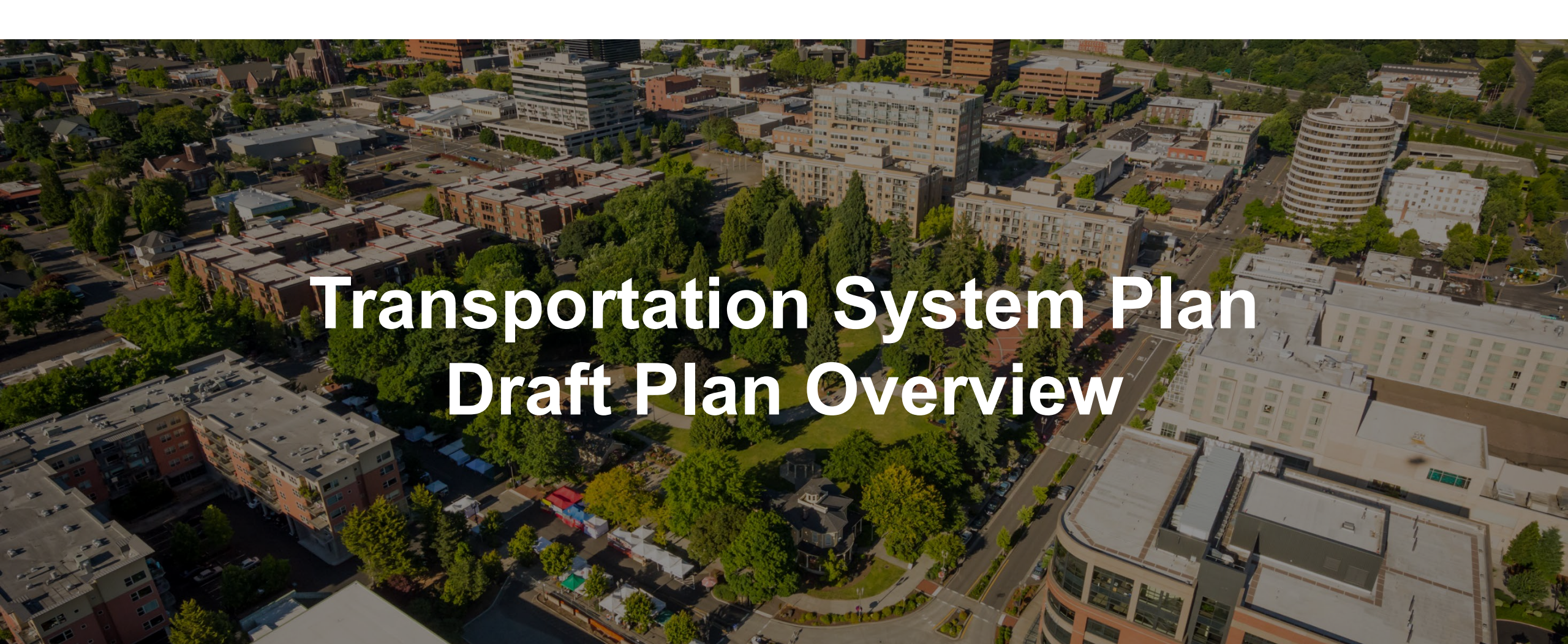




Transportation System Plan Draft Plan Overview



Kate Drennan, Principal Transportation
Planner, Community Development Department
Rebecca Kennedy, Deputy Director,
Community Development Department

Agenda

- Transportation System Plan Process
- Plan Overview
- Schedule & Next Steps



What is a TSP?

What are the core values?

The Transportation System Plan (TSP) provides a transportation vision, programs, policies, and investment priorities for the next 20 years. It serves as the transportation element of the Comprehensive Plan.



Climate

Our transportation system helps to reduce our impact on the climate and our natural environment.



Equity

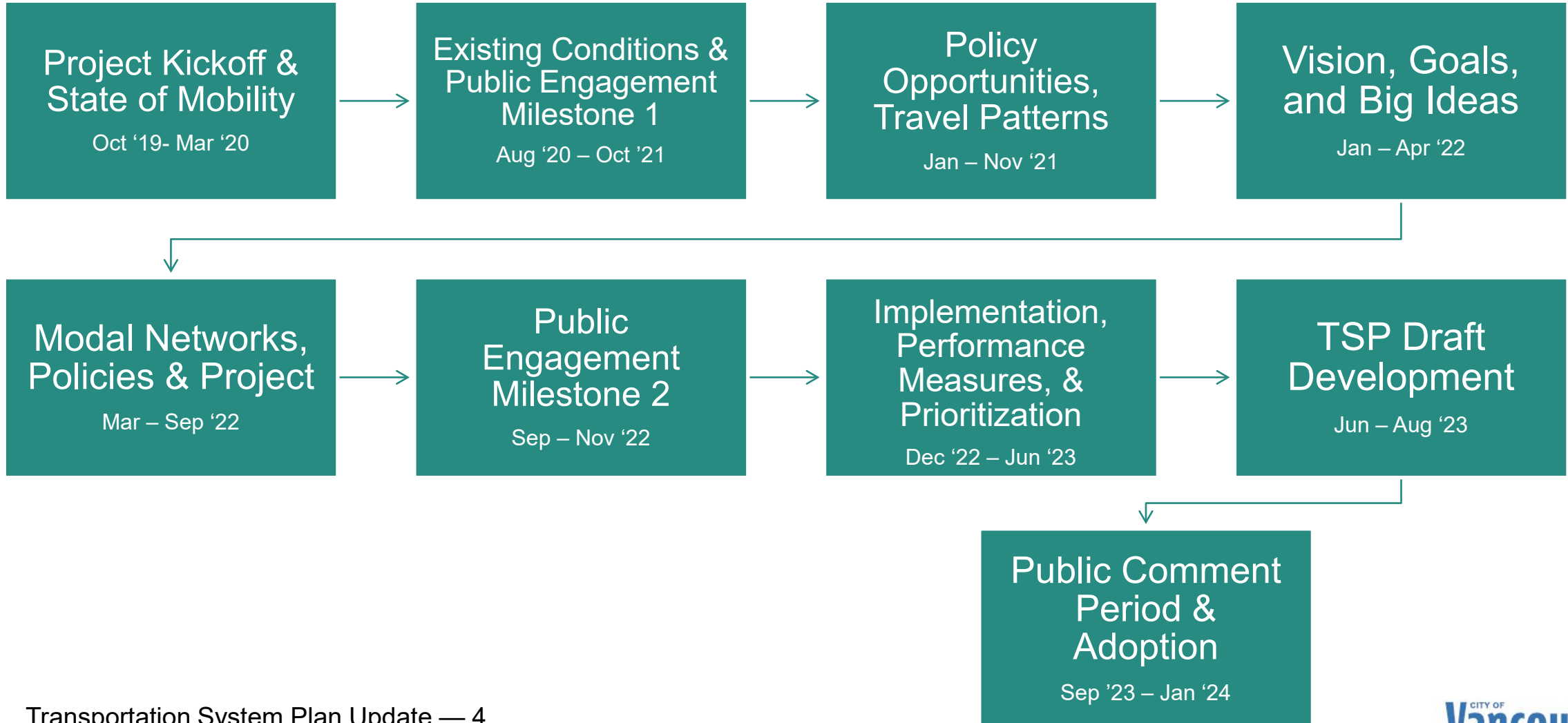
Transportation in Vancouver supports the needs of all and investment counteracts historic and current inequities.



Safety

Our transportation system keeps people safe when they walk, roll, bicycle, take transit, or drive.

TSP Project Development Timeline





Draft TSP Chapter Overview

1. City on the Move
2. By Vancouver, for Vancouver
3. Vancouver Moves Vision
4. Big Ideas
5. TSP Networks
6. Capitol Projects
7. Implementation
8. Moving Forward

1. City on the Move

- City Values & stats
- Key outcomes of the TSP
- Key Stakeholders
- Modal definitions
- Process Overview



2. By Vancouver, for Vancouver

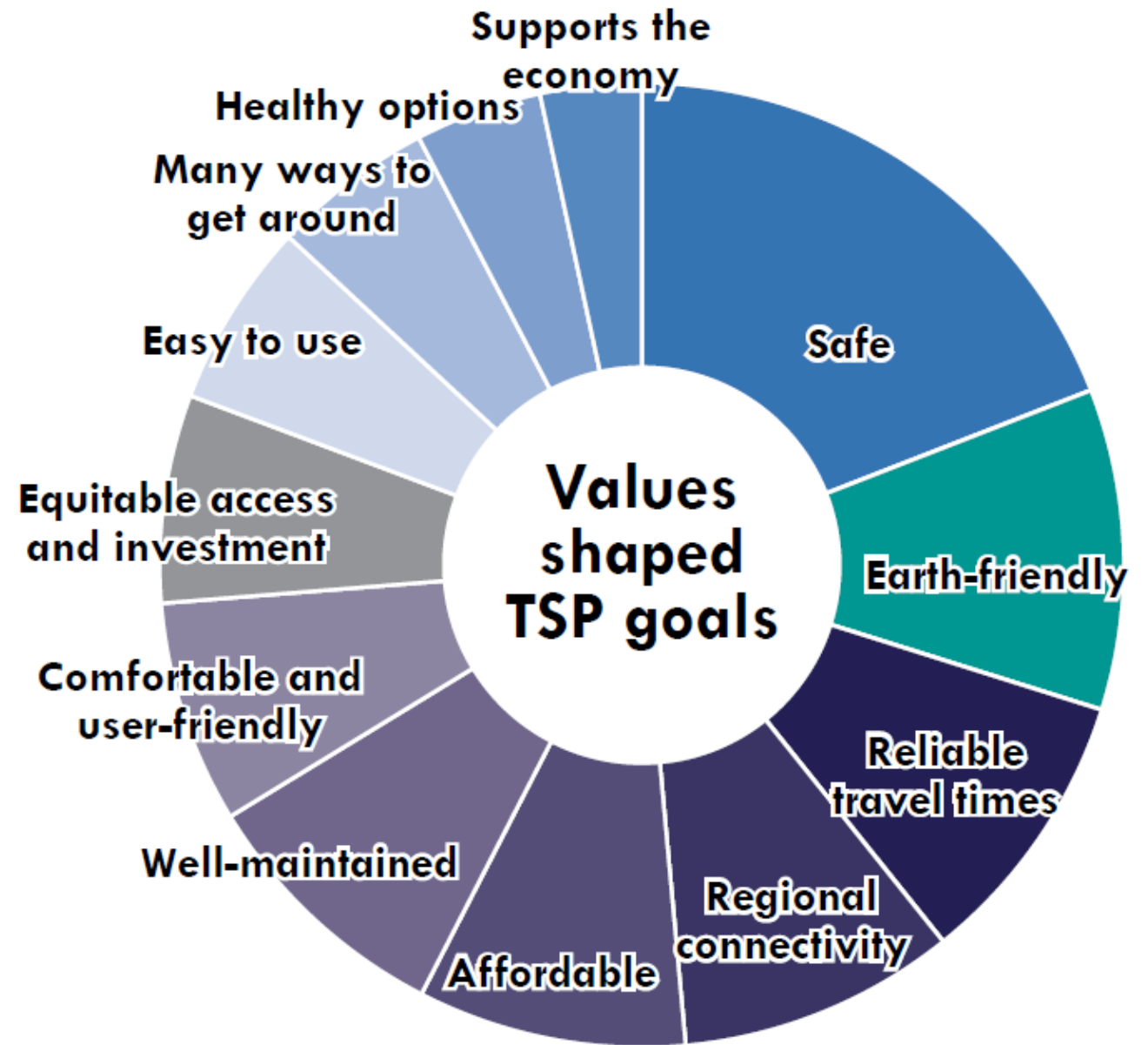
- Overview of outreach conducted, community priorities and values



 SOCIAL MEDIA • Facebook • Twitter • NextDoor • Mobility Mondays	 CITY NEWSLETTERS • Vancouver CONNECTS • Vancouver MESSENGER • Office of Neighborhoods	 FLYERS AND MATERIALS • Mobility Snapshot • FAQ Fact Sheet • Vancouver Moves website • Be Heard Vancouver	 VIDEOS • TSP Welcome Video • Transportation stories videos	 DIRECT OUTREACH • Phone • Email • Tabling and events • Community roundtables
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3. Vancouver Moves Vision

- Values wheel was used during outreach to identify highest community priorities for the transportation system.
- These were used to shape the Plan goals.



4. Big Ideas

[illegible]

4. Big Ideas Cont.

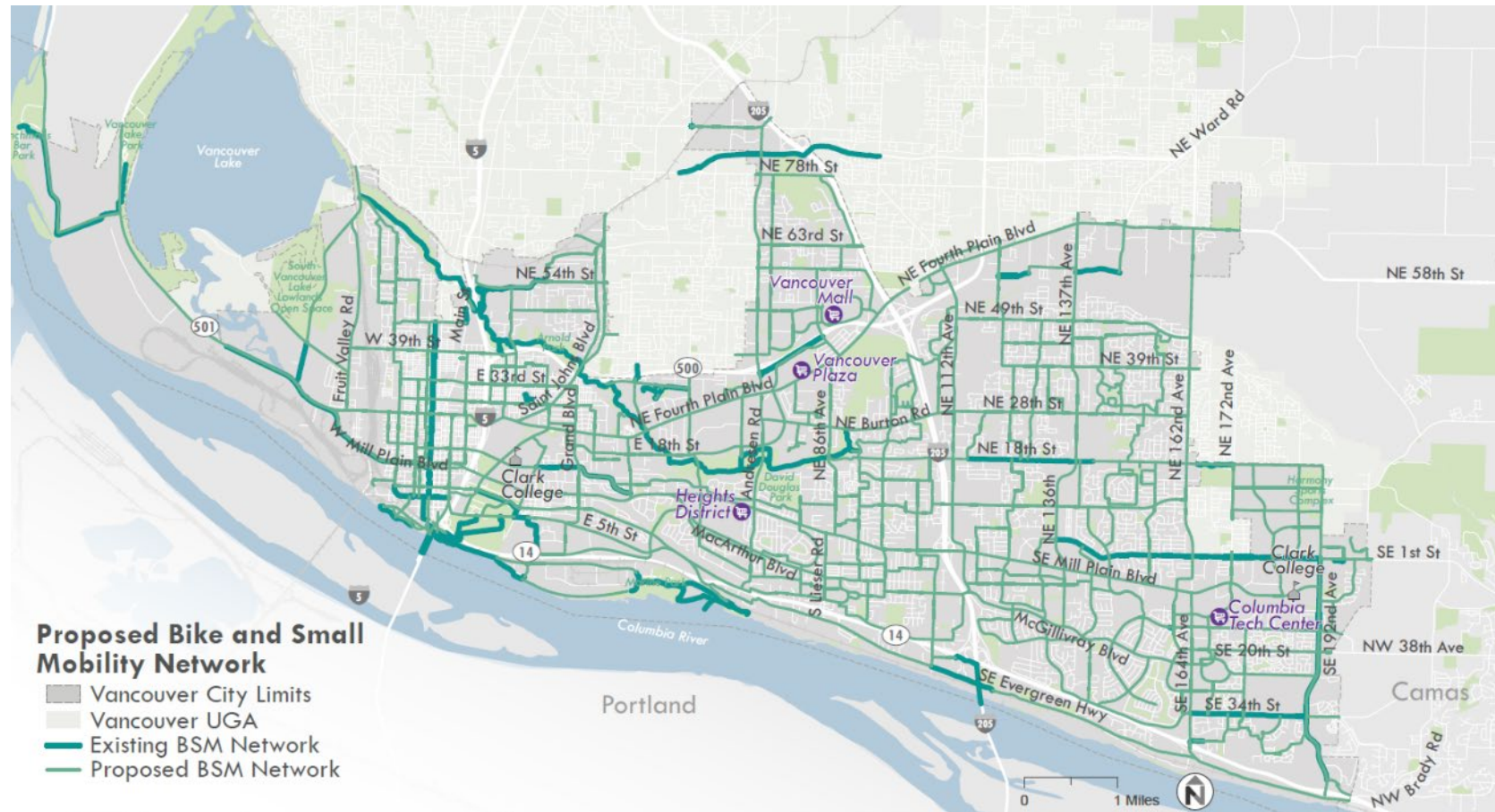
- Policies and programs table operationalize the Big Ideas
- Policies guide transportation investment, project design and how success is measured
- Programs bring investment and support to policies



5. TSP Networks

Creating networks for all types of transportation modes provides a policy framework and roadmap for capital investment

- Network maps include city-wide at-a-glance
- Modal network by city zone (5 zones)
- Modal 'overlay' maps by zone showing where primary modal networks overlap



6. Capital Projects

Where should we invest? What should be our top priority?



