay Sposito
1325 SE Tech Center Drive, Suite 140
Vancouver, WA 98683

Revisions

HP INC.

Vancouver, Washington

Drawing Title

HP EAST
MASTER
LANDSCAPE PLAN

Date: SEPTEMBER 2024
Job No: P 24518
Drawn By:
Checked By:

Drawing No.

L2.0

APPLICATION

CITY OF
Vancouver
WASHINGTON

October 25, 2024

Notice of Application and
Optional SEPA Determination of Nonsignificance

Project: HP East Master Plan | PRJ-169273/LUP-84555

Request: Master Plan approval for a mix of office, research and development and other uses consistent with the HP and City of Vancouver development agreement through a Type IV process for HP East Master Plan.

The application was accepted Sept. 17, 2024 and deemed fully complete Oct.14, 2024.

Location: 18208 SE 1st Street, Vancouver, WA 98684, Parcel 176374000 located within the SE ¼ and SW ¼ of Section 30, Township 2N, Range 3E of the Willamette Meridian.

Contact: Soo Anderson, JLL, 1120 NW Couch St., Suite 500, Portland, OR 97209

Owner: Justin Chi, HP Inc., 1501 Page Mill Road, Palo Alto, CA 94304

Under the authority of VMC 20.790.230 and WAC 197-11-355, the City of Vancouver will use the optional combined determination of nonsignificance (DNS) and notice of application process. Based on the initial review of the proposed project, the city has determined this agency expects to issue a DNS on the proposal, finding the project will not create probable significant adverse environmental impacts.

The comment period for the notice of application may be the only opportunity to comment on the environmental impacts of the proposal. An approval of this project may include mitigation measures under applicable codes regardless of whether an environmental impact statement (EIS) is prepared. A copy of the final threshold determination may be obtained upon written request.

Comments on the proposal received before 4 p.m., Nov. 25, 2024, will be incorporated into the staff report; comments received after that date will be presented at the hearing.

Procedural appeals to the SEPA determination shall be filed in writing within 14 calendar days following the last day of the comment period.

Substantive SEPA appeals shall be filed in writing within 14 calendar days of the issuance of the staff's decision approving, conditioning, or denying the proposal on the basis of substantive SEPA authority. The City Council's decision of the SEPA substantive appeal shall be final and not subject to further administrative appeal.

After the comment period closes, staff will issue a final SEPA determination, and the proposal will be scheduled for a public hearing before the Vancouver Planning Commission. The Vancouver Planning Commission will make a recommendation to the Vancouver City Council who will make the final decision. Public hearings for both Planning Commission and City Council will be published in the newspaper and on the city's website.

This notice is intended to inform potentially interested parties about the proposal; invite them to submit written statements for the record; request to be added to the list for a notice of the public hearing; and inform them of their right to receive a notice of the decision, including a notice of appeal rights.

Failure of any party to address the relevant approval criteria with sufficient specificity may preclude subsequent appeals on that issue. Comments that are directed at the relevant approval criteria are what constitute relevant evidence. Please direct comments to the case manager's email address listed below.

All evidence relied upon by the planning official in making the SEPA determination and to make the decision on this application is contained within the public record. The public record for this application is on file and will be made available on request. Copies of this information can be obtained at a reasonable cost. Please include the project numbers when making a request.

Due to the limited days the permit center is open for walk-in assistance, requests to review application materials or be added to the public hearing notification list shall be emailed to the case manager's e-mail address below.

Case Manager: Mark Person, AICP, Senior Planner
E-mail Address: mark.person@cityofvancouver.us



Oct. 25, 2024

NAME DATE

HP East Master Plan





Legend

- Taxlots
- All Roads
  - Interstate or State Route
  - Arterial
  - Collector
  - Private or Other

Notes:

1: 8,400

1,400.0 0 700.00 1,400.0 Feet

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

HP EAST Master Plan

Appendix C - SEPA Checklist

Reserved for Agency Comments

SUBMIT TO:
City of Vancouver
Community & Economic Development
415 W. 6th ST
Vancouver, WA 98660
www.cityofvancouver.us

SEPA ENVIRONMENTAL CHECKLIST WAC 197-11-960

Property Owner: HP Inc. Telephone: (650)796-9230
(Print or Type Name)

Mailing Address: 1501 Page Mill Road, Palo Alto, CA 94304
(No., City, State, ZIP)

Applicant: Justin Chi Telephone: (650) 796-9230
(Print or Type Name)

Mailing Address: 1501 Page Mill Road, Palo Alto, CA 94304
(No., City, State, ZIP)

Relationship to Owner:

Tax Assessor Serial Number(s): 176374000

Legal description: Lot(s) 11,13, 17, 23, 56, 57, 64 Block(s) _____ Plat name a231303
SEC 30 T2N R3E WM 97.29A

(If a Metes and Bounds description, check here ☐, and attach narrative to this application.)

Site Address (if any): 18208 SE 1ST ST, VANCOUVER, WA 98684

② Include 8½" x 11" copies of ☒ Quarter Section Map, ☒ Topographic Map, ☒ Scaled Site Plan. Delineate site on maps.

Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental

Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help]
   HP East Master Plan (HP East)

2. Name of applicant: [help]
   HP Inc. ("HP")

3. Address and phone number of applicant and contact person: [help]

   Contact for Applicant:
   JLL
   Soo Anderson
   1120 NW Couch Street, Suite 500
   Portland, OR 97209
   Tel: (503) 546-3664

   Applicant:
   HP Inc.
   Justin Chi
   1501 Page Mill Road
   Palo Alto, CA 94303

4. Date checklist prepared: [help]
   8/19/2024

5. Agency requesting checklist: [help]
   City of Vancouver (City)

6. Proposed timing or schedule (including phasing, if applicable): [help]

   No development is proposed as part of the Master Plan review and approval process. The HP East Master Plan process began in May 2024 and is expected to be ready for City completeness review in September 2024. City comments are expected to be integrated by October 2024. Master Plan workshops with the City are expected to begin in November-December 2024. Public hearings before the Planning Commission and City Council will follow. The City and HP expect to coordinate timing should external variables impact the anticipated timing summarized here.

   According to the December 16, 2019 Development Agreement between HP Inc. and the City ("HP Development Agreement") the proposed HP Inc. ("HP") development described in this Plan is expected to occur in multiple phases over the next 10+ years (Dec. 2019 – Dec. 2034), with the possibility to extend beyond that date. HP has not designated a start date for construction of the HP East project area.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

   - The final phases of the construction of NE 184th Avenue from NE 4th Street to NE 9th Street, adding additional capacity to the regional stormwater facility, and use of the proposed Section 30 South Wastewater Pump Station.
   - Phase 2 of the City's SE 1st Street Improvement Project, including the construction of a roundabout at the intersection of NE 184th Avenue and SE 1st Street, also relates to the proposed project, and received separate approval and SEPA review.
   - Subsequent future phases of development of the HP Property.
   - Other Section 30 Urban Employment Center Subarea property owners may separately develop in the future and utilize the improvements addressed in this checklist.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

- Blake, Karry, and Cristina Rodrigues-Franco. 2023. *Clark County Archaeological Predetermination Report NE 184th Avenue, Vancouver, Washington*. Chronicle Heritage. Prepared for HP Inc., September 27, 2023.
- Brownell, Sarah R., Martin Plumer, and Karry L. Blake. 2020. *Archaeological Predetermination Report for the HP Master Plan.* WHPacific, Inc., an NV5 company. Prepared for HP.
- GeoDesign, Inc., 2018. *Memorandum; Section 30 Mine Sites; Summary of Reclamation Permitting and Closure Options, dated November 30, 2018*. GeoDesign Project: PacTrust-208-04
- GeoDesign, Inc., 2018. *Report of Geotechnical Engineering Services; Cadman Property; 18208 SE 1st Street; Vancouver, Washington* , dated December 5, 2018. GeoDesign Project: PacTrust-208-03
- GeoDesign, Inc., 2018. *Phase I Environmental Site Assessment. Cadman Property. 18208 SE 1st Street, Vancouver, Washington*. For Columbia Tech Center, LLC. Dated December 18, 2018. GeoDesign Project: PacTrust-208-01.
- GeoDesign, Inc., 2018. *Limited Phase II Environmental Site Assessment. Cadman Property. 18208 SE 1st Street, Vancouver, Washington*. For Columbia Tech Center, LLC. Dated December 19, 2018. GeoDesign Project: PacTrust- 208-02.
- GeoDesign, Inc., 2018. *Limited Supplemental Investigation. Cadman Property. 18208 SE 1st Street, Vancouver, Washington*. For Columbia Tech Center, LLC. Dated December 19, 2018. GeoDesign Project: PacTrust- 208-02.
- Kittelson & Associates, Inc. 2022. Transportation Impact Study Section 30 Subarea Study. Dated September 2022. Prepared for the City of Vancouver, Streets and Transportation Division.
- Kittelson & Associates, Inc., Future Conditions Mitigation Detailed Discussion technical appendix memorandum to the Traffic Impact Study. Dated September 2022. Prepared for the City of Vancouver, Streets and Transportation Division
- NV5 2022. *Memorandum; Summer 2022 Grading; Greenfield Site; Vancouver, Washington,* dated April 21, 2022. Project: HP-1-08
- NV5 2023. *Memorandum; Critical Areas Report; HP Inc. – A Portion of Phase 1; Vancouver, Washington;* dated October 25, 2023. Project HP-1-10.
- NV5 2023. *Memorandum; Scale House Septic Holding Tank Removal; HP Inc. Site, Vancouver Washington;* dated November 3, 2023. Project HP-1-08.
- NV5, 2023. *Report of Geotechnical Engineering Services; HP Inc. – Phase 1 – Northeast Pond Area; Vancouver, Washington;* dated November 9, 2023. Project: HP-1-13.
- NV5 2024. *Final Completion Report; Geotechnical Construction Observation Servies; HP Inc. Site – HP 30 Parcel, Vancouver, Washinton;* dated January 9, 2024. Project HP-1-09.
- Olson Engineering Inc.2023. City of Vancouver, Feasibility Report, Section 30, Area 2 Pump Station. Prepared for HP Inc., dated April 10, 2023. Job # 18012, by Olson Engineering Inc., a Division of MacKay Sposito. HP Inc.
- TRC Final Cadman 30 Parcel – Phase I Environmental Site Assessment Report prepared for HP Inc. dated January 26, 2022. TRC Project # 473680.
- August 25, 2023, HP Inc, A Portion of Phase 1 SEPA DNS/NOA (SEPA # 202302490). City of Vancouver, Lead Agency File # PRJ-165336/LUP-83336.
- November 21, 2023. HP NE 184th Avenue Infrastructure Improvements SEPA DNS (SEPA # 202305513). City of Vancouver, Lead Agency File # PRJ-165336/LUP-83790.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

NE 184th Avenue is designated a Collector Arterial. The section of SE 184th Avenue from SE 1st Street to NE 4th Street is currently under review in civil plans permit file ENG-83920.

Section 30 South Wastewater Pump Station is currently under City review in permit file ENG-83808.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

- City of Vancouver Site Development and Building Permits

- Grading Permit, NPDES permit, Stormwater Pollution Protection Plan (SWPPP) approval
- Public Works Permit, and/or Right-of-Way Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

No development is proposed as part of the HP East Master Plan review and approval process. The proposed HP East Master Plan is designed to develop land within the City's Section 30 Urban Employment Center Subarea Plan (Subarea Plan) and will comply with the HP Development Agreement, and Section 30 Design Guidelines (Design Guidelines).

The proposed HP East Master Plan covers the development of approximately 30 acres of the approximate 98 acre HP Inc. parcel (PIN # 176374000) within the City's Section 30 Urban Employment Center Plan District. The complete project will extend north from CTC Section 30 LLC parcel (PIN # 176386000) to the Grayrock Resources, LLC parcel (PIN # 176369000); and east of the NE 184th Avenue right of way to the CTC Section 30 LLC, CRP/PG Harmony Industrial Owner LLC, and the Clark County Public Works Operation Center parcels (PIN #'s 176386000, 176381000, and 176379000, respectively). The proposed HP East Master Plan includes:

- Up to a total of 1,500,000 gross square feet (GSF) of office, research and development, and light industrial use space as combined total for the approximately 98 acres HP Property, consistent with the HP Development Agreement. The HP East Master Plan anticipates the project being developed in several phases over the next 10 to 15+ years, or beyond. The Full Site Utilization Plan allows for flexibility in development phasing to respond to changing circumstances over the life of the HP East Master Plan (HP East Master Plan Sec. 5.1 and 5.2):
- Parking lots east of the proposed HP East building development.
- The extension of NE 184th Avenue from currently planned NE 4th Street to the north end of the HP Property, approaching the connection point with future NE 9th Street.
- The dedication of a minimum of 30 feet of right of way from the development property line to accommodate the future extension of NE 3rd Street east from the NE 3rd Street roundabout.
- Extension of NE 6th Street with bike/pedestrian facilities running east of the future extension of NE 184th Avenue, which will be publicly accessible as the street is extended east of NE 184th Avenue.
- Extension of private roads NE 4th, NE 7th, and NE 8th Streets as connectors from NE 184th Avenue east into the new HP East development.
- Sewer, stormwater, domestic water, electricity and other utilities.
- Landscaping, including shade trees along roads, within the parking lots, and, where feasible, along the border with neighboring properties.
- Additional infrastructure construction referred to in the HP East Master Plan, some of which may be performed by HP, may include land dedicated from neighboring properties, and coordination with such neighbors:
    - Extending 184th Avenue north between SE 1st Street and NE 9th Street as a full-width, 34-foot curb-to curb collector arterial. Traffic roundabouts will be constructed at the intersections of NE 184th Avenue and NE 6th Street and NE 9th Street to improve traffic flow.
    - Constructing NE 9th Street between 172nd Avenue and 184th Avenue including a roundabout at the junction of NE 9th Street and NE 184th Avenue.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The proposed HP East project area (proposed project area) is located on the east side of the HP Inc., Parcel Identification Number (PIN) # 176374000 ("HP Property") in T2N, R3E, Sec. 30. The proposed project area will be accessed by the NE 184th Avenue right-of-way off SE 1st Street. The HP East Master Plan Quarter Section Map

(Figure 1), the HP East Master Plan Topographic Map (Figure 2), and the HP East Master Plan Scaled Site Plan (Figure 3) referenced on page 1 of this checklist are attached with this checklist.

HP Property Address: 18208 SE 1ST ST, VANCOUVER, WA 98684

Abbreviated Legal Description: #11, 13, 17, 23, 56, 57 and 64 SEC 30 T2N R3E WM 97.29A

ENVIRONMENTAL ELEMENTS [help]

13. Earth

a. General description of the site [help]
(circle one): **Flat, rolling**, hilly, **steep slopes**, mountainous, other __

The topography in the proposed project area is irregular due to past aggregate surface mining and site reclamation operations. Based on the steep Slope and Landslide Hazard Group map layer available on the Clark County Maps Online website's Development Review environmental map layers (https://gis.clark.wa.gov/mapsonline/?site=DevPacket) there are steep slopes along the south, east, and north sides of the proposed project area. These slopes are classified as Steep Slopes and Landslide Hazard critical areas under the City of Vancouver's Geologic Hazards Ordinance (steep slopes > 25%). The rest of the site is a mix of flat and rolling topography.

NV5 (formerly known as GeoDesign, Inc.) recently completed a geotechnical engineering study of the northern 1/3 of the proposed HP East project area that includes a former mine settling pond (NV5*Report of Geotechnical Engineering Services; HP Inc. – Phase 1 – Northeast Pond Area; Vancouver, Washington*; dated November 9, 2023. Project: HP-1-13). A 2018 geotechnical report examined the whole HP East project area when it was part of the CTC Section 30 LLC property (referred to as Cadman Property *Report of Geotechnical Engineering Services; Cadman Property; 18208 SE 1st Street; Vancouver, Washington*, dated December 5, 2018. GeoDesign Project: PacTrust-208-03.

NV5 completed a Critical Areas Report (NV5, 2023. *Memorandum; Critical Areas Report; HP Inc. – A Portion of Phase 1; Vancouver, Washington;* dated October 25, 2023. Project: HP-1-10) that covers the proposed HP East project area. The report notes the site contains slopes > 25% (4H:1V) around the site perimeter but none of the existing slopes appear to exceed an inclination of 50% (2H:1V). The report recommends that all permanent slopes on the site should not exceed 2H:1V and if vegetation is removed from existing slopes, such slopes should be planted with appropriate vegetation to provide protection against erosion as soon as possible after grading is complete.

b. What is the steepest slope on the site (approximate percent slope)? [help]

< 50% (2H:1V)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

The U.S. Natural Resources Conservation Service (NRCS) classifies all soils in the proposed project area as Lauren gravelly loam, 0 to 8 percent slopes (LgB) and Fill land (Fn). LgB soils are classified as somewhat excessively drained soils, droughty soil, with no hydric soil rating (https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx).

The project area is in a reclaimed quarry with highly disturbed soils that are not suitable for agriculture. The 2018 geotechnical report for the Cadman Property (GeoDesign Inc. 2018. Project: PacTrust-208-03) found the site to be generally covered by 15 to 60 feet of aggregate fill primarily consisting of sand and gravel with isolated areas of silt and clay. The 2023 geotechnical report (NV5 2023. Project: HP-1-13) focusing on the northern 1/3 of the HP East project area and the former tailings pond area (within the northern 1/3 of HP East) found the cap fill material to be generally comprised of 5 to 25.5 feet of sand with variable portions of gravel and silt and the former tailings pond

below the cap to consist of 9 to 35 feet of very loose to medium dense sand with varying proportions of silt and very soft to soft silt and clay with varying proportions of sand gravel, and organics. Below the cap fill and tailings is a 0 – 3 feet thick fill layer consisting of disturbed native silt with varying proportions of sand and gravel that comprises the former quarry floor and then a 14 to 41.3 foot thick layer of native soil that is predominately sand with variable proportions of silt and gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

The 2023 geotechnical report (NV5, 2023. Project: HP-1-13) performed a liquefaction analysis and found that between 0.5 inch and 1.5 inches of total liquefaction settlement could occur in a zone of soil in proximity to the proposed Section 30 South Wastewater Pump Station. Due to the presence of a non-liquefiable crust of soil above the liquefiable soil, the report recommends assuming a maximum liquefaction settlement of up to 1 inch with differential settlement of approximately 0.5 inch within a 50-foot span for preliminary design purposes. Specific site development recommendations are outlined in the 2023 geotechnical report. The geotechnical report did not consider lateral spreading to be a design concern based on the flat nature and depth of liquefiable soil.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

The proposed development will require excavation, grading, and adding additional fill material but the type, total area, and approximate quantities and total affected area are unknown at this time. It is likely that all fill material used will be from onsite sources. Since total fill needs will be determined at a later date, other sources of fill may be later determined and if necessary discussed in a SEPA update. Soils will be graded for stormwater drainage to help water flow towards the NE 9th Street stormwater collection facility and ground water recharge area. It is expected that cutting and filling grades can be balanced across the HP Property. Fill material will likely come from sources within the HP Property. Some crushed rock fill will come from outside the project area with the source to be determined later.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Minor erosion of exposed soil could occur from rain, wind, and construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Approximately 70% of the approximately 30-acre project area could be covered by impervious surfaces after project completion.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

During construction, erosion, sedimentation, and other impacts on the earth will be controlled by following the proposed project's Erosion/Sedimentation Control Plan (ESCP) and Stormwater Pollution Prevention (SWPPP) plans. Sediment control BMPs will be put in place prior to project construction and maintained throughout the project. Erosion control measures included in the project's design include hydroseeding and planting vegetation on the surrounding steep perimeter slopes and on all areas with exposed soil. In addition, buildings, parking lots, and access roads will be built on graded, leveled, and compacted soils which should prevent future erosion.

14. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Air emissions, including greenhouse gases, may be generated during project construction. These include fugitive dust generated by grading, cutting, filling, and other ground disturbance activities; diesel engine exhaust emissions from

construction equipment; concrete batching and grinding; asphalt preparation and placement; gases released during welding; fertilizers used in landscaping; and air pollution generated by vehicles traveling to and from the construction site.

The proposed project will be designed to meet all federal, state, and local air quality standards. Air emissions during site operation and maintenance post construction will mostly consist of air pollution and greenhouse gases released from cars and trucks traveling to and from the site. Additional sources of air emissions could result from building parking lots, and landscaping maintenance; building HVAC systems; and emergency backup diesel power generators. Plans for buildings and their uses have not been finalized and future emissions information is not currently available. As building use plans are finalized revisions will be made to a SEPA Checklist if it is determined that the project will include any additional sources of air emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

According to the EPA NEPAssist (https://www.epa.gov/nepa/nepassist) and State Implementation Plan (SIP) (https://www3.epa.gov/airquality/urbanair/sipstatus/reports/wa_areabypoll.html) websites the proposed project area is not in a National Ambient Air Quality Standard (NAAQS) non-attainment area. The site and surrounding area are within an Ozone 1-hr (1979) area that was subsequently revoked and Carbon Monoxide Annual (1971) NAAQS maintenance areas (Table 1). This result differs from the NEPAssist report table generated from the website on 10/6/2020 for the HP Master Plan because the NEPAssist output table did not include the now-revoked Ozone 1-hr (1979) and CO (1971) NAAQS data at the time.

The Granite Construction Company operates a materials plant that produces hot mix asphalt on the CTC Section 30 LLC property just east of the proposed project area (18502 SE 1st ST, Vancouver, WA 98684). The Granite Construction Company was issued South West Clean Air Agency (SWCAA) permit number 16-3199, dated November 15, 2016 (https://www.swcleanair.gov/docs/permits/Final/16-3199ADP.pdf). Air emissions and asphalt odor from this facility reach the proposed project area.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

The proposed project is being designed to meet all federal, state, and local government clean air regulations. Construction air emissions will be minimized by following the project's Erosion/Sedimentation Control BMPs such as controlling fugitive dust by watering or stabilizing disturbed soils, covering stockpiles, using erosion control fencing when needed, and hydroseeding. Efforts will be made to reduce other sources of construction related air emissions, such as diesel exhaust, concrete batching and grinding, and asphalt preparation where feasible.

Post construction auto emissions will be reduced by providing electric vehicle (EV) charging stations, EV-ready, and EV capable parking spaces to encourage the use of EVs. Roadway traffic flow improvements, such as building roundabouts at the intersections of NE 184th Avenue and SE 1st Street, NE 3rd Street, and NE 6th Street, will help accommodate increased traffic volumes and reduce air emissions from traffic congestion. The use of roundabouts will encourage consistent vehicle speeds along NE 184th Avenue and will also help reduce vehicle emissions. Trees planted along roadways, parking lots, and throughout the project area will help improve air quality and capture carbon dioxide emissions.

15. Water

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

According to information available on the Clark County Maps Online website there are no year-round or seasonal streams, saltwater, lakes, ponds, or wetlands surface waters on or in the immediate vicinity of the proposed project area.

The proposed project area is in a highly disturbed landscape that was previously a surface mining quarry and does not contain any natural surface waters (Figure 4).

A pond had been constructed in the quarry floor in the north 1/3 of the property between May 2019 and August 2020 in connection with mining reclamation activity (as discussed above). A reclamation permit approved by the Department of Natural Resources for this site calls for grading of the area, and no future collection of water in this area is anticipated once that reclamation activity is complete, unless approved as part of a future application and an updated SEPA, if necessary.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Not Applicable

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

No fill or dredging materials will be placed in or removed from protected surface waters or wetlands for this project.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

The project will not require any surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

The FEMA Flood Map Service Center website (https://msc.fema.gov/portal/home) maps the proposed project area as Zone X, Area of Minimal Flood Hazard. The proposed project area does not lie within a 100-year floodplain (Figure 4).

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

The proposed project will not involve any discharges of waste materials into surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

The proposed project area is within the boundaries of the Troutdale Sole Source Aquifer and is classified as a Critical Aquifer Recharge Area under the City's Critical Areas Ordinance.

The proposed project will be connected to the City's public water system. The proposed project will not withdraw groundwater for drinking water purposes. In the future the project may use a drilled well located on the HP Property for construction and/or irrigation purposes. Owner may apply for a reclaimed water system for non-potable uses where this does not conflict with city, county, state and federal guidelines or site conditions.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

No wastewater or waste material will be discharged into the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Stormwater generated from rain events will be the main source of runoff in the project area. The proposed project is within a general depression surrounded by steep slopes to the south, east, and north sides of the proposed project area. There are no surface waters in or connected to the project area and all stormwater generated in the project area will be infiltrated into the soil or the regional stormwater facility near NE 9th Avenue. The City of Vancouver has determined that since the site is within a sump/depression and there are no water bodies that could be impacted, the project will not require a Department of Ecology Construction Stormwater General Permit (CSWGP).

Stormwater management is fully integrated with project design. Stormwater during construction will be managed by following BMPs laid out in the proposed project's SWPPP and ESCP plans.

Post construction, all stormwater generated in the proposed project area will be either infiltrated into the soils on site or, consistent with the HP Development Agreement, transported to and filtered through the regional stormwater facility being constructed west of the project area. Stormwater planters, mechanical treatment facilities, and other passive landscape areas will be used to collect and filter stormwater. All treatment facilities will be accessible for periodic maintenance.

In combination, onsite infiltration and offsite public facility with onsite management of water quality will result in a stormwater facility design that does not affect other surrounding properties.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No waste materials will enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Overall site topography is not being changed. The proposed project will not significantly alter or otherwise affect drainage patterns in or near the site.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed project will meet the requirements of the current Western Washington Phase II Municipal Stormwater Permit, the City of Vancouver's Surface Water/Stormwater Design and Construction Requirements and Water Resources Protection Minimum Standards ordinance (Vancouver Municipal Code 14.26.120), and the HP Development Agreement. Since the proposed project will create more than 5,000 sq. ft. of hard surfaces, it will meet the Minimum Requirements #1 through #9 of the 2019 Stormwater Management Manual for Western Washington (SWMMWW).

During construction potential impacts to water resources and drainage patterns in the proposed project area will be minimized and managed by following the BMPs in the project's SWPPP and ESCP plans.

Post construction stormwater will be conveyed through piping and discharged into the regional stormwater facility being constructed on the northwest end of HP Property, west of the proposed project area. Onsite infiltration testing results were used to design the regional stormwater facility to ensure that it will handle the stormwater flow from the proposed HP East Master Plan project area and accommodate overflow in the unlikely event an overflow event was to occur.

The proposed project is designed to minimize and manage stormwater runoff from new impervious surfaces. By following these stormwater minimization and management measures and given the project location in a former quarry below the surrounding grade, the proposed project is unlikely to significantly impact water related resources.

16.Plants [help]

a. Check the types of vegetation found on the site: [help]
X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
X shrubs
X grass
____pasture
____crop or grain
____Orchards,vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Vegetation will be cleared from approximately 100% of the project area. Some trees in the vicinity of the NE 3rd Street roundabout will need to be removed (see d. below).