When should we invest?

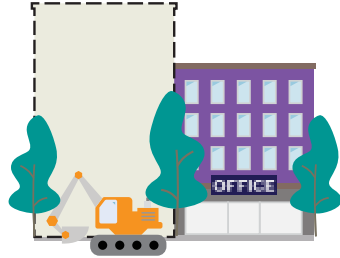


7. Implementation

- Funding and resource needs & opportunities
- Performance measures and metrics
- Near-term priorities



Complete
Corridors Program



Leveraging
Development



Vision Zero



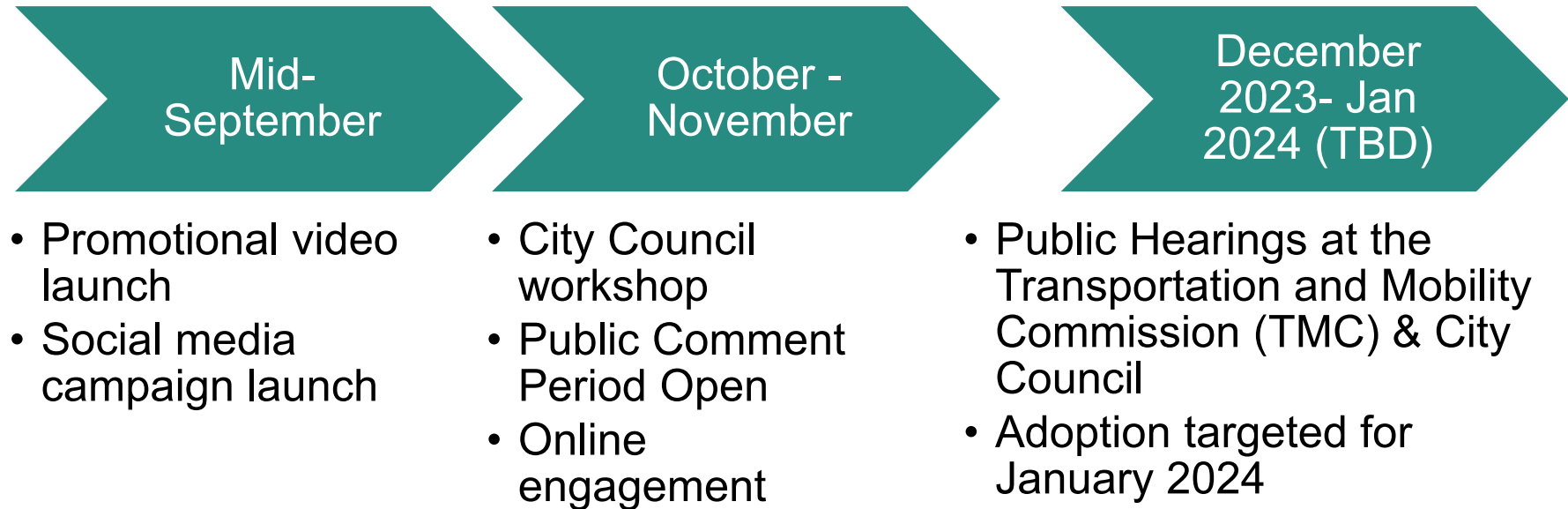
Safe Routes to
School

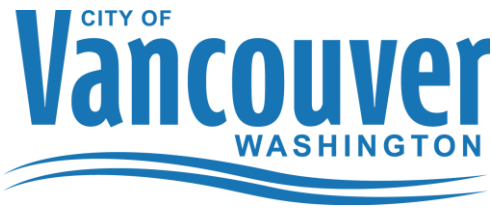
8. Moving Forward

- Innovation and trends
- Minor TSP updates will be made post-Comprehensive Plan adoption to reflect new growth nodes and centers
- Aligning with other parallel efforts:
 - Vancouver Comprehensive Plan
 - Vine BRT expansion
 - Vancouver Strategic Plan
 - Climate Action Framework
 - Interstate Bridge Replacement

Plan Engagement Activities

TSP Public comment period targeted for Mid-September to mid-November





MEMORANDUM

DATE: October 9, 2023

TO: Mayor McEnerny-Ogle and City Council

FROM: Eric Holmes, City Manager

CC: Kate Drennan, Principal Planner, Community Development Department; Rebecca Kennedy, Deputy Director, Community Development Department

RE: **Vancouver Transportation System Plan public comment draft**

Introduction

The [City of Vancouver Transportation System Plan \(TSP\)](#) is the broad vision for our transportation system – and a roadmap for getting there. Through adoption of policies, programs, and projects, the TSP will guide investments in our transportation system for the next 20 years. After a multi-year process, with significant input from City Council, the Transportation and Mobility Commission, and the Vancouver community, the draft TSP has been completed and released for public review and comment.

The workshop today will briefly review the content and organization of the Draft Plan and provide an overview of next steps during the public comment period. The goal is to familiarize City Council with the Plan contents and review public comment opportunities on the path toward adoption.

Overview of the Draft Plan

The Vancouver TSP identifies transportation projects, policies, and programs for the next twenty years. The draft report outlines how the TSP reflects both the City's guiding values of safety, equity, and climate – and how the community's values are reflected in the Plan goals and big ideas. Each chapter of the Plan builds upon the previous one, beginning with existing conditions and identified opportunities and incorporating community values and feedback that led to the Plan's goals and big ideas. The big ideas are then used to organize the Plan's policies, programs, and modal networks. To realize the vision of the modal networks, a comprehensive list of projects was identified to transform the existing roadway conditions today to the envisioned long-term modal network across the city. Finally, the Plan looks at near-term priorities, funding and staffing needs, and identifies trends and innovations on the horizon.

The Plan is divided into eight (8) chapters that are summarized below.

1. City on the Move

This chapter introduces the Plan, identifies key outcomes of the Plan, project partners and lays a foundation by covering some high-level existing conditions. This chapter also includes important definitions for what the TSP covers (the city versus the VUGA) and defines each mode, e.g. – what is a mobility lane? Finally, page 17 of this chapter provides a graphic overview of the planning process that began in late 2019 through today.

2. By Vancouver, for Vancouver

This chapter outlines public outreach and engagement done throughout the Plan development. It includes the methods and strategies used and highlights key concerns, opportunities, and values shared with the Project Team. More detailed information on the Plan's public engagement can be found in Appendices B and C summarizing major engagement milestones.

3. Vancouver Moves Vision

This chapter ties the Plan's goals back to the community feedback on their values for the transportation system. Top community values were safe, earth-friendly, reliable travel times, regional connectivity, and affordable. These values were translated into the TSP goals of safety, equity, climate, transportation choice, regional connectivity and maintaining our assets. Each goal is put into the context of Vancouver's existing conditions today, and the key opportunities the TSP presents toward advancing the goal.

4. Big Ideas

The Big Ideas are an organizing framework for tying goals with relevant policy and program opportunities. The chapter begins by showing the connection between each 'big idea' and the Plan's goals. Each big idea has a short definition and context to Vancouver, and then outlines the policies and programs that advance the big idea. Key policies are notated with a star and serve as a framework or broader policy umbrella to the supporting programs and policies that nest below.

5. TSP Networks

The TSP modal networks aim to meet the needs of a growing city by recognizing where pedestrian activity will be highest, where roadway investments to support transit are needed, and by setting a minimum density of low-stress facilities for the bicycle and small mobility network. The network chapter includes both a series of maps showing the future designated network of different modes (e.g., pedestrian or transit), and presents information on network quality or level of stress. This is to demonstrate that facilities take a different form depending on

the characteristics such as speed and traffic volume on the street they are on. To assist in readability, the chapter includes both full city network maps as well as five geographies across the city created to better display the modal networks. The Plan uses the same geographic zones to display projects.

6. Capital Projects

This chapter presents the list of capital projects necessary to bring our existing roadway system into alignment with the proposed modal networks based on known conditions today. The project list is long and comprehensive, and is meant to span even beyond the twenty-year lifespan of this TSP. The chapter outlines the process behind the prioritization rankings, timing, and cost levels that accompany each listed project. Projects will continue to be refined over time as conditions on the ground change. For example, a change in posted speed or traffic volumes could impact the recommended facility on any given roadway, redefining the associated capital project. The chapter also highlights an example project from each of the five geographic zones.

7. Implementation

The implementation chapter focuses on how we go about implementing the plan, including a focus on funding, staffing needs, and near-term priorities for City staff to focus on. The four near-term priorities include: advancing the complete corridors program; leveraging new development through updates to our concurrency standards, transportation impact analysis guidelines, and traffic impact fee program; implementing Vision Zero principals and a safe systems approach; and standing up a City Safe Routes to Schools program. This chapter also outlines the performance measures the City will track and report on through future City dashboards.

8. Moving Forward

The final chapter looks ahead to other parallel efforts that will align with and help to advance the goals and policies in the TSP. Lastly, the chapter identifies some emerging trends that continue to impact how people and goods travel. These are trends that the City is monitoring and are reflected in some of the policies and programs that will help the City prepare for, respond to, and advance best practices into the future.

Public Engagement Milestone 3

The final engagement phase of the TSP is underway and focused on sharing out the draft TSP for public review and comment. The primary investment is in a short promotional video introducing the TSP draft, highlighting its purpose and process, and inviting the public to review the plan. The video features interviews with the Chair and Vice-Chair of the Transportation and Mobility Commission. The team is [gathering feedback via a short survey](#) with the opportunity for open-ended public comment. The Project Team has presented to the Planning Commission, the Community Partner Group for the Comprehensive Plan, and will invite stakeholder members of the Technical Advisory Group to share the Plan with their own boards, commissions and stakeholders. The Project Team is also using social media, e-newsletters, and other fall outreach

Memo Title

Date

Page 4 of 4

events to spread the word. The public comment period lasts 60 days, from approximately mid-September to mid-November. The Project Team will process and summarize comment in advance of the final Plan, and report back findings and comment themes to Council prior to adoption.

Next Steps

The TSP is scheduled for an additional City Council workshop on November 20th to present interim public comment themes, followed by a first reading on the Council consent agenda for December 18th. In advance of that, TMC will hold a public hearing on the TSP on December 5th to provide their recommendation on Plan adoption. A City Council public hearing is anticipated for January 2024.

Attachment(s):

Council Presentation 23_10_09 Draft TSP Workshop

Vancouver TSP Draft 2023_09_19 Reduced

Kate Drennan, Principal Transportation Planner, Community Development Department

Kate.Drennan@cityofvancouver.us, (360)487-7959



TRANSPORTATION SYSTEM PLAN

DRAFT 9/19/23

INTRODUCTION FROM CITY COUNCIL/CITY MANAGER

COMING SOON IN FINAL DRAFT

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Ryan Lopossa

Laurel Priest

Emily Benoit

TECHNICAL ADVISORY COMMITTEE

City of Vancouver

Clark County

C-TRAN

Southwest Washington Regional Transportation Council
(RTC)

Washington State Department of Transportation

Vancouver Public Schools

Evergreen Public Schools

Vancouver Fire Department

City of Camas

Port of Vancouver

Clark County Public Health

MAYOR AND CITY COUNCIL

Mayor Anne McEnerny-Ogle

Mayor Pro Tem Ty Stober

Councilmember Sarah J. Fox

Councilmember Bart Hansen

Councilmember Kim D. Harless

Councilmember Erik Paulsen

Councilmember Diana H. Perez

City Manager Eric Holmes

TRANSPORTATION AND MOBILITY COMMISSION

Chair: Eduardo Ramos

Vice Chair: Jeananne Edwards

Members: Connor Godsil, Corey Grandstaff, Leah Jackson,
Soroush Mohandessi, Michael Paine, Thinh Phan, Mario
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Appendices

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[B. Public Engagement Summary - Milestone 1](#)

[C. Public Engagement Summary - Milestone 2](#)

[D. Existing Conditions](#)

[E. Policy Opportunities & COVID Travel Patterns](#)

[F. Pedestrian Crossing Policy](#)

[G. Enhanced Transit Policy](#)

[H. TSP Modal Networks, Policies and Programs](#)

[I. Funding Memo](#)

[J. Collision Dashboard Tutorial](#)

[K. Local Road Safety Plan](#)

[L. TIA/TIF/Concurrency Memo](#)

[M. Accessible Modal Networks](#)

Executive Summary

The Vancouver Moves: Transportation System Plan (TSP) serves as the City’s 20-year vision for transportation. Transportation investment during the past 75 years focused primarily on cars. This TSP expands the focus to walking, rolling, bicycling and small mobility, taking transit, and moving freight. The TSP will be implemented through a series of policy changes, programs, and capital projects that make our streets safe and welcoming.

What Guides the TSP?

Six goals and six big ideas—informed by the community—will guide future transportation investments and align resources to community values.

OUR GOALS



Safety



Equity



Climate



Transportation
Choice



Regional
Connectivity



Maintaining
Our Assets

THE BIG IDEAS

1. **Support Thriving Neighborhoods:** Make walking, small mobility, and transit options convenient for neighborhood travel.
2. **Create Complete Corridors:** Create complete corridors that connect growth areas, support business, serve transit, and maximize safety.
3. **Connect People to Transit:** Fill sidewalk gaps, add safe crossings, and support speed and reliability projects that keep transit moving efficiently.
4. **Build Low-Stress Networks:** Make the walking, bicycling and small mobility networks inviting for all ages and abilities.
5. **Make Growth a Benefit for All:** Manage growth by leveraging investments from new development and use parking and demand management policies to support livability.
6. **Embrace the Future:** Adopt new technologies and track data to help meet our goal of carbon neutrality by 2040.

OUR NETWORKS

Networks for all types of travel provide a policy framework and roadmap for capital investment to guide what types of improvements are made and where.



WALKING AND ROLLING

The Walking and Rolling network identifies pedestrian corridors and centers to improve safety and connections.



BICYCLING AND SMALL MOBILITY

The Bicycling and Small Mobility (BSM) network creates low-stress facilities attractive to a wide market of users.



TRANSIT

A set of Enhanced Transit Corridors was designated as places where high-quality transit should be a priority.



FREIGHT

Freight corridors establish the size and types of freight that need to use our streets.

What’s Next?