The southern 2/3 of the HP East project area and the adjoining NE 184th Avenue right-of-way to the west are covered by a low revegetated native mix grassland from previous hydroseeding, scattered shrubs, or bare ground from recent reclamation work. The northern 1/3 of the HP East project area is mostly covered by a weedy mix of native and non-native grass, herbaceous, shrub, and shrub sized tree species, including thistle (*Cirsium* spp.), dock (*Rumex* spp.), Himalayan blackberry (*Rubus armeniacus*), common teasel (*Dipsacus fullonum*), scotch broom (*Cytisus scoparius*), red alder (*Alnus rubra*) and Douglas fir (*Pseudotsuga menziesii*). There are some larger evergreen and deciduous tree species including Douglas fir and red alder along the northeast side of the proposed project area bordering the adjacent Clark County and CRP/PG Harmony Industrial properties.

c. List threatened and endangered species known to be on or near the site. [help]

There are no ESA listed plant species or critical habitat in the proposed HP East project area according to the USFWS IPaC unofficial species list (https://ipac.ecosphere.fws.gov/location/SEAVOF34HBEZBHIEHDHA7ICKQA/resources last viewed 6/11/2024). Nelson's checker-mallow (*Sidalcea nelsoniana*) was previously listed as potentially occurring in the proposed project area in the NE184th Avenue SEPA but has since been delisted due to recovery by USFWS. Water howellia (*Howellia aquatilis*) and golden paintbrush (*Castilleja levisecta*), which the HP Greenfield Master Plan's IPaC unofficial species list showed as potentially occurring in the HP Greenfield Master Plan project area west of HP East have also been delisted due to recovery.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

The proposed HP East Master Plan's landscape design will respect the intended character and identity of Section 30 consistent with the HP Development Agreement.

All non-paved areas not occupied by buildings will be treated with planted landscaping or hardscape. Landscape design will favor drought tolerant and adaptive native plant materials that will require limited irrigation for establishment and maintenance. Steep slopes will be planted with an adaptive native grass seed mix that will not require mowing. A mix of native and non-native trees will be placed along roads, pathways, within plazas, and throughout parking lots to provide shade, meet the City's tree density, screening, and connectivity goals, and add to the walkability of the development.

Existing native vegetation and trees will be preserved to the extent feasible in project design. Consistent with the City code, trees removed as part of vegetation clearing will be replaced by trees meeting the tree replacement criteria.

e. List all noxious weeds and invasive species known to be on or near the site.

Invasive plant species include Washinton State Noxious Weed Control Board Class B noxious weeds scotch broom (currently being controlled by manual removal); potentially Class A, B, or C unidentified non-native thistle species; and Class C Himalayan blackberry and common teasel.

17.Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: **hawk**, heron, eagle, **songbirds, other**:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

Unidentified songbirds, geese, and large birds of prey have periodically been observed within the proposed project area.

The WDFW Priority Habitat and Species (PHS) on the Web interactive map website (https://geodataservices.wdfw.wa.gov/hp/phs/) shows the HP East Master Plan project area within a masked data polygon covering sensitive priority habitat areas containing caves or cave rich areas which includes habitat that may be used by bats and other organisms. Amaia Smith, a Habitat Biologist with WDFW's Habitat Program, was contacted about whether the project area was in or near the cave feature that triggered the masked cave and cave rich environment polygon. She determined that the feature that triggered the overlay polygon is not within or adjacent to the HP Property. Her March 14, 2023, email available on request. No caves have since been found on the HP Property since WDFW was contacted.

b. List any threatened and endangered species known to be on or near the site. [help]

The USFWS IPaC website (https://ipac.ecosphere.fws.gov/location/SEAVOF34HBEZBHIEHDHA7ICKQA/resources last visited 6/12/2024) unofficial protected resources list for the proposed project area lists three ESA listed species as potentially occurring in the project area: yellow-billed cuckoo (*Coccyzus americanus*), a federally threatened and Washington State endangered species, bull trout (*Salvelinus confluentus*), a federally threatened species and Washington State candidate species; and northwestern pond turtle (*Actinemys marmorata*) a federally proposed threatened and Washington State endangered species. Yellow-billed cuckoos are very rare in Washington State and typically use wooded areas with dense cover near water, habitat that does not occur in the project area. Bull trout and northwestern pond turtles require aquatic habitats which do not exist on or near the project area and surface water runoff from the project area does not connect to any aquatic resources. No federally designated critical habitat occurs within or near the proposed project area.

Based on the lack of habitat required for the three species identified above, the proposed project will not impact any federally or state listed species or critical habitat.

c. Is the site part of a migration route? If so, explain. [help]

The project area is within the Pacific Flyway for migratory birds. A review of WDFW's PHS on the Website (referenced above in 17.a) does not show migratory habitat in or near the project area. The project area is a previously disturbed recovered quarry with no surface water resources and sparse vegetation. Therefore, it is unlikely to be important to migratory bird species.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

The HP East Master Plan's landscaping design includes planting native and adaptive tree and shrub species within and along the perimeter of the proposed project area and hydroseeding exposed soils and slopes with adaptive native grasses. This vegetation will provide habitat and forage for native bird, mammal, and insect species, including bird and insect

pollinators.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species in or near the project area.

18.Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electricity and natural gas will be used for energy. Electricity will be used to power lights, workstations, elevators, air conditioning, and other standard electrical needs for office buildings. Natural gas may be used for heating and possibly in laboratory facilities. Owner may evaluate and pursue zero net energy and onsite renewables, as well as all electric structures. All buildings will be designed to meet the requirements of Washington State Energy Code, including, but not limited to the provision of EV charging stations in parking lots.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No, this project is being constructed in a depression approximately 40 to 50 feet below the surrounding grade and will not interfere with the generation of solar energy potentially generated by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

The proposed project will be designed to meet the requirements of the 2021 Washington State Energy Code, the 2021 International Energy Conservation Code for commercial buildings, and energy related requirements outlined in the the HP Development Agreement.

The proposed project's energy conservation measures include solar ready building roofs, EV charging stations, EV-ready parking spaces, and EV capable parking spaces. Daylighting strategies will be utilized in the building design to minimize use of artificial lighting when possible per HP policy. Block size and massing options offer opportunities for considering multiple building orientations to minimize building heat gain.

In addition, the HP East Master Plan's landscape plan will include shade throughout the site and all non-paved areas not occupied by buildings will be treated with planted landscaping to encourage vegetative growth and help control heat gain within the project area.

19. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [help]

No development is proposed as part of the HP East Master Plan review and approval process, so there are no known environmental health hazards associated with the Master Plan. During future project development, construction and workplace accidents related to the proposed project could result in minor exposure to chemical hazards and spills. These issues will be addressed in the project's spill response and safety plans. The proposed project will comply with all applicable federal, state, and local environmental hazard workplace safety codes and procedures.

1) Describe any known or possible contamination at the site from present or past uses.

A review of the Washington State Department of Ecology's What's in My Neighborhood and Cleanup and Tank Search links on the Cleanup Sites webpage (https://ecology.wa.gov/spills-cleanup/contamination-cleanup/cleanup-sites) and the EPA's NEPAssist (https://www.epa.gov/nepa/nepassist) websites did not identify any Ecology or EPA

regulated facilities in the proposed HP East project area (NEPAssist results are in Table 1).

In 2022, TRC Environmental Corporation (TRC) completed a Phase I Environmental Site Assessment (ESA) for HP Inc. for the approximately 30 acre HP East Master Plan project area (TRC Final Cadman 30 Parcel – Phase I Environmental Site Assessment Report prepared for HP Inc. dated January 26, 2022, TRC Project # 473680). This approximately 30 acre area was originally the northern portion of the approximately 53 acre Cadmen Property (parcel ID # 176386000) and includes the remnant concrete pads from the now removed Cadman English Plant quarry processing facility, the former gravel quarry, and the former tailings pond area. HP Inc. acquired these approximately 30 acres from CTC Section 30 LLC in 2022 after receiving the results of TRC's ESA report. The parcel boundaries were then redrawn to include the area within the existing HP Property parcel (PIN 176374000).

TRC's 2022 Phase I ESA included a site reconnaissance study of all accessible areas on and around the proposed project area by a TRC Staff Scientist, user provided information, interviews, and a review of available historic and environmental records for the site, adjoining properties and the surrounding area. This included a review of GeoDesign Inc.'s 2018 Phase I ESA, Limited Phase II ESA, and Limited Supplemental Investigation reports done for the approximately 53 acre Cadman Property, including the proposed HP East project area (GeoDesign, Inc., Phase I Environmental Site Assessment, Cadman Property, prepared for Columbia Tech Center, LLC. dated December 18, 2018, GeoDesign Project # PacTrust-208-01; GeoDesign, Inc., Limited Phase II Environmental Site Assessment, Cadman Propoerty, prepared for the Columbia Tech Center, LLC. dated December 19, 2018, GeoDesign Project # PacTrust- 208-02; and GeoDesign, Inc., Limited Supplemental Investigation, Cadman Property, for Columbia Tech Center, LLC. dated December 19, 2018, GeoDesign Project # PacTrust- 208-02).

TRC's Phase I ESA results determined that there is no evidence of recognized environmental conditions (RECs) and/or controlled recognized environmental conditions (CRECs) in connection with the proposed project area. TRC did identify one *de minimis* condition, a pile of broken fencing and a small amount of miscellaneous debris observed at the southwestern site boundary but no hazardous materials were observed in this area.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There is a capped but unlined former landfill last used in 1979 (English Pit Landfill) adjacent to the northeast portion of the proposed HP East Master Plan project area (PIN 176379000 owned by Clark County Public Works Operations Center). There is a hot mix asphalt production plant (Granite Construction Company) south of the proposed project area, and a now removed truck maintenance facility (Taylor Transport Inc.) east of the proposed project area (PIN 176386000 owned by CTC Section 30 LLC) on land that originally was part of the approximately 53 acre Cadman Property. A cement manufacturing plant (Glacier Northwest Vancouver/CalPortland Vancouver) is located approximately 300 feet southeast of the proposed project area (PIN 176385000 owned by Glacier Northwest Inc.).

As part of their Limited Phase II ESA and Limited Supplemental Investigation for the Cadman Property, GeoDesign Inc. conducted methane monitoring, and groundwater and soil testing within the proposed HP East project area. GeoDesign Inc. did not find elevated methane concentrations in the three methane probes installed adjacent to the English Pit Landfill, indicating methane gas was not migrating through the subsurface to the proposed project area from the English Pit Landfill. Soil and groundwater testing indicated that diesel- or oil-range hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and total and/or dissolved metals were either not detected or were detected at concentrations less than Ecology's Model Toxics Control Act (MTCA) Method A or B Cleanup Levels in the proposed project area. Based on these results and the results of their own study, TRC's 2022 Phase I ESA report determined that known contamination from the adjacent properties does not appear to represent an environmental concern to the proposed project area.

Potentially contaminated soil was recently encountered (June 2024) during earthwork on the CTC Section 30 LLC property in connection with the NE 184th Avenue Right-of-Way just west of the HP East project area. The potentially contaminated soil was assessed and showed the presence of hydrocarbons most likely related to the asphalt plant activities. The soil will be mitigated by reuse by the Asphalt Plant in its asphalt production activities. Due to the location of the encounter, it is unlikely that any of the contamination spread to the HP Property and will not affect the proposed project area.

If any hazardous materials are encountered in the proposed project area during project construction, measures outlined in the HP East project's Site Safety and Security Procedures guidelines will be followed in accordance with

all applicable governmental requirements.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No development is proposed as part of the HP East Master Plan review and approval process. There are no plans to store, use, or produce toxic or hazardous chemicals as part of the Master Plan process.

4) Describe special emergency services that might be required.

No special emergency services will be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

A Site Safety and Security Procedures plan will be developed for the project's construction and post construction operations which will include environmental health hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

The project area is exposed to noise from the nearby asphalt and concrete manufacturing facilities, the public Shooting Range located near 192nd Avenue, vehicular traffic on SE 1st Street and NE 184th Avenue, and ongoing aggregate mining activities in the surrounding area.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

No development is proposed as part of the HP East Master Plan review and approval process. Future short term noise impacts will include noise from construction equipment and construction activities during daytime hours. Long term noise sources will include trucks transporting goods to and from the facility and landscape maintenance during daytime hours. General traffic noise from employee automobiles may increase after construction is complete and the facility begins operation.

3) Proposed measures to reduce or control noise impacts, if any: [help]

No development is proposed as part of the HP East Master Plan review and approval process. During future project construction and after project construction the proposed project will meet the requirements of the City's public disturbance code (VMC 7.05.010). Post construction, vegetation plantings and screening will help minimize noise in and around the project area and the proposed project will not have any significant long term noise impacts on the surrounding community.

20.Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

The proposed HP East Master Plan project area is an undeveloped, reclaimed surface mine within the City of Vancouver's Section 30 Employment Center Plan District. The proposed project area is generally vacant except for equipment and operators currently grading portions of the project area for development. Adjacent property uses include:

- The NE 184th Avenue right-of-way is adjacent to the west boundary of the proposed project area.
- HP Inc. A Portion of Phase 1 development and future developments related to the HP Greenfield Master Plan are west and southwest of proposed project area.
- Land owned by CTC Section 30 LLC, including the Granite Construction Company (an asphalt production

plant), located adjacent south and east of the south end of the proposed project area.
- The Clark County Public Works Operations Center, including the capped English Pit Landfill, is located adjacent east of the northwest portion of the proposed project area.
- Land undergoing reclamation is adjacent north (Grayrock Resources LLC, owned parcel) of the proposed project area.
- Land east (CRP/PG Harmony Industrial Owner LLC, owned parcel) of the proposed project area is being developed with warehouses.

None of these adjacent properties will be adversely impacted by the proposed project as the development will be constructed in compliance with the City Codes, and consistent with the HP Development Agreement, and the Section 30 Subarea Plan.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The English Estate Winery ("English Farm") is the only agricultural area near the project area. However, the winery is separated from the HP East project area by the western portion of the HP Property and the proposal is too far away to affect the winery property, or for the winery activities to affect the HP East project area.

c. Describe any structures on the site. [help]

There are no structures on the site.

d. Will any structures be demolished? If so, what? [help]

No structures will be demolished.

e. What is the current zoning classification of the site? [help]

The site is zoned as Employment Center Mixed Use (ECX) and is within the City of Vancouver's Surface Mining Overlay District and the City of Vancouver's Section 30 Employment Center Plan District.

f. What is the current comprehensive plan designation of the site? [help]

The project area is zoned as Industrial (IND) in the City of Vancouver's 2011 – 2030 Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site? [help]

Not applicable

h. Has any part of the site been classified as a critical area by the City or county? If so, specify. [help]

- Steep slopes and landslide hazards – steep slopes > 25% are found along the south, east, and north sides of the project area (Figure 2).
- Critical Aquifer Recharge Area - the site is within a critical aquifer recharge area meaning any operations within the area shall meet the Minimum Standards defined in Vancouver Municipal Code 14.26.120.
- WDFW Priority Habitats and Species - the site falls within a masked data polygon covering sensitive priority

habitat areas containing caves or cave rich areas. Amaina Smith, WDFW Habitat Biologist, WDFW Habitat Program, was contacted about whether the project area was in or near the cave feature that triggered the masked cave and cave rich environment polygon. Ms. Smith determined that the feature that triggered the overlay polygon was not within or adjacent to the HP Property, including the HP East Master Plan project area. Email available on request.

i. Approximately how many people would reside or work in the completed project? [help]

As development occurs on the HP Property, and consistent with the Development Agreement, at least 700 people are expected to work in buildings constructed across the HP Property.

j. Approximately how many people would the completed project displace? [help]

No people will be displaced by this project.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The proposed HP East Master Plan will be designed to meet the vision and policies for the site's development outlined in the City of Vancouver's Section 30 Urban Employment Center Subarea Plan and Design Guidelines. In addition, the proposed project will be designed to meet the development standards vested in the HP Development Agreement which was specifically reviewed for compatibility under VMC 20.690.050 (portions relevant to infrastructure) and approved by the City of Vancouver. In addition, the properties surrounding the HP East project area are all zoned Employment Center-Mixed Use, which is consistent with zoning on the HP Property.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The project area does not contain any agricultural or forest lands of long-term commercial significance. The English Farm is the only agricultural area near the project area. However, the winery is separated from the HP East project area by the western portion of the HP Property and the proposal is too far away to affect the winery property, or for the winery activities to affect the HP East project area.

21.Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

Not Applicable. No housing is being built as part of this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

Not Applicable. There is no housing in the proposed project area.

c. Proposed measures to reduce or control housing impacts, if any: [help]

Not Applicable.

22. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

Final building heights have not yet been determined. Buildings will vary in height, provide for active and pedestrian scale street fronts through façade articulation and the inviting appearance of new buildings. These buildings will take into consideration mountain views for residential neighbors to the west. Plans have not been finalized but masonry, matte finished metal panels, and glass are likely to be the principal exterior materials.

b. What views in the immediate vicinity would be altered or obstructed? [help]

The proposed HP East project area is not adjacent to the surrounding residential, recreational, or agricultural development in the area and is approximately 40 to 50 feet below existing residential development approximately 0.25 mile west of the project area and the English Farm approximately 0.1 mile southwest of the proposed project area, and views are not expected to be blocked.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Project buildings and landscaping are being designed to be aesthetically pleasing both visually from a distance and as a workplace environment. In addition, the Master Plan describes how the development will be designed consistent with the City's Section 30 Design Guidelines that address aesthetics.

23. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Minimal due to the development occurring in a depression. Some glare may be experienced from the upper windows of the upper stories mid-morning and mid-afternoon. Lighting along pathways, roads, and parking lots will be present, but will be installed in compliance with the City code so no glare will result from lighting installation.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

The proposed project will be designed so that light and glare from the finished project will be minimal and will not create light or glare safety hazards or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal? [help]

None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

The project will comply with the City's development standards regarding light and glare as a way to mitigate any potential impacts.

24. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Formal and informal recreational opportunities near the proposed HP East project area include:

- The Harmony Sports Complex is approximately 0.12 miles east of the proposed project area.
- Vandervort Neighborhood Park is approximately 0.5 mile west of the proposed project area.
- Pacific Community Park is approximately 0.5 miles northwest of the proposed project area.
- The public Shooting Range is 0.25 miles east of the proposed project area.
- The English Farm, located approximately 0.1 mile west of the proposed project area, provides informal recreational activities to visitors to the property during its open hours.
- There are also several gyms/training facilities within a mile of the proposed project area.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

The proposed HP East will not have negative impacts on recreation but will enhance recreation opportunities. The proposed development is associated with a multi-modal recreational trail that will be constructed as part of the extension of NE 184th Avenue and is addressed in the HP Inc. NE 184th Avenue SEPA checklist.

25. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

Yes. One historic resource with four contributing structures is located approximately 0.15 miles west of the southwest corner of the proposed project area, it is known as the English Farm. This is a 12-acre property including a 2-story house (1917), a barn (1915), a chicken coop (1930), and a house (1931) as contributing elements (ID 559026). The house, barn, chicken coop, and second house are all located interior to the English Farm LLC property. Historic-period landscape features are considered a character defining element of this property which helps convey the period of association (Blake et al. 2020). This property has been determined by the Department of Archaeology and Historic Preservation to be eligible for the NRHP. The property owner has not sought such listing. This property will not be directly or indirectly impacted by the proposed project.

A recent archaeological predetermination resource desktop review and field pedestrian survey for the HP East Master Plan and NE 184th Avenue project areas found the nearest record of a potentially eligible site was a historic refuse scatter located approximately 0.4 miles from the proposed project area, in addition to an unevaluated multicomponent site located approximately 0.5 miles from the project area, and a low-density lithic scatter approximately 0.7 miles from the project area. No previously recorded archeological sites were found to be located within the immediate proposed project area. The 2023 pedestrian and subsurface sampling study found only modern debris and no archaeological resources in the proposed project area (Blake and Rodrigues-Franco 2023).

The project area was previously used as a quarry beginning in the 1970's and it is highly disturbed. Based on the archaeological studies completed for the proposed project, it is unlikely a significant archaeological site is present within the proposed project area.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

Archeological predetermination desktop review and field pedestrian surveys for the proposed project area did not find any landmarks, features, or other evidence of Indian or historic use or occupation in the proposed project area (Blake and Rodrigues-Franco 2023). Sites identified outside the proposed project area include English Farm, a historic farm site that has been determined to be eligible for NRHP listing is located approximately 0.15 miles west of the southwest corner of the proposed project area (Blake et al. 2020); a potentially eligible historic refuse scatter is located approximately 0.4 miles from the proposed project area (Adams, 2009a); and an unevaluated multicomponent site located approximately 0.5 miles from the project area (Adams 2009b). No archeological resources have been found in or in the immediate vicinity of the of the proposed project area.

Professional studies conducted at or near the proposed HP East project area include:

- Adams, Ron. 2009a. *State of Washington Archaeological Site Inventory Form: Site CL00899*. Archaeological Investigations Northwest, Inc.
- Adams, Ron. 2009b. *State of Washington Archaeological Site Inventory Form: Site CL00900*. Archaeological Investigations Northwest, Inc.
- Blake, Karry, and Cristina Rodrigues-Franco. 2023. *Clark County Archaeological Predetermination Report NE 184th Avenue, Vancouver, Washington. Chronicle Heritage.* Prepared for HP Inc., September 27, 2023.

- Blake, Karry, Sarah R. Brownell, and Martin Plumer. 2020. *Archaeological Predetermination Report for the HP Master Plan*. WHPacific, Inc., an NV5 company. Prepared for HP.
- Blaser, Andrea, Sarah L. Jenkins, Karla Hambelton, and Jo Reese. 2019. *Cultural Resource Survey for the City of Vancouver SE 1st Street:164th Avenue to 192nd Avenue Improvements Project, Vancouver, Clark County, Washington*. Archaeological Investigations Northwest, Inc. Report No. 3216. Prepared for MacKay & Sposito, Inc., Vancouver, Washington.
- Hotze, Karla, and Jo Reese. 2019. *Cultural Resource Survey for the City of Vancouver SE 1st Street:164th Avenue to 192nd Avenue Improvements Project, Vancouver, Clark County, Washington: Addendum Report for Modified APE*. Archaeological Investigations Northwest, Inc. Report No. 4320. Prepared for MacKay & Sposito, Inc., Vancouver, Washington.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

In 2020 and 2023, Secretary of the Interior qualified archaeologists from WHPacific, Inc., an NV5 company, and Chronicle Heritage respectively, conducted archaeological predetermination desktop surveys and pedestrian surveys with subsurface sampling for the HP Inc. Greenfield Master Plan, HP East Master Plan, the NE 184th Avenue right of way, regional stormwater facility, and Section 30 South Wastewater Pump Station areas (Blake et al. 2020; Blake and Rodrigues-Franco 2023). No material evidence of past human activity is present on this property.

Additional studies have been conducted outside of the subject property along SE 1st Street in two locations (Blaser et al. 2019; Hotze and Reese 2019). These studies include the review of English Farm located southwest of the HP Property. The English Farm, LLC property is a 12-acre property that is the remnant of the 200-acre parcel purchased in 1903 by Carl S. English (Hotze and Reese 2019). This resource is one of the last remaining representatives of the late-nineteenth and mid-twentieth century agricultural history of the areas outlying the City of Vancouver. The results of this study are reported in:

- Blake, Karry, Sarah R. Brownell, and Martin Plumer. 2020. *Archaeological Predetermination Report for the HP Master Plan*. WHPacific, Inc., an NV5 company. Prepared for HP.
- Hotze, Karla, and Jo Reese. 2019. *Cultural Resource Survey for the City of Vancouver SE 1st Street:164th Avenue to 192nd Avenue Improvements Project, Vancouver, Clark County, Washington: Addendum Report for Modified APE*. Archaeological Investigations Northwest, Inc. Report No. 4320. Prepared for MacKay & Sposito, Inc., Vancouver, Washington.
- Blaser, Andrea, Sarah L. Jenkins, Karla Hambelton, and Jo Reese. 2019. *Cultural Resource Survey for the City of Vancouver SE 1st Street:164th Avenue to 192nd Avenue Improvements Project, Vancouver, Clark County, Washington*. Archaeological Investigations Northwest, Inc. Report No. 3216. Prepared for MacKay & Sposito, Inc., Vancouver, Washington.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The project will not impact historical resources and no mitigation is required.

The project area was previously used as a quarry, and it is highly disturbed. Based on the archaeological studies completed for the proposed project, it is unlikely a significant archaeological site is present within the proposed project area.

26. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

The Section 30 subarea is bound by SE 1st Street to the south, NE 18th Street to the north, and NE 192nd Avenue to the east. The upper NW area is abound by NE 172nd Avenue. The main entrance to the HP Property will be from NE 184th Avenue by way of SE 1st Street. Additional publicly accessible roadways being developed in coordination with the HP East Master Plan include segments of NE 3rd Street, NE 6th Street, and NE 9th Streets running east of NE 184th Avenue

(Figure 3).

The most direct highway access is State Route 14 (SR-14) that connects to both I-5 and I-205. Accessing SR-14 can be done using SE 192nd Avenue or SE 164th Avenue. As set forth in the Master Plan, and relevant City planning documents, a new street system is being and will be created as development occurs within Section 30. 184th Avenue will be extended north from SE 1st Street to NE 9th Street as the HP Property is developed. The extension of 184th Avenue between SE 1st and NE 4th Street will occur as part of the HP Inc. – A Portion of Phase 1 development. New public streets at NE 3rd and 6th Streets will be created, extension of NE 9th Street from 172nd to 184th will also occur, as well as private streets to serve the HP Property.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

The proposed HP East project area is not currently served by Clark County's public transit (C-Tran). The nearest C-Tran stop to the proposed project is the Route 74 stop at the intersection of SE 1st Street and SE 177th Avenue approximately 0.2 miles west of what will be the entrance to the HP Property at NE 184th Avenue and SE 1st Street. The faster C-Tran's rapid transit line The Vine on the Mill Plain route (bus once every 15 minutes) travels along Mill Plain Boulevard to the Mill Plain Transit Center located near the intersection of SW 184th Avenue and SE 6th Way, approximately 0.45 mile south of the entrance to the HP Property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

No development is proposed as part of the Master Plan review and approval process. As the HP Property develops no parking spaces will be eliminated by this proposed development. Consistent with the HP Development Agreement the Owner will be required to undertake a parking study after construction of Phase 1. Parking proposals will be reviewed as part of site plan review, but as shown in the HP East Master Plan, adequate land is available for construction of parking to meet the demands from ultimate development.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

No development is proposed as part of the HP East Master Plan review and approval process. In order for the HP East project area to develop, public road improvements are required. In addition, construction of new public road, NE 184th Avenue will occur. Improvements related to the project (some to be constructed by HP and other improvements to be constructed by other entities) will include:

- The City of Vancouver's SE 1st Street Improvement Project will improve transportation, bike, and pedestrian safety, capacity, and connectivity along SE 1st Street between 162nd and 192nd Avenues (https://www.cityofvancouver.us/government/department/public-works/street-improvement-projects/se-first-street-improvement-project/). The City has completed Phase 1 improvements between 162nd Avenue and 177th Avenue and started working on Phase 2 improvements between 177th Avenue to 192nd Avenue in the spring of 2024. Phase 2 includes extending the third center turn lane, bike lanes, sidewalks, safety, stormwater, utility, and other improvements, as well as the construction of a roundabout at the new intersections of SE 1st Street and SE 184th Avenue and SE 1st Street and NE 184th Avenue. These SE 1st Street transportation facility improvements will help mitigate increased traffic volumes associated with development in Section 30, including those that result from HP East Master Plan project's construction.
- The currently planned construction of NE 184th Avenue as a collector arterial roadway running from existing SE 1st Street to NE 4th Street, as a new full-width, 34-foot curb-to-curb collector arterial.
- The extension of NE 184th Avenue from currently planned NE 4th Street to the HP Property's northern boundary line during subsequent phases of development of the HP Property.
- Extension of publicly accessible NE 3rd Street on-site between the eastern leg of the future NE 184th Avenue/NE 3rd Street roundabout and the east HP property line.
- Extension of publicly accessible NE 6th Street with a 3-lane section and bike/pedestrian facilities running east of the future extension of NE 184th Avenue to the east HP property line
- Extension of private roads NE 4th, NE 7th, and NE 8th Streets and connectors from NE 184th Avenue east into the new HP East project area.

All roads and rights-of-ways included in the above projects will comply with City code and planning documents, as well as HP Inc.'s vested and other rights under HP Development Agreement.

More information about future transportation improvements planned for the Section 30 area is outlined in the Transportation Impact Study, Section 30 Subarea Study (Prepared for the City of Vancouver, Streets and Transportation Division by Kittelson & Associates, Inc., September 2022) and Kittelson & Associates, Inc., September 2022, Future Conditions Mitigation Detailed Discussion technical appendix memorandum to the Traffic Impact Study. The transportation (trip) impacts of the HP East Master Plan site were previously accounted for in the City of Vancouver's September 2022 Section 30 Subarea Study.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

No development is proposed as part of the HP East Master Plan review and approval process. Future site plan application(s) for the HP East Master Plan will provide a Transportation Compliance Letter (TCL) that documents the trip generation associated with the then-current proposed building(s) relative to previously constructed or approved buildings within the HP Property as a whole and the trip vesting associated with the HP Development Agreement. See HP Development Agreement.

The HP Development Agreement reserved 723 weekday PM peak hour trips for development of up to 700,000 gross square feet of development consistent with land use designation 714 in the Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*.

Consistent with the HP Development Agreement, any development exceeding 700,000 gross square feet of building on the HP Property or not consistent with land use designation 714 in the Institute of Transportation Engineers *Trip Generation Manual, 10th Edition* will require further analysis. The further analysis will consist of preparation of a Trip Generation & Distribution Report that identifies the proposed development project trip generation as well as trip assignment. Once the 723 weekday PM peak hour trip vested have been fully allocated to HP site development, future site trip generation estimates presented in the Trip Generation & Distribution Report(s) will be based on the then-current version of the Institute of Transportation Engineers *Trip Generation Manual* adopted by the City or site-specific empirical trip data provided by the Developer and deemed acceptable by the City.

The trip assignment presented in the Trip Generation & Distribution Report(s) will be consistent with the City's September 2022 *Section 30 Subarea Study* trip distribution patterns. The trip assignment will be used to determine 1) proportionate share contributions of off-site intersection mitigations identified in the *Section 30 Subarea Study* and 2) proportionate share contributions to any other then-current proportional share intersections the City is collecting fees for that are impacted by one or more site-generated trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the proposed project should not significantly affect or be affected by the movement of agricultural and forest products. SE 1st Street is generally not currently used for agricultural or forest product transport.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

The City's planned traffic improvements being made as part of the SE 1st Street Improvement Project listed in subsection d. above, including the addition of a roundabout at the intersection of SE 1st Street and NE 184th Avenue will help improve traffic flow and provide sufficient capacity along the SE 1st Street corridor to accommodate the proposed HP project as well as other future local and regional development. Adding a roundabout at the intersection

of NE 184th Avenue and NE 3rd Street will also help traffic flow into and out of the proposed project area. The addition of the multi-modal recreational trail will allow for pedestrian and bike access to the site. The Applicant continues to work with C-Tran to locate transit stops consistent with the HP East Master Plan, however, no new transit stop is anticipated until NE 184th Avenue is extended to NE 9th Street.

The Kittelson & Associates, Inc., September 2022 Transportation Impact Study Section 30 Subarea Study, detailed mitigation analyses in Technical Appendix G. It outlines potential measures to reduce transportation impacts from the full buildout of Section 30.

The proposed project is unlikely to have significant transportation impacts with implementation of these measures.

27. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

No development is proposed as part of the HP East Master Plan review and approval process. As the HP Property develops, and at full build-out the development will require traditional municipal services of fire protection, police protection, public transit, health care, schools, and amenities like parks and recreational activities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

None.

28. Utilities

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Temporary electricity and temporary water sources are currently provided to the site for construction only. No other utilities are currently available in the proposed project area. The City's SE 1st Street Improvement Project will be adding water, natural gas, electricity, and sewer utility lines along SE 1st Street that attach to those added in NE 184th Avenue when it is developed. The Applicant will coordinate with the Clark County Public Utility District and the City to connect electricity to the proposed project area.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

The proposed project area is not currently connected to any permanent public or private utilities (temporary electricity and water is provided to the site for construction use only). All utility connections and build outs in the proposed project area will be designed to be compliant with City code and planning documents, as well as HP's vested and other rights under the HP Development Agreement, and the as consistent with the HP Development Agreement those aspects of the City's General Requirements and Details for the Design and Construction of Water, Sanitary Sewer, and Surface Water Systems (https://www.cityofvancouver.us/publicworks/page/general-requirement-standards-details-water-sanitary-sewer-stormwater).

Utilities being developed on the site include:

- Water –water service for the project area will be provided by the City. Delivery of water to the proposed project area will require connecting a new 12-inch ZDI main to a12-inch ZDI main in SE 1st Street; extending the 12-inch ZDI main north along 184th Avenue to a new 12-inch ZDI main in NE 184th Avenue at NE 6th Street and extend that new 8-inch main east to the eastern property line. Connect 8-inch ZDI mains to the 12-inch ZDI main in NE 184th Avenue at both NE 4th Street and NE 7th Street. Extend the new 8-inch ZDI mains east to the drive isle, then extend to the 8-inch ZDI main in NE 6th Street. If NE 3rd Street is intended to be constructed with this project, extend an 8-inch ZDI main in NE 3rd Street as well. Connect all required domestic water meters, fire hydrants and fire protection lines to the proposed 8-inch water main.

- Electricity – power service will be provided by Clark PUD through the 172nd St. Substation and/or 192nd St. Substation, and a distribution line will be constructed underground in the NE 184th Avenue right of way.
- Natural Gas – natural gas service will be provided by NW Natural with a 4-inch distribution line north from SE 1st St.
- Sewage –The HP Development Agreement and HP East Master Plan both stipulate that the that HP's sanitary sewer lines will connect to the Section 30 South Wastewater Pump Station once the station is constructed. This application is consistent with the following approach:
  - The Section 30 South Wastewater Pump Station will be constructed near the northern boundary of HP's property east of 184th Avenue as described in the April 10, 2023, Section 30, Area 2 Pump Station Feasibility Report.
  - The proposed HP East's project sewer lines will connect to sewer lines under the NE 184th Avenue running to the Section 30 South Wastewater Pump Station.
  - Discharge from the Section 30 South Wastewater Pump Station will be directed to a gravity sewer approximately 4,400 feet south and east of the site in SE 1st Street near the intersection with SE 190th Avenue, as envisioned in the City's sewer plan.
  - The City plans on extending sewers along SE 1st Street to accommodate the HP and other developments as part of the SE 1st Street Improvement Project (Phase 2) that will ultimately connect to the Section 30 South Wastewater Pump Station.

B. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Kara Randall

Name of signee: Kara Randall

Position and Agency/Organization: Environmental Technician/ WHPacific an NV5 Company

Date Submitted: 9/5/2024

SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No development is proposed as part of the HP East Master Plan review and approval process. The Plan does not include the production, storage, or release of toxins or hazardous substances at this time. Generally, implementation of the HP East Master Plan will involve:

- The addition of impervious surfaces to the site over the approximately 10 to 15+ year project build out, which will increase the amount of stormwater runoff in the immediate project area over time.
- Temporary increases in air emissions during construction activities over the lifespan of the project. Post construction, most air emissions will be generated solely from automotive emissions within arterial roads and parking areas.
- An increase in construction and traffic noise in and around the project area.

Proposed measures to avoid or reduce such increases are:

- Stormwater generated by the project will be infiltrated into soils onsite or will be conveyed to a regional stormwater infiltration/groundwater recharge field being constructed in the northwest end of the HP Property. Stormwater management is integrated throughout the project's design and is unlikely to increase stormwater discharge in the surrounding area.
- Construction air emissions will be minimized by following the project's Erosion/Sedimentation Control BMPs. Roadway traffic flow improvements related to the project will help accommodate increased traffic volumes and reduce air emissions from traffic congestion. Trees planted along roadways, parking lots, and throughout the project area will help improve air quality and capture CO_2 emissions. EV charging stations in parking lots will encourage the use of zero emissions electric vehicles.
- Construction will follow the City's noise and public disturbance guidelines (VMC 7.05.010). Post construction, vegetative plantings and screening will help minimize noise in and around the project area. In addition, as the Section 30 Urban Employment Center area is converted from louder extractive activities to quieter office, commercial, light industrial and residential activities, overall noise generated in the area may decrease over time.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The project area is located on reclaimed surface mining lands largely devoid of vegetation due to recent machine disturbance or has sparse growth of various grasses, opportunistic forbs, shrubs, small trees, and a few mature trees mainly in the northern 1/3 of the proposed project area and along the site's perimeter. The project will likely displace songbirds that may currently visit or inhabit the site. The project area is not located near a shoreline and does not contain and is not connected to any surface waters and will not affect any fish or marine species.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

A master landscaping plan is included in the HP East Master Plan to show how existing trees, vegetation and soils will be incorporated into the proposed project design. Existing native vegetation and trees will be preserved to the extent feasible in project design. New landscaping may provide habitat for animals in the area. Trees removed as part of vegetation clearing will be replaced by trees meeting the tree replacement criteria laid out in the City code. Efforts will be made to grub out and preserve larger trees whenever feasible. To protect nesting birds protected under the Migratory Bird Treat Act (MBTA) active bird nests discovered during vegetation clearing will be protected in accordance with the MBTA.

3. How would the proposal be likely to deplete energy or natural resources?

The project is not likely to deplete any energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable at this time.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no known federal or state listed plants or animals, or federally designated critical habitat in or near the project area. The project is located on reclaimed surface mining lands that are in a topographic depression, and not connected to lands containing parks, wilderness, or wild and scenic rivers. The site does not contain any wetlands, floodplains, or prime farmlands. The English Farm LLC property, adjacent to the HP Property, is a 12-acre property that is a historic resource known as English Farm and includes a historic farmhouse. The proposed project will not affect the English Farm with the exception of potential increased vehicular traffic on SE 1st Street.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None at this time.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The project is not near a shoreline or within a shoreline protection zone.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The project will increase the amount of car and truck traffic in and near the project area during project construction and from employees commuting to work. The project will connect to water and power lines that will be extended along NE 184th Avenue from SE 1st Street. The project's sewage will be conveyed to the Section 30 South Wastewater Pump Station being built north of the project area. Public service demands will increase as the area's population increases with build out of the Section 30 area.

Proposed measures to reduce or respond to such demand(s) are:

Increases in traffic volumes will be accommodated by changes to the existing roadway infrastructure, and coordinating bus stops with C-Tran. This includes improvements to SE 1st Street, constructing NE 184th Avenue and connector streets, and building roundabouts at the intersections of SE 1st Street and NE 184th Avenue, NE 3rd Street and NE 184thAvenue, NE 6th Street and NE 184th Avenue, and NE 9th Street and NE 184th Avenue to improve traffic flow into and out of the project area.

Increased demand for the area's sewer infrastructure will be reduced by the construction of the Section 30 South Wastewater Pump Station. Water and power conservation measures, such as planting native drought tolerant landscaping, using LED lighting, and building energy efficient buildings will help reduce overall demand on water and energy resources.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The project is not anticipated to conflict with local, state, and federal laws or requirements protecting the environment.

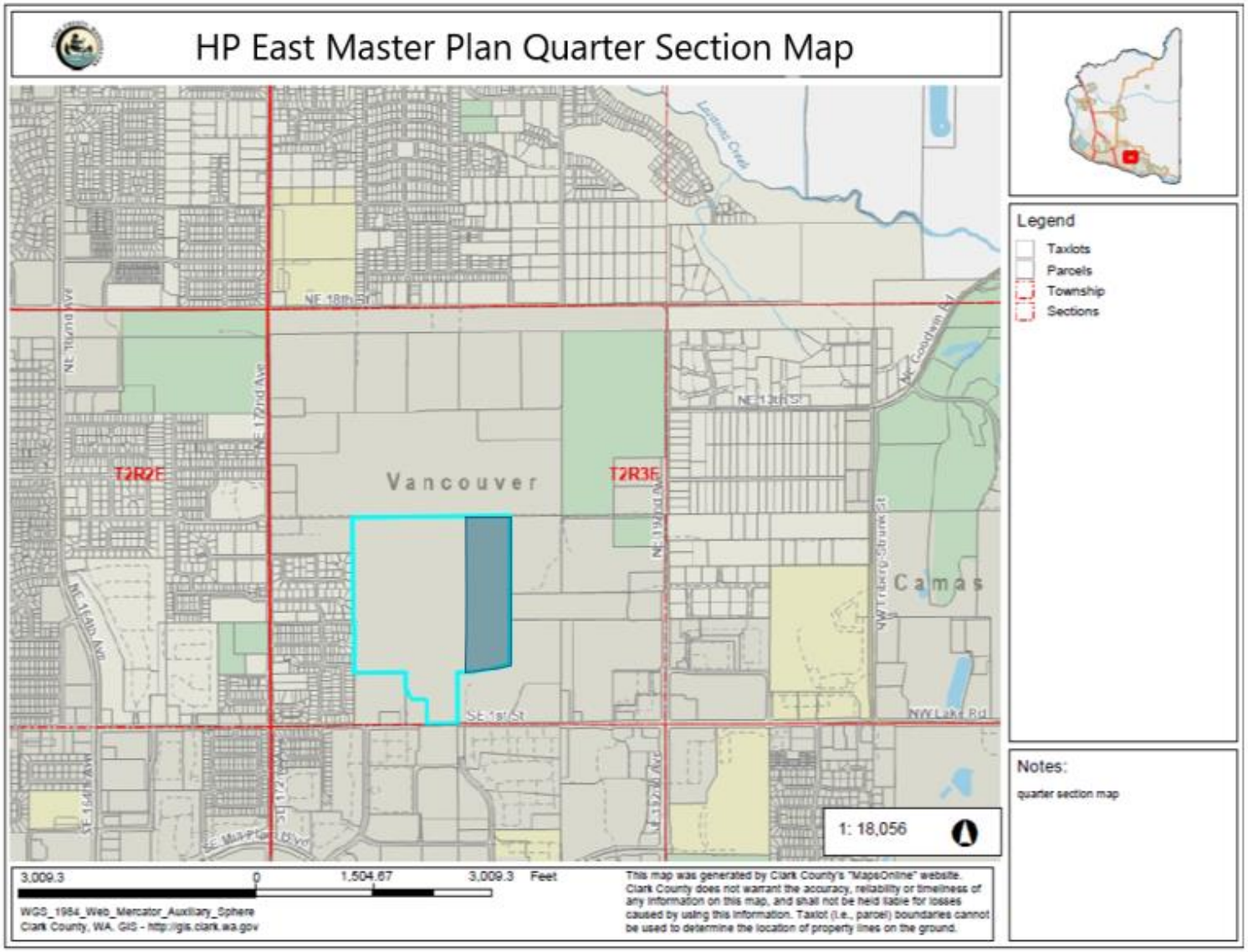


Figure 1. HP East Master Plan quarter section map. HP Inc.property boundary is shown in light blue and the estimated proposed HP East Master Plan project area is shaded dark blue.



Figure 2. HP East Master Plan Topographic map. HP Inc. property boundary is shown in light blue and the estimated proposed HP East Master Plan area is shaded dark blue. Please note that contour lines may have changed after grading began in 2022.

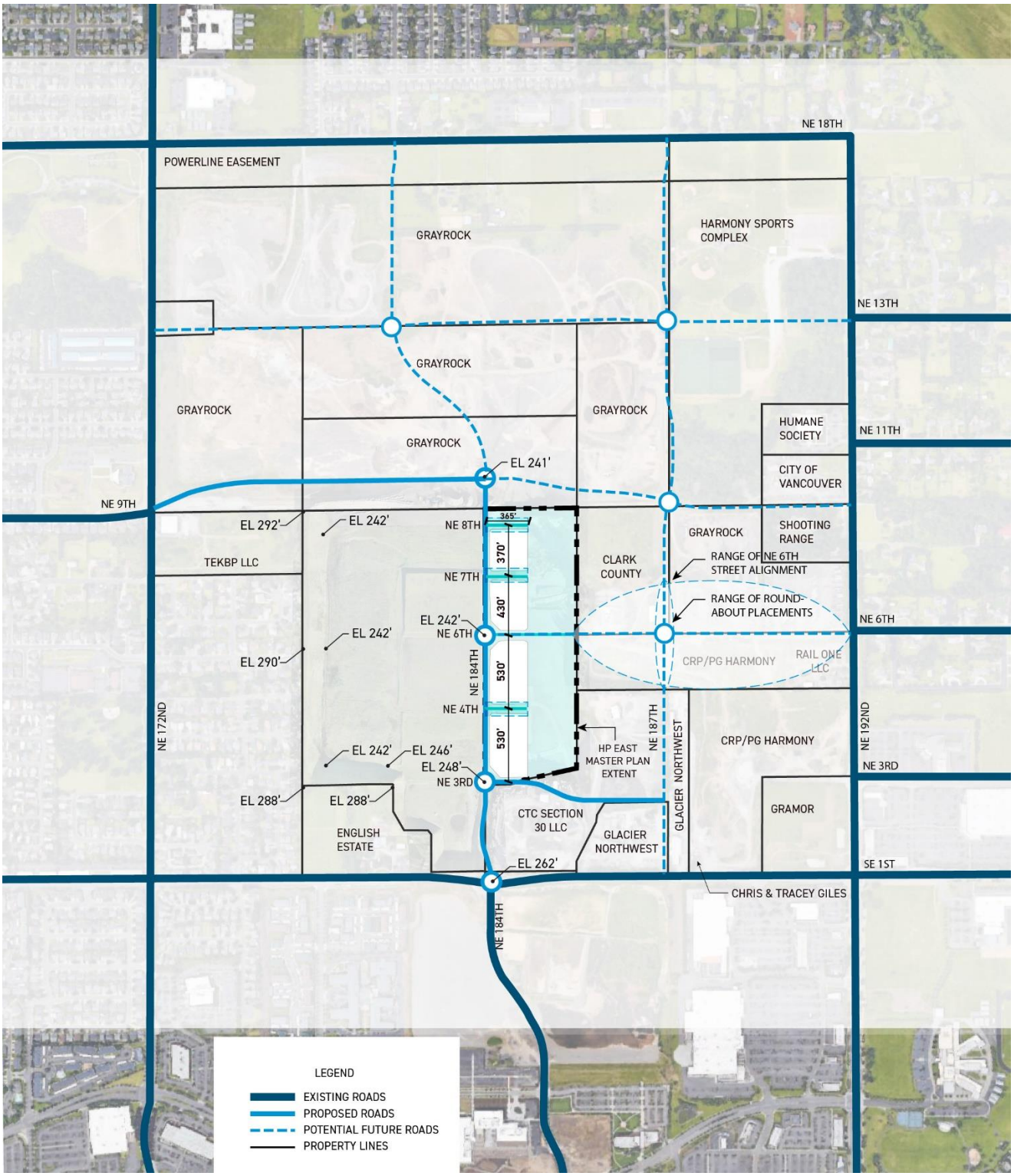


Figure 3. HP East Master Plan Scaled Site Plan.

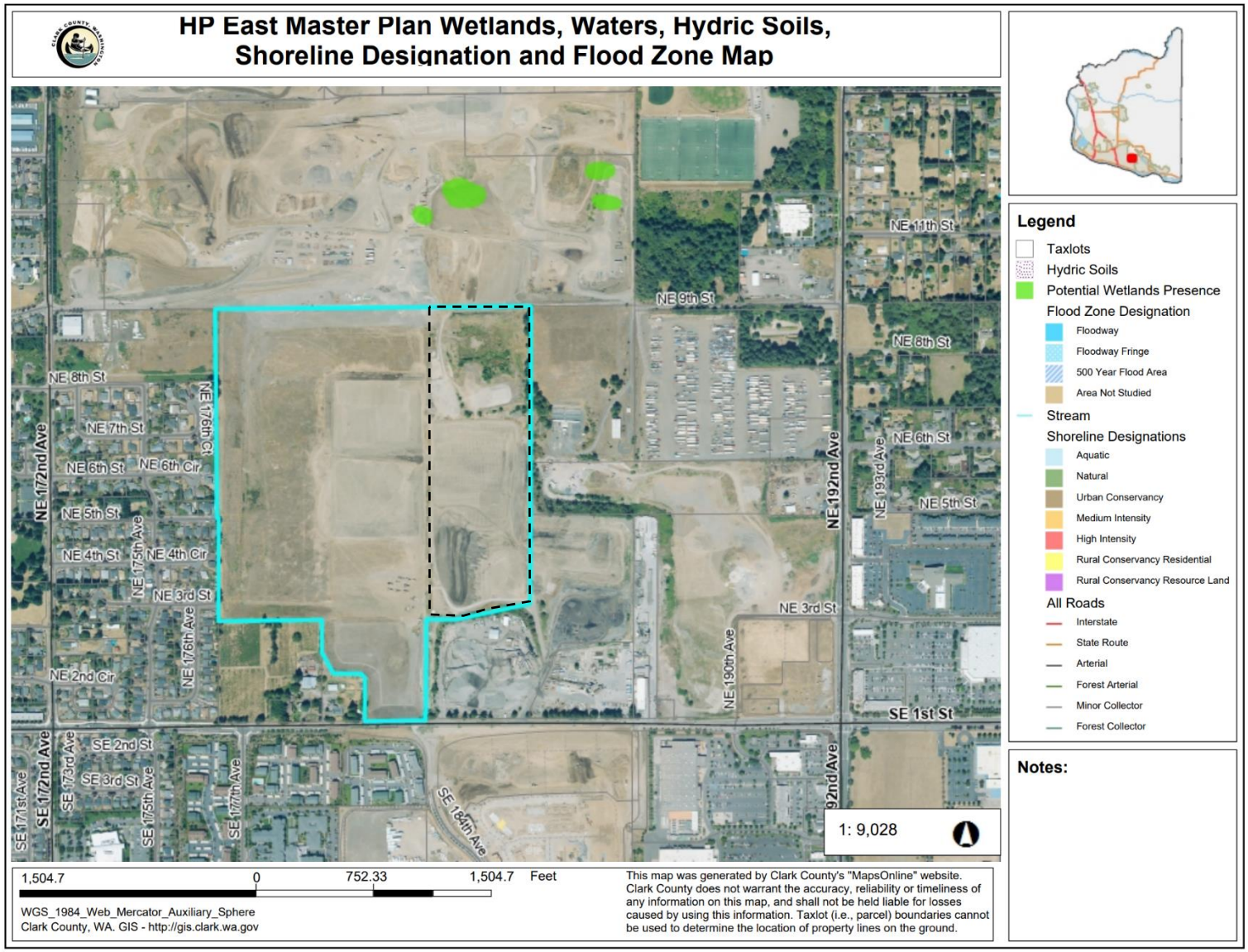


Figure 4. HP East Master Plan Wetlands, Waters, Hydric Soils, Shoreline Designation and Flood Zone Map. HP Inc. property boundary is shown in light blue. The approximate HP East Master Plan project area is within the black dashed line.

Table 1. HP East Master Plan EPA NEPAssist Report (page 1)

NEPAssist Report

HP East Master Plan

A3 Landscape



Input Coordinates: 45.623213,-122.486330,45.628425,-122.486402,45.628395,-122.483827,45.623453,-122.483884,45.623473,-122.484184,45.623483,-122.484227,45.623433,-122.485057,45.623213,-122.486330	
Project Area	0.04 sq mi
Within an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	yes
Within an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	yes
Within a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within a Federal Land?	no
Within an impaired stream?	no
Within an impaired waterbody?	no
Within a waterbody?	no
Within a stream?	no
Within an NWI wetland?	Available Online
Within a Brownfields site?	no

Table 1. HP East Master Plan EPA NEPAssist Report (page 2)

Within a Superfund site?	no
Within a Toxic Release Inventory (TRI) site?	no
Within a water discharger (NPDES)?	no
Within a hazardous waste (RCRA) facility?	no
Within an air emission facility?	no
Within a school?	no
Within an airport?	no
Within a hospital?	no
Within a designated sole source aquifer?	yes
Within a historic property on the National Register of Historic Places?	no
Within a Chemical Data Reporting (CDR) site?	no
Within a Land Cession Boundary?	yes
Within a tribal area (lower 48 states)?	no
Within the service area of a mitigation or conservation bank?	yes
Within the service area of an In-Lieu-Fee Program?	no
Within a Public Property Boundary of the Formerly Used Defense Sites?	no
Within a Munitions Response Site?	no
Within an Essential Fish Habitat (EFH)?	no
Within a Habitat Area of Particular Concern (HAPC)?	no
Within an EFH Area Protected from Fishing (EFHA)?	no
Within a Bureau of Land Management Area of Critical Environmental Concern?	no
Within an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

Created on: 7/17/2024 7:20:05 PM

CITY OF Vancouver WASHINGTON

December 4, 2024

Notice of Final Determination of Nonsignificance (DNS)

Project Name: HP East Master Plan | PRJ-169273/LUP-84555

The city issued a determination of nonsignificance for this project Oct. 25, 2024, this determination is retained. The city received one public comment.

It has been determined the following described project will not have a probable significant adverse impact on the environment. Under the authority of WAC 197-11-330(1) and 197-11-350, a determination of nonsignificance has been issued.

Request: Master Plan approval for a mix of office, research and development and other uses consistent with the HP and City of Vancouver development agreement through a Type IV process for HP East Master Plan.

Location: 18208 SE 1st Street, Vancouver, WA 98684, Parcel 176374000 located within the SE ¼ and SW ¼ of Section 30, Township 2N, Range 3E of the Willamette Meridian.

Contact: Soo Anderson, JLL, 1120 NW Couch St., Suite 500, Portland, OR 97209

Owner: Justin Chi, HP Inc., 1501 Page Mill Road, Palo Alto, CA 94304

Requests to appeal this decision must be made in writing within 14 calendar days after the date the decision is mailed. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20.790.640.D).

All appeals, along with the required fee, must be received by 4 p.m., Dec. 18. 2024.

Due to the limited days the permit center is open for walk-in assistance, the appeal request shall be emailed to eplans@cityofvancouver.us as well as to the case manager's e-mail address below and the appeal fee electronically paid to the City of Vancouver.