The TSP provides the policy framework and list of projects and programs that will help the City meet its safety, equity, and climate goals. First up on the City’s list is to develop a **complete corridors program** that will transform a handful of streets each year into places where people can safely and comfortably walk, bike, or take transit. The City will **work with the development community** to rethink how the impacts of new development on the transportation system are measured. **Vision zero** and **safe routes to school** will also be key first initiatives to help improve safety for all Vancouverites.



1. A City on the Move

The Vancouver Moves: Transportation System Plan (TSP) is grounded in shared community values. It provides a transportation vision, programs and policies for the next 20 years.

Vancouver is growing and diversifying, putting increased pressure and fresh demands on the transportation system. A new waterfront district, increased multifamily development, great parks and schools, and significant job and business growth continue to attract people and investment to the city. Vancouver sits at a virtual crossroads shaped by the Columbia River and the West Coast’s major interstate, I-5, and is well-positioned to capture economic benefits from regional trade.

But growth can come with challenges. Vancouverites place a high priority on neighborhood livability as well as access to parks and schools. As more people live and work in Vancouver, concerns grow about congestion, safety, and displacement of people with lower incomes, communities of color, and renters.

Yet these desires—for both progress and preservation—do not need to be in conflict. Vancouverites have consistently shared their values—people want safe streets and comfortable and reliable ways to move within their neighborhood, city, and region. For some, that means better walking and rolling conditions; for others, that means better access to frequent transit or more reliable ways to drive.

Our Core Values

With input from the community, the Vancouver City Council prioritizes safety for its residents, funding and processes that center equity, and action-oriented solutions to the climate emergency. These values were integrated into the TSP goals.



SAFETY



EQUITY



CLIMATE

Vancouver by the Numbers



191,000

people live in Vancouver as of 2023—the largest city in Clark County



31,000

more people live in Vancouver in 2021 compared to 2010—a 19% increase



\$63,600

median household income



20%

speak a language other than English at home



12.7%

live in poverty



9.7%

have a disability



48%

rent their home and 52% own their home



10%

Identify as LGBTQ



6%

are veterans



97%

are employed



29%

hold a Bachelor’s degree



22%

are under age 18

For an overview of community characteristics and transportation patterns, see **Appendix A: State of Mobility.**

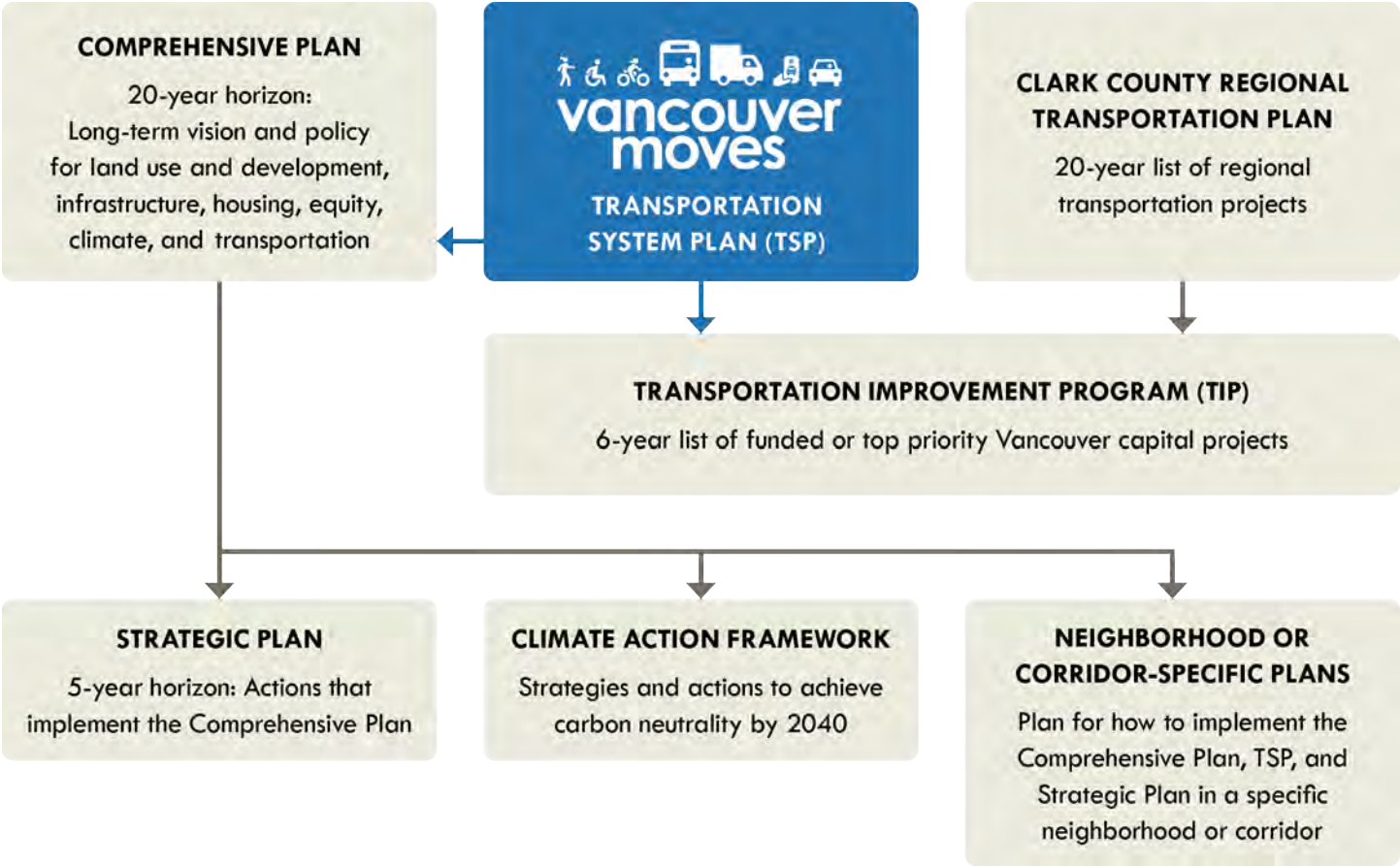


What is the TSP?

The Vancouver Moves: Transportation System Plan Update (TSP) is our 20-year vision for maintaining and growing a transportation system that supports a safe, equitable, and resilient city. Transportation investment during the past 75 years focused primarily on cars. This TSP expands the focus to walking, rolling, bicycling and small mobility, taking transit, and moving freight. The policies, programs, and capital projects in the TSP will be integrated into the City's adopted roadway projects and programs.

The TSP serves as the transportation element of the Comprehensive Plan. The Washington State Growth Management Act (GMA) requires adoption of a transportation plan consistent with land use, population, and job growth targets. Land uses coordinated with transportation result in mixed-use places where it is easy to walk, bicycle, use small mobility devices or take transit. The TSP process began before the Comprehensive Plan update, but has been crafted to serve forecasted areas of growth. The 2045 Comprehensive Plan update will be complete in 2025, and the TSP may be amended to ensure alignment with the goals and growth needs of the Plan.

The TSP ties into several City plans and policies as well as the Clark County Regional Transportation Plan:



Key Outcomes of the TSP

- 1

MAINTAIN QUALITY OF LIFE IN A TIME OF GROWTH

Vancouver's growth into a more urban city must be balanced with maintaining the community's quality of life.
- 2

CENTER EQUITY IN TRANSPORTATION

Choices about transportation investment, project development, and community participation must integrate equity in every step.
- 3

DIVERSIFY TRANSPORTATION OPTIONS

Comfortable and convenient walking, bicycling or small mobility, carpooling, or transit options will attract more people and are essential to making our streets safer and more equitable.
- 4

PRIORITIZE SAFETY

Design that maximizes safety and is supported by policy and programming to make streets safe for everyone.
- 5

RESPOND TO COMMUNITY PRIORITIES

The TSP seeks to engage community in a genuine and equitable manner, ensuring TSP policies, programs, and projects are effective and reflective of the needs of our residents, workers and visitors.
- 6

BUILD SUPPORT FOR MULTIMODAL STREETS

Transportation is a major concern for residents, as voiced in the City's Strategic Plan. The TSP process educates the public and stakeholders about the value of a multimodal system and the common tradeoffs cities face during project implementation.

What is Vancouver Moves?

Vancouver Moves serves as the umbrella name for all transportation investments in the City. The TSP sits under this brand along with corridor safety and mobility projects.



Where We Plan

The City of Vancouver measures 46.5 square miles with a population density of 4,000 residents per square mile in 2022. The downtown core sits west of I-5. Considerable growth is occurring between I-5 and I-205 in the Heights neighborhood and along Fourth Plain Boulevard. East of I-205, the Columbia Tech Center area continues to expand.

Vancouver has an Urban Growth Area (UGA) that is larger than the city boundary. The UGA is an area designated for future growth and annexation to eventually become part of Vancouver. The UGA will add 162,283 people, 30,000 jobs, and 732 miles of streets to the city. TSP policies, programs, and modal networks will apply to areas of the UGA as they are annexed.



Our Transportation System

Vancouver's Community Development Department develops the City's long-term transportation vision and plans, while the Public Works Department designs, operates and maintains the transportation network. Our assets include:



How We Travel



82%

of workers drove to work in 2021, compared to 86% in 2019



24.8

minutes is the average commute time in 2021, which is about the same as 2019 (25.4 minutes) and slightly shorter than the average for Washington State



11,000

daily rides on C-TRAN services in 2021



67%

of Vancouver residents commute to another city for work

For detailed information on the transportation system, see **Appendix D: Existing Conditions.**

For a review of policies that helped form the TSP vision and a discussion on travel patterns, including post-COVID data, see **Appendix E: Policy Opportunities & COVID Travel Patterns.**



Our Partners

Input from the public and stakeholders guided TSP development at every step in the process.



City Council

City Council adopted actions throughout the project, ensuring the TSP methodologies and vision met community needs. Key methodologies endorsed by Council included the equity index (see chapter 3 for more details) and project prioritization criteria and framework (see chapter 6). Council reviewed the TSP goals, policies and programs, and modal networks multiple times to ensure comprehensiveness, and Council approved the outreach strategy to specifically reach people who may not be engaged in planning processes.



Transportation & Mobility Commission

The Transportation and Mobility Commission (TMC) consists of 11 volunteers from the community who provide advice to City Council and transportation staff on a variety of mobility-related topics. A major responsibility of the TMC consisted of ongoing review of the TSP and a recommendation to Council for adoption. The TMC was engaged more than a dozen times throughout the project.



Technical Advisory Committee

City of Vancouver and agency partner staff participated in a Technical Advisory Committee (TAC) around the TSP's technical work. Participation included:

- City of Vancouver
- Clark County
- Clark County Public Health
- C-TRAN
- Regional Transportation Council (RTC)
- Washington State Department of Transportation (WSDOT)
- Vancouver Public Schools and Evergreen Public Schools
- City of Camas
- Port of Vancouver



Community Members

Vancouver residents participated in activities and events throughout the process. See Chapter 2 for details.



Going Beyond the Bicycle

Traditionally the space between driving lanes and the sidewalk has been designated as “bike lanes.” But scooters, one-wheels, bikeshare bicycles, e-bikes, cargo bikes—all use the “bike lane.” The TSP includes policies and programs that welcome these services and devices into Vancouver.

Renaming bike lanes as “mobility lanes” provides a more inclusive term for the many different types of devices we need on our streets to meet our climate goals.

Common terms used in the TSP include:

- Bicycle and small mobility (BSM) referring to the networks and devices that use the street
- Mobility lanes, referring to the types of facilities that BSM users travel on. Common facility types include:
 - Protected Mobility Lane (PML)
 - Buffered Mobility Lane (BML)
 - Mobility Lane (ML)



See pages 44–45 for examples of mobility lanes.

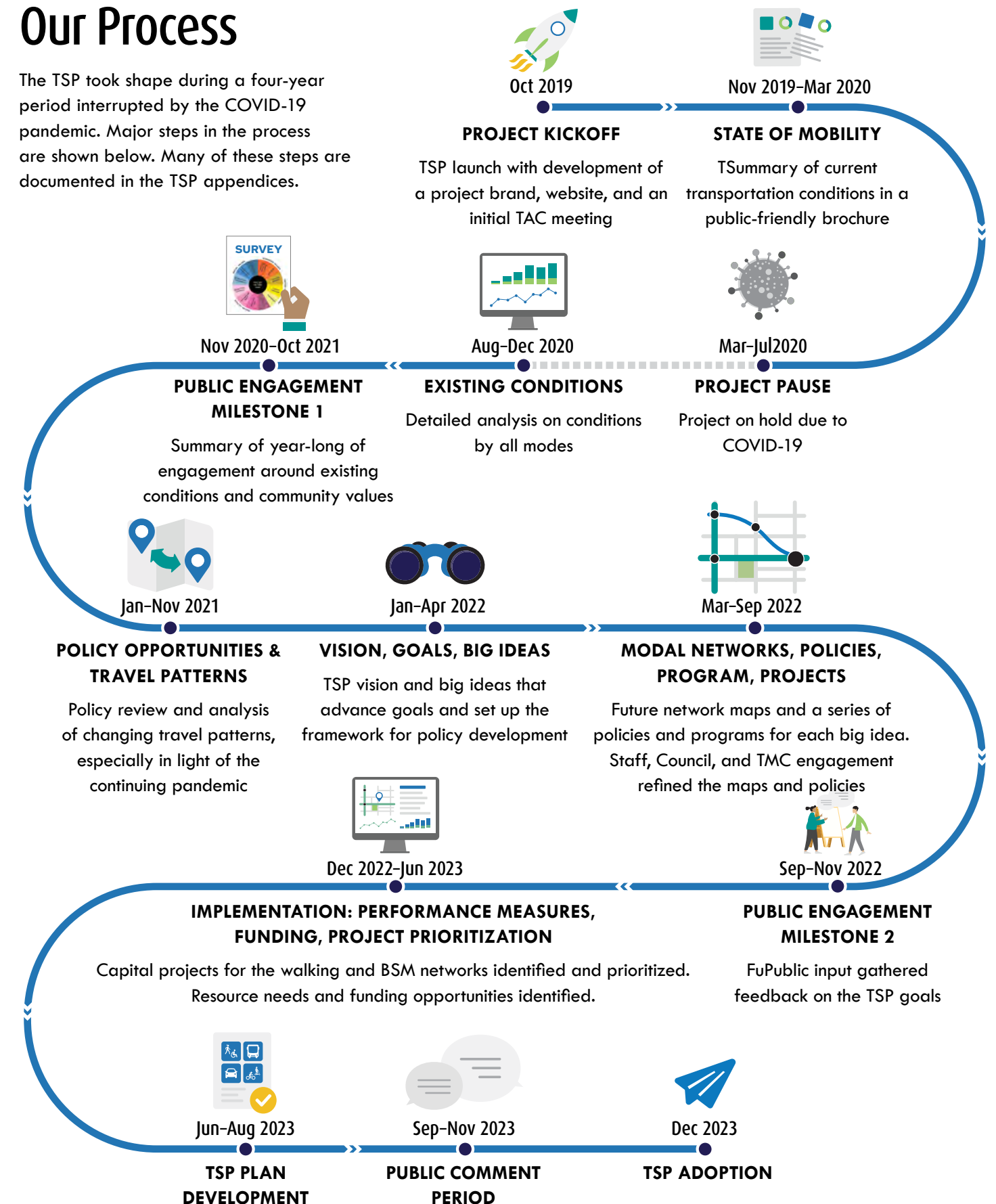
What is “Walking”?

Walking, with or without the aid of a mobility device, is the most basic form of transportation. This plan uses a broad definition of the terms “pedestrian” and “walking.” These terms include people who travel on foot, as well as people who roll using mobility devices such as wheelchairs. The TSP generally refers to “walking and rolling” to be inclusive of people who use wheelchairs and other mobility devices to move around the City of Vancouver.