Responsible Official: Mark Person, AICP, Senior Planner
Telephone: 360-487-7885
E-mail: mark.person@cityofvancouver.us



Dec. 4, 2024

Name **Date**

Person, Mark

From: Phillip Alexander <ltpaalexander@gmail.com>
Sent: Sunday, November 3, 2024 1:03 PM
To: Person, Mark
Cc: Anna Krecic
Subject: East Master Plan SEPA Determination of Nonsignificance

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from ltpaalexander@gmail.com. Learn why this is important

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

PRJ-169273 / LUP-84555

Please add me to the list for a notice of the public hearing.

Is there a set of Architectural and Mechanical plans of the project available for the public to review?

I disagree with the city's assumption that this project will not create a significant environmental impact without going through a proper environmental study.

This project includes research and manufacturing activities immediately adjacent to and upwind of a residential neighborhood. This neighborhood sits on the edge of the English pit, effectively at the same elevation as any exhaust system serving these research and manufacturing activities.

This neighborhood already regularly smells of the petrochemical exhaust from the concrete plant adjacent to the HP site. An environmental study would help determine if a high plume exhaust fan would be appropriate to protect this neighborhood from the chemical byproducts produced by research and manufacturing activities.

Thank you,
Phil Alexander
529 NE 172nd Ave

TBD
TOMASI BRAGAR DUBAY

Jennifer M. Bragar
Attorney
Admitted in Oregon, Washington, and California
jbragar@tomasilegal.com

121 SW Morrison Street, Suite 1850
Portland, Oregon 97204
Tel 503-894-9900
Fax 971-544-7236
www.tomasilegal.com

November 22, 2024

BY EMAIL

Mark Person
City of Vancouver
415 West 6th Street
Vancouver, WA 98660

RE: HP Inc. – HP East Master Plan, City File No. PRJ-169273/LUP-84555
Applicant's Response to Public Comment

Dear Mr. Person,

This office represents HP Inc. (the "Applicant" or "HP") in the review of HP Inc. – HP East Master Plan application for a portion of HP's property located at 18208 SE 1st Street, Vancouver, City File No. PRJ-169273/LUP-84555 (the "application"). This letter responds to public comments received by the City during the noticed public comment period, in accordance with the City of Vancouver's ("City") notice of application and optional SEPA Determination of Nonsignificance mailed and published October 25, 2024. The City is well-within the bounds of SEPA to issue a Determination of Nonsignificance ("DNS") as consistent with the City's Section 30 Urban Employment Center Plan ("Subarea Plan"), Section 30 Urban Employment Center Design Guidelines ("Design Guidelines"), and the applicable approval standards under the Vancouver Municipal Code ("Code" or "VMC").

One public comment requested the City require preparation of an environmental impact statement under SEPA based on concerns about pollution that may result from research and manufacturing activities from eventual development of the property. The comment requests a full environmental study to determine if a high plume exhaust fan would protect the adjacent residential neighborhood from chemical byproducts from research and manufacturing activities. However, since none of the particular uses or building locations are being determined in the HP East Master Plan, it would be premature to analyze whether the specific uses or building locations would represent a significant environmental impact. A later site plan approval review process will require SEPA review and is the appropriate time to consider the type of specific impacts raised in the comment letter. As discussed in detail below, an environmental impact statement is not required under SEPA at this time, and a DNS is the appropriate determination.

///

I. A DNS is appropriate at this time because the HP East Master Plan defers the decision and authorization of the final location of buildings and uses in those buildings to a later site plan review.

The HP East Master Plan proposes review of a master planned development at the site pursuant to the Section 30 Subarea Plan and VMC 20.690. The components of the development that may impact potential air impacts have not been designated in the HP East Master Plan. As appropriate in this context under SEPA, HP's SEPA Environmental Checklist (the "SEPA Checklist") has been prepared to assess all impacts that can reasonably be foreseen at this time.

The HP East Master Plan is a procedural step required pursuant to the Section 30 Subarea Plan before HP submits specific site plans for ultimate development of the property. Allowing for further SEPA review at the time of development is a sanctioned approach. *Spokane County v. East Washington Growth Management Hearings Board*, 176 Wn.App. 555, 579, 309 P.3d 673 (2013).

The HP East Master Plan includes a full site utilization plan that provides an "overall impression of proposed development" but, at this time, does not determine the specific building and use mix that may occur on the property. VMC 20.690.060 and HP East Master Plan at pp. 70-72. The Master Plan will be built out in phases, for which HP will determine the building and use mix based on market conditions, internal employee demand, and other factors at the time of individual site plan applications. *Id.*

The SEPA Checklist incorporates this future site plan review process and explains that the analysis of these potential air impacts referenced by the public comment will necessarily occur when the uses have been determined,

> "Plans for buildings and their uses have not been finalized and future emissions information is not currently available. As building use plans are finalized revisions will be made to a SEPA Checklist if it is determined that the project will include any additional sources of air emissions." SEPA Checklist, p. 7.

These use decisions will come later as part of a subsequent site plan review that will implement the high level master plan, and it is consistent with the SEPA process to perform additional environmental review based on those impacts at that time of site plan application. *Spokane County,* 176 Wn. App. at 579.

The City's approval of the HP East Master Plan does not authorize or commit HP to any specific development scheme that would be the basis for assuming particular air quality impacts. *Id.* Thus, an environmental impact statement as to the potential impacts identified by the public comment would have no factual basis and will be addressed at site plan review.

///

CONCLUSION

For all the foregoing reasons, the additional information provided herein, and the application materials previously submitted, the application meets the approval standards, including the City's exercise of the Optional SEPA DNS review process. HP requests approval of the HP East Master Plan and the DNS. Thank you for your attention to this submittal.

Sincerely,

Jennifer Bragar

cc: (all by email)
Cary Driskell
Jonathan Young
Soo Anderson
client

HP EAST Master Plan

Appendix A - Regulatory Compliance Matrix

A. Regulatory Compliance Matrix - September 2024

**Cross references from City Planning Documents, City Code, and the City of Vancouver-HP Inc. Development Agreement to associated sections within this Master Plan.*

Section 30 2009 Subarea Plan		Master Plan Section Cross Reference
SP	LU-1	1.2, 2.3
SP	LU-2	NA
SP	LU-3	2.1
SP	LU-4	2.3
SP	LU-5	1.3
SP	LU-6	1.3
SP	LU-7	3.2
SP	LU-8	NA
SP	LU-9	NA
SP	LU-10	1.2, 2.3
SP	LU-11	NA
SP	LU-12	NA
SP	LU-13	1.2
SP	LU-14	NA
SP	LU-15	NA
SP	LU-16	NA
SP	LU-17	NA
SP	LU-18	NA
SP	LU-19	NA
SP	LU-20	NA
SP	LU-21	NA
SP	LU-22	NA
SP	LU-23	NA
SP	LU-24	NA
SP	MS-1	NA
SP	MS-2	1.4
SP	MS-3	1.4
SP	MS-4	1.4
SP	MS-5	1.4
SP	MS-6	NA
SP	UD-1	1.2, 2.3
SP	UD-2	1.2, 2.3, 6.1
SP	UD-3	2.3, 6.1
SP	UD-4	2.3
SP	UD-5	1.1
SP	UD-6	1.1, 2.4
SP	UD-7	6.1
SP	UD-8	1.3
SP	UD-9	2.3
SP	UD-10	NA
SP	UD-11	3.1
SP	UD-12	2.3, 3.3
SP	UD-13	2.3
SP	UD-14	6.1
SP	UD-15	2.7, 6.3
SP	UD-16	2.3, 6.1
SP	UD-17	NA
SP	GE.1	2.2
SP	GE.2	2.2
SP	GE.3	2.2
SP	GE.4	2.2
SP	GE.5	2.2

Section 30 2009 Subarea Plan		Master Plan Section Cross Reference
SP	TR-1	3.4
SP	TR-2	2.3, 3.1
SP	TR-3	3.1, 3.2
SP	TR-4	3.2
SP	TR-5	2.2
SP	TR-6	2.2
SP	TR-7	3.1, 3.2
SP	TR-8	3.1
SP	TR-9	3.2
SP	TR-10	1.4, 2.2
SP	TR-11	3.1, 3.2
SP	TR-12	3.1, 3.2
SP	TR-13	3.1
SP	TR-14	3.2
SP	TR-15	3.2
SP	TR-16	3.2
SP	TR-17	3.1
SP	TR-18	3.3
SP	TR-19	3.2, 3.3
SP	TR-20	3.1, 3.2
SP	TR-21	3.2
SP	TR-22	3.2, 6.3
SP	TR-23	3.1
SP	TR-24	NA
SP	TR-25	2.3
SP	TR-26	2.3
SP	TR-27	3.1
SP	TR-28	3.1
SP	OS-1	2.1
SP	OS-2	2.1
SP	OS-3	NA
SP	OS-4	2.2, 3.3
SP	OS-5	2.2, 3.3
SP	OS-6	NA
SP	OS-7	2.2
SP	OS-8	NA
SP	OS-9	2.1
SP	OS-10	NA
SP	OS-11	2.1
SP	OS-12	NA
SP	OS-13	NA
SP	OS-14	2.1
SP	OS-15	NA
SP	OS-16	2.2
SP	OS-17	NA
SP	OS-18	NA
SP	PU-1	4.1
SP	PU-2	NA
SP	PU-3	4.2
SP	PU-4	4.3
SP	PU-5	4.3
SP	PU-6	3.1, 3.2
SP	PU-7	4.2
SP	PU-8	4.2
SP	PU-9	4.2
SP	PU-10	4.2
SP	PU-11	4.3
SP	PU-12	4.3
SP	PU-13	4.3
SP	PU-14	4.3
SP	PU-15	4.3
SP	PU-16	4.1
SP	PU-17	4.1
SP	PU-18	4.1
SP	PU-19	4.1
SP	PU-20	4.1
SP	PU-21	3.2, 3.3, 4.1
SP	PU-22	4.1
SP	PU-23	NA
SP	PU-24	NA

Section 30 2009 Design Guidelines		Master Plan Section Cross Reference
Section 2		
DG	A.1	
DG	A1.1.a	2.2
DG	A1.1.b	2.2
DG	A1.1.c	3.1
DG	A1.1.d	2.2
DG	A1.1.e	2.2
DG	A.1.2	2.2
DG	A.2	
DG	A.2.1	2.3
DG	A.2.1.a	4.1
DG	A.2.1.b	2.3
DG	A.2.2	2.3, 2.4, 2.6
DG	A.2.2.a	NA
DG	A.2.2.b	NA
DG	A.3	
DG	A.3.1.a	2.2, 2.6
DG	A.3.1.b	2.2, 2.6
DG	A.3.1.c	2.2, 2.6
DG	A.4	
DG	A.4.1	2.3, 2.5
DG	A.4.2	2.3, 2.5
DG	A.4.3.a	NA
DG	A.4.3.b	NA
DG	A.4.3.c	NA
DG	A.4.3.d	NA
DG	A.5	
DG	A.5.1	NA
DG	A.6	
DG	A.6.1.a	2.7
DG	A.6.1.b	NA
DG	A.6.1.c	2.1
DG	A.6.1.d	6.1
DG	A.7	
DG	A.7.1	4.3
DG	A.7.2.a	2.7
DG	A.7.2.b	2.7
DG	A.7.2.c	2.7
DG	A.7.3	2.7
DG	A.7.4	2.7
DG	A.7.5	2.7
Section 3		
DG	B.1	
DG	B.1.1.a	3.1
DG	B.1.1.b	3.1
DG	B.1.1.c	3.1
DG	B.2	
DG	B.2.1.a	3.1
DG	B.2.2.a	NA
DG	B.2.2.b	NA
DG	B.2.2.c.1	NA
DG	B.2.2.c.2	NA
DG	B.2.3.a	3.1, 4.1, 6.1
DG	B.2.3.b	3.1
DG	B.2.3.c	2.3, 3.1
DG	B.3	3.1
DG	B.4	
DG	B.4.1	3.1
DG	B.4.2	3.1, 3.2
DG	B.5	
DG	B.5.1.a	3.2
DG	B.5.1.b	3.3
DG	B.5.1.c	3.1
DG	B.5.1.e	3.1
DG	B.5.2	2.5, 3.2
DG	B.6	
DG	B.6.1.a	3.2, 3.3
DG	B.6.1.b	3.3
DG	B.6.1.c	3.3
DG	B.6.1.d	3.3
DG	B.6.2	3.3
DG	B.6.3.a	3.2, 3.3
DG	B.6.3.b	3.2, 3.3
DG	B.6.3.c	3.3
DG	B.6.3.d	3.3
DG	B.6.4.a	3.3
DG	B.6.4.b	3.3
DG	B.6.4.c	NA

Section 30 2009 Design Guidelines		Master Plan Section Cross Reference
Section 4		
DG	C.1	
DG	C.1.1.a	4.1
DG	C.1.1.b	4.1
DG	C.1.1.c	4.1
DG	C.1.1.d	NA
Section 5		
DG	D.1	
DG	D.1.1	2.3
DG	D.1.2	2.3
DG	D.1.3	2.3
DG	D.1.4	2.3
DG	D.2	
DG	D.2.1.a	2.4
DG	D.2.1.b	NA
DG	D.2.2.a	2.4
DG	D.2.2.b	2.4
DG	D.2.2.c	2.4
DG	D.2.2.d	2.4
DG	D.2.2.e	2.4
DG	D.2.2.f	2.4
DG	D.2.3	2.4
DG	D.2.4	NA
DG	D.2.5	NA
DG	D.2.6.a	2.4
DG	D.2.6.b	2.4
DG	D.2.6.c	2.4
DG	D.3	
DG	D.3.1.a.1	2.4, 6.3
DG	D.3.1.a.2	2.4, 6.3
DG	D.3.1.b.1	2.4, 6.3
DG	D.3.1.b.2	2.4, 6.3
DG	D.3.1.b.3	2.4, 6.3
DG	D.3.1.b.4	2.4, 6.3
DG	D.3.1.b.5	2.4, 6.3
DG	D.4	
DG	D.4.1.a	2.4
DG	D.4.1.b	2.4
DG	D.4.1.c	2.4
DG	D.4.1.d	2.4
DG	D.4.1.e.1	2.4
DG	D.4.1.e.2	2.4
DG	D.4.1.e.3	2.4
DG	D.4.1.f	2.4
DG	D.4.1.g	2.4
DG	D.4.1.h	2.4
DG	D.4.1.i	2.4
DG	D.4.2	N/A
DG	D.5	
DG	D.5.1	2.4
DG	D.5.2	2.4
DG	D.5.3	NA
DG	D.5.4	NA
DG	D.5.5.a	NA
DG	D.5.5.b	NA
DG	D.5.5.c	NA
Section 6		
DG	E.1	
DG	E.1.1a	6.1
DG	E.1.1b	6.1
DG	E.1.1c	6.1
DG	E.1.2	NA
DG	E.1.3	6.1
DG	E.1.4	2.5
DG	E.1.5	3.2
DG	E.1.6	4.3
DG	E.2	
DG	E.2.1	2.3, 6.1
DG	E.2.2	6.1

Development Agreement		Master Plan Section Cross Reference
Section 4		
DA	(a)	2.1
DA	(b)	2.1
DA	(c)	1.4
DA	(d)	1.5
DA	iii	4.1
DA	iv	4.3
DA	v	4.2
DA	vi	3.2
DA	vii	1.5, 3.2
DA	(f)	1.3
DA	(g)	3.4
Section 6		
DA	(a)	3.4
DA	(c)	3.2
DA	(e)	2.5, 4.1, 4.2, 6.2
Section 7		1.3, 3.2
Section 8		
DA	(a) i	1.4
DA	(b)	3.1
DA	(c)	4.2
DA	(d)	2.1, 2.2
DA	(j)	1.4
Section 26		1.5
DA	Exhibit 4.	2.3, 3.1, 3.3, 6.2
DA	Exhibit 6.	2.1, 2.2, 2.3, 2.6, 3.1, 3.2, 3.3, 4.1, 4.2, 4.3, 6.3
DA	Exhibit 7.	3.2

Vancouver Municipal Code		Master Plan Section Cross Reference
VMC	20.690.040	
VMC	B.	2.3
VMC	D.	2.3
VMC	E	2.3, 3.3
VMC	G.	3.2
VMC	H.	3.1
VMC	20.690.050.B.5	3.5
VMC	20.690.060	2.1, 5.1, 5.2

HP EAST Master Plan

Appendix B - Development Agreement

5684394 AGR
Total Pages: 53 Rec Fee: $155.50
eRecorded in Clark County, WA 12/19/2019 04:29 PM
TOMASI SALYER MARTIN
SIMPLIFILE LC E-RECORDING

AFTER RECORDING RETURN TO:
Jennifer Bragar
Tomasi Salyer Martin
121 SW Morrison Street, Suite 1850
Portland, OR 97204

DOCUMENT TITLE: Development Agreement

GRANTOR: HP Inc., a Delaware corporation

GRANTEE: City of Vancouver, a Washington municipal corporation

ABBREV. LEGAL DESCRIPTION: #26 SEC 30 T2NR3EWM 20A; #11 SEC 30 T2N R3EWM 32.88A; #17 & #23 SEC 30 T2N R3EWM 8.50A; #64 SEC 30 T2N R3EWM 1.50A; #27 SEC 30 T2N R3EWM 10A; #13 SEC 30 T2N R3EWM 20A; #57 SEC 30 T2N R3EWM 4.40A; #56 SEC 30 T2N R3EWM 15.60A; #55, #58 SEC 30 T2N R3EWM 10A

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBERS:

176386-000	176424-000	176417-000	
176374-000	176387-000	176416-000	
176380-000	176376-000	176418-000	

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF VANCOUVER AND HP INC. RELATING TO THE DEVELOPMENT COMMONLY KNOWN AS PROJECT GREENFIELD

This DEVELOPMENT AGREEMENT ("Agreement") is entered into this 16th day of December, 2019, by and between the City of Vancouver ("City") a municipal corporation under the laws of the State of Washington and HP Inc., a Delaware corporation ("Developer" or "HP") (collectively the "Parties"), pursuant to RCW 36.70B.170-.210 and chapter 20.250 of the Vancouver Municipal Code ("VMC").

RECITALS

WHEREAS, the City is a first-class city incorporated under the laws of the State of Washington and has the authority to enact laws and enter into agreements to promote the health, safety and welfare of its citizens including the authority to regulate land use and development of property;

WHEREAS, HP is a Delaware corporation that has had a presence in the City for 38 years, and contributes and will continue to contribute to the greater Vancouver community;

WHEREAS, HP embraces the opportunity and responsibility to positively impact the communities where its employees live, work, and do business. Community service is a value so deeply ingrained at HP that employees are offered paid volunteer hours and are encouraged to apply for the Time-off Community Support Grant, which sponsors employees to volunteer full-time for a week. In addition to time, HP offers donation matching for employees, grants for non-profit organizations, and sponsorships in their communities. In Vancouver alone, an average of 1,500 volunteer hours per year are completed within the local community through HP's Community Outreach team in support of a range of nonprofits including, but not limited to, Oregon and Clark County Food Bank, Columbia Springs, Humane Society of Southwest Washington, Fort Vancouver Regional Library, Avamere and Kamlu Resort, Vancouver Watershed Alliance, Firstenburg, Lifeline Connections, Washington Trails Association, Evergreen Habitat for Humanity, Sharehouse, Camp Hope, and Global Watershed Shoreline;

WHEREAS, HP's local Site Council funds approximately Twenty Thousand Dollars ($20,000.00) annually for HP's Community Outreach team to organize and complete these projects, along with sponsorships and donations. Each fall, HP Vancouver employees vote for local 501(c)3 organizations to receive the HP Imagine Grant, supporting programs that align with the Foundation's mission by focusing on education and technology related learning experiences for underrepresented and/or underserved communities. In 2019, three local charities were each awarded Nine Thousand Dollars ($9,000.00) through this grant. In addition, HP provides holiday giving trees, and is a PRIDE Rainbow;

WHEREAS, HP mentors and trains the next generation of innovators through its annual intern program; HP LIFE program, a learning initiative for entrepreneurs; WSU Vancouver Capstone project; iUrbanTeeniPitch project; Camas Girls in STEM; and other programs;

WHEREAS, Developer's community involvement and commitment will continue well into the future as a result of this Agreement;

WHEREAS, Developer has a purchase and sale agreement for real property consisting of approximately 68 acres located within property commonly referred to as Section 30 in the City of Vancouver which property is described with particularity in Exhibit 1 ("Property");

WHEREAS, the Developer has an option to purchase real property consisting of approximately 30 acres located within property commonly referred to as Section 30 in the City of Vancouver which property is described with particularity in Exhibit 2 ("Additional Property");

WHEREAS, the Property and Additional Property is collectively referred to as "HP Property."

WHEREAS, the Developer intends to conduct reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources and develop the HP Property to accommodate a national, multi-building development of up to 1,500,000 gross square feet of building space, with office, research and development, industrial services, manufacturing and production, light industrial uses, as well as the potential for occupant-supported small scale retail, restaurant, accessory uses, and related parking and associated onsite improvements across the HP Property (the "Project");

WHEREAS, buildout of the Project is expected to occur in multiple phases over the next fifteen years;

WHEREAS, Phase 1 of the Project will involve development of one or more structures that will together comprise up to 330,000 gross square feet of office, research and development, and light industrial uses, as well as the potential for occupant-supported small scale retail, restaurant, accessory space, and related parking and associated onsite improvements ("Phase 1");

WHEREAS, Developer may purchase additional property in the future within Section 30 and the Developer anticipates, with the City's consent, annexing such additional property into this Agreement ("Annexed Property");

WHEREAS, Section 30 consists of approximately 553 acres of land historically and primarily used for aggregate extraction and processing, where 140 acres of Section 30 property is publicly-owned property held by Clark County, City of Vancouver, and the Bonneville Power Association;

WHEREAS, in 2009 the City adopted the Section 30 Urban Employment Center plan (the "Subarea Plan") that establishes planning goals and policies for timely and predictable redevelopment of Section 30 following cessation of aggregate activities;

WHEREAS, the Developer's Project is the first project to implement the Section 30 Subarea Plan and requires a significant public and private investment to fund common infrastructure including, but not limited to, streets, sidewalks, power, gas, communications, stormwater, and water and sewer utilities that will benefit the Project, future development in Section 30, and the general public by fulfilling the goals of the Subarea Plan;

WHEREAS, the Subarea Plan anticipated that development would occur parcel by parcel, as compared to Developer's catalyzing Project of up to 98 acres;

WHEREAS, the City has determined that this Agreement will facilitate orderly buildout of the planned improvements, will further promote growth management and planning objectives of the City for Section 30, and will improve the economic vitality of the City;

WHEREAS, the City has determined that flexibility is found within the Subarea Plan policies, Section 30 Design Guidelines, and implementing code under chapter 20.690 Vancouver VMC to enable this unique Project to successfully and efficiently master plan for development to occur, and that this flexibility provides the City the opportunity to consider the flexible application of such policies, guidelines, and standards during the land use review process for the Project consistent with this Agreement;

WHEREAS, the Parties intend that they shall take further actions and execute further documents necessary or appropriate to implement the intent of this Agreement;

WHEREAS, the Washington State Legislature enacted RCW 36.70B.170-.210 to strengthen the land use planning process and reduce the costs of development by authorizing the City to enter into a private agreement with a landowner regarding the development of its real property located within the City's jurisdiction; and

WHEREAS, pursuant to RCW 36.70B.200 and VMC 20.250.050, this Agreement was subject to public notice on or about December 9, 2019, a City Council workshop was held on December 9, 2019, and a hearing was held before the City of Vancouver Council on December 16, 2019. The City authorized execution of this Agreement by Resolution No. M-4054 adopted on December 16, 2019.

NOW THEREFORE, in consideration of the promises, covenants, and provisions set forth in this Agreement, the receipt and adequacy of which consideration is acknowledged, the Parties agree as follows:

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AGREEMENT

Section 1. Incorporation of Recitals and Exhibits

The recitals set forth above and the exhibits attached hereto are by this reference incorporated into the Agreement as though set out in full.

Section 2. Purpose

The purpose of this Development Agreement is to:

(a) Provide for the mix of uses allowed by this document for development of the Project;

(b) Provide a process to review Phase 1 and Developer's Master Plan for Subsequent Phases;

(c) Provide the building permit review fees to apply to the Project;

(d) Provide a framework for how business license surcharge fees will apply to the Project;

(e) Reserve transportation capacity for HP's future development of the Project governed by this Development Agreement;

(f) Provide for the availability and use of transportation impact fee reductions for Developer's future development of the Property governed by this Agreement;

(g) Provide a process for Developer to reserve sanitary sewer and associated infrastructure capacity for the Project;

(h) Reserve Developer's right to connect to any Section 30 public stormwater system for the Project subject to Section 4(d)(iii) below; and

(i) Vest the Project to Development Standards as provided in Section 10 below to the HP Property, and any later Annexed Property that is added to this Agreement.

Section 3. Effective Date and Term

(a) Effective Date

The effective date shall be the date of the adoption of a resolution by the City of Vancouver Council approving this Agreement.

(b) Term

The term of this agreement shall be fifteen (15) years from the effective date. Developer shall have one (1) five (5) year option to extend this Agreement, subject to approval by the City

in its sole discretion through a Type I review process. Subsequent extension requests may be approved by the City as an amendment to this Agreement.

(c) Modification

This Agreement may be modified, extended or terminated only upon the written agreement of Developer and the City.

Section 4. Proposed Development

(a) Maximum Allowable Development and Uses

The HP Property is zoned Employment Center Mixed Use (ECX). The ECX zoning code in effect as of the date of this Agreement, and the current chapter 20.690 VMC allow the Project. This Agreement governs development of the Project on the HP Property and timing of such development shall be based on need and market conditions determined in Developer's sole discretion. Any proposal to develop the HP Property that is not consistent with the Project, including development of more than a cumulative total of 1,500,000 gross square feet of building space, shall be subject to then-applicable provisions of the VMC. The HP Property shall not be developed with any of the following uses:

Group Living
Community Recreation
Park & Ride Facilities: Structure
Vehicle Fuel Sales
Rail Lines/Utility Corridors
Uses listed under RCW 36.70B.170(3)(e)

(b) Phases

i. Phase 1

Phase 1 shall occur on the southeastern portion of the Property in the general area depicted on Exhibit 3 ("Phase 1 Property").

ii. Subsequent Phases

The remaining allowable development may be spread out over one or more phases across the HP Property depicted on Exhibit 3 ("Subsequent Phases").

(c) Annexed Property

The terms of this Agreement shall apply to Annexed Property, if the Agreement is amended to add such Annexed Property during the term of this Agreement in the City's sole and absolute discretion. Any Annexed Property shall be incorporated into the definition of HP Property.

(d) Standards

Pursuant to RCW 36.70B.170(3), the Parties identify the following non-exclusive list of standards applicable to the Project on the HP Property (collectively "Development Standards").

i. Permitted Uses, Zoning, and Standards

The permitted land uses and development regulations for development, and other standards applied to the Project on the HP Property include those in chapters 20.440 (Industrial Districts), 20.690 (Section 30 Employment Center Plan District), 20.925 (Landscaping), 20.960 (Signage), and 20.945 (Parking and Loading) VMC in effect on the date of the adoption of this Agreement. The City has considered the applicability of these standards to the Project on the HP Property, as set forth in Exhibit 4, and will apply the standards consistent with Exhibit 4 to the Project.

ii. Planning Goals and Objectives

The planning goals adopted by the City in the Subarea Plan shall be the policy guidance and the foundation for all future development of the Project on HP Property. The City has considered the conceptual Project layout, inclusive of building shape and massing, and road alignments in Exhibit 5. Based on this conceptual visualization of the Project, the City has analyzed the Subarea Plan to determine the applicability of the plan policies to the Project on HP Property, as set forth in Exhibit 6, and will apply the policies consistent with Exhibit 6 for Phase 1 and the Master Plan to Developer's Project as long as they do not materially deviate from the conceptual layout in Exhibit 5.

iii. Surface and Groundwater

All future development of the Project on HP Property shall be subject to the City of Vancouver Stormwater Management standards, chapter 14.25 VMC. The Parties agree that the expectation for the development of HP Property and subsequent development across Section 30 shall require each property owner to manage stormwater quality on its own property prior to releasing stormwater to a public stormwater collection facility. The City acknowledges that native gravels provide the best stormwater infiltration, and that as a result of the mined condition few areas within Section 30 retain native gravel. The City will prioritize retention of areas with native gravel for stormwater infiltration for all development in Section 30, especially within areas near the Subarea Plan's conceptual location for 9th Street. The City may establish a local improvement district or similar mechanism to finance a Section 30 public stormwater facility. In the event the City constructs a public stormwater facility or accepts the dedication of a public stormwater facility, the City shall allow the Developer to connect to the system subject to satisfaction of all applicable code provisions and payment of any connection fee or charges, including, but not limited to, local improvement district fees.

iv. Water Service

Water service for the Project shall be designed and constructed in accordance with the City of Vancouver Water Design and Construction Requirements. Water service shall be

provided by the City. The Developer shall provide potable water infrastructure on HP Property to serve the Project at its cost, and the costs of provision of public infrastructure are governed by Sections 4(e) and 7 of this Agreement.

v. Sewer Service

Sanitary sewer service for the Project shall be designed and constructed in accordance with the City of Vancouver General Requirements and Details for the Design and Construction of Public Sanitary Sewers. Sewer service shall be provided by the City. The Developer shall provide sanitary sewer infrastructure on the HP Property to service the Project at its cost, and other provision of public infrastructure is governed by Section 8 of this Agreement. The Subarea Plan anticipates that a sanitary sewer pump station and associated infrastructure will be installed to serve Area 2 of Section 30, where the HP Property is located and Developer shall construct the sanitary sewer pump station ("Area 2 Pump Station"), pursuant to Section 8(c) of this Agreement. By this Agreement Developer reserves 143,000 gallons per day of capacity in the Area 2 Pump Station and associated public infrastructure, equal to the anticipated sanitary sewer demand for the 1,500,000 gross square feet of development associated with the Project; provided, however, that the reserved capacity shall not be available unless (i) the Area 2 Pump Station is constructed; (ii) Developer provides the City with a minimum twenty-four (24) months advance written notice of its need to utilize the capacity, which shall be accomplished by Developer's request for a pre-planning meeting for the master planning process for the Project; and (iii) Developer has paid all applicable fees and charges required by the City to use the reserved capacity that Developer shall pay in proportionate share as the Subsequent Phases are developed and sewer capacity is used by the Project.

vi. Road Standards

Roads and rights of way for the Project shall be designed and constructed in accordance with chapter 20.690 VMC, the Subarea Plan and Section 30 Design Guidelines, and consistent with Exhibits 4 and 6, and Section 8(b) of this Agreement.

vii. Other Development Standards

Development of the Project shall comply with all other applicable Development Standards including, but not limited to, chapters 11.70 (Transportation Concurrency), 14.08 (Connections to Public Sewers), 20.770 (Tree, Vegetation, and Soil Conservation), 20.909 (Escrow and Assurances), 20.910 (Exceptions and Interpretations), 20.912 (Fences and Walls), 20.915 (Impact Fees), 20.935 (Off-Site Impacts), 20.970 Solid Waste Disposal and Recycling), and 20.985 (Visual Clearance) VMC, in effect on the date of the adoption of this Agreement.

(e) Infrastructure Financing Tools

Developer may apply for use of chapter 11.10 VMC (Local Finance Tools), VMC 14.04.235, and VMC 14.04.285 effective on the date of Developer's application for development to obtain reimbursement for certain expenditures that qualify under these provisions.

(f) Other Property Development Agreements

A portion of the Phase 1 Property is subject to the following development agreement:

English Development Agreement, Recorded Document No. 4413045

The Additional Property is subject to the following development agreement:

Pacific Rock Development Agreement, Recorded Document No. 4096886, as modified and restated in Recorded Document No. 4443223

A portion of the Additional Property is subject to the following development agreement:

Glacier NW Development Agreement, Recorded Document No. 3925154

The HP Property is subject to the following development agreement:

One Pacific Corporation Development Agreement ("One Pacific Agreement"), Recorded Document No. 3925154

(collectively "Pre-Existing Development Agreements"). The Pre-Existing Development Agreements shall remain in full force and effect unless and until land use applications for the Project are submitted and approved, with the exception of the One Pacific Agreement that shall remain in full force and effect. Upon issuance of a permit to Developer for the Project, this Agreement shall supersede and replace the Pre-Existing Development Agreements applicable to the portion of the HP Property covered by such Project permit; provided, however, that the One Pacific Agreement shall remain in full force and effect until the City receives the full balance owing under the Westridge SDC in place at the time of this Agreement (which as of November 1, 2019 had a balance owing of $693,200.81 to the City) by Developer or other responsible parties.

(g) Reservation of Transportation Capacity

In anticipation of Developer's Project, a traffic study, attached as Exhibit 7, was completed for Developer to determine the average daily trips, and p.m. peak hour trips generated by HP's Project of up to 700,000 gross square feet of development consistent with land use designation 714 in the International Traffic Engineer ("ITE") *Trip Generation Manual, 10th Edition* (2019). Developer submitted this traffic study to the City in association with this Agreement. The traffic study estimated that future development as contemplated herein will create 723 p.m. peak hour trips. For the purpose of vesting trips under this Agreement, 723 p.m. peak hour trips will be used as the vested amount of p.m. peak hour trips during the period of this Agreement and any extensions.

The City hereby reserves for Developer for use throughout the Project of up to 700,000 gross square feet of buildings occupied by uses consistent with land use designation 714 in the

ITE *Trip Generation Manual, 10th Edition* (2019) for the term of this Agreement, the following transportation capacity consistent with the number of trips calculated in the traffic study for purposes of transportation concurrency, chapter 11.70 VMC: 5,565 daily trips. The City shall make complete transportation concurrency findings related to the Project at the time of development review for individual buildings, phases, and Master Plan approvals up to 700,000 gross square feet of buildings.

Any development exceeding 700,000 gross square feet of buildings on the HP Property, or not consistent with land use designation 714 in the ITE *Trip Generation Manual, 10th Edition* (2019) will not be governed by this traffic report, will require an updated traffic report, and a new concurrency determination.

In the event that the City of Vancouver proposes an alternative traffic capacity vesting mechanism acceptable to both Parties, the Parties may mutually agree to modify certain provisions of this Section 4(g).

Section 5. Reserved Capacities

Section 4 of this Agreement reserves capacity for sanitary sewer, and vehicular trips (collectively "Reserved Capacities"). As contemplated under Section 12 of this Agreement, Developer may come into ownership of the full 98 acres, or some portion, thereof. In the event that Developer does not purchase all of the HP Property, the reserved capacities shall be reserved only for land owned by Developer and covered by this Agreement. For purposes of this section, the definition of "owned by Developer" means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person, whether through the ownership of voting securities, by contract, or otherwise, and the terms "controlling" and "controlled" have the meanings correlative to the foregoing. As used herein, "Affiliate" shall mean any person or entity that directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with Developer. For purposes of this Section 5, owned by Developer shall include (i) any transfer to a subsidiary, Affiliate of Developer, parent company, any company that owns 50% or more of the voting stock of Developer, (ii) any collateral security transfers in connection with any debt or equity financing or transfers pursuant to a foreclosure or a deed in lieu thereof; (iii) transfers to any Affiliate of Developer; (iv) transfers in connection with a sale of all or substantially all of Developer's assets or its stock; (v) transfers in connection with a lease back of the HP Property or all improvements thereon by Developer; (vi) the sale or transfer of shares of Developer, including, without limitation, transfers of shares that would change Developer from a publicly traded company to a privately held one; (vii) transfer made in connection with a portfolio sale of two (2) or more buildings; or (viii) transfers to any "spin off" from, or business unit of Developer. The transfers described in (i) through (viii) are herein together called "Permitted Transfers". Permitted Transfers will carry forward any Reserved Capacities in this Agreement. Any other transfer of HP Property, except a Permitted Transfer, will not be entitled to a transfer of any Reserved Capacities. Developer shall have sole discretion to distribute Reserved Capacities across HP Property and any Annexed Property that may be added to this Agreement in the future.

Section 6. Traffic Impact Fees

(a) Project Designation for Calculating Traffic Impact Fees ("TIF")

TIF for the Project shall be assessed using land use code designation 714 in the ITE *Trip Generation Manual, 10th Edition* (2019); provided, however, that any development of the HP Property that does not meet the intent of ITE land use code designation 714 shall be assessed TIF based on the appropriate ITE designation as determined by the City in its sole discretion.

(b) TIF Business Development Incentive

The City Council will hold a public hearing to (1) extend the Business Development TIF Incentive in chapter 20.915 VMC; and (2) consider an amendment to chapter 20.915 VMC to reduce Traffic Impact Fees by 50%, up to a maximum of $200,000, for any business that (1) relocates 700 or more employees with a median salary of equal to 125% of current median individual income, as set by the federal department of Housing and Urban Development for the Portland-Vancouver USA ("TIF Ordinances"). In the event that the City adopts the foregoing Business Development TIF Incentive mechanism that is acceptable to both Parties, the Parties may mutually agree to modify certain provisions of this Section 6(b). Nothing in this Section 6 shall be construed to obligate the City to approve the TIF Ordinances.

(c) TIF Credits

Provided all criteria in chapter 20.915 VMC are satisfied, the Developer shall be entitled to TIF credits pursuant to VMC 20.915.090 for constructing a collector arterial off of SE 1st to serve Phase 1 (e.g. extension of 184th Avenue), and any other east/west collector arterial off of 184th connecting to 172nd Avenue and 192nd Avenue (e.g. construction of 9th Street). To the extent the credit exceeds the Developer's TIF assessment for Phase 1, Developer may apply any excess credit to Subsequent Phases during the term of this Agreement. Developer is permitted to accumulate TIF credits for any qualifying road projects it constructs throughout the term of this Agreement and any extensions thereof, provided, however that TIF credits will not be available if the City contributes City Reinvestment Funds to cover the full cost of a qualifying road project pursuant to Section 7 of this Agreement. In the event the City issues a partial contribution to Developer for qualifying road projects, Developer shall be entitled to TIF credits for the portion the Developer funded provided the criteria of chapter 20.915 VMC are satisfied. Any TIF credits for the Project accumulated by Developer will not be deducted from the City's Reinvestment Funds.

(d) Applicability of TIF Incentive

As contemplated under Section 12 of this Agreement, Developer may come into ownership of the full 98 acres, or some portion, thereof. In the event that Developer does not purchase all of the HP Property, this Section 6 shall only apply to Developer's owned HP Property, subject to Permitted Transfers.

(e) Dedications

Once Developer dedicates real property for public infrastructure, subject to the City's acceptance, the City shall maintain the system located on City property.

Section 7. City Contribution Towards Section 30 Redevelopment Infrastructure

(a) Funding to Coincide with Developer's Phased Development

Developer's Project will be the first project to develop under the Subarea Plan and will require a significant investment in infrastructure. Infrastructure constructed by the Developer for the Project will facilitate development of the rest of Section 30. As set forth in this Section 7 and considering these unique circumstances the City agrees to reinvest up to Ten Million Dollars ($10,000,000.00) ("City Reinvestment Funds") towards Core Public Improvements defined in Section 7(b) of this Agreement.

i. Phase 1

The contribution of City Reinvestment Funds for Core Public Improvements in Phase 1 shall be limited to Three Million Five Hundred Thousand Dollars ($3,500.000.00) that may be used as soon as Developer submits a complete building permit application for Phase 1 improvements. Any unused amount of City Reinvestment Funds allocated in Phase 1 may, in Developer's sole discretion, be applied to Core Public Improvements in Subsequent Phases.

ii. Subsequent Phases

The contribution of the City Reinvestment Funds during the Subsequent Phases shall be limited to Six Million Five Hundred Thousand Dollars ($6,500,000.00) that may be used once Developer submits a complete building permit application for a building that will cause the total square footage of development in the Subsequent Phases to meet or exceed 330,000 gross square feet.

(b) Funds to be Spent on Core Public Improvements

The City Reinvestment Funds shall be used to construct or contribute to Core Public Improvements. To qualify as a core public improvement the infrastructure must provide a public benefit to future redevelopment of Section 30 ("Core Public Improvements"). Examples of Core Public Improvements include, but are not limited to, collector arterials (inclusive of all frontage improvements including sidewalks, roundabouts, landscaping, street lighting, and water mains), public recreational trails, public transportation facilities, public stormwater collection facilities and related infrastructure, public water facilities and related infrastructure, public sanitary sewer facilities and related infrastructure. Notwithstanding whether the Developer decides to utilize the City Reinvestment Funds for particular Core Public Improvements, the City agrees that the following public infrastructure improvements shall, so long as the above criteria are met, be considered Core Public Improvements eligible for reimbursement: the extension of 184th Avenue

from Phase 1 to 9th Street, construction of 9th Street between 172nd Avenue and 184th Avenue, payment of System Development Charge fees (including the One Pacific Agreement related fees), any Developer-dedicated public recreational trail, and construction of Area 2 Pump Station and related infrastructure as contemplated in the Subarea Plan. Without limiting the foregoing, the City shall make Section 30 public infrastructure improvements a top priority in the City's grant writing program and other public funding plans.

(c) Method of Contributing City Reinvestment Funds

Developer may, in its sole discretion, use City Reinvestment Funds to contribute to all or a portion of Developer's costs to construct a Core Public Improvement or to fully fund City construction of a Core Public Improvement. In the event the Core Public Improvement includes land dedicated to the City, the value of the land dedicated for such improvement may, at Developer's option, be included as an actual cost of construction. The land valuation of the dedicated property shall equal the Developer's cost to acquire the property calculated on a square foot basis.

In no event will Developer be permitted to recover City Reinvestment Funds through available cost recovery mechanisms including, but not limited to, those cost recovery mechanisms identified in Section (4)(e) of this Agreement. The City reserves and retains all rights to recover City Reinvestment Funds used for Core Public Improvements and may use any recovered City Reinvestment Funds in its sole and absolute discretion.

i. City Construction of Core Public Improvements

Developer may request that the City construct a Core Public Improvement. Developer shall identify the Core Public Improvement by providing the City with notice that includes build-ready plans for the City's review and approval. The City may, in its sole discretion, agree to construct the Core Public Improvement based on terms and conditions it deems appropriate; provided, however, that the City shall not construct a Core Public Improvement unless there are sufficient City Reinvestment Funds to cover the full cost of construction. The City shall signify its agreement to construct a Core Public Improvement by providing Developer with an estimated cost to construct the Core Public Improvement, an estimated construction schedule, and terms and conditions, if any, within thirty (30) days of receipt of the build-ready plans ("Construction Terms"). Developer shall notify the City in writing within fifteen (15) days of its receipt of the Construction Terms of its election to have the City proceed with construction of the Core Public Improvement. If notice is not provided as set forth in this Section, it shall be presumed that the City will not construct the Core Public Improvement.

Nothing in this Section 7(c)(i) shall be construed to obligate the City to construct a Core Public Improvement for Developer within a certain timeframe or at a pre-determined cost. Developer acknowledges that City construction of a Core Public Improvement requires that it comply with chapter 39.12 RCW and procurement practices in chapter 3.05 VMC. If Developer elects to have the City proceed with construction, the estimated cost shall be immediately

deducted from available City Reinvestment Funds. The City shall provide Developer with its actual cost of construction within thirty (30) days of completion. If actual costs of construction are less than the estimated costs, the difference shall be credited back to the City Reinvestment Fund balance. If actual costs exceed the estimated costs the difference shall be deducted from the City Reinvestment Fund balance, or paid by the Developer if there are insufficient City Reinvestment Funds remaining.

ii. Core Public Improvement Constructed by Developer

Developer may choose to construct a Core Public Improvement and request full or partial contribution for the costs from the City Reinvestment Funds. Developer shall identify the Core Public Improvement and the amount of contribution it seeks in the Type II review application for Phase 1 or in the Master Plan for Subsequent Phases. To be eligible for contribution, the Core Public Improvement must (i) be bid and constructed pursuant to City procurement practices in chapter 3.05 VMC, as amended; (ii) be constructed in full compliance with chapter 39.12 RCW, as amended; (iii) meet all applicable City, State, or Federal standards; (iv) be constructed in a good and workmanlike manner; and (v) dedicated to the City after passing all City inspections. Developer shall provide documentation substantially in the form of Exhibit 8 attached hereto, of the cost to construct the Core Public Improvement for contribution after the inspection occurs. Developer shall also submit documentation that all applicable City procurement procedures and the requirements of chapter 39.12 RCW were followed, including, but not limited to, all forms submitted to the Department of Labor and Industries. The City shall have thirty (30) days to review documentation provided by Developer in relation to a contribution request for a Core Public Improvement and the Parties shall resolve all documentation matters within forty-five (45) days of submittal, unless otherwise mutually agreed. Any contribution for construction activity undertaken by Developer shall be subject to inspection. The City shall schedule a requested contribution inspection within thirty (30) days from Developer's request. The City shall provide the requested contribution to Developer within sixty (60) days of passing inspection or dedication of the Core Public Improvement to the City, whichever occurs sooner.

Developer may, at its sole option, request partial contribution of City Reinvestment Funds for the Core Public Improvement. In such a case, Developer reserves the right to apply to recover the non-City Reinvestment Funds pursuant to available cost recovery mechanisms including, but not limited to, latecomer's agreements under chapters 11.10 and 14.04 VMC. By way of example only, if Developer constructs the Area 2 Pump Station contemplated under Section 4(d)(v) of this Agreement, Developer may seek a partial contribution of City Reinvestment Funds to cover Developer's proportionate share of the cost and fund the remaining cost with its own monies. Developer could then apply for a latecomer agreement to recover the money it contributed to the cost to construct the Area 2 Pump Station.

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Section 8. City Processing and Review of Project Permits

(a) Project Type

i. Phase 1

Pursuant to VMC 20.690.030(D), the City determines that Phase 1 will not have area wide infrastructure or land use implications and shall be processed as a Type II decision provided that Phase 1 satisfies the conditions in Section 8(b) through 8(f) of this Agreement. A description of the Phase 1 Property in Exhibit 9 in relation to surrounding properties provides information to conclude that adequate infrastructure can be achieved in the short term while Developer's master planning for Subsequent Phases occurs.

ii. Subsequent Phases

Subsequent Phases of the Project shall be processed using the master planning process contained in VMC 20.690.050 in effect as of the date of this Agreement. The Phase 1 Property shall be incorporated in any future master plan involving adjacent HP Property. This Section 8(a)(ii), shall survive termination of this Agreement, except that the survival language shall sunset upon (i) approval of Developer's Master Plan for Subsequent Phases (including the Phase 1 Property); or (ii) construction of 184th Avenue between SE 1st Street and SE 9th Street, the construction of SE 9th Street between 172nd Avenue and 184th Avenue, and the Area 2 Pump Station.

(b) Road Infrastructure

Phase 1 shall include design of a full-width, thirty-four (34) foot curb-to-curb collector arterial extending from SE 1st Street in the approximate location of 182nd Avenue and 184th Avenue ("184th") to serve the Phase 1 Property, consistent with the right of way depicted in Exhibit 10 with Developer improving the street sufficient for two-way vehicular traffic, inclusive of a 12 foot recreational trail subject to Section (8)(d) of this Agreement ("184th Extension"). The 12 foot recreational trail satisfies the requirement for the trail identified in Section 8(d) of this Agreement.

Developer acknowledges and agrees that two roundabouts are contemplated at intersections along 184th between SE 1st Street and SE 9th Street and may be located on all or a portion of the HP Property. The location of such roundabouts will be selected during the master planning process for Subsequent Phases. Developer shall dedicate, at no cost to the City but subject to Section 7 of this Agreement, land necessary to construct such roundabouts and any planned collector arterials from said roundabouts. To the extent the 184th Extension is located entirely on the Phase 1 Property, Developer shall allow access to 184th through the Phase 1 Property at no cost. This Section 8(b), shall survive termination of this Agreement, except that the survival language shall sunset upon (i) approval of Developer's Master Plan for Subsequent Phases (including the Phase 1 Property); or (ii) construction of 184th Avenue between SE 1st

Street and SE 9th Street, the construction of SE 9th Street between 172nd Avenue and 184th Avenue, and the Area 2 Pump Station.

(c) Sewer Infrastructure

Phase 1 shall provide all required sanitary sewer infrastructure in the 184th right of way to connect to the Area 2 Pump Station, including gravity lines that will carry sewer flows from Phase 1 to the sanitary sewer pump station and a force main to carry sewer flows from the sanitary sewer pump station to SE 1st Street. Developer may construct the Area 2 Pump Station as contemplated in the Subarea Plan as part of Phase 1, or temporarily connect to a sanitary sewer pump station outside of Section 30 to service Phase 1; provided, however that Developer agrees that the Area 2 Pump Station shall be constructed, consistent with Section 4(d)(v) of this Agreement, within three (3) years of issuance of the first certificate of occupancy for a Phase 1 building. The deadline to construct the Area 2 Pump Station may be extended in the City's sole discretion in the event Developer demonstrates good faith progress towards a Master Plan for Subsequent Phases and eventual construction of the station. Upon completion of the Area 2 Pump Station Developer shall connect Phase 1 to the sanitary sewer pump station at its sole cost and expense.

(d) Dedication of Public Recreational Trail

The Subarea Plan contains a conceptual location for a public recreational trail on the western boundary of the HP Property. The recreational trail location in the Subarea Plan is conceptual and allows for deviation to be determined through the master plan process, however, to meet the goals of the Subarea Plan the recreational trail must be open to the public and must connect north to a location near 9th Street and west towards 172nd Avenue along or near the northern boundary of the HP Property. The City agrees that in the event the trail is located on HP Property and maintained in Developer's ownership it shall be considered a trail used solely for recreational use purposes. Any other purpose specified in any other City document related to any public recreational trail on HP Property is superseded by this Agreement.

To satisfy this Subarea Plan goal, in Phase 1 Developer shall design and construct a 12 foot recreational trail adjacent to 184th. The trail shall be designed to allow for future connectivity along 184th and connection to 9th Street in Subsequent Phases as will be designed during the master plan process. Upon dedication of the recreational trail to the City, the City shall maintain the trail.

(e) Boundary Slopes and Final Elevations

Developer's design of the Phase 1 boundary slopes and final elevations is to be consistent with the description in Exhibit 9.

///

(f) State Environmental Policy Act ("SEPA")

i. Existing SEPA Documents

The City adopted a Determination of Nonsignificance ("DNS") in accordance with SEPA requirements when the Subarea Plan was adopted in 2009 through Ordinance No. M-3930 in relation to File Numbers CPZ2009-00010/SEP2009-00025. The DNS explained that future development within Section 30 would require compliance with SEPA.

ii. Project SEPA Compliance

Consistent with Ordinance No. M-3930 and the DNS, all applications for the Project shall comply with the State Environmental Policy Act, chapter 43.21C RCW and chapter 20.790 VMC. The Developer shall implement all mitigation measures imposed during the SEPA process for Phase 1 and Subsequent Phases of the Project.

(g) City Review Team

The City shall form an experienced, multi-disciplinary review team to review all applications associated with the Project. The review team shall be coordinated by a manager who shall serve as the designated point of contact for the Project.

(h) Streamlined Permitting

The City will utilize its streamlined review process for land use, engineering, and building permit review that provides for consolidated and expeditious approvals and permit review for the Project at no additional charge. The City commits to completing its review of land use, engineering, and building plans, studies and associated application material within ninety (90) calendar days of submittal. Review time may be added by the City if application materials remain incomplete within two review cycles or if more than three civil engineering reviews are required. This timeframe shall not apply to the master plan process necessary for Subsequent Phases of the Project. Instead, the City shall endeavor to make a decision on any Developer proposed Master Plan subject to this Agreement within one hundred twenty (120) calendar days from the date the Master Plan application is deemed complete.

(i) Permit Fees

The City shall cap the valuation of the Project for the sole purposes of calculating building permit review and inspection fees pursuant to VMC 17.08.130(G), Table I as follows:

> Phase 1 – Building construction and investment for the first phase of the Project is estimated to have a value of Fifty Million ($50,000,000.00) to Eighty Million Dollars ($80,000,000.00). The City shall cap the valuation at Ten Million Dollars ($10,000,000.00) for purposes of assessing fees under VMC 17.08.130(G).

Subsequent Phases – The City shall cap the valuation at Ten Million Dollars ($10,000,000.00) for purposes of assessing fees under VMC 17.08.130(G) in Subsequent Phases.

Therefore, the City shall cap the valuation at Ten Million Dollars ($10,000,000.00) for purposes of assessing fees under VMC 17.08.130(G) for each building permit application for the Project on HP Property and Annexed Property, and that cap will be applied separately to each permit during the term of this Agreement and any extensions thereof.

(j) Applicability of Section 8

As contemplated under Section 12 of this Agreement, Developer may come into ownership of the full 98 acres, or some portion, thereof. In the event that Developer does not purchase all of the HP Property, this Section 8 shall only apply to Developer's owned HP Property, subject to Permitted Transfers.

Section 9. Business License Surcharge Fees

(a) Business License Surcharge Fee

Upon application for building permits to construct Phase 1, business license surcharge fees assessed against Developer under chapter 5.04 VMC (as it may be amended) shall not exceed ninety dollars per full-time employee and shall not be assessed against more than seven hundred ninety-nine (799) full time employees. This Section 9(a) shall expire on December 31, 2024; provided, however, that Developer may, at its option, elect to terminate this provision prior to December 31, 2024. Upon termination of this Section 9(a), Developer shall be subject to then-existing business license surcharge fees.

(b) Anticipated Code Amendment

The City Council will hold a public hearing to consider an amendment to chapter 5.04 VMC regarding Business License Surcharge fees to consider a five-year waiver of the per employee annual business license surcharge fee for companies that relocate employees from outside the City boundary and employees already located within the City boundary under the following circumstances:

- A minimum of 700 employees earning no less than 125% of current median individual income, as set by the federal department of Housing and Urban Development for the Portland-Vancouver USA.
- For companies relocating employees located in the City to other locations within the City, the employees are relocated to an owner-occupied building or group of buildings comprising a minimum of 200,000 square feet in an Employment Center Plan District.

The City will hold a public hearing to consider an amendment to chapter 5.04 VMC regarding Business License Surcharge fees to consider an extension of the waiver of the per employee annual business license surcharge fee for companies eligible for the waiver that expand employment by 20% above the currently employed numbers in the City where 75% of the new employment offer no less than 125% of current median individual income, as set by the federal department of Housing and Urban Development for the Portland-Vancouver USA.