Our Process

The TSP took shape during a four-year period interrupted by the COVID-19 pandemic. Major steps in the process are shown below. Many of these steps are documented in the TSP appendices.



2. By Vancouver, for Vancouver

The TSP was developed through extensive community engagement. A core principle of engagement consisted of reaching those who are not traditionally involved in community planning.

Engagement strategies included:

- **Go where people are already gathering.** Tabling at events such as the Multicultural Resource Fair at Clark College, the East Vancouver and Downtown Farmer’s Markets, and LULAC Grows Mercado on Fourth Plain Boulevard reached hundreds of people.
- **Reduce barriers to participation.** Six community round tables were held at each engagement milestone. Participants were provided with free transportation and a stipend for participation. Attendees included people with low vision, people of color, people with disabilities, low-income individuals, and those living with limited housing options.



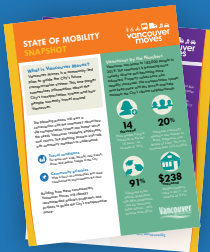
SOCIAL MEDIA

- Facebook
- Twitter
- NextDoor
- Mobility Mondays



CITY NEWSLETTERS

- Vancouver CONNECTS
- Vancouver MESSENGER
- Office of Neighborhoods



FLYERS AND MATERIALS

- Mobility Snapshot
- FAQ Fact Sheet
- Vancouver Moves website
- Be Heard Vancouver



VIDEOS

- TSP Welcome Video
- Transportation stories videos



DIRECT OUTREACH

- Phone
- Email
- Tabling and events
- Community roundtables

Communication continued throughout the project, but engagement activities intensified during two time periods, referred to as milestone 1 and milestone 2. Milestone 1 stretched nearly a year due to the COVID-19 pandemic. The first half of this engagement period asked people about their experience using the transportation system, and their values. Milestone 2 asked for feedback on the TSP goals and big ideas, modal networks, and key policies.

Project Kickoff

JUNE 2020

- Launch BeHeard website

Milestone 1

NOVEMBER 2020 – OCTOBER 2021

- Online open house + Survey #1
- Community roundtables
- In-person events
- Values survey
- Virtual town hall

Milestone 2

SEPTEMBER 2022 – NOVEMBER 2022

- Online open house + Survey #2
- Community roundtables
- In-person events



For detail on each engagement milestone and findings, see **Appendix B: Public Engagement Summary – Milestone 1** and **Appendix C: Public Engagement Summary – Milestone 2**

B

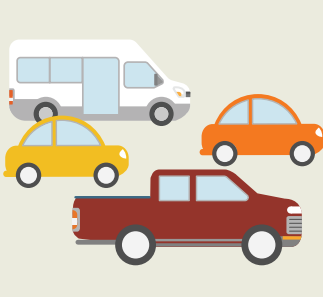


C



Milestone 1 Themes

Challenges



Growth-related congestion is a concern. Congestion throughout the city is increasing as Vancouver grows.



Addressing traffic safety is the most important improvement to the city's walking, BSM, and rolling networks. High traffic speeds, lack of designated facilities, and aggressive driving were noted as key challenges.



Improving the non-motorized network is a community priority. Approximately 70% of survey participants rated Vancouver's pedestrian (sidewalks, trails, and crossings) and BSM networks as "needing work."

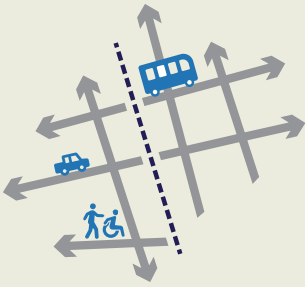


Most respondents (51%) said they feel somewhat unsafe riding a bike in the city. Those who feel safe or very safe accounted for 22% of responses, with the remaining saying they feel very unsafe. The main barriers to cycling comfortably in the city are inadequate existing mobility lanes, aggressive drivers, a lack of mobility lanes in some places, and unsafe crossings.

Opportunities



Make it easier to walk, bike, or ride transit. Most survey respondents ranked this as the top priority for improving Vancouver's street system.



Addressing network connectivity and transportation barriers throughout the city was one of the most frequently identified transportation needs regardless of transportation mode.



Exercise and walking to neighborhood parks were a top reason why community members said they want to safely walk. Running errands and walking for social excursions/just for fun were also highly desired.



The top priorities for improving the transit system include expanding The Vine BRT, making it easier to walk to the bus, improving bus stops (shelters, seating, lighting), and installing bus lanes/signals to speed up transit travel times.

Milestone 2 Themes

During the second engagement milestone, community members gave input about the TSP modal networks, and related policies and programs. Participants were asked about the multimodal networks in general and were then asked about priorities specific to walking/rolling, BSM, and transit.

The top three priorities for each network are shown as follows.

MULTIMODAL CORRIDORS

- 1. Make it safer and more comfortable to ride a bicycle (26%)
- 2. Improve pedestrian crossings and wayfinding (22%)
- 3. Make buses run more efficiently (15%)

BSM IMPROVEMENTS ON BUSIER STREETS

- 1. Off-street multi-use paths or trails (33%)
- 2. Protected lanes that provide physical protection from traffic (28%)
- 3. Improved crossings at major streets (26%)

BSM IMPROVEMENTS ON QUIET STREETS

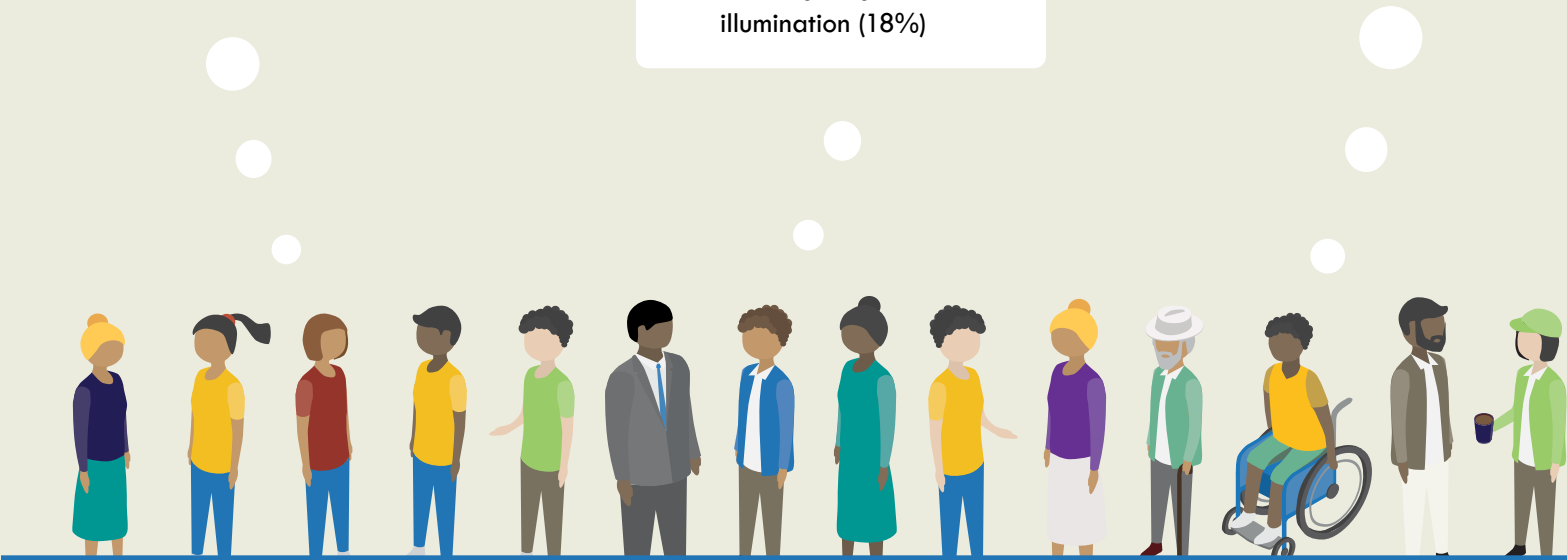
- 1. Improved crossings at major streets (33%)
- 2. Traffic calming such as speed bumps (24%)
- 3. Shared lane markings (24%)

WALKING AND ROLLING NETWORK

- 1. Improve pedestrian crossings (23%)
- 2. Invest in ADA-compliant curb ramps (20%)
- 3. Invest in pedestrian-scale lighting and illumination (18%)

TRANSIT INVESTMENT

- 1. Upgrade to electric fleet (22%)
- 2. Improve waiting areas (22%)
- 3. Make the bus more frequent (13%)



3. Vancouver Moves Vision

The TSP’s vision and goals will guide future transportation investments and align resource allocation to community values.

The goals were created through:

- Community engagement around values
- Prior planning efforts including the Strategic Plan, Climate Action Framework, and Street Funding Strategy
- City Council’s policy priorities of equity, safety and climate action
- TAC and TMC input
- Analysis of data in Vancouver and emerging transportation trends

Summary of Vancouver TSP Goals



SAFETY



EQUITY



CLIMATE



TRANSPORTATION CHOICE



REGIONAL CONNECTIVITY



MAINTAINING OUR ASSETS

Community Values

A series of events were held to understand community values to that serve as the foundation of the TSP vision and goals. Twelve values were identified and used to create a transportation values wheel.

The wheel was used during engagement activities that included:

- **Community roundtables.** Six small group discussions were held including BIPOC community members, people with disabilities, and low-income individuals.
- **In-person events.** Six tabling activities occurred including at the East Vancouver and Downtown Farmer’s Markets and at summer park events.
- **Transportation values survey.** An online survey asked people to select three values and was translated into Spanish, Vietnamese, and Russian.

The results across all engagement events show that the community places a high priority on the value of safety. Top values for the transportation system included:

1. Safe
2. Earth-friendly
3. Reliable travel times
4. Regional connectivity
5. Affordable

These priorities align with City Council values and support the adoption of Safety, Equity, and Climate as TSP goals.



This wheel summarizes which values people felt were the most important.



GOAL: SAFETY

Our transportation system keeps people safe when we walk, roll, bicycle, take transit, or drive.



WHAT WE'VE LEARNED

- Crashes are on the rise. From 2010 to 2019, crashes increased 29% while the population only grew by 13%. During the pandemic, crashes declined 5% from 2019 to 2022, but safety remains a top priority for the community.
- Long distances between crossings, lack of sidewalks on nine miles of arterial streets, and BSM facilities that end abruptly contribute to feelings of unsafe conditions.
- Distraction and inattention make up the top two factors contributing to crashes across all crash types.

KEY OPPORTUNITIES

- Eliminate traffic fatalities and severe injuries by taking a safe systems approach.
- Address safety in a holistic way including street design, enforcement, education, and post-crash care.
- Protect the most vulnerable with greater separation between motor vehicle traffic and people walking, using assistive devices, or bicycling.



GOAL: EQUITY

Transportation in Vancouver supports the needs of all and counteracts current and historic inequities.



WHAT WE'VE LEARNED

- Community roundtable participants who identify as BIPOC stated they are especially impacted by the danger of waiting for transit on nights and weekends.
- People who live in the eastern part of the city and who live in equity focus areas do not take as many trips Downtown as people in other parts of the city.
- C-TRAN ridership declined the least during the pandemic along routes like the Fourth Plain Vine that serve equity areas.

KEY OPPORTUNITIES

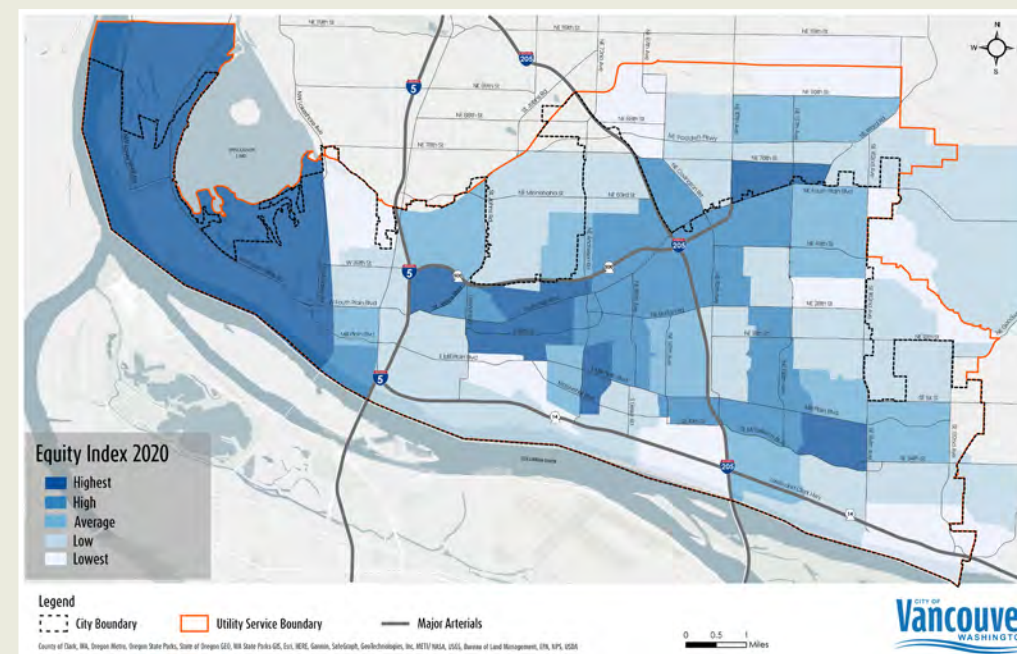
- Integrate equity criteria into all parts of planning, design, and operation of the transportation system. Prioritize investments in equity areas to overcome past harms.
- Develop policies and programs specifically tailored to the needs of equity areas and BIPOC populations, considering when and where people need to travel.
- Reduce the cost burden of participating in the transportation system.
- Elevate transit infrastructure as a top priority in equity areas—make bus stops well-lit, easy to access, and comfortable.

Equity Index

The City of Vancouver undertook an Equity Risk Analysis to understand the social and economic inequities across the city. This analysis guides policy, program, and public investment priorities. The analysis uses demographic indicators to understand risk at the Census Tract level. Higher risk corresponds to a higher Equity Index. Metrics included are:

1. People of color (non-white and/or Hispanic/Latinx)
2. People below 200% of the poverty level
3. Renters
4. Adults without a 4-year degree
5. Households with limited English proficiency
6. People with disabilities
7. Youth under age 17
8. Older adults 65 and up

Each tract was given a composite score. Areas with high risk should be prioritized for investment.



Equity Index Map (2020)

GOAL: CLIMATE

Our transportation system helps to reduce our impact on the climate and natural environment.



WHAT WE'VE LEARNED

- Average miles driven per person per day is declining, from 21.8 miles in 2000 to 14.5 in 2022. But overall vehicle miles traveled (VMT) continues growing within Vancouver as population expands, increasing by 1.2 million from 2005 to 2019.
- During the COVID-19 pandemic traditional rush hour volumes declined, but there has not been a uniform decrease in travel all day. In some parts of the city, travel activity has actually gone up, especially midday.
- The City allows ride hailing service but does not have operating agreements with vendors. The City does not have bikeshare or scooter share services in operation.