In the event that the City of Vancouver proposes the contemplated code amendment in a form acceptable to both Parties, then the Parties may mutually agree to modify certain provisions of this Section 9. Nothing in this Section 9 shall be construed to obligate the City to adopt a code amendment.

(c) Verification and Employment Decline

During the term of the incentive, the Developer shall provide the City with a sworn statement verifying that the number of employees and salary meets or exceeds the applicable thresholds for the waiver in substantial compliance with the form attached hereto as Exhibit 11. The City, or its designee, may, no more than once per year, request information to verify applicable thresholds have been met. In the event that the code amendment contemplated above is enacted and the parties mutually agree to modify this Agreement, if employment or salary declines below the thresholds specified in the applicable code provision, the Developer shall reimburse the City for the relevant reduction and/or waived business license surcharge fees during the period of noncompliance with the thresholds.

Section 10. Vested Rights

The Development Standards of the VMC, inclusive of all provisions referenced in Section 4(d) of this Agreement that are in effect on the date of this Agreement shall apply to the Project, except as otherwise provided in this Agreement and as follows:

Public Health and Safety

The City reserves the authority to modify one or more of the standards or requirements of development for the HP Property during the term of the Agreement, after notice, a public hearing, and adoption of findings and conclusions, to the extent required to avoid a serious threat to public health or safety, as provided in RCW 36.70B.170.

State and Federal Law

This Agreement does not relieve Developer of any obligations to comply with state or federal laws or regulations of any kind, including, but not limited to, those related to endangered species or stormwater. The Project shall not be vested against the application of development standards imposed by virtue of federal or state preemption of the City's regulatory authority.

State and International Building Codes

The International Building Code and International Fire Code in effect in the State of Washington on the date of filing a complete application for a building permit shall apply to all new development of the HP Property, unless mutually agreed to between the Parties.

Charges and Fees

This Agreement does not vest Developer to plan review fees, system development charges, or impact fees, except as otherwise provided in this Agreement.

Any amendments or additions made during the term of this Agreement to zoning or development regulations, transportation concurrency regulations, SEPA regulations and substantive SEPA policies or other laws, ordinances, comprehensive plan policies or other policies governing land development which may be applicable to the Project shall not apply to or affect the conditions of the Project, except as otherwise provided in this Agreement. Developer may request to be bound by future amendments to the VMC. This vesting provision shall be applicable, without limitation, to all land use applications, permits, uses and development of the Project that occur on the HP Property within the term of this Agreement. This vesting shall continue beyond the term of this Agreement as to any implementing land use application in process or granted by the City during the term of this Agreement, for the normal term of approval of any such application, permit, or approval.

Section 11. Authority

Developer represents and warrants to the City that it has ownership or control of the HP Property as that term is used in RCW 36.70B.170 and that its signatory has the authority to enter into this Agreement and bind the HP Property thereto. The City represents that its signatory has full power and authority to execute and deliver this Agreement on behalf of the City. Each Party will defend, indemnify, and hold harmless the other Party and signatory from any claim that he or she was not fully authorized to execute this Agreement on behalf of the person or entity for who he or she signed.

Section 12. Applicability of the Agreement, Binding on Successors, and Recording

This Agreement shall be effective and binding upon proper execution and delivery by the City and Developer. As contemplated under the recitals, Section 1, and Section 12 of this Agreement, Developer may come into ownership of the full 98 acres, or some portion, thereof. In the event that Developer does not purchase all of the HP Property, this Agreement shall only apply to Developer's owned HP Property, subject to Permitted Transfers. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, successors in title and assigns of Developer and upon the City as to all of the HP Property (or any portion thereof) that Developer acquires, and will be binding and enforceable against each Party in accordance with the terms herein. This Agreement shall be recorded with the Clark County

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 20

Auditor against the HP Property. Developer may sell or otherwise lawfully dispose of all or any portion of the Developer acquired HP Property to another person, corporation, partnership, or other entity who shall be bound by and benefitted by the requirements and terms of this Agreement, except as set forth in Section 5 of this Agreement.

Section 13. Further Discretionary Actions

Nothing in this Agreement shall be construed to limit the authority of the City to process development applications for the HP Property, including one or more building permits, under the processes established by the City; provided, however those processes shall not impose any conditions inconsistent with the provisions of the Agreement.

Section 14. Interpretation; Severability

(a) Interpretation

The Parties intend this Agreement to be interpreted to the full extent authorized by law as an exercise of the City's authority to enter into such agreements, and this Agreement shall be construed to reserve to the City only that police power authority which is prohibited by law from being subject to a mutual agreement with consideration.

(b) Severability

If any provision of this Agreement is determined by a court of law to be unenforceable or invalid, then the remainder of the Agreement shall remain in full force and effect. Further, as to those provisions held by a court of law to be unenforceable, the Parties shall confer and agree to amend the Agreement to implement the mutual intent of the Parties to the maximum extent allowed by law.

Section 15. Waiver

Failure by either Party at any time to require performance by the other Party of any of the provisions hereof shall in no way affect the Parties' right hereunder to enforce the same, nor shall any waiver by the Party of the breach hereof be held to be a waiver of any succeeding breach or a waiver of this nonwaiver clause.

Section 16. Amendment

This Agreement shall not be amended without the express written approval of the City and Developer (or its successors, successors in title and assigns with respect to the HP Property in which they have an interest). The Vancouver City Council must approve, in its sole discretion, all amendments to this Agreement by ordinance or resolution. The City agrees to present to the City Council any Developer requested amendment within ninety (90) days of such request, unless the Parties mutually agree otherwise.

Section 17. Headings

The headings in this Agreement are inserted for reference only and shall not be construed to expand, limit, or otherwise modify the terms and conditions of this Agreement.

Section 18. Governing Law and Venue

This Agreement shall be construed with, and governed by, the laws of the State of Washington. The Parties agree to venue in the Superior Court for Clark County, State of Washington, to resolve any disputes that may arise under this Agreement.

Section 19. Attorneys' Fees

Should it be necessary for any Party to this Agreement to initiate a legal proceeding against the other Party to adjudicate any issues arising hereunder, the Party that substantially prevails shall be entitled to recover from the other Party such sum as the court or arbitrator may adjudge reasonable attorneys' fees, costs, expenses, and disbursements (including the fees and expenses of expert and fact witnesses) reasonably incurred or made by the substantially prevailing Party in preparation to participate in mediation or arbitration, to bring suit, during suit, on appeal, on petition for review, and in enforcing any judgment or award, from the other Party or Parties.

Section 20. Default

In the event either Party fails to perform the terms and provisions of this Agreement, which failure continues uncured for a period of sixty (60) days following written notice from the other Party (unless the Parties have mutually agreed in writing to extend this period) shall constitute a default under this Agreement. Any notice of default shall specify the nature of the alleged default and, where appropriate, the manner in which the alleged default may be satisfactorily cured. If the nature of the alleged default is such that it cannot be reasonably cured within the sixty (60) day period, then the commencement of actions to cure the alleged default within the sixty (60) day period and diligent prosecution of such actions necessary to complete the cure of the alleged default, shall be deemed to be a cure within the sixty (60) day period. Upon a default that is not cured as provided above, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or terminate this Agreement. If the default is cured, then no default exists, and the noticing Party shall take no further action. In recognition of the possible assignment and sale of portions of the HP Property (see Section 12) any claimed default shall relate as specifically as possible to the portion of the HP Property involved and any remedy against any party shall be limited to the extent possible to the owners of such portion of the HP Property with remedies that do not adversely affect the rights, duties or obligations of any other non-defaulting owner of portions of the Property not in default under this Agreement.

///

Section 21. Cooperation

The City and Developer shall take such action (including, but not limited to, the execution, acknowledgement and delivery of documents) as may reasonably be requested by the other party for the implementation or continuing performance of this Agreement. In the event of any administrative, legal, or equitable action or proceeding instituted by any person or party to this Agreement challenging the validity of any provision of this Agreement, or any subsequent action taken consistent with this Agreement, the parties shall cooperate in defending such action or proceeding to settlement or final judgment, including all appeals. The City and Developer shall select its own legal counsel and retain such counsel at its own expense.

Section 22. No Third-Party Beneficiaries

This Agreement is made and entered into for the sole protection and benefit of the Parties hereto and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

Section 23. Notice

All communications, notices, and demands of any kind under this Agreement shall be in writing and delivered by (a) a nationally recognized overnight courier, or (b) deposited in the U.S. mail, certified mail postage prepaid, return receipt requested, and as follows:

To the City:	City of Vancouver, City Attorney Attn: Jonathan Young 415 SW 6th Street Vancouver, WA 98660
To the Developer:	JLL 260 Forbes Avenue, Suite 1300 Pittsburgh, PA 15222 Attn: Lease Administration – HP Inc.
With a copy to:	HP Inc. 1501 Page Mill Road Palo Alto, CA 94304 Attn: Global Functions Legal Jennifer Bragar Tomasi Salyer Martin 121 SW Morrison St, Suite 1850 Portland, OR 97204

Section 24. Construction

This Agreement is the product of negotiation and drafting by both Parties and their legal counsel, and it shall be deemed to have been drafted by no Party individually but as a joint effort of the Parties. The Parties intend this Agreement to be interpreted to the full extent authorized by law. To the extent of any conflict with any City regulations which may otherwise govern the HP Property, the terms and conditions of this Agreement shall prevail.

Section 25. Entire Agreement

This Agreement consists of the Resolution approving the Agreement, the Agreement, Exhibits 1-11. This Agreement constitutes the final and complete expression of the Parties on all subjects relating to the terms herein. This Agreement supersedes and replaces all prior agreements, discussions and representations on all subjects discussed herein, without limitation, except as set forth in Section 4(f). No Party is entering into this Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Agreement and the exhibits hereto.

Section 26. Vancouver Municipal Code Provisions and Standards

The City shall maintain a binder with a printed copy of all Development Standards governing development of the Project as set forth in this Agreement, including but, not limited to, the Subarea Plan, the City of Vancouver Stormwater Management Standards, City of Vancouver Water Design and Construction Requirements, and City of Vancouver General Requirements and Details for the Design and Construction of Public Sanitary Sewers, to be signed by each Party.

Dated this 10th day of December, 2019

CITY OF VANCOUVER, a municipal corporation

By: _____
Eric J. Holmes, City Manager

HP, INC., a Delaware corporation

By: _____
HEAD OF RE STRATEGY, HP

Attest

_____
Natasha Ramras, Chief Financial Officer
City of Vancouver

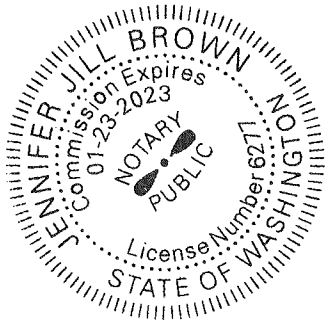
Approved as to form

Jonathan Young, City Attorney

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Eric J. Holmes is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the City Manager of the City of Vancouver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on 12-16-19, 2019.



Notary Public for Washington

[notary continues on the next page]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On Dec 18, 2019 before me, Phuong Nguyen Kane
(insert name and title of the officer)

personally appeared Keith Tabacek,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PHUONG NGUYEN KANE
Notary Public - California
Santa Clara County
Commission # 2230767
My Comm. Expires Feb 9, 2022

Signature Phuong Nguyen Kane (Seal)

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

PARCEL I:
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN IN CLARK COUNTY, WASHINGTON.

PARCEL II:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

PARCEL III:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, INCLUDING BUT NOT LIMITED TO THE RIGHT TO CONSTRUCT AND MAINTAIN A PRIVATE ROAD FOR HEAVY HAULING OF AGGREGATE AND EQUIPMENT UNDER, OVER AND ACROSS THE EAST 60 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, AS SET FORTH IN THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED MARCH 19, 2009 AS RECORDING NO. 4541545.

PARCEL IV:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN SOUTHEAST FIRST STREET.

ALSO EXCEPT THAT REAL PROPERTY SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 01°36'19" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 455.55 FEET; THENCE SOUTH 27°07'48" EAST A DISTANCE OF 147.46 FEET; THENCE SOUTH 88°12'07" EAST A DISTANCE OF 177.17 FEET; THENCE SOUTH 43°23'44" EAST A DISTANCE OF 34.77 FEET; THENCE SOUTH 01°45'27" WEST A DISTANCE OF 296.45 FEET TO THE SOUTH LINE OF SAID

SOUTHEAST QUARTER OF SECTION 30; THENCE NORTH 89°22'11" WEST ALONG SAID SOUTH LINE A DISTANCE OF 271.90 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE PUBLIC RIGHT-OF-WAY.

CONTAINING 7.719 ACRES, MORE OR LESS.

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 28

EXHIBIT 2

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH:

REAL PROPERTY SITUATED IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON, BEING DESCRIBED AS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPTING THEREFROM:

BEGINNING ATTHE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 01° 37' 33" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 97.35 FEET; THENCE SOUTH 79° 30' 36" WEST TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 477.79 FEET; FROM WHICH POINT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH 88° 44' 01" EAST A DISTANCE OF 467.16 FEET; THENCE SOUTH 88° 44' 01" EAST A DISTANCE OF 467.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.548 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT 3

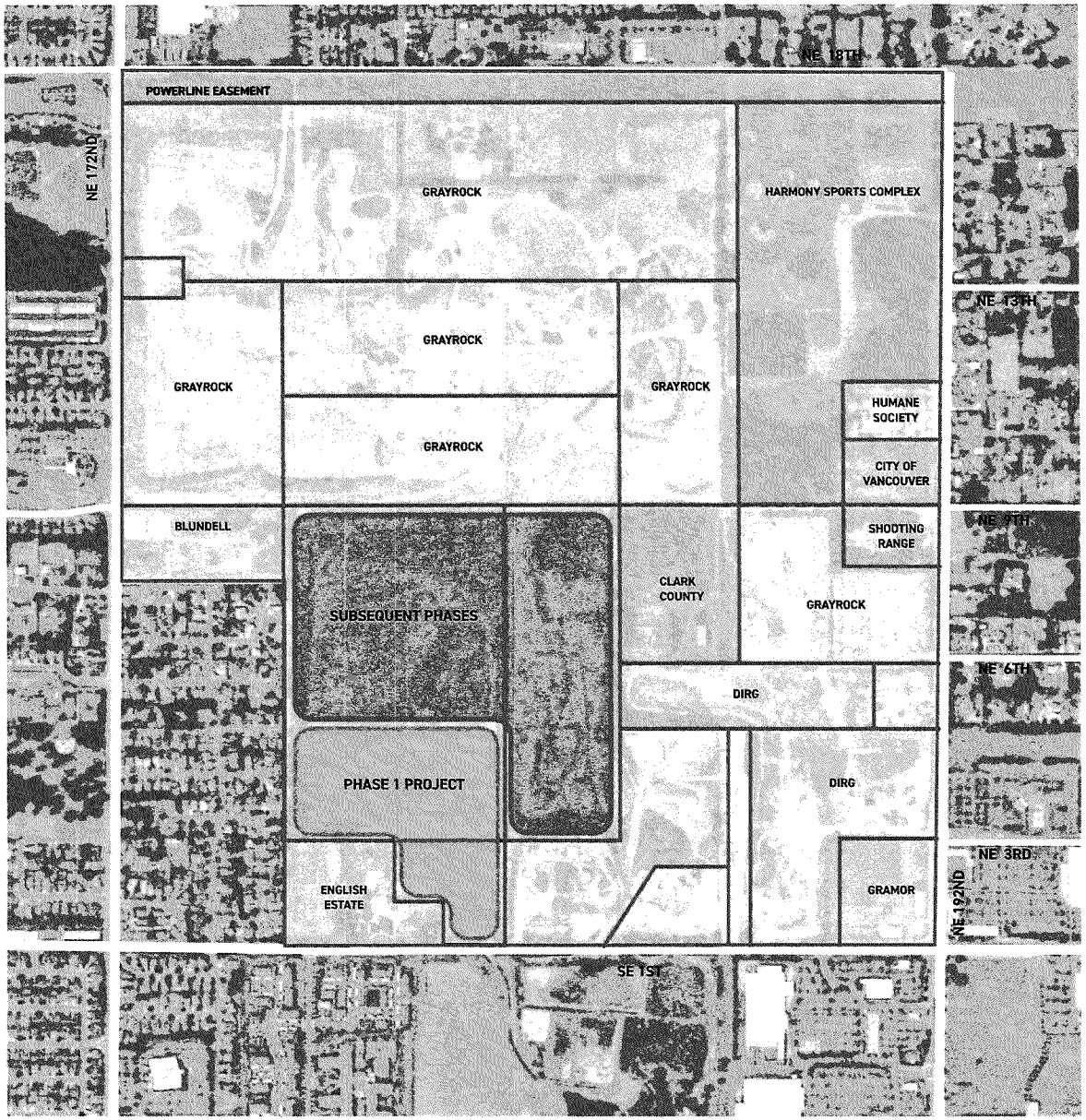


Exhibit 3
Page 1 of 1

CONCEPTUAL PROJECT DIAGRAM

OCTOBER 23, 2019

ZGF

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 30

EXHBIT 4

Vancouver Municipal Code:

Applicability to the Multi-Tenant Building aspect of Developer's Project

The City intends to apply the following Vancouver Municipal Code standards to the Project on the HP Property that includes reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources, and accommodates a national, multi-building development of up to 1,500,000 gross square feet of building space, with office, research and development, industrial services, manufacturing and production, light industrial uses, as well as the potential for occupant-supported small scale retail, restaurant, accessory uses, and related parking and associated onsite improvements, and any associated Phase 1 review, Master Plan review, and/or future phase site plan reviews associated with this aspect of Developer's Project. As set forth in the Recitals of the HP Development Agreement, the Subarea Plan was adopted more than 15 years ago when the City anticipated development to occur on a parcel-by-parcel basis instead of a coordinated effort led by Developer's catalyzing Project, involving a significant portion of Section 30's privately owned land. The Subarea Plan anticipates some flexibility in its application and is referred to as a framework that envisioned joint effort for development between the City and property owners and between the Developer and its neighbors. Developer, through this Development Agreement signifies its willingness to join this endeavor to turn the framework into a reality and transform Section 30 into the neighborhood envisioned in the plan. Given this context, the City considers the Developer's proposal as an unique catalyst that deserves the City's attention and direction in advance of land use application review for Phase 1 and master planning for Subsequent Phases to allow achievement of the vision set forth in the Subarea Plan. To the extent that it is determined that code amendments are required to support the below application of the code, the City agrees to pursue such amendments; however, the City shall not be obligated to approve any such code amendment.

Capitalized terms have the same meaning as set forth in the HP Development Agreement unless otherwise specified in this exhibit.

VMC 20.440.030, Table 20.440.030-1:

> City application to Developer: All ECX uses listed in VMC Table 20.440.030-1 as permitted, limited, or conditional uses shall be allowed on the HP Property except as set forth in Section (4)(a) of the HP Development Agreement prohibiting specific uses on the HP Property.

VMC 20.690.040(D):

> ***VMC 20.690.040 Development Standards***

Development within the Plan District shall be subject to the development standards contained in VMC 20.440.040 and 20.440.050 except as modified herein. Urban Neighborhood Overlay development is subject to the development standards contained in VMC 20.690.070, Section 30 Urban Neighborhood Overlay.

***

D. Building Setbacks.

1. Any development adjacent to the Principal Arterial streets bordering the Section 30 Plan District shall provide a 20 foot minimum landscaped setback from the back of sidewalk.

2. All other street setbacks shall be a landscaped 10 foot maximum from the back of sidewalk. An exception for up to a 20 foot maximum setback shall be allowed for proposed green street features, publicly accessible plazas, or due to topographic constraints.

3. New Heavy Industrial uses allowed by recorded Development Agreements shall provide a minimum 10 foot landscaped side and rear set back. Landscape shall include shrubs to form a six foot high buffer screen 95% opaque year-round.

4. All landscaped setbacks shall at a minimum meet the Section 30 Landscape Design Guidelines.

City application to Developer: Developer may submit a landscape plan under VMC 20.925.110 that at a minimum meets the OCI standards, unless the foregoing standards under VMC 20.690.040(D)(1)-(4) apply stricter standards for Phase 1.

Subsequent Phases of Developer's Project subject to the HP Development Agreement shall be subject to the Master Plan landscape plan requirement under VMC 20.690.050.

Developer's Phase 1 and the Master Plan will involve a mix of interface with public right of way, private streets, and local streets. VMC 20.690.040(D)(2) provides maximum setbacks for landscaped setbacks on streets, other than collector arterials, of 10 feet from the back of the sidewalk, with an exception allowed up to 20 feet. The City interprets this provision to apply to Developer's Project as a 10 foot minimum landscaped setback from the back of the sidewalk with the option to exceed the minimum to ensure architecturally sound design of landscaped setbacks taking into account factors including, but not limited to, pedestrian interface, vehicular circulation, and building design. Further, back of sidewalk shall also refer to any back of a public recreational trail that may be co-located on public rights of way, private streets, or local streets.

VMC 20.690.040(E):

VMC 20.690.040(E)

Parking spaces provided for individual uses shall be no less than 80 percent of the minimum required indicated in Table 20.945.070-2, and no more than 115 percent to the amount provided in Table 20.945.070-2. The planning official may approve parking beyond the maximum or a parking reduction from the required minimum based on a parking study that justifies the change. Structural parking is permitted subject to the design standards contained in VMC 20.945.060. Structural parking shall count toward the minimum but not the maximum number of parking stalls.

City application to Developer: The parking space description in Table 20.945.070-2 lists the minimum number of parking spaces associated with a particular use. The City may interpret VMC 20.690.040(E) to suggest that a maximum parking space limit applies to Section 30 development, subject to exceeding the maximum if a parking study is submitted. As stated above and throughout the HP Development Agreement, the Subarea Plan and implementing code did not envision a catalyzing development such as Developer's Project that incorporates a mix of uses on the scale of nearly 100 acres. In order to allow flexible, successful, and efficient development of nearly 100 acres within Section 30, the City will apply the foregoing provision to allow development of the HP Property with parking on the following terms and determines that these parking ratios and the concomitant requirement for a parking study in the course of development is consistent with this code provision because a parking study completed prior to development would have no context in terms of the performance of parking to serve Phase 1 of the Project.

Parking spaces shall be provided for in the following ratios:

Office uses	2.5 to 5 spaces per 1000 square feet
Research and Development uses	1.25 to 3 spaces per 1000 square feet
Light industrial uses	1.25 to 3 spaces per 1000 square feet
Occupant-supported retail, restaurant, and accessory uses	1 space per 250 square feet

Reference to occupant-supported retail, restaurant, and accessory uses is for parking for such uses that are primarily meant to be open to HP employees. Other such uses that are incidental to an office building will meet the parking ratios for Office uses listed above.

Consistent with the Design Guidelines of Section 30 and to ensure that parking is sufficient, readily accessible, and safe, Developer will conduct a parking study after Phase 1, as part of master planning. The parking study could provide different use scenarios for the different buildings and how parking will be brought into compliance

with the code as the Project develops. The overall parking plan could be conceptual with the understanding that it could change as the Project develops. In Subsequent Phases, Developer may modify the foregoing standard subject to review and approval by the City.

VMC 20.690.040(G):

VMC 20.690.040(G)

G. Roadways and Access.

1. Collector arterial roadway alignment shall be consistent with the conceptual roadway alignments shown in the Section 30 Employment Center Plan document.

2. Connections to streets that border Section 30 Plan District shall be substantially as shown in the Section 30 Employment Center Plan document.

3. All collector arterial to collector arterial intersections internal to the Plan District (excludes the four surrounding arterials) shall be roundabout intersections. Use of roundabouts for local roadway connections is also encouraged to promote system efficiency and create a unique identity.

4. Traffic calming and context sensitive design shall be incorporated into the design of all internal roadways.

5. The maximum block face length within the Plan District shall be 600 feet generally, and 300 feet in the Urban Neighborhood Overlay areas.

6. All new streets and street improvements shall meet the intent of the Section 30 Design Guidelines.

City application to Developer: The provisions of VMC 20.690.040(G)(2), (3), (5) and (6) will be applied consistent with the City's interpretation of the Subarea Plan in Exhibit 5 to the HP Development Agreement. In addition, given the scale of the Project area, the City agrees that Developer may seek approval for maximum block face length of "600 feet generally" to allow for some maximum block lengths of up to 700 feet as consistent with the use of "generally" in the code. Developer's Phase 1 does not currently intend to exceed a 600 foot block length. Therefore, any potential block lengths exceeding 600 feet will be reviewed as part of the master plan.

VMC 20.960.070(K):

VMC 20.960.070(K)

K. Industrial complex signs (free-standing signs).

1. Allowable Area: 1.5 square foot per face per lineal foot of industrial complex frontage up to a maximum of 250 square feet per face. Provided that an industrial complex with less than thirty-two (32) lineal feet of frontage shall be allowed a maximum thirty-two (32) square foot sign per face.

2. Number of Signs: 1 per complex frontage.

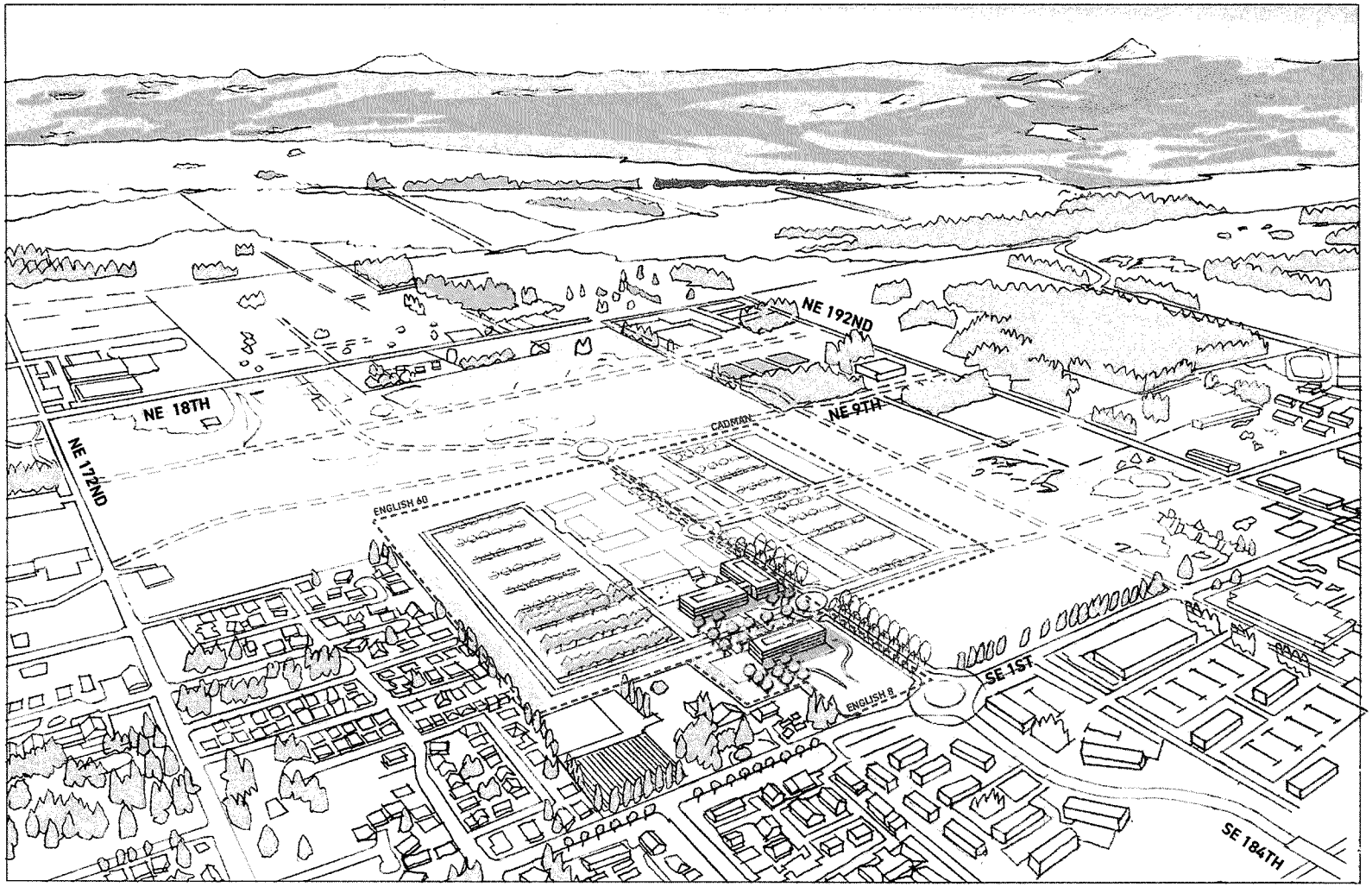
3. Height of Sign: Maximum 25 feet.

City application to Developer: The City's sign code does not address a situation such as a Developer's multi-building type development. As stated above and throughout the HP Development Agreement, the Subarea Plan, and implementing code did not envision a catalyzing development such as Developer's Project that incorporates a mix of uses on this scale. Further, the City's code does not define the term "industrial complex." Therefore, the City concludes that Developer may apply for signs allowed for an industrial complex under this provision for those signs that serve a particular building in a multi-building type environment. Thus, as applied to Phase 1, Developer may seek approval to install an industrial complex sign for each individual building constructed as part of Phase 1 and such sign installation could be consistent with the intent of the sign code and the Subarea Plan.

Consistent with chapter 20.960 VMC, all other signs not visible from a public right-of-way are exempt from review. VMC 20.960.070 does not have a sign type that refers to public recreational trails. The City views all recreational trail signs that may be located on HP Property as part of the master planning may be considered outside the sign types identified under VMC 20.960.070 and may be exempt from any sign maximum.

The City will allow Developer to establish a Project-wide sign program for signs visible from the public right-of-way as part of the master planning process.

EXHIBIT 5



Infrastructure locations are preliminary. Final locations will be determined through the master planning process

Exhibit 5
Page 1 of 1 **CONCEPTUAL PROJECT LAYOUT**

OCTOBER 23, 2019

ZGF

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 36

EXHIBIT 6

SUBAREA PLAN POLICIES

HP Section 30 Urban Employment Center Subarea Plan:

Applicability to the Multi-Tenant Building aspect of Developer's Project

The Subarea Plan (dated October 5, 2009) contains a combination of aspirational and mandatory policies. The City intends to apply the following Subarea Plan policies to the Project on the HP Property that includes reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources and accommodates a national, multi-building development of up to 1,500,000 gross square feet of building space, with office, research and development, industrial services, manufacturing and production, light industrial uses, and reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources, as well as the potential for occupant-supported small scale retail, restaurant, accessory uses, and related parking and associated onsite improvements, and any associated Phase 1 review, Master Plan review, and/or future phase site plan reviews associated with Developer's Project. As set forth in the Recitals of the GF Development Agreement, the Subarea Plan was adopted more than 15 years ago when the City anticipated development to occur on a parcel-by-parcel basis instead of a coordinated effort led by Developer's catalyzing Project, involving a significant portion of Section 30's privately owned land. The Subarea Plan anticipates some flexibility in its application and is referred to as a framework that envisioned joint effort for development between the City and property owners and between a Developer and its neighbors. Developer, through this Development Agreement signifies its willingness to join this endeavor to turn the framework into a reality and transform Section 30 into the neighborhood envisioned in the plan. Given this context, the City considers the Developer's proposal as a catalyst that deserves the City's attention and direction in advance of land use application review for Phase 1 and master planning for Subsequent Phases to allow achievement of the vision set forth in the Subarea Plan. To the extent that it is determined that Subarea Plan amendments are required to support the below application of the plan, the City agrees to pursue such amendments; however, the City shall not be obligated to approve any such code amendment.

Capitalized terms have the same meaning as set forth in the HP Development Agreement unless otherwise specified in this exhibit.

Intersection Spacing (p. 43)

TR-7 – Collector streets within Section 30 shall be spaced about 800 ft. apart with connections as generally depicted on the concept map. These are flexible corridors, so long as spaced to provide adequate collector level street access and sufficient capacity to all portions of Section 30 is provided.

TR-9 – To simultaneously promote continuous, smooth traffic flow, and slower travel speeds that promote safety for cars, trucks, pedestrians, and bikes; to conserve buildable land through

efficient use of public rights-of-way; to promote lower energy use through eliminating traffic lights and minimizing vehicle idling time; the Section 30 internal collector arterial intersections shall be single lane urban roundabouts with 100 to 130 foot inscribed circle diameter to accommodate all vehicle types that will access the site.

Access to Streets by Motorized Vehicles (p. 44)

TR-21 – Direct access to arterial streets, when allowed, should meet minimum intersection spacing requirements.

City application to Developer: The City may apply TR-7, TR-9, and TR-21 to Developer to allow variation from the requirements as long as Developer provides 200 foot minimum separation between intersections of local collector streets as long as the design meets the intent of the policies. If this condition is met, the City may allow the possibility of restricted turn movements (e.g. right-in/right out). The roundabout design requirement under TR-9 is achieved if the design of the roundabout is similar to the design of the roundabout at the intersection of 1st Street/184th Avenue. The City further recognizes that should Developer vary in these ways, the development could comply with the intent of these provisions because these traffic control measures would achieve the goals set forth in the Subarea Plan. The Developer has the option to improve streets in a different configuration based on measured traffic flow subject to City review and approval. In addition, the Developer may seek approval to incorporate same-side ingress/egress for Developer's research and development buildings at the northern most boundaries of the HP Property for truck deliveries and low density (by head count) facility parking. The parties mutually acknowledge that in addition to the planned roundabouts along 184th, additional access to 184th between 1st Street and 9th Street will be necessary to provide adequate access to the Project. Upon review of Exhibit 5 to the HP Development Agreement, the City agrees that Developer may be permitted to include "right-in, right-out only" access to 184th between roundabouts where necessary for the Developer to construct safe and efficient circulation and necessary emergency access to future buildings and parking areas contemplated as part of the anticipated Master Plan for the Project. However, this permission for "right-in, right-out only" access shall not be construed as any exemption to the City's Street and Development standards (chapter 11.80 VMC). Further, the City will review in good faith any standards modification requests (*i.e.* road modification requests) under VMC 11.80.160 that are deemed necessary to achieve sufficient access to 184th to effectively implement the master plan vision for the Project. Parties with responsibility to construct certain streets and roundabouts will be identified during the master plan process. Developer has the option, but not the obligation, to provide that access to arterial streets meet minimum intersection spacing requirements, and such proposals shall be reviewed by the City in the master planning process.

Pedestrian Facilities (p. 43)

TR – 10 All trails and sidewalks shall be consistent with the connectivity and grade policies of the Plan.

TR – 11 To encourage pedestrian connectivity, development standards should describe allowed maximum slopes for trails or sidewalks constructed outside of the street development.

TR – 12 Sidewalks shall be developed consistent with typical street cross sections for collector and local access streets at a minimum. Wider sidewalks and additional landscaping are encouraged.

TR – 13 Mid-block and other safe pedestrian crossings shall be developed to provide very high pedestrian level of service, especially in mixed use urban neighborhoods.

TR – 14 Where possible and desirable, sidewalks and trails should be constructed of pervious surface, and be integrated into the storm water control plan.

Trail Linkages (p. 53)

OS – 14 Remaining side slopes, especially the western perimeter slopes created from past mining activities, should be considered as a combined green open space, stormwater infiltration, and perimeter trail system.

> City application to Developer: To the extent that the policies above contain mandatory language, the Development Agreement's Section 8 shall govern how those policies are treated for purposes of the public recreational trail associated with the HP Property. To the extent that Developer's western slopes are required for design and material purposes for Developer's Project, Developer retains sole discretion to make use of its western slopes in the design of Phase 1, the Master Plan, and Subsequent Phases of its Project as set forth in HP's Development Agreement. The City agrees that the cross sections for collector arterials, attached as Exhibit 10 to the HP Development Agreement, are consistent with typical cross sections for collector, private roads, and local access streets. Pedestrian crossings will be proposed during master planning based on the position of various structures and proposed uses, with the intent that crosswalks will be installed at roundabouts, and if necessary to serve connectivity, mid-block pedestrian crossings may be considered.

Parking – Motorized Vehicle (p. 44)

TR – 16 Off street parking should be located behind or to the side of structures in all districts with the exception of "tech flex" development, which may locate parking for customers only between the street and building front.

> City application to Developer: The intent of this policy is to prohibit parking in the area between a "building front" and a collector arterial so that parking is hidden from view from the vantage of a collector arterial. Developer's conceptual plan is consistent with this approach.

TR – 17 On street parking may be provided where appropriate and the parking spaces immediately adjoining a property shall be counted towards a development's overall parking requirement.

City application to Developer: On street parking is not planned for Developer's Phase 1. Developer shall continue to have the option to design for on street parking as part of the Master Plan and Subsequent Phases.

TR – 18 Joint use parking facilities are encouraged where peak parking lot use is different between adjoining users.

City interpretation and application to Developer: Developer is permitted, but not required, to provide joint use parking facilities.

TR – 19 Access between off street parking facilities without requiring street access to travel between lots is encouraged.

City application to Developer: Developer is permitted, but not required, to provide direct parking lot links. Developer is required to establish local streets for ingress and egress with parking areas for each building.

Access to Streets by Motorized Vehicles (p. 44)

TR – 22 Joint driveways accessing to two or more properties are encouraged.

City application to Developer: Developer is permitted, but not required, to provide driveways to two or more properties.

TR – 23 Minimize industrial truck traffic on residential areas, identify potential truck routes and identify streets to be posted for no through trucks through the master plan process.

City application to Developer: The City will allow Developer to identify truck routes as part of the Master Plan; and supports truck routes off of 172nd Avenue from 9th Street to 184th Avenue, and 1st Street to 184th Avenue. Today, most of Developer's truck deliveries use City-trucks; although other operations that may be located on the HP Property may require travel truck deliveries.

TR – 24 Within the Urban Neighborhood Center areas, alleys will provide automobile access for residential land uses. Dwelling units should front to all streets including arterial roadways to create an active, interesting, and welcoming environment for pedestrians.

City application to Developer: With no residential use planned at this time as part of the Project on the HP Property, the City concludes this policy is not applicable to this aspect of the Project.

Traffic Calming and Street Character (p. 45)

TR – 25 Street designs shall incorporate a full range of integrated urban traffic calming strategies to achieve safe, context sensitive roadways.

TR – 26 Street designs shall incorporate principles of context sensitive design to support active, attractive and healthy urban environments.

City application to Developer: These policies use mandatory language, but are conceptual in content. The City intends to apply these policies to require Developer to comply when practical and reasonable when considering traffic flow, safety, and design.

Transit Facilities (p. 45)

TR – 27 Vancouver Transportation Services, Vancouver Community Planning, CTRAN and property owners will continue to evaluate the need for a major transit hub to accommodate transit needs within Section 30 and evaluate potentials for transit systems such as bus rapid transit.

TR – 28 Master plans should include transit facilities (e.g. bus turnouts and shelters) where required by the City, and consistent with Section 30 roadway standard plans.

City application to Developer: The Developer is not required to locate a transit facility on land it owns. Developer is required to master plan to accommodate transit stops on or near arterial streets or local streets in its reasonable discretion and in coordination with public transportation providers.

General Utility (pp. 56 and 58)

PU – 1 Coordinated utility planning for the whole of Section 30 is essential to cost-efficient service provisions. Locate easements to consider future utilities' needs and be consistent with existing plans.

PU – 2 Include within sanitary sewer and water construction plans the design and construction of all facilities necessary for development of the site.

PU – 3 Coordinate pipe and pump station sizes to serve no less than the plan's land use build out assumptions.

PU – 4 Consider an efficient relationship between road and infrastructure line design and layout, and minimize utility line locations outside of existing or proposed rights-of-way.

PU – 5 Encourage and provide opportunities within rights-of-way for new energy systems piping or cabling needs.

PU – 6 Agreements between property owners that demonstrate how future public utilities will be extended beyond a proposed project are encouraged to be documented with the city.

City application to Developer: These policies are generally applicable to Developer subject to evaluation with Public Works. Further, during the master planning process the application of these policies will be considered in the context of planned uses, with reasonable growth for potentially higher density uses for those areas that remain unplanned. The City concludes fiber optic cables are part of "cabling needs" under PU-5, and Developer may install such cabling.

Sanitary Sewer (p. 58)

PU – 7 Provide a maximum of two public pump stations located at low points with gravity sewers extending outward to serve higher elevation areas. One main pump station is preferable.

PU – 8 Interim systems should not be allowed.

PU – 10 Design new sewer lines to allow for sequential development.

> City application to Developer: Developer and the City understand that one sanitary sewer pump station will be required to serve the Project and the City requires that the sanitary sewer pump station be addressed in the Master Plan for the HP Property. The City may consider Developer's submission of an interim sanitary sewer service solution for Phase 1 to direct link to SE 1st Street/CTC because Phase 1 will not create intensive wastewater needs and the location of the sanitary sewer pump station cannot be determined until the location of 184th Avenue and 9th Street are designed for Subsequent Phases. Developer's Type II review of Phase 1 buildings will require evidence of the interim solution and agreement from the neighboring property owner to allow the direct link. Once the Area 2 Pump Station is constructed, likely near 9th Street, Developer's Phase 1 buildings will disconnect from the interim solution and pump to the new pump station, as specified in HP's Development Agreement and at Developer's sole cost and expense to disconnect from the interim solution.

PU – 9 Development with more intensive industrial wastewater needs shall be responsible for any needed additional improvements including pre-treatment and added or larger sewer mains, and an added or larger pump station with a longer force main to a "to be determined" discharge location.

> City application to Developer: Developer represents that, at this time, it does not have industrial wastewater planned as part of Phase 1. The City shall review any proposed industrial wastewater improvements at the time of Master Plan review, or upon Developer's request for review pursuant to VMC 20.690.050(D) in effect on the date of HP's Development Agreement.

Water (p. 58)

PU – 11 Promote sustainability through water conservation and the use of water collection systems and existing wells.

> City application to Developer: Developer is permitted, in its sole discretion, but not required, to reuse greywater, use existing wells for non-potable purposes (although no wells are located on the HP Property), rainwater collection, or install green roofs. Developer shall make commercially reasonable efforts to design its Project for sustainable water conservation, thereby achieving this aspirational goal of the Subarea Plan.

PU – 12 Design new internal water line systems to maximize system looping.

PU – 13 Design new internal water lines to allow for sequential development.

City application to Developer: Developer may not be required to use internal water line systems to maximize system looping for Phase 1 if there is no looping to maximize. However, Developer will be required to maximize system looping and design for sequential development as part of the Master Plan.

PU – 14 Coordinate new water lines with existing 12-inch water mains, connecting gaps in the existing system around the boundary of Section 30 where necessary for adequate service. Provide at a minimum 12 inch water mains on the perimeter of Section 30 and at least one 10-inch or larger water main in an east/west direction in the approximate center of the planning area.

City application to Developer: The City shall review Developer's proposed water mains for Phase 1 during the Type II review to determine that new water mains will be installed to meet the need for future expansion of the Project and development of Section 30. All other water main size choices and plans to connect gaps in the existing system around the boundary of Section 30 shall be designed to provide adequate service as part of the master plan process, through collaboration with adjacent landowners within Section 30.

Stormwater (p. 59)

PU – 16 Section 30 stormwater shall be managed within Section 30 plan area.

PU – 17 Require where physically feasible, low impact development stormwater management techniques including, but not limited to, decentralized infiltration facilities, compost filters within landscaped excavated basins, and various forms of vegetation.

PU – 18 When necessary based on physical feasibility, allow stormwater management techniques that combine low impact development and regional facilities.

PU – 19 Restrict individual development stormwater facility design in impacting other properties from surface and ground water runoff, particularly those at lower elevations.

PU – 20 Provide a geotechnical report prior to the design and construction of stormwater facilities including, general soil characterization, infiltration rates, and groundwater elevation.

PU – 21 Promote street right-of-way design to include sufficient width to accommodate stormwater facilities and/or integrated stormwater facilities with trails, shared paths, or greenways.

PU – 22 Provide appropriate stormwater methods that consider separately the industrial use portion and the non-industrial use portion of a site.

PU - 23 An integrated approach to greenway, trail and stormwater plans is encouraged to allow for intermittent flooding during major storm events.

PU – 24 Use of public open space for accommodating the 100-year storm event may be allowed.

City application to Developer: The City intends to apply these standards to Developer, to the extent Developer needs to connect to a public stormwater system, provided that

surface and subsurface natural rock infiltration partially occurs on private property within Section 30 to control water quality. Only after treatment and infiltration on private property shall stormwater feed into public right of way and public stormwater system areas owned and maintained by the City.

Private Streets

The Subarea Plan states that specific roadway alignments are not prescribed in the plan. In addition, chapter 20.690 VMC does not prohibit private streets. Further, the City has reviewed VMC 11.80.040(C)(1)(e) to conclude that the specific Section 30 Subarea Plan governs street design in Section 30 and that the Section 30 Subarea Plan and Design Guidelines do not prohibit private streets to serve the Project. In addition, the City determines that approval of private streets internal to the multi-building proposal in Phase 1 and Subsequent Phases will allow for the potential future dedication to a public street system should the master planning process result in a request from Developer to layout the streets in a public manner. Further VMC 11.080.040(C)(2) allows private streets in industrial developments. To the extent that VMC 11.080.050(B) is inconsistent with either VMC 11.080.040(C)(2), the Subarea Plan or Section 30 Design Guidelines, the City intends to resolve the inconsistency in favor of the specific allowance of private streets under VMC 11.080.040(C)(2) based on the reasons set forth here.

EXHIBIT 7

KITTELSON & ASSOCIATES

851 SW 6th AVENUE, SUITE 600
PORTLAND, OR 97204
P 503.228.5230 F 503.273.8169

September 5, 2019 Project #: 23182

Matt Oyen
PacTrust
15350 SW Sequoia Parkway, Suite 300
Portland, OR 97224

RE: Section 30 Property Due-Diligence

Dear Matt,

Per your request, below is an updated summary of transportation considerations to help inform your due-diligence assessment.

TRIP GENERATION ESTIMATE

Per the *Trip Generation Manual, 10th Edition*[1] development of 700,000 square feet of office space is estimated to generate:

- 5,565 Daily Trips (assuming Corporate Headquarters trip rate or 7,006 Daily Trips using the General Office trip rate)
- 684 weekday AM peak hour trips (588 in, 96 out)
- 723 weekday PM peak hour trips (116 in, 607 out)

TRAFFIC IMPACT FEE ESTIMATE (TIF)

- The development site is located in the Cascade TIF District ($223 fee/daily trip currently)
- Current TIF estimate based on 700,000 square feet of Corporate Headquarters is $1,054,846 (by comparison, the general office rate is estimated at $1,327,987). The final TIF amount is subject to determination by the City at the time of building permit issuance (current rates may increase).

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[1] The City of Vancouver adopted use of the *Trip Generation Manual, 10th Edition* for trip estimation in 2019. Weekday AM and PM peak hour trip data for the Corporate Headquarters use cited in the *Trip Generation Manual, 10th Edition* is limited to one study and is therefore not applicable and General Office was assumed. The peak hour trip rate for General Office in the 10th Edition is less than the Corporate Headquarters trip rate in the 9th Edition. Daily trip rates for Corporate Headquarters cited in the *Trip Generation Manual, 10th Edition* are based on 8 studies and appear reasonable for use in estimating daily trips.

- The development site also subject to Mill Plain Boulevard TIF Overlay, estimated at $47,302 based on 700,000 square feet of Corporate Office Headquarters (by comparison, the General Office rate is estimated at $59,551). The Overlay fee is also subject to final determination by the City at the time of building permit issuance.

VESTED TRIPS

The former mining sites associated with some of the potential redevelopment area should have trip vesting for TIF purposes as well as concurrency review. Some studies of historic traffic volumes may be available from the respective property owners.

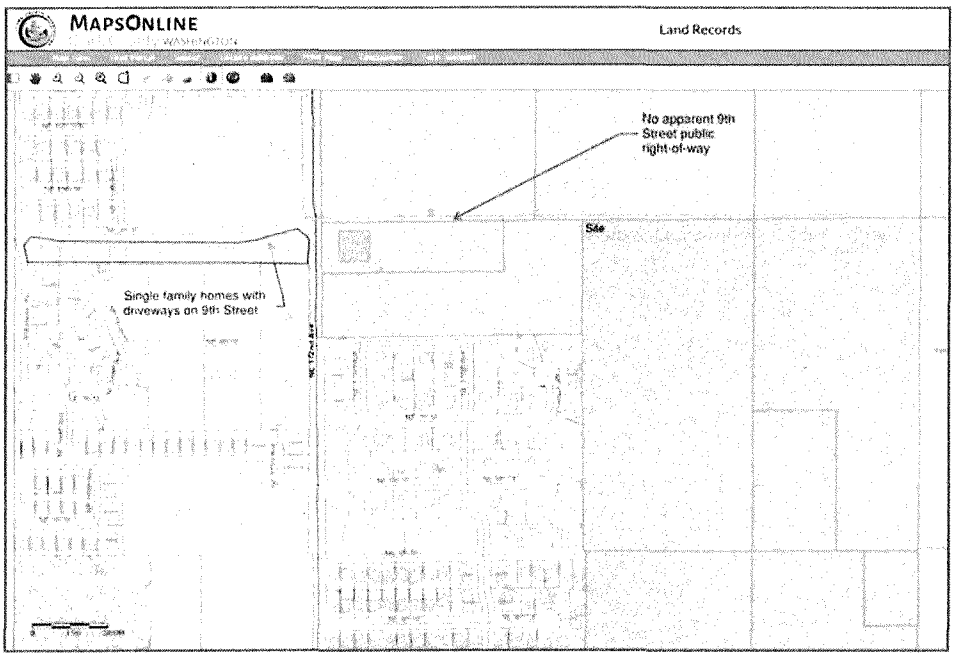
TRANSPORTATION NEEDS

The following infrastructure needs and considerations were identified based on review of studies in the area as well as dialogue with City of Vancouver staff. A formal traffic impact study and concurrency review will be required to obtain site development approvals and will provide a more detailed assessment.

- We assume SE 1st Street will be completed between SE 162nd Avenue and SE 192nd Avenue and that SE 184th Avenue will serve the site, linking the site to SE 1st Street at a new roundabout.
- The site could potentially benefit from a connection to SE 9th Street to the north (and half-street frontage improvements presumably would be required)
  - NE 9th Street is planned as a new three-lane urban collector (one lane in each direction plus center left-turn lane) and is a circulation route in the Section 30 Sub Area Plan concept.
    - NE 9th Street construction is an unfunded project in the 2019-2024 Transportation Improvement Program (TIP).
  - It appears there may not currently be a public right-of-way available linking the proposed development site with NE 172nd Avenue along the planned NE 9th Street corridor (see Exhibit 1 below).

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 46

Exhibit 1. 9th Street Connectivity Considerations



- As shown in Exhibit 1, the SE 9th Street corridor between SE 172nd Avenue and SE 167th Avenue serves single family homes with direct driveway access (some of which are highlighted above). Potential cut through traffic considerations will likely be an issue for local residents along the roadway.

- Connecting SE 9th Street to the site would likely trigger the need for improvements at:
  - SE 9th Street/SE 172nd Avenue (currently stop-controlled)
    - Potential need for north/south left-turn lanes (appears to require widening north intersection approach to the east)
    - Potential need for separate east-west left-turn lanes
    - Potential need for future roundabout or traffic signal
  - SE 9th Street/SE 162nd Avenue (currently stop-controlled)
    - Potential need to restrict westbound left-turn movement or signalize the intersection

- An alternative site-access option that could be considered (subject to right-of-way availability) would be to construct a new north approach to the existing SE 177th Avenue/SE 1st Street intersection. We anticipate the north approach would have a three-lane section

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 47

(one through lane in each direction plus a left-turn lane). This intersection is expected to be signalized in the future.

NEXT STEPS

The information above will be further assessed in the future as part of a formal traffic impact study. Most of the projects above, if required, could be made TIF creditable.

Please let me know if you would like to discuss or if you have questions.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer, PE
Senior Principal Engineer

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 48

EXHIBIT 8

CORE PUBLIC IMPROVEMENTS CERTIFICATION

Certification time period from _____, ___, 20__ to _____, ___, 20__

Developer submits and certifies that it has met or exceeded the applicable thresholds as set forth in the agreement and as indicated herein: Cost to construct Core Public Improvements during the time period listed above: $_____

Attached hereto, Developer has furnished a list of the costs to construct the Core Public Improvements, similar in form to the following example:

Vendor	PO Number	Invoice Number	Invoice Date	Scope of Work	Check Number	Date Paid	$ Amount
EXAMPLE XYZ Co.	1234000	1111111	1.1.2021	Grading	1234	2.1.2021	$23,685,509.41

DEVELOPER

By:_____ Date:_____

Printed Name & Title:_____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of HP INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on _____, 20____.

_____
Notary Public for Washington

EXHIBIT 9

DESCRIPTION OF DEVELOPER'S ABILITY TO MEET INFRASTRUCTURE REQUIREMENTS FOR THE PHASE 1 PROPERTY

As set forth in the Recitals of the HP Development Agreement, the Subarea Plan was adopted more than 15 years ago when the City anticipated development to occur on a parcel-by-parcel basis instead of a coordinated effort led by Developer's catalyzing Project, involving a significant portion of Section 30's privately owned land. The Subarea Plan anticipates some flexibility in its application and is referred to as a framework that envisioned joint effort for development between the City and property owners and between the Developer and its neighbors. Developer, through this Development Agreement signifies its willingness to join this endeavor to turn the framework into a reality and transform Section 30 into the neighborhood envisioned in the plan. Given this context, the City considers the Developer's proposal as an unique catalyst that deserves the City's attention and direction in advance of land use application review for Phase 1 and master planning for Subsequent Phases to allow achievement of the vision set forth in the Subarea Plan. To the extent that it is determined that code amendments are required to support the below application of the code, the City agrees to pursue such amendments; however, the City shall not be obligated to approve any such code amendment.

Capitalized terms have the same meaning as set forth in the HP Development Agreement unless otherwise specified in this exhibit.