KEY OPPORTUNITIES

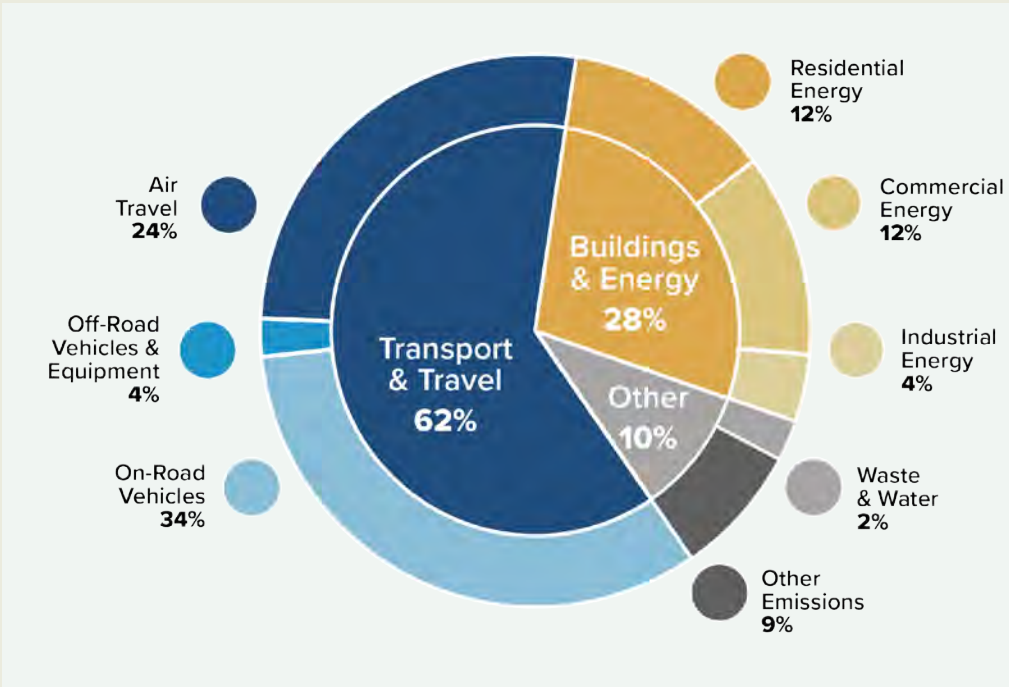
- Adopt policy that targets overall reduction in driving. Even electric vehicles require parking and roadway space, which adds to climate impact.
- Create climate-friendly streets through design and material selection.
- Make transit an attractive option by partnering with C-TRAN on speed and reliability treatments on City-owned roadways and safe and comfortable access to bus stops.
- Welcome transportation vendors who can add low/no-emission forms of transportation to the city.

Getting to Carbon Neutral

Gases that trap heat in the atmosphere are called greenhouse gases (GHG). These gases are a major contributor to climate change. The transport and travel sector produce more than half of the emissions in Vancouver. The City adopted a Climate Action Framework in 2022 with aggressive carbon reduction targets:

- 80% reduction in GHG by municipal operations by 2025
- 80% reduction in GHG emissions by the Vancouver community by 2030
- Carbon neutrality by both municipal operations and the Vancouver community by 2040

TSP policies must significantly contribute to these goals.



62% of GHG emissions come from the transport and travel sector. Source: Vancouver Climate Action Framework

GOAL: TRANSPORTATION CHOICE

People in Vancouver have multiple comfortable, convenient options to get where we need to go.



WHAT WE'VE LEARNED

- Bicycle trips increased during the COVID-19 pandemic. Cell phone data from 2019 to 2020 shows an 18% increase in bike and small mobilitytrips from Noon-2 pm, a reflection of local trips taken by those fortunate enough to be able to have flexible schedules.
- Many trips stay within the city. Cell phone data shows a high amount of travel within three large zones of the city—west of I-5, between I-5 and I-205, and east of I-205. Low volumes of travel occur between the eastern zone and the Downtown zone, showing the prevalence of shorter, neighborhood-based trips.
- The City currently rates performance on its main streets by measuring rush hour travel speed. Currently all corridors are operating at or above the standard.

KEY OPPORTUNITIES

- Harness changing travel patterns by retrofitting streets for more than vehicle travel. Encourage the pandemic trend in more bicycle trips with comfortable facilities connecting neighborhoods.
- Develop new ways of measuring street performance beyond travel speed—how well do they accommodate walking or bicycle travel, for example.
- Develop robust Transportation Demand Management (TDM) policies and programs to connect people with available transportation options.



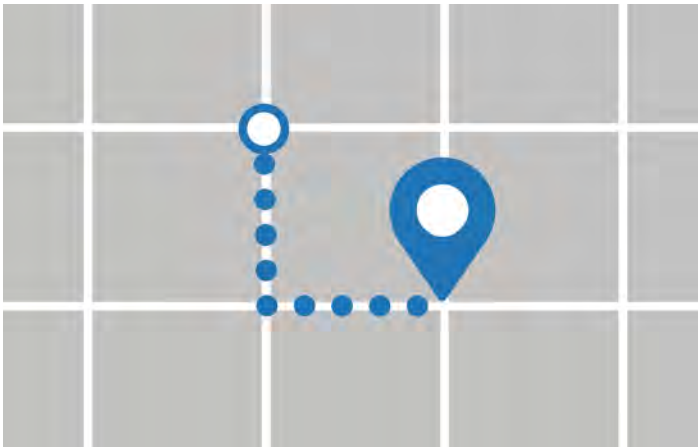
GOAL: REGIONAL CONNECTIVITY

People and goods flow seamlessly through the region, advancing our shared prosperity.

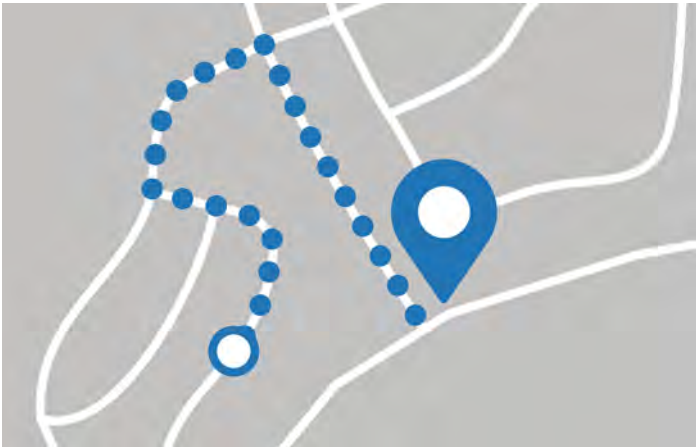


WHAT WE'VE LEARNED

- Cell phone data shows travel patterns on major streets differ in terms of the mix of local versus through trips. On some corridors, more than half of drivers stay on the corridor from end to end while on others, the opposite is true. On Fourth Plain Boulevard, for example, only 4% of trips travel the entire stretch from I-5 to Andresen Road.
- The City's designated freight corridors are all operating above target travel speeds.
- Bicycling across the city is not attractive for most people. Most of the existing designated bike and small mobility facilities are high-stress based on the width of the street, traffic volumes, and traffic speeds.
- Connected streets have short blocks and dense intersections. This supports fast emergency response and makes for an interesting walking environment. Many areas of the city have a disconnected street grid.



A well-connected street networks enables short, direction connections and makes it easy to walk or use a bicycle or small mobility devices.



A disconnected street network results in long distances from home to destinations.

KEY OPPORTUNITIES

- Rethink arterials as places for short access trips, where changes to vehicle capacity may have little impact on people driving.
- Use technology to continue maintaining freight through movement, and design to ensure that vulnerable users can co-exist with freight on major freight corridors.
- Continue implementing block spacing standards that create connected neighborhoods.

GOAL: MAINTAINING OUR ASSETS

We take good care of our transportation infrastructure and invest strategically in new tools that help us operate the system better.



WHAT WE'VE LEARNED

- Vancouver's Public Works Department operates and maintains 1,900 miles of public streets. In a typical year, Public Works repaves an average of 30 miles of streets.
- Streets make up nearly 20% of Vancouver's land area.
- Nearly half of off-street parking spaces are unoccupied on a typical weekday. Over one-third of on-street parking spaces are unoccupied on the average weekday.

KEY OPPORTUNITIES

- Invest in technology to manage transportation assets and reduce the need for costly capacity expansions.
- Adopt data collection practices that support ongoing inventory and asset management tracking.
- Make the highest and best use of existing transportation infrastructure, with forms of transportation that may have less wear-and-tear and maintenance needs.



Sidewalk Maintenance

The community voiced strong support for maintenance of existing sidewalks. In most situations, sidewalk maintenance is the responsibility of the property owner, leading to a patchwork of repairs. Property owners may not have the time or funds to take on needed repairs, highlighting a process that should be amended to consider equitable solutions for all.

Below are two examples of sidewalk maintenance policies that could be applicable to Vancouver.

- The City of Portland offers a sidewalk repair program where the City completes the repair and the property owner is able to finance the cost for 5, 10, or 20 years depending on the extent of the repair.
- The City of Beaverton administers the Sidewalk Repair Grant Program, which will fund the repair of sidewalks damaged by roots. This program has a number of stipulations for the use of funds including that the property must be residential, only one grant per property is allowed per year, and that the property owner must gather competitive bids for the work.

4. Big Ideas

Six “Big Ideas” act as the overarching framework for the TSP’s policies and programs. The TSP goals set the vision—the Big Ideas define how to get there.

Many of our current practices must be updated to achieve the types of changes the community desires. The heart of the TSP includes a series of policies and programs. Policies set rules around transportation investment, project design, and how success is measured, among other things. Programs are a way of organizing resources around specific outcomes.

How the Big Ideas Achieve our Goals



Under each big idea, key policies are noted with a star icon (★). These are the top-level policies that are supported by the policies and programs listed under them.

See **Appendix H: TSP Modal Networks, Policies and Programs** for additional policy and program information.

BIG IDEA

Support Thriving Neighborhoods

Make walking, small mobility, and transit options convenient for neighborhood travel.

Living up to our core values begins in Vancouver’s neighborhoods. Slowing down vehicles, providing safe routes to school, and greening our streets contribute to a community where people can safely and comfortably get around.

Policies and Programs

ID	Program or Policy	Name	Description
★ TN1	Key Policy	15-Minute Neighborhoods	Make walking and small mobility convenient through mixed-use zoning and investment in complete corridors to serve all travel modes. Foster redevelopment within strategic development nodes to support 15-minute neighborhoods.
TN1.1	Program	Neighborhood Traffic Calming	Expand Neighborhood Traffic Calming program with additional funding to make streets feel safer for walking and small mobility.
TN1.2	Program	Safe Routes to School	Develop a Vancouver Safe Routes to School (SRTS) program that enables and encourages students and families to use active and shared transportation when getting to and from school. The City will work with schools to understand student travel patterns, identify barriers to safe walking, biking and rolling, and take action to address those challenges.
★ TN2	Key Policy	Climate Corridors	Develop climate corridors to mitigate climate impacts through greener streets, street tree canopies, natural plantings for stormwater management, linear parks, and other climate resilient techniques. Use City-owned right-of-way to create a network of corridors that support climate adaptation and safe and healthy mobility as climate change occurs.
TN2.1	Policy	Natural Resources	Use green materials and practices when carrying out maintenance functions (asphalt alternatives, reducing pesticide usage, etc.). Incorporate naturescaping where feasible in new projects.
TN2.2	Program	Street Trees	Increase street tree canopy in partnership Urban Forestry and Parks, targeting high equity index areas first.
TN2.3	Program	Stormwater Management	Adopt a palette of low-impact design stormwater treatment tools that can be integrated into maintenance and capital projects. Evaluate cost and maintenance and build into project estimates.
★ TN3	Key Policy	Community Streets	Develop guidance and encouragement for community use of the right-of-way, including plazas, parklets, “streateries,” open streets events, public art, and demonstration projects.
TN3.1	Program	Open Streets	Publicize permit program for resident use of streets (block parties). Work with community partners to develop a series of annual events that close down neighborhood thoroughfares to vehicle traffic for community use.
TN3.2	Program	Street Art	Create a community grant program to allow murals, etc., on streets and develop a palette of materials for use in the program that meet safety requirements.

Create Complete Corridors

Create complete corridors that connect growth areas, support business, serve transit, and maximize safety.

The city’s arterial network (streets like Mill Plain Boulevard, 112th Street, Andresen Road) acts as the backbone of our community. They have major destinations, transit service and are often the most direct route with high demand for travel. These corridors are also fast, wide, and have the greatest number of crashes. Rethinking how we plan, design, and measure success on these streets is necessary to have a usable walking and small mobility network.

Policies and Programs

ID	Program or Policy	Name	Description
★ CC1	Key Policy	Complete Corridors	Create complete corridors throughout the city that connect growth areas, support business, serve transit, and increase safety. Corridors connect destinations and include identifying parallel options.
CC1.1	Project	Street Typologies	Identify a set of street typologies and associated design elements for application in capital, maintenance, development, and planning projects. Align with functional classification/comprehensive plan designations.
CC1.2	Policy Update	Functional Classification Update	Update functional classifications. Reduce classifications on certain streets to provide design standard flexibility (e.g., reducing speed limits, reducing design vehicle).
CC1.3	Policy	Freight Classifications	Develop a Freight Network classification that designates where freight movements are expected and planned to occur. Freight corridors within city limits should be in alignment with state and nationally recognized freight corridors.
★ CC2	Key Policy	People-Based Metrics	Plan, design, and evaluate projects and developments using people-focused metrics that prioritize person throughput, safety and comfort. Use the metrics to evaluate facility performance and post-project evaluations.
CC2.1	Policy	Traffic Impact Analysis	Update traffic impact procedures for capital and development projects to include urban trip generation rates, reduced auto demand along Enhanced Transit Corridors, 2nd highest peak hour, and TDM mitigations.
CC2.2	Policy	Multimodal Concurrency Standard	Update concurrency requirements to ensure that developments and capital projects consider multimodal impacts and contribute to mode shift.
CC2.3	Program	TIP Prioritization	Program projects into the TIP with a set of criteria based on equity, safety, climate, and transportation choice. Elevate projects that are in high equity index areas, serve transit stops, are near a school, are an identified critical walking or bicycling gap, or are along a high-crash corridor.
CC2.4	Program	Paving List	Prioritize corridors for repaving based on equity, transit use, and pavement condition.

ID	Program or Policy	Name	Description
★ CC3	Key Policy	Street Standards	Adopt street standards that create comfortable, inviting multimodal streets. Use NACTO standards as primary guidance and integrate the latest best practices from WSDOT, AASHTO, and MUTCD for facility selection and design, traffic control, and signage and striping. Adopt into standard plans referenced in VMC Title 11.
CC3.1	Policy	Multimodal Access Through Street Connectivity	Adopt connectivity standards to improve pedestrian and small mobility safety and accessibility. Apply standards to development, capital, maintenance, and planning projects including maximum block length, unconnected streets, cul-de-sac connections, linkages between land uses, and multiple access points.
CC3.2	Policy	Pedestrian Crossing Policy	Update pedestrian crossing policy. Make crossings plentiful, convenient, and safe. Establish maximum spacing between crossings, crossing protection needed based on street characteristics, and crossing design.
CC3.3	Policy	Access Management	Update access management standards to require longer spacing between driveways serving the same destination or shared parking lots. Increase corner clearance distance. Allow one driveway to service multiple frontages.
★ CC4	Key Policy	Vision Zero	Adopt a Vision Zero policy committing to end traffic fatalities and serious injuries on Vancouver streets by 2040. This policy would be a resolution to address the intersecting factors that lead to fatal crashes, such as unsafe behavior, alcohol and drug impairment, street design, and traffic speeds.
CC4.1	Policy	Lower Posted Speeds	Create speed-setting metrics that consider safety and traffic analysis and apply to facilities with a high number of crashes where speed is a contributing factor.
CC4.2	Program	Citywide Safety Program	Develop a citywide safety program with dedicated funding and a set of tools and programs to proactively address safety.
CC4.3	Program	High-Crash Corridors	Create a process for regular updates to the Local Roads Safety Plan by analyzing existing collision data to identify the city’s “high-crash corridors.” Regularly update the online dashboard of the high-crash roads and apply the City’s equity index to determine where historically marginalized communities are at greater risk of death and injury while traveling in their neighborhood. Use this information to prioritize investments, outreach and education to improve safety and reach our Vision Zero goals.
CC4.4	Program	Street User Education	Develop a suite of programs (geared toward all travel modes) that focus on the safe use of the transportation network. This could include a wide variety of communications, safety demonstrations, and presentations at schools and public events.
CC4.5	Program	Automated Enforcement	Enable automated enforcement. Pilot along high-crash corridors and engage the community in evaluation of the pilot program.
CC4.6	Program	Pedestrian-Scale Lighting	Identify priority locations for pedestrian-scale lighting to increase safety, visibility, and comfort. Create maps of locations and program to fund installation. Adopt low-spectrum LEDs pointing downward in neighborhoods to reduce light pollution.
CC4.7	Program	Quick Build Program	Identify locations (crossings, travel lanes, etc.) where interim safety improvements could more quickly address crash factors and concerns of residents. Develop program process and provide guidance for City-led “Quick Build” projects in ROW.

ID	Program or Policy	Name	Description
★ CC5	Key Policy	Project Delivery	Deliver maintenance, capital, and development projects in an effective, efficient manner with clear and transparent communication to the community.
CC5.1	Program	Project Managers	Develop a set of project managers who can take in-house or consultant projects from planning through construction, working across CDD and PW.
CC5.2	Program	Communications	Deliver information about transportation projects using community organizers with long-standing relationships with the community and with accessible information.
CC5.3	Program	Anti-Displacement	Integrate Reside Vancouver and the City's Equitable Development Framework into transportation projects.

BIG IDEA

Connect People to Transit

Fill sidewalk gaps, add safe crossings, and support speed and reliability projects that keep transit moving efficiently.

The community and project partners voiced strong support for prioritizing transit. Policies that create mixed land uses and reduce incentives to driving form a foundation for successful transit. Designation of an Enhanced Transit network provides policy backing for access to transit and speed and reliability investments on key transit corridors. C-TRAN and the City can together explore new mobility options for customers, such as microtransit zone expansion or a downtown circulator.

Policies and Programs

ID	Program or Policy	Name	Description
★ T1	Key Policy	Access to Transit	Prioritize sidewalk and crosswalk gaps adjacent to transit stops, particularly along equity routes. Identify first/last mile barriers to major transit stops and address on a rolling basis.
★ T2	Key Policy	Enhanced Transit Corridors	In coordination with C-TRAN, build a network of Enhanced Transit Corridors where higher level of transit service (frequency, hours of operation, stop amenities) are desired based on existing and future density and equity needs.
T2.1	Policy	Network of The Vine	Actively partner with C-TRAN to continue the planning and implementation of Vine corridors.
T2.2	Policy	Speed and Reliability Designs	Identify a list of locations along Enhanced Transit Corridors where speed and reliability treatments such as signal priority, queue jumps, or bus lanes are needed to reduce delay to bus riders. Incorporate treatments into paving, complete streets and signal upgrade projects. As a standard practice, install TSP on new signals along high frequency transit routes.
T2.3	Policy	Equity Corridors	Designate transit equity corridors based on high equity index locations and residential areas with high reliance on transit. Use as a criterion in project prioritization.

ID	Program or Policy	Name	Description
★ T3	Key Policy	Transit and Land Use	Support transit through compact land uses and policies that incentivize transit use.
T3.1	Policy	Transit Overlay District	Update Transit Overlay District code and extend it along Enhanced Transit Corridors. This designation allows for reduced parking.
★ T4	Key Policy	Microtransit	Integrate shared and emerging mobility technology and tools with C-TRAN microtransit zones to provide a suite of mobility options, especially in lower-density areas without high-frequency transit.

Transit is a Partnership

While the City does not operate transit, the City controls many of the factors that support successful transit. Quality transit is a partnership.

	 PROVIDE FREQUENT SERVICE	 KEEP BUSES MOVING	 SUPPORTIVE LAND USE	 SAFE, COMFORTABLE ACCESS
 C-TRAN				
 City of Vancouver				
See Appendix G Enhanced Transit Policy for an overview of how the City can support high-quality transit.	The City can design streets that make transit faster and more reliable, through signal priority or bus lanes.	The City controls land use. Density and mixed uses make transit service cost-effective and boost ridership.	The City is responsible for building and maintaining streets and sidewalks that transit riders need to get to and from bus stops.	

Build Low-Stress Networks

Make the walking, bicycling and small mobility networks inviting for all ages and abilities.

The BSM network today consists of lower-stress neighborhood streets isolated by higher-stress collector and arterial streets. This makes it challenging to bike outside of a neighborhood. Sidewalks are missing on nine miles of arterial streets—the fastest and most daunting places to walk. Adopting a citywide low-stress network for BSM and walking must be complemented by policies and programming (wayfinding, education) that further incentivize use of the networks.

Policies and Programs

ID	Program or Policy	Name	Description
★ LS1	Key Policy	Low-Stress Bicycle and Small Mobility Network	Adopt a citywide low-stress BSM network that prioritizes safety and comfort for people of all ages and abilities. Target a density of low-stress facilities every half-mile.
★ LS2	Key Policy	Pedestrian Priority Streets	Adopt a network of Pedestrian Priority streets where safety and comfort for people walking is prioritized. Assign categories (primary, secondary) based on the roadway classification, level of demand, and existing and planned land uses. Use these categories to recommend desired facilities and amenities (shade, lighting, seating, etc.).
★ LS3	Key Policy	Active Transportation Navigation	Support walking and small mobility by making it easy and intuitive to navigate the city and find destinations.
LS3.1	Policy	Maintenance Protection	Update street standards and maintenance and protection of traffic standards to require provision of walking access during construction and small mobility access if construction impedes a Mobility lane.
LS3.2	Program	Wayfinding	Establish a citywide wayfinding system for people walking or using small mobility that connects low-stress networks and pedestrian priority corridors to essential places. Include distances in minutes for walking and biking.
LS3.3	Program	Bicycle/Small Mobility Parking	Make the end-of-trip easy and convenient by providing plentiful and secure small mobility parking at retail, transit, schools, and other destinations.
★ LS4	Key Policy	Small Mobility and Walking Programming	Complement infrastructure with robust programming that encourages and educates people about the benefits of walking and small mobility.
LS4.1	Program	Active Transportation Staffing	Increase the number of staff devoted to active transportation to deliver a robust active transportation program for a city the size of Vancouver.
LS4.2	Program	E-bike Rebate Program	Explore the creation of an E-bike rebate program focused on increasing access to E-bikes for individuals in low- and moderate- income households.
LS4.3	Program	Small Mobility Events	Host ongoing events focused on small mobility, such as group rides, rodeos, demonstrations of how to put your bike on the bus, safety ride scooters and other devices, etc.

What Does “Low-Stress” Mean?

Low-stress means a walking or BSM facility feels comfortable for a wide variety of users, from older adults, to families with children, to people with limited mobility. Wider, faster streets require greater separation between people walking or bicycling and people driving—this is the core tenet of low-stress planning. Low-stress facilities provide a high return on investment—they help those who do not have a choice and must walk or bicycle and also attract new people to try biking and walking. Designing low-stress BSM facilities is a top priority given the proximity of these travelers to vehicle traffic.

Vancouver has recently implemented new BSM facility types on Columbia Street (buffered Mobility lane) and Mill Plain Boulevard (protected Mobility lane). But most BSM in-street facilities today remain striped Mobility lanes (4-6 feet wide). Mobility lanes are comfortable on low-volume, low-speed streets with one lane per direction, but on wider streets this type of facility feels stressful. The images below show examples of lower- and higher-stress facilities present in Vancouver today. The TSP envisions that all BSM facilities will be low stress, meaning different facilities will be needed based on street characteristics (see additional detail in chapter 5).

Examples of Lower- and Higher-Stress BSM Facilities

LOWER-STRESS ← → HIGHER-STRESS



Make Growth a Benefit For All

Manage growth by leveraging investments from new development and use parking and demand management policies to support livability.

From 2010 to 2022, population and jobs each grew by approximately 20 percent. With growth comes the need to update development standards to ensure necessary infrastructure is in place to accommodate new trips. These updates present an opportunity to right-size parking, balancing vehicle accessibility with the need to preserve valuable land for housing, recreation, and other uses. Demand management policies and programs pair well with infrastructure—the design of streets can make it easy to walk or bicycle while programs incentivize multimodal choices.

Policies and Programs

ID	Program or Policy	Name	Description
★ G1	Key Policy	Development Review	Work with development community to establish a shared set of requirements and expectations for how development can support transportation.
G1.1	Policy	Transportation Impact Fees	Revise the TIF project list to integrate multimodal projects. Set TIF rates at a level on par with other Washington communities to help fund needed multimodal infrastructure.
G1.2	Policy	Frontage Requirements	Extend frontage improvements off the site of the development when there is a rational nexus between that development and impacts to the transportation network.
G2	Key Policy	Citywide Parking Policy & Code	Update parking code and policies to right-size the amount of parking developed with future growth and create safe streets, compact urban form, and encourage non-driving forms of transportation.
G2.1	Policy	Parking Requirements	Reduce parking minimums in the development code and development agreements, particularly in parking reform areas where transit use, walking, and small mobility are a priority. This maximizes active uses and creates inviting places.
G2.2	Policy	Parking Design Guidance	Update off-street surface lot and parking garage design standards to require landscaping and walkways.
G2.3	Policy	Parking Capacity	Allow for shared parking and provide additional reductions in parking requirements to incentivize shared parking agreements. This maximizes the use of existing resources and reduces the need for more parking.
★ G3	Key Policy	Parking Management	Effectively manage on and off-street parking resources through adoption of policies, systems, and tools throughout the city.
G3.1	Policy	Parking Operations	Operate the parking system efficiently. Adopt metrics for evaluating parking performance compared to City goals and use pricing and other tools to influence behavior.
G3.2	Program	Parking Experience	Make parking highly legible and easy to understand from the user perspective. Use technology, information, wayfinding, or other strategies so people can easily find parking.
G3.3	Program	Residential Parking	Study the expansion of a residential parking program (RPP) to minimize parking spillover adjacent to metered areas and support parking access for residents and their guests in high parking demand areas.

ID	Program or Policy	Name	Description
★ G4	Key Policy	Downtown Parking	For those who drive downtown, create a user-friendly, well-managed, and right-sized “park once” environment where people can walk between destinations without moving their car.
G4.1	Policy	Downtown Parking Strategies	Adopt and implement recommendations of the 2024 Downtown Parking Plan Update, focused on six Strategy Areas: Policy, Alternative Modes, Operations, Administration of the Parking System, Communications and Awareness, and New Capacity.
G4.2	Program	Downtown Circulator	Work with C-TRAN to develop a concept for a downtown circulator between major destinations.
★ G5	Key Policy	Transportation Demand Management (TDM)	Require transportation demand management to reduce drive-alone trips, offer all travelers more mobility choices, and incentivize behavior change to more walking, biking, carpooling, and transit trips.
G5.1	Policy	TDM in Capital Projects	Require a project-specific trip reduction target and TDM program in capital projects. Tier trip reduction requirements based on a combination of land use, zone, and project size/traffic impact.
G5.2	Program	Commute Trip Reduction (CTR) Refresh and Expansion	The CTR program helps the city reduce drive-alone trips through employer-supported programs. Refresh and expand the CTR program to improve effectiveness and respond to new travel patterns post COVID-19.

The Link Between Land Use and Transportation

A coordinated land use and transportation plan results in places that are easy to walk, bicycle, or take transit. Practices such as greenfield development and low-density land use result in long and circuitous transit routes, long bike trips, and uninviting walking routes with large parking lots against the sidewalk.

Integrated land use and transportation create a positive, self-reinforcing cycle. Streets and neighborhoods have mixed uses where walking to the store or a park takes less than 15 minutes and bus routes directly connect destinations.

Through the 2045 Comprehensive Plan update, the City can further reinforce the linkage between land use and transportation.



Embrace the Future

Adopt new technologies and track data to help meet our goal of carbon neutrality by 2040.

Currently, one-third of downtown parking spaces are empty on weekdays suggesting an oversupply of resources with a high opportunity cost for other uses. Technology provides a way of managing resources like parking, and is also a way of managing increasing traffic without costly increases to roadway capacity. In a world full of data, adoption of tools and practices will harness that data so the City can track trends, manage assets, preserve resources, and set the stage for the future.

Policies and Programs

ID	Program or Policy	Name	Description
★ F1	Key Policy	Data Collection and Monitoring	Use data to track travel pattern changes over time
F1.1	Program	Active Transportation Counts	Install small mobility and pedestrian counters at key locations throughout the city and along corridors before and after complete corridor projects.
F1.2	Program	Location-Based Services	Determine a vendor for purchase of travel pattern data to be used in project planning, design, and evaluation.
F1.3	Program	Online System Dashboard	Develop a public-facing dashboard of key transportation metrics to share with the community.
★ F2	Key Policy	Climate Impacts	Adopt policies that will help meet the City’s goal of zero carbon emissions by 2040.
F2.1	Policy	Mode Targets	Adopt mode targets and track annually. Set targets to a level that will drastically reduce drive-alone trips.
F2.2	Program	Congestion Pricing	Explore policy implications of demand-based charging along the city’s key corridors to influence behavior.
F2.3	Policy	Vehicle Miles Traveled Reduction	Adopt Vehicle Miles Traveled as a key metric in the planning, design, and evaluation of projects, with the goal of reducing VMT.
★ F3	Key Policy	Technology for System Management	Embrace technology as a way of managing the transportation system without expanding capacity.
F3.1	Program	Signal Modernization	Continue program to modernize signals, including accessible pedestrian signals, bicycle signals (if applicable), truck detection, Leading Pedestrian Intervals, and TSP on Enhanced Transit Corridors.
F3.2	Program	Green Wave	Coordinate signals along the city’s key corridors and freight routes to create a green wave. Use signal timing to control speed and achieve steady traffic progression.
★ F4	Key Policy	Electric / Autonomous Vehicles	Set City policy around EV / AV usage and role in achieving climate goals.
F4.1	Project	City Fleet	Convert City fleet vehicles at the time of replacement to zero-emission vehicles (ZEVs) whenever applicable and feasible and look for options to switch to lower-carbon fuels where possible.

ID	Program or Policy	Name	Description
★ F5	Key Policy	Emerging Mobility	Update City policies for how shared mobility and emerging mobility vendors shall operate in Vancouver. Create data standards, data sharing agreements, and vendor requirements. Integrate equity through reduced costs for people with low incomes.
F5.1	Program	Mobility Hubs	Identify locations for implementation of mobility hubs – places where multiple forms of transportation are available (transit, microtransit, bike share, car share). Hubs will include placemaking, wayfinding, and information.
F5.2	Program	Small Mobility and Scooter Share	Pilot a small mobility and scooter share program. Target station placement in areas with a high equity index. Subsidize membership for people with low incomes.
F5.3	Program	Mobility as a Service	Sponsor a digital platform that connects residents to local mobility options and creates incentives for low or no-emission trips.
★ F6	Key Policy	Curb Management	Develop policies and programs that efficiently manage valuable curb space, recognizing how changing travel patterns have placed high demands on this resource.
F 6.1	Policy	Dynamic Curb Management	Create a flexible, dynamic, and data-driven framework for managing high-demand curb spaces using tools such as technology or pricing that can change as quickly as every hour based on demand.
F6.2	Program	Small Freight Management	Develop a small freight management set of strategies to accommodate increasing consumer demand for e-commerce and small package delivery. Incentivize use of small mobility vehicles for local deliveries.
F6.3	Program	Freight Parking and Loading	Create flexible, dynamic freight loading standards that makes the most efficient use of curb space and accommodate a range of delivery vehicle sizes.