The HP Property is zoned ECX and anticipates reclamation activity for existing mining operations approved by the Washington State Department of Natural Resources and development consistent with this zoning, including office, research and development, industrial services, manufacturing and production, light industrial uses, as well as the potential for occupant-supported small scale retail, restaurant, accessory uses, and related parking and associated onsite improvements. Phase 1 will be constructed on the southeastern corner of the Developer's Property as shown on Exhibit 3 of the HP Development Agreement – that portion of the HP Property in closest proximity to SE 1st Street, allowing for a continuation of commercial development and use of existing infrastructure. Therefore, the contemplated development is consistent with existing and surrounding land use.

The HP Property is currently a quarry with variable elevations ranging from 215 to 245 feet. Surrounding elevations include the English Family Vineyard property to the west at an elevation of 288 feet, the CTC Section 30, LLC property to the east at an elevation of 284 feet, and property to the north ranging from 225 to 235 feet.

Developer intends to develop the site to prepare for finished grades between 2 and 4% across the Phase 1 Property. Developer intends to fill the southern most portion of the Phase 1 Property to an approximate elevation of 246 feet, and other portions to an approximate elevation of 257 feet. Slopes to the west are intended to be less than 10% grade.

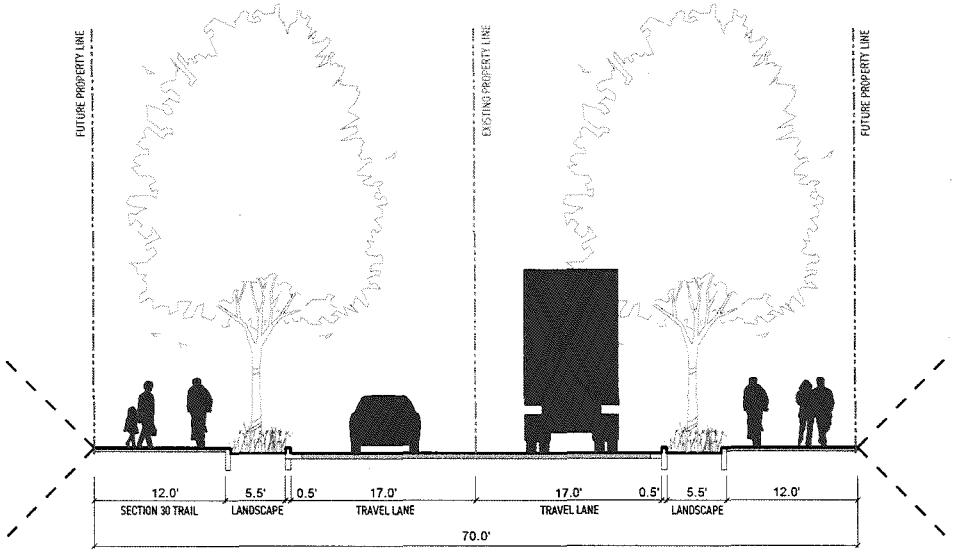
In addition, extension of SE 184th Avenue across SE 1st Street will occur during Phase 1 to provide transportation access to the HP Property. The extension will be approximately 1,000 linear feet and HP will construct this stub road as a Core Public Improvement. The extension will be built at an elevation to service the CTC Section 30, LLC property to the east of the HP Property. The Parties agree that extending SE 184th Avenue approximately 1000 feet north to serve the Phase 1 Property should be coordinated with construction scheduled to occur to improve SE 1st Street.

As Phase 1 is developed, a short-term sewer system is contemplated to allow Developer to connect to lift or pump stations outside of Section 30. The City has verified and will analyze at land use review the proposed design of the short-term sewer infrastructure. Notwithstanding the short-term solution, Developer shall install appropriate sewer infrastructure to allow transition to a permanent solution once the location of the Area 2 Pump Station is determined in the master planning process and installed as part of the extension of SE 184th Avenue to connect to SE 9th Street, consistent with the terms of the HP Development Agreement.

A public recreational trail is conceptually located on or near the HP Property in the Subarea Plan. Section 8 of the HP Development Agreement addresses this public recreational trail.

EXHIBIT 10

OPTION WITH 17' TRAVEL LANE



OPTION WITH CENTER TURN LANE

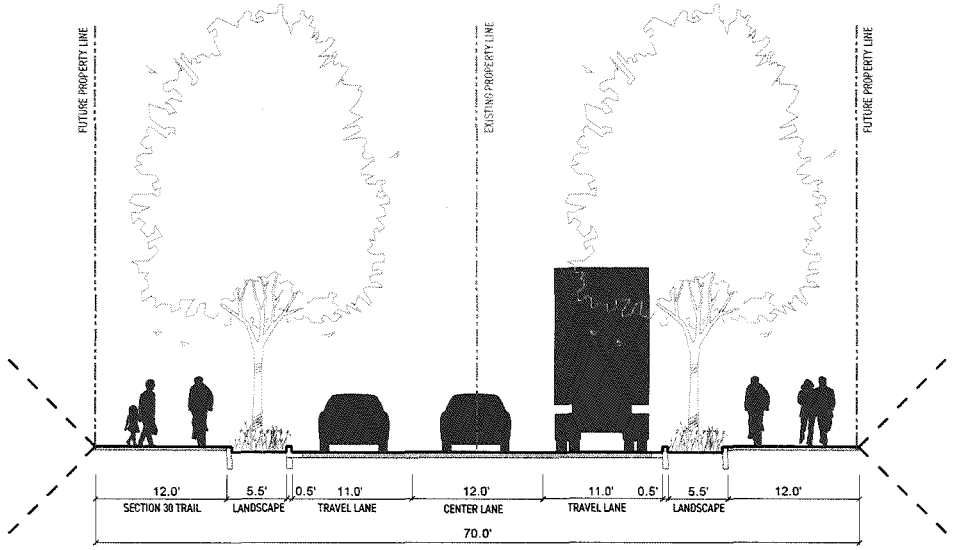


Exhibit 10
Page 1 of 1

PROPOSED 184TH ROADWAY SECTION

OCTOBER 31, 2019

ZGF

Clark Auditor Thu Dec 19 16:26:09 PST 2019 5684394 Page 52

EXHIBIT 11

ANNUAL CERTIFICATION

Annual Certification for 20_____

Developer submits and certifies that it has met or exceeded the applicable thresholds as set forth in the agreement and as indicated herein.

Number of jobs located at site: _____

Average wage of jobs at site: _____

DEVELOPER

By:_____ Date:_____

Printed Name & Title:_____

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____ of HP INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal on _____, 20__.

_____
Notary Public for Washington

HP EAST Master Plan

Appendix D - Transportation Analysis

KITTELSON & ASSOCIATES
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September 5, 2019 Project #: 23182

Matt Oyen
PacTrust
15350 SW Sequoia Parkway, Suite 300
Portland, OR 97224

RE: Section 30 Property Due-Diligence

Dear Matt,

Per your request, below is an updated summary of transportation considerations to help inform your due-diligence assessment.

TRIP GENERATION ESTIMATE

Per the *Trip Generation Manual, 10th Edition*[1] development of 700,000 square feet of office space is estimated to generate:

- 5,565 Daily Trips (assuming Corporate Headquarters trip rate or 7,006 Daily Trips using the General Office trip rate)
- 684 weekday AM peak hour trips (588 in, 96 out)
- 723 weekday PM peak hour trips (116 in, 607 out)

TRAFFIC IMPACT FEE ESTIMATE (TIF)

- The development site is located in the Cascade TIF District ($223 fee/daily trip currently)
- Current TIF estimate based on 700,000 square feet of Corporate Headquarters is $1,054,846 (by comparison, the general office rate is estimated at $1,327,987). The final TIF amount is subject to determination by the City at the time of building permit issuance (current rates may increase).

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[1] The City of Vancouver adopted use of the *Trip Generation Manual, 10th Edition* for trip estimation in 2019. Weekday AM and PM peak hour trip data for the Corporate Headquarters use cited in the *Trip Generation Manual, 10th Edition* is limited to one study and is therefore not applicable and General Office was assumed. The peak hour trip rate for General Office in the 10th Edition is less than the Corporate Headquarters trip rate in the 9th Edition. Daily trip rates for Corporate Headquarters cited in the *Trip Generation Manual, 10th Edition* are based on 8 studies and appear reasonable for use in estimating daily trips.

- The development site also subject to Mill Plain Boulevard TIF Overlay, estimated at $47,302 based on 700,000 square feet of Corporate Office Headquarters (by comparison, the General Office rate is estimated at $59,551). The Overlay fee is also subject to final determination by the City at the time of building permit issuance.

VESTED TRIPS

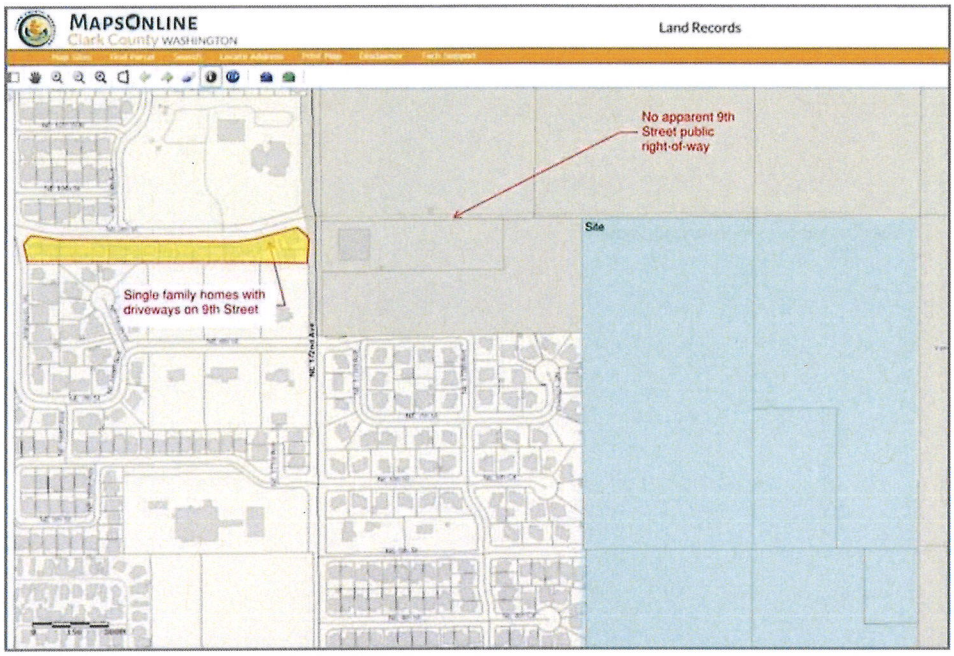
The former mining sites associated with some of the potential redevelopment area should have trip vesting for TIF purposes as well as concurrency review. Some studies of historic traffic volumes may be available from the respective property owners.

TRANSPORTATION NEEDS

The following infrastructure needs and considerations were identified based on review of studies in the area as well as dialogue with City of Vancouver staff. A formal traffic impact study and concurrency review will be required to obtain site development approvals and will provide a more detailed assessment.

- We assume SE 1st Street will be completed between SE 162nd Avenue and SE 192nd Avenue and that SE 184th Avenue will serve the site, linking the site to SE 1st Street at a new roundabout.
- The site could potentially benefit from a connection to SE 9th Street to the north (and half-street frontage improvements presumably would be required)
    - NE 9th Street is planned as a new three-lane urban collector (one lane in each direction plus center left-turn lane) and is a circulation route in the Section 30 Sub Area Plan concept.
        - NE 9th Street construction is an unfunded project in the 2019-2024 Transportation Improvement Program (TIP).
    - It appears there may not currently be a public right-of-way available linking the proposed development site with NE 172nd Avenue along the planned NE 9th Street corridor (see Exhibit 1 below).

Exhibit 1. 9th Street Connectivity Considerations



- As shown in Exhibit 1, the SE 9th Street corridor between SE 172nd Avenue and SE 167th Avenue serves single family homes with direct driveway access (some of which are highlighted above). Potential cut through traffic considerations will likely be an issue for local residents along the roadway.

- Connecting SE 9th Street to the site would likely trigger the need for improvements at:
  - SE 9th Street/SE 172nd Avenue (currently stop-controlled)
    - Potential need for north/south left-turn lanes (appears to require widening north intersection approach to the east)
    - Potential need for separate east-west left-turn lanes
    - Potential need for future roundabout or traffic signal
  - SE 9th Street/SE 162nd Avenue (currently stop-controlled)
    - Potential need to restrict westbound left-turn movement or signalize the intersection

- An alternative site-access option that could be considered (subject to right-of-way availability) would be to construct a new north approach to the existing SE 177th Avenue/SE 1st Street intersection. We anticipate the north approach would have a three-lane section

(one through lane in each direction plus a left-turn lane). This intersection is expected to be signalized in the future.

NEXT STEPS

The information above will be further assessed in the future as part of a formal traffic impact study. Most of the projects above, if required, could be made TIF creditable.

Please let me know if you would like to discuss or if you have questions.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer, PE
Senior Principal Engineer

Person, Mark

From: Phillip Alexander <ltpaalexander@gmail.com>
Sent: Sunday, November 3, 2024 1:03 PM
To: Person, Mark
Cc: Anna Krecic
Subject: East Master Plan SEPA Determination of Nonsignificance

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from ltpaalexander@gmail.com. Learn why this is important

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

PRJ-169273 / LUP-84555

Please add me to the list for a notice of the public hearing.

Is there a set of Architectural and Mechanical plans of the project available for the public to review?

I disagree with the city's assumption that this project will not create a significant environmental impact without going through a proper environmental study.

This project includes research and manufacturing activities immediately adjacent to and upwind of a residential neighborhood. This neighborhood sits on the edge of the English pit, effectively at the same elevation as any exhaust system serving these research and manufacturing activities.

This neighborhood already regularly smells of the petrochemical exhaust from the concrete plant adjacent to the HP site. An environmental study would help determine if a high plume exhaust fan would be appropriate to protect this neighborhood from the chemical byproducts produced by research and manufacturing activities.

Thank you,
Phil Alexander
529 NE 172nd Ave

Jennifer M. Bragar
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Admitted in Oregon, Washington,
and California
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November 22, 2024

BY EMAIL

Mark Person
City of Vancouver
415 West 6th Street
Vancouver, WA 98660

RE: HP Inc. – HP East Master Plan, City File No. PRJ-169273/LUP-84555
Applicant's Response to Public Comment

Dear Mr. Person,

This office represents HP Inc. (the "Applicant" or "HP") in the review of HP Inc. – HP East Master Plan application for a portion of HP's property located at 18208 SE 1st Street, Vancouver, City File No. PRJ-169273/LUP-84555 (the "application"). This letter responds to public comments received by the City during the noticed public comment period, in accordance with the City of Vancouver's ("City") notice of application and optional SEPA Determination of Nonsignificance mailed and published October 25, 2024. The City is well-within the bounds of SEPA to issue a Determination of Nonsignificance ("DNS") as consistent with the City's Section 30 Urban Employment Center Plan ("Subarea Plan"), Section 30 Urban Employment Center Design Guidelines ("Design Guidelines"), and the applicable approval standards under the Vancouver Municipal Code ("Code" or "VMC").

One public comment requested the City require preparation of an environmental impact statement under SEPA based on concerns about pollution that may result from research and manufacturing activities from eventual development of the property. The comment requests a full environmental study to determine if a high plume exhaust fan would protect the adjacent residential neighborhood from chemical byproducts from research and manufacturing activities. However, since none of the particular uses or building locations are being determined in the HP East Master Plan, it would be premature to analyze whether the specific uses or building locations would represent a significant environmental impact. A later site plan approval review process will require SEPA review and is the appropriate time to consider the type of specific impacts raised in the comment letter. As discussed in detail below, an environmental impact statement is not required under SEPA at this time, and a DNS is the appropriate determination.

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I. A DNS is appropriate at this time because the HP East Master Plan defers the decision and authorization of the final location of buildings and uses in those buildings to a later site plan review.

The HP East Master Plan proposes review of a master planned development at the site pursuant to the Section 30 Subarea Plan and VMC 20.690. The components of the development that may impact potential air impacts have not been designated in the HP East Master Plan. As appropriate in this context under SEPA, HP's SEPA Environmental Checklist (the "SEPA Checklist") has been prepared to assess all impacts that can reasonably be foreseen at this time.

The HP East Master Plan is a procedural step required pursuant to the Section 30 Subarea Plan before HP submits specific site plans for ultimate development of the property. Allowing for further SEPA review at the time of development is a sanctioned approach. *Spokane County v. East Washington Growth Management Hearings Board*, 176 Wn.App. 555, 579, 309 P.3d 673 (2013).

The HP East Master Plan includes a full site utilization plan that provides an "overall impression of proposed development" but, at this time, does not determine the specific building and use mix that may occur on the property. VMC 20.690.060 and HP East Master Plan at pp. 70-72. The Master Plan will be built out in phases, for which HP will determine the building and use mix based on market conditions, internal employee demand, and other factors at the time of individual site plan applications. *Id*.

The SEPA Checklist incorporates this future site plan review process and explains that the analysis of these potential air impacts referenced by the public comment will necessarily occur when the uses have been determined,

> "Plans for buildings and their uses have not been finalized and future emissions information is not currently available. As building use plans are finalized revisions will be made to a SEPA Checklist if it is determined that the project will include any additional sources of air emissions." SEPA Checklist, p. 7.

These use decisions will come later as part of a subsequent site plan review that will implement the high level master plan, and it is consistent with the SEPA process to perform additional environmental review based on those impacts at that time of site plan application. *Spokane County*, 176 Wn. App. at 579.

The City's approval of the HP East Master Plan does not authorize or commit HP to any specific development scheme that would be the basis for assuming particular air quality impacts. *Id*. Thus, an environmental impact statement as to the potential impacts identified by the public comment would have no factual basis and will be addressed at site plan review.

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CONCLUSION

For all the foregoing reasons, the additional information provided herein, and the application materials previously submitted, the application meets the approval standards, including the City's exercise of the Optional SEPA DNS review process. HP requests approval of the HP East Master Plan and the DNS. Thank you for your attention to this submittal.

Sincerely,

Jennifer Bragar

cc: (all by email)
Cary Driskell
Jonathan Young
Soo Anderson
client

CITY OF Vancouver WASHINGTON

MEMORANDUM

DATE: April 18, 2025

TO: Anne McEnerny-Ogle, Mayor City Council

FROM: Lon Pluckhahn, City Manager
Lisa Brandl, Deputy City Manager
Jason Olson, Facilities Capital Projects Project Manager

RE: **New Public Works Operations Campus Update**

CC: **Geraldene Moyle, General Services Director**
Tim Buck, Public Works Operations Manager
Jean Singer, Facilities Capital Projects Division Manager

Executive Summary:

This document provides a status update on the New Public Works Operations Campus project activities since the last City Council update in November 2023, the subsequent workshop in December of 2023, and the discussion at the General Contractor Construction Manager (GCCM) Contracting Approach workshop in January 2024. Also provided is a timeline of milestones through 2025 and 2026.

A 100% schematic design concept review workshop is being planned with City Council in Mid-July 2025. There will be a detailed companion memorandum with that workshop demonstrating the alignment of project design elements and features with city initiatives and policies.

Project work since last City Council update:

GCCM (General Contractor/Construction Manager) Selection

Since the last update in 2024, the City submitted an application and received approval from the State Project Review Board to use the GC/CM project delivery method for this project – the City's first GC/CM project. The remainder of 2024 was spent refining contracts for GC/CM and initiating the procurement process to select a contractor. Over the first quarter of 2025 the project team has completed the GCCM selection process in accordance with RCW 39.10. This project drew interest from qualified general contractors in the region, yielding eight (8) initial statements of qualifications. A qualified team of (7) reviewers scored the proposals, shortlisting the top four into the interview process. Following interviews the team selected the final three (3) firms to submit

final fee proposals, and we have entered into final contract negotiations with Skanska USA Building as our GCCM partner. Skanska USA recently completed the newly constructed Mountain View High School for Evergreen Public Schools in Vancouver, WA. That project also used the GCCM project delivery method and was delivered on time and on budget.

Start of Construction (2025)

Construction activities: Construction activities will begin in 2025 with early site development work.

The design team submitted plans for land use/engineering review in February through a streamlined process. Approval will allow us to use this summer to get a jumpstart on underground tasks. Activities you can expect to see happening, beginning this summer include:

1. Mass grading to balance the cut and fill on the project site.
2. Retaining wall construction along the East portion of the North property line
3. Boring and installation of the geo-thermal exchange system, tapping into the natural heating and cooling of earth, which will be instrumental in a low energy use facility.
4. Installation of all ground improvements (stone columns) underneath all proposed buildings to mitigate potential liquefaction in a major seismic event, leading to our level IV resiliency.
5. Installation of landscaping buffer and trees along the South property line.

These activities are expected to begin in July, this year, and be completed by December 2025.

Project Schedule – 2025 and Beyond

Design Advancement: With the general contractor procured, we expect to see significant advancement of the project design through 2025, bringing into sharper focus both the scope of work and overall project costs.

- Schematic Design: The project design will complete schematic design by the end of June 2025. Schematic design completes initial building massing, materials and overall design character, floor plans, site layout and development as well as the determination of critical systems such as structural, HVAC, surface water conveyance and treatment and soil/ground improvements. The schematic design will be presented to City Council in detail through a workshop in Mid-July, accompanied by a companion memorandum aligning the project work with city policies and initiatives.

- Design Development: By the end of 2025 the project will have completed the next phase of design: Design Development.

Permitting: After this, Permitting will begin, which includes land use approval and building permits. We are scheduled to submit for land use approval by June of this year. Building permit applications will be submitted by July of 2026, with expectations of having building permits in-hand by October 2026. Finalized designs and construction will begin by fall of 2026. A high-level project schedule is included in the appendix.

Project Budget Evolution and Considerations

The last cost estimate that was presented to council was from October 2023 when the project was at the midpoint of 30% Schematic Design. Updated for 2025 dollars, the estimate had a range of $168 Million - $178 Million. Our most current cost estimate, from February 2025, including all anticipated project costs, is approximately $177 Million, which remains within the range that was presented previously. The team continues to identify areas of cost savings, including the most recent move to using “tilt up” concrete construction on all buildings. This shift is expected to save both time and significant dollars across the project as well as potentially limiting the impact of material tariffs on construction costs.



Previous concept using custom steel construction with wood siding.



Alternative project concept using tilt-up concrete construction.

Project Alignment with Policy

The project charter tasks the project design to align strategic policy initiatives with implementation of goals established for four focus areas:

1. Resiliency and safety
2. Environmental sustainability
3. Equity and inclusion
4. Capital planning, asset management, and financial policies

These prepare us for the future, while honoring our community’s needs today.

Resiliency and safety: The project goals for resiliency and safety have been reflected in the design work this year through continued study and design of subsurface ground improvements (stone columns) and building design. We have a clearer picture of the potential for subsurface ground failure on our property in the event of a major seismic event, accommodating for expected movement in both the foundation and building design, ensuring 100% operation following a seismic event.

Environmental sustainability: With a focus on reduced energy use, decarbonization, and a site that minimizes the heat island effect, the project goals for environmental sustainability remain in alignment through the design in context of the adopted Climate Action Framework (CAF) targets and the anticipated municipal sections of the City of Vancouver green building policy. The team is working to balance project budget and highlighting this project as a model for future development within the City of Vancouver.

Equity and Inclusion: Project goals for equity and inclusion will continue to involve and engage all of the different divisions that will operate from the new campus. As the design process ramps up throughout the rest of 2025 and 2026, we will re-engage with the public works divisions as we continue to hone the design in response to how the future work force may function in these spaces and support the community. Our contractor, Skanska USA, will take the lead on providing opportunities to local minority subcontractors. Their contributions will have an impactful role in the construction process and the community value of the facility.

Capital Planning, Asset Management, and Financial Policies: Review of the City's long-term service needs and possible future service area demonstrates our commitment to attentive capital planning and asset management. A detailed and regularly updated cost model provides the foundation for exploring design alternatives to keep the project scope within the targeted budget.

Documentation of approaches to design and project elements with these four focus areas will be presented in the companion memorandum with the July 2025 workshop.

Community Outreach and Engagement

Expanded public outreach and engagement will begin in Q2 of 2025 prior to the start of early site construction activities in July. That will allow for more detailed information to be shared with the community after City Council has offered reflection and feedback on the 100% schematic design. Anticipated initial tools include an open house, project newsletters with updates quarterly and neighborhood meetings. A detailed schedule is being coordinated.

2025-2026 Timeline/Next Steps

Q1 2025	GCCM Procurement
Q2 2025	Completion of Schematic Design – Begin Community Engagement
Q3 2025	Begin construction on early site work - Full Land Use Submittal
Q4 2025	Finish early site construction – Complete Design Development
Q1 2026	Continuation of Construction Documents

Q2 2026	Final Cost Estimate
Q3 2026	Begin Construction

Staff contact:

Jean Singer, Facilities Capital Projects Division Manager - Jean.Singer@cityofvancouver.us

Jason Olson, Facilities Capital Projects Manager – Jason.olson@cityofvancouver.us

Attachments: Project Schedule

Start Date	End Date	Task
11/04/24	05/05/25	SD-1 (Dec 2 24 - Feb 28 25)*
05/06/25	07/01/25	SD-2 (March - June)*
05/05/25	05/05/25	SD-2 Design Contract Executed
05/14/25	05/14/25	Public Relations Open House (Date NYS)
04/30/25	06/12/25	GC/CM Prepares Independent Project Cost Estimate/Model
06/13/25	06/23/25	Cost Reconciliation / Pole Planning Sessions
07/02/25	11/28/25	DD (July 1 25 - Oct 31 25)*
09/10/25	09/10/25	50% Deliverable
10/08/25	10/08/25	85% Deliverable - Pricing Package
12/01/25	09/30/26	CD (Nov 1 25 - Sep 30 26)*
04/23/26	04/23/26	50% DD Deliverable
07/01/26	07/01/26	85% Deliverable - Building Permit Submittal
07/01/26	07/01/26	85% Deliverable - Pricing Package
08/16/26	08/16/26	90% Deliverable
09/16/26	09/16/26	GMP Set
07/01/26	08/14/26	MACC Negotiations (July 1 26 - Aug 14 26)*
08/17/26	08/31/26	Execute GMP Amendment (Aug 15 26 - Aug 30 26)*
09/01/26	09/29/28	Construction (July 1 25 - Sep 30 28)*
09/01/28	09/01/28	Substantial Completion (Sep 1
09/29/28	09/29/28	Final Completion (Sep 30 28)*
10/02/28	11/30/28	City of Vancouver Move-in (Oct 1 28 - Nov 30 28)*
04/15/25	06/13/25	Streamline Permit (LUP / ENG) - Grading, Stormwater, Tree Plan (60 to 90d)
06/16/25	08/11/25	NPDES (National Pollutant Discharge Elimination System) & Dept of Ecology Review - 60 days
05/19/25	06/27/25	PBC Removal Report Soils Mng Plan) SMP by NV5
06/30/25	07/25/25	EPA Review - 30d
06/23/25	07/28/25	Building Permit Review for Geo-Exchange Field
07/01/25	08/05/25	Building Permit Review for Stone Columns
07/01/25	08/05/25	Building Permit Review for Retaining Walls
08/12/25	01/05/26	Early Site work in 2025