Partner With Emerging Mobility Providers

Emerging mobility companies like Uber and Lyft add transportation options to the community. But deployment can be swift and Vancouver needs a framework that includes a cohesive and standard approach.

Emerging mobility agreements and policies will help Vancouver be ready to partner with existing and new vendors such as bike share, on-demand, or scooter companies. Vancouver should:

- **Develop a set of guiding principles** from which to evaluate service offerings. These principles ensure that new mobility options permitted to operate align with the community’s goals around safety, customer experience, equitable access, sustainability, and partnerships.
- **Implement emerging mobility agreements** holding emerging mobility providers to a high standard around safety, curb loading, price, and data sharing protocols.

- **Inventory existing service and technology types** to have a shared understanding of what options are available and what type of services might be available in the near future.
- **Develop a biennial Emerging Mobility Evaluation Report** to keep abreast of the rapidly evolving and emerging mobility providers in Vancouver.

As an example, the San Francisco County Transportation Authority developed a set of guiding principles and an inventory of known emerging mobility types. This toolkit, developed through a stakeholder engagement process, allowed the community to review new technologies through the lens of shared values.

5. TSP Networks

Creating networks for all types of transportation modes provides a policy framework and roadmap for capital investment.

Networks for walking, BSM, transit, and freight lay out where we need to prioritize different types of travel.

Implementation of the walking and BSM networks requires a series of capital projects that upgrade our streets and are the focus on Chapter 6: Capital Projects.

Network Development



WALKING/
ROLLING



BICYCLING
AND SMALL
MOBILITY



TRANSIT



FREIGHT

See **Appendix H: TSP Modal Networks, Policies and Programs** for network development methodology.



Walking/Rolling

All City of Vancouver streets must be walkable, but identification of priority streets for walking helps direct resources to places with the highest need and demand.

APPROACH: IDENTIFY PEDESTRIAN CORRIDORS

Pedestrian Corridors represent places where high levels of walking or rolling are expected. There are two types of corridors.

1. Primary Pedestrian Corridors:

- a. Have a transit route or routes
- b. Provide a continuous east-west or north-south connection
- c. Include major Multi-Use Paths
- d. Connect to the interstate bridges

2. Secondary Pedestrian Corridors:

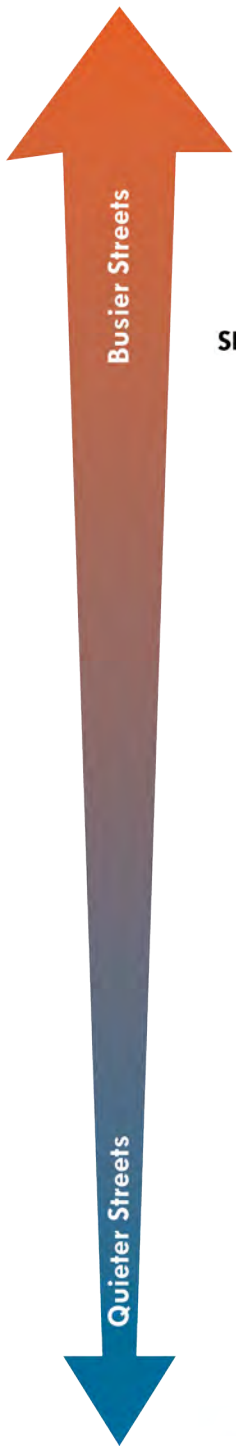
- a. Connect to schools and parks
- b. Fill gaps in the network

APPROACH: IDENTIFY PEDESTRIAN CENTERS

Pedestrian centers have or will be places with robust land and commercial development. Centers were designated based on:

- Comprehensive Plan Centers
- Planned development
- Density of mixed land uses
- Density of major destinations
- Street connectivity

Map W0 (page 34) shows the Pedestrian Corridors and Centers.



SIDEWALK BUFFERED WITH LANDSCAPING



BUFFERED SIDEWALK



SIDEWALK



NEIGHBORHOOD GREENWAY

Wider walking facilities are necessary to reduce stress on busier streets.

Walking/Rolling Facility Selection

The City's street standards will be updated in Fall 2023. This will include examination of facility types for walking and rolling. Similar to BSM facilities, the type of walking space needed to create a low-stress environment varies based on street characteristics.

Low-Stress



Bicycling and Small Mobility

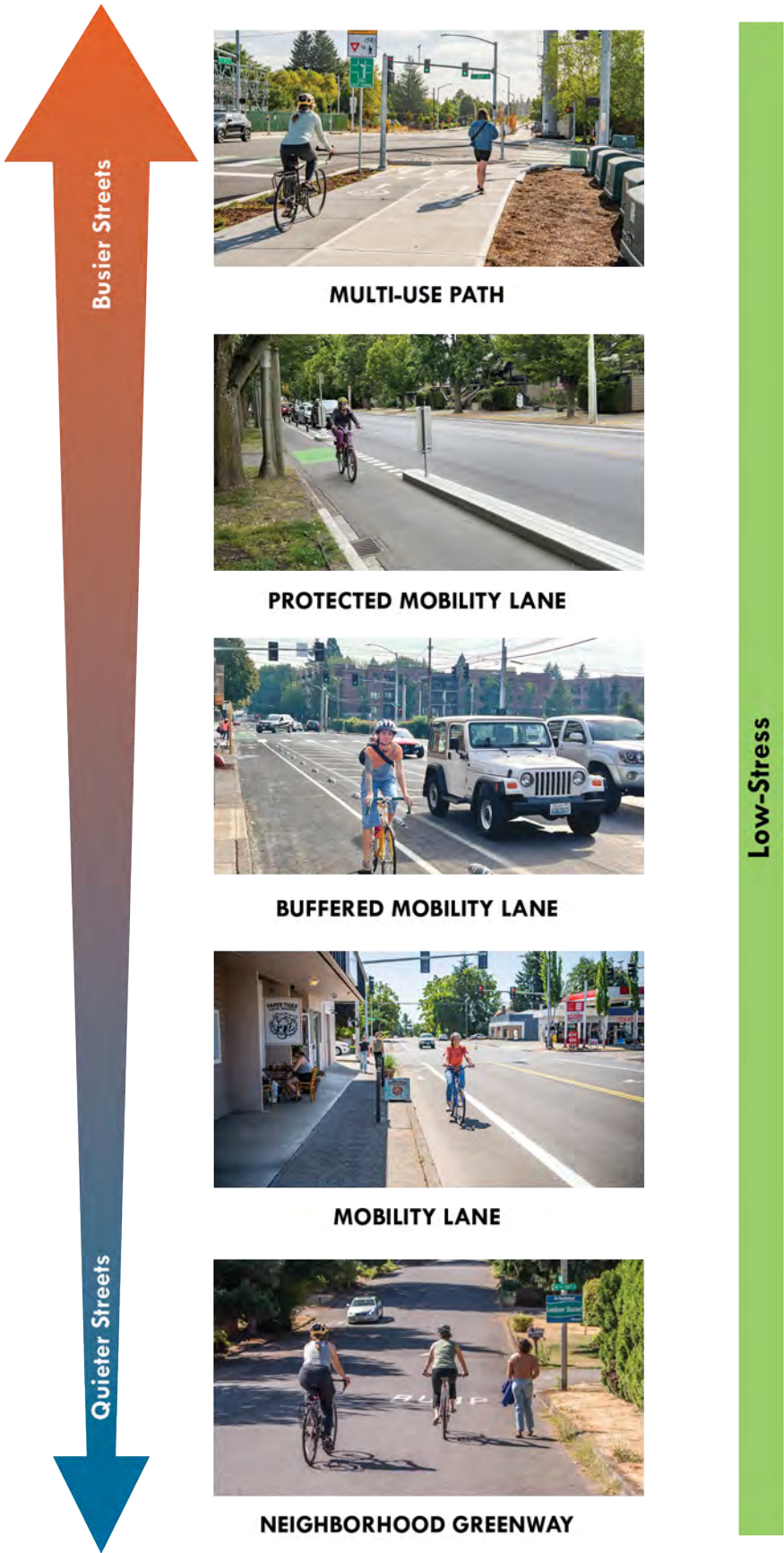
APPROACH: PROVIDE A LOW-STRESS BSM FACILITY EVERY HALF-MILE.

Housing locations and destinations are spread throughout the city. A dense network of low-stress facilities will give people assurance they can get safely and comfortably from the start of their trip to their final destination.

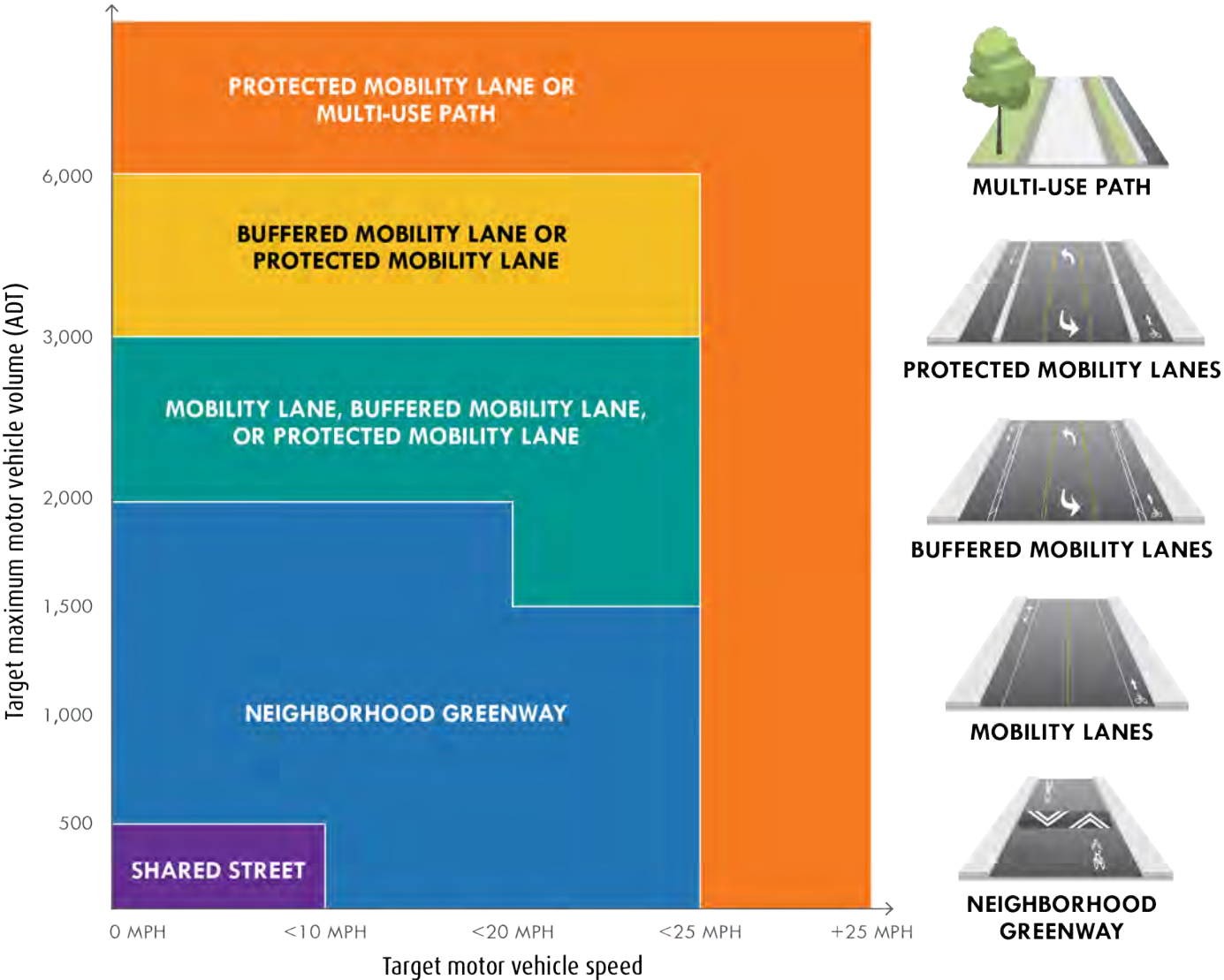
APPROACH: APPEAL TO A WIDE MARKET OF USERS

Many community members said they do not feel safe using the current BSM infrastructure. The TSP adopts a new approach of building a low-stress network focused on safety and comfort.

The National Association of City Transportation Officials, of which Vancouver is a member, has published guidance on facility type related to vehicle speed and volume thresholds (see image on the next page).



Wider, busier streets need more separation between drivers and BSM users to make them low-stress.



(Left) shows how vehicle speed and volumes influence what a low-stress BSM facility is. Types of BSM facilities are shown on the right.

As an example, a street like 99th Street between Lakeshore Drive and NW 21st Avenue currently has a mobility lane. The traffic volumes in 2021 were 3,624 and the posted speed is 35 mph. This means the current mobility lane is not low-stress; a protected mobility lane or path is needed (orange zone). But if the street were designed for 25 mph, a buffered mobility lane would be low-stress (yellow zone).

The future BSM network is summarized in **Map B0** (page 50), and shown in greater detail in **Maps B1–B5** (pages 52–59).



A buffered mobility lane paired with a lower design speed would make 99th Street low-stress.

Facilities Serving Both Walking and BSM

Three facility types serve people walking, bicycling or using small mobility devices:

- 1. **Neighborhood Greenways.** These are generally quiet streets with low traffic volumes.
- 2. **Multi-Use Paths.** Paths like the Burnt Bridge Creek Trail wind through a large stretch of the city and provide both a recreation and transportation function. Multi-use paths can also be built directly next to a street, like the design of SE 1st Street from 164th to 192nd Avenues.
- 3. **Unpaved trails.** Often found in parks, unpaved trails provide circulation for all users.



SE 1st Street multi-use path.



Transit

Vancouver does not operate C-TRAN service but it manages the streets and operating environment. A set of Enhanced Transit Corridors (ETC) will serve as a key transit policy guiding City investment. This network will be used in the City’s development review and comprehensive planning practice.

The ETC network was created in collaboration with C-TRAN and is a subset of its routes based on:

- Frequency of bus service
- Equity Index score
- Regional and local growth
- Congestion that delays the bus

Map T0 (page 60) shows the ETC network.



Freight

Freight categories were created that align with state, regional, and national designations. They include:

- **Critical corridors.** These are important for through truck traffic to maintain mobility for regional or national connections. Within this category, the two sub-categories are (1) National Highway Freight Network, and (2) Truck Freight Economic Corridors.
- **Freight access streets.** Trucks must use streets throughout the city for deliveries. The freight network recognizes these local access streets based on actual truck usage.

Map F0 (page 62) shows the freight network.

Network Maps

Network maps are presented on subsequent pages for the four networks, as well as maps showing how primary connections on each modal network overlap.

For an accessible list of networks, see
Appendix M: Accessible Networks

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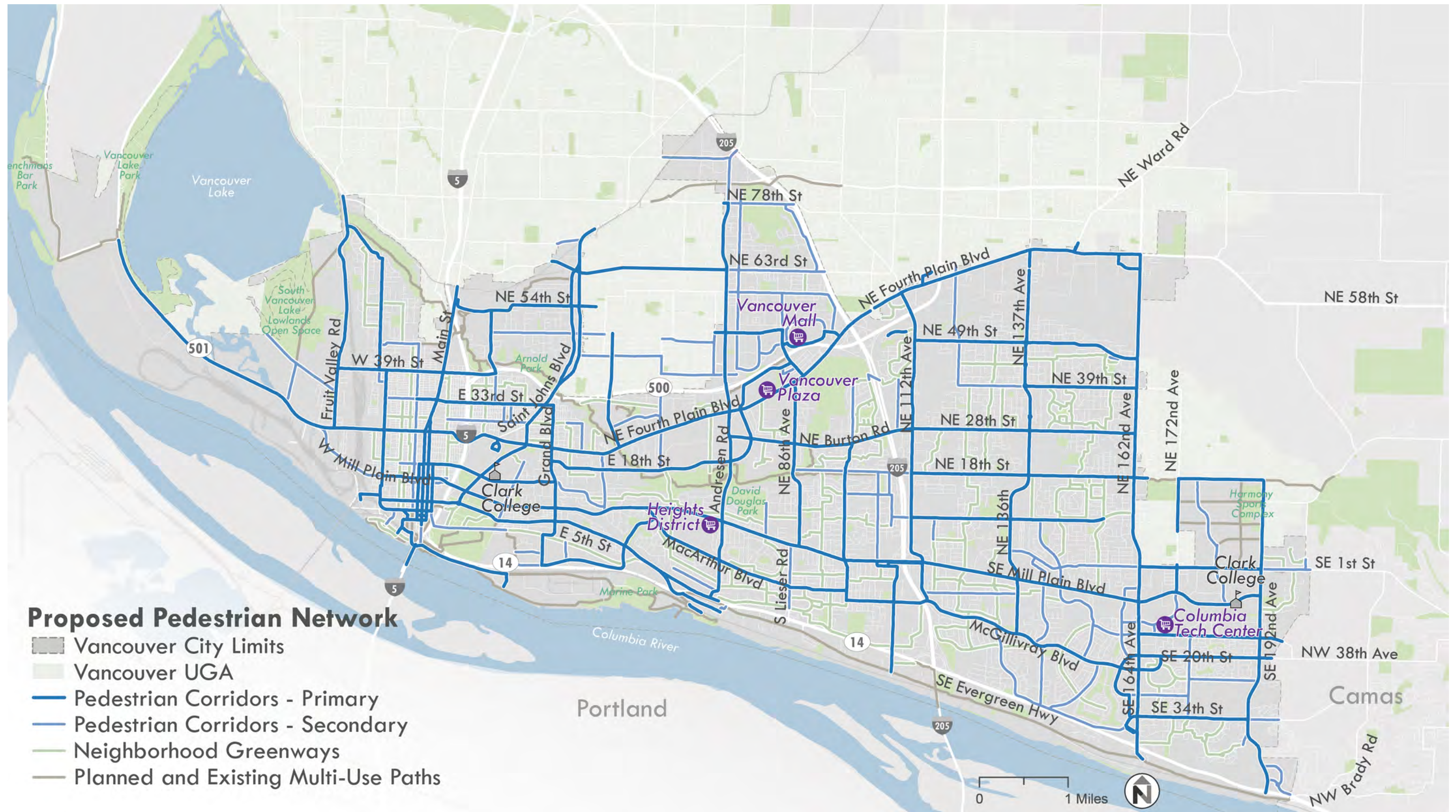


Locations of the five zones referenced in certain maps below.

WALKING AND ROLLING NETWORK



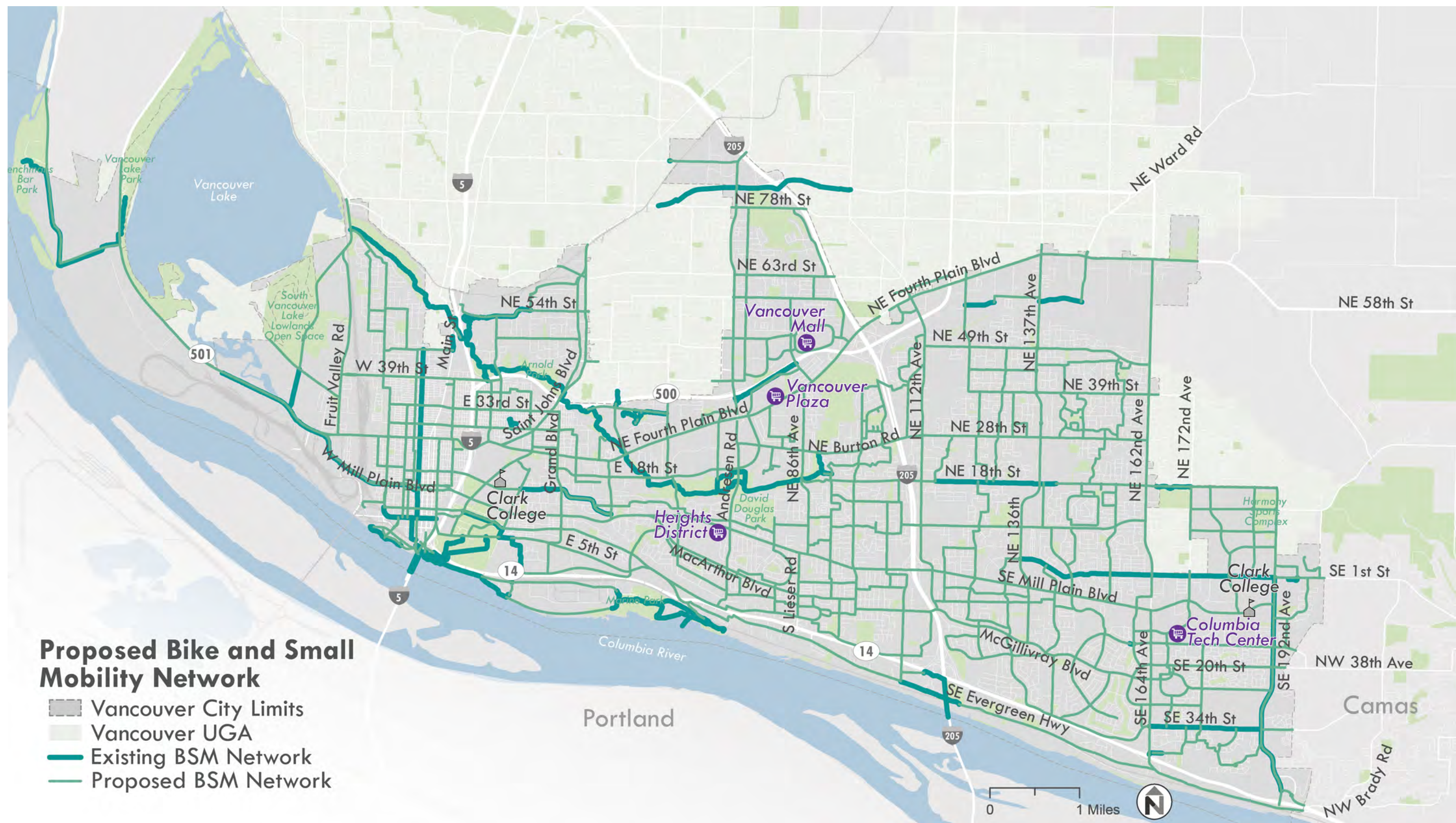
Map W0: Future Low-Stress Walking and Rolling Network

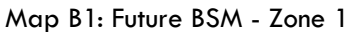


BICYCLING AND SMALL MOBILITY NETWORK

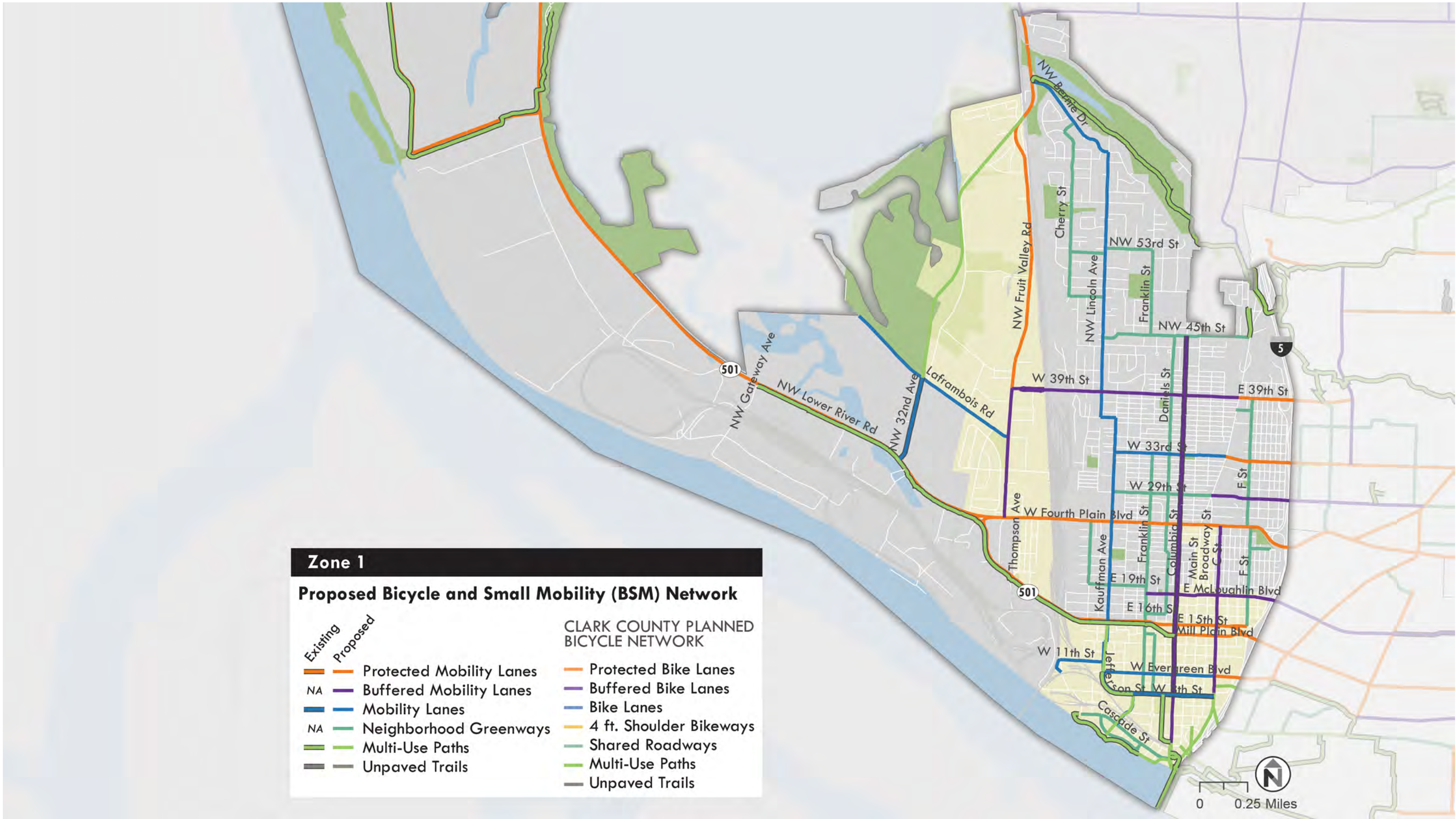


Map B0: Future BSM Network



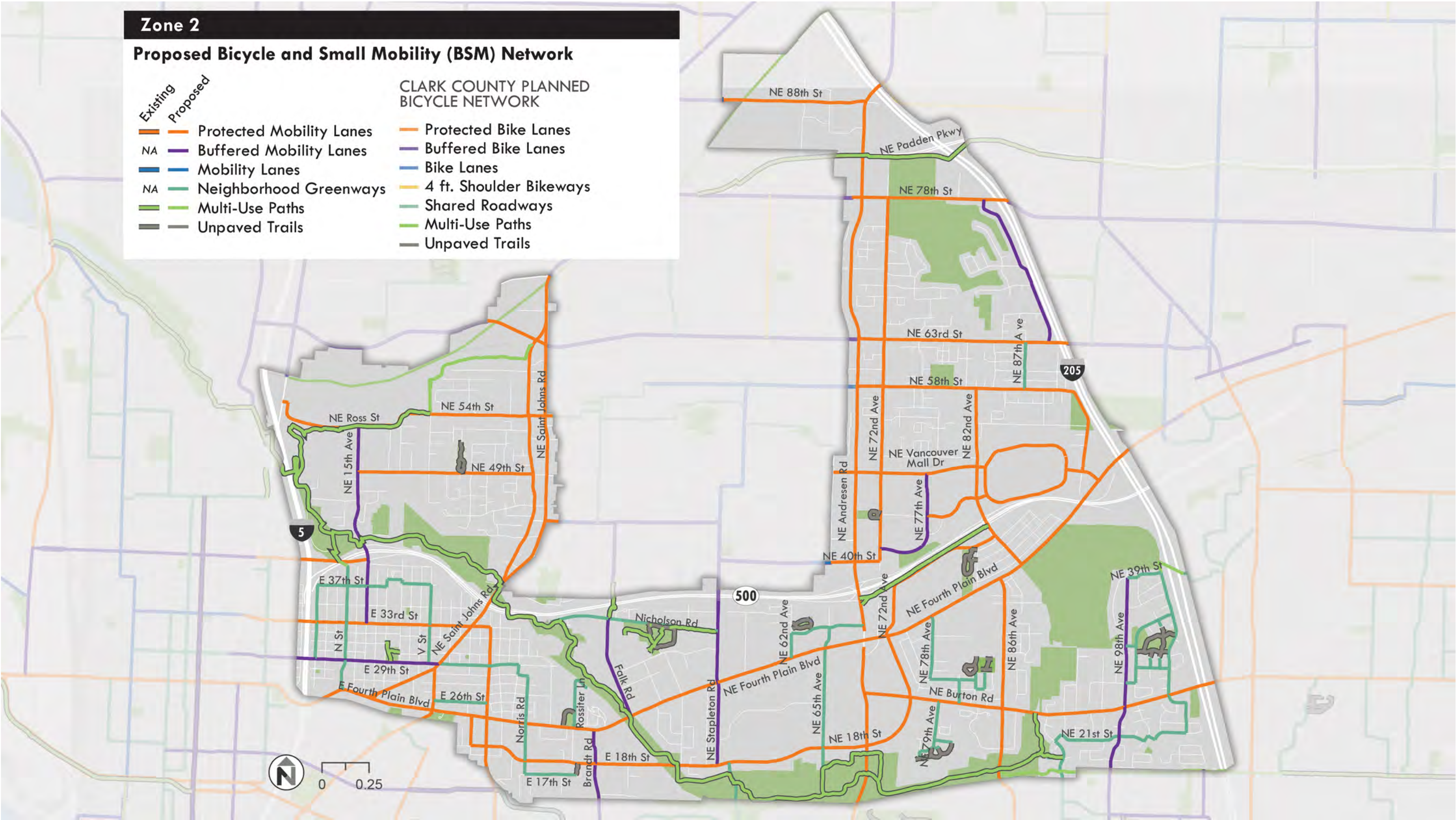


See p. 44–45 for a description of each type of facility in the BSM network.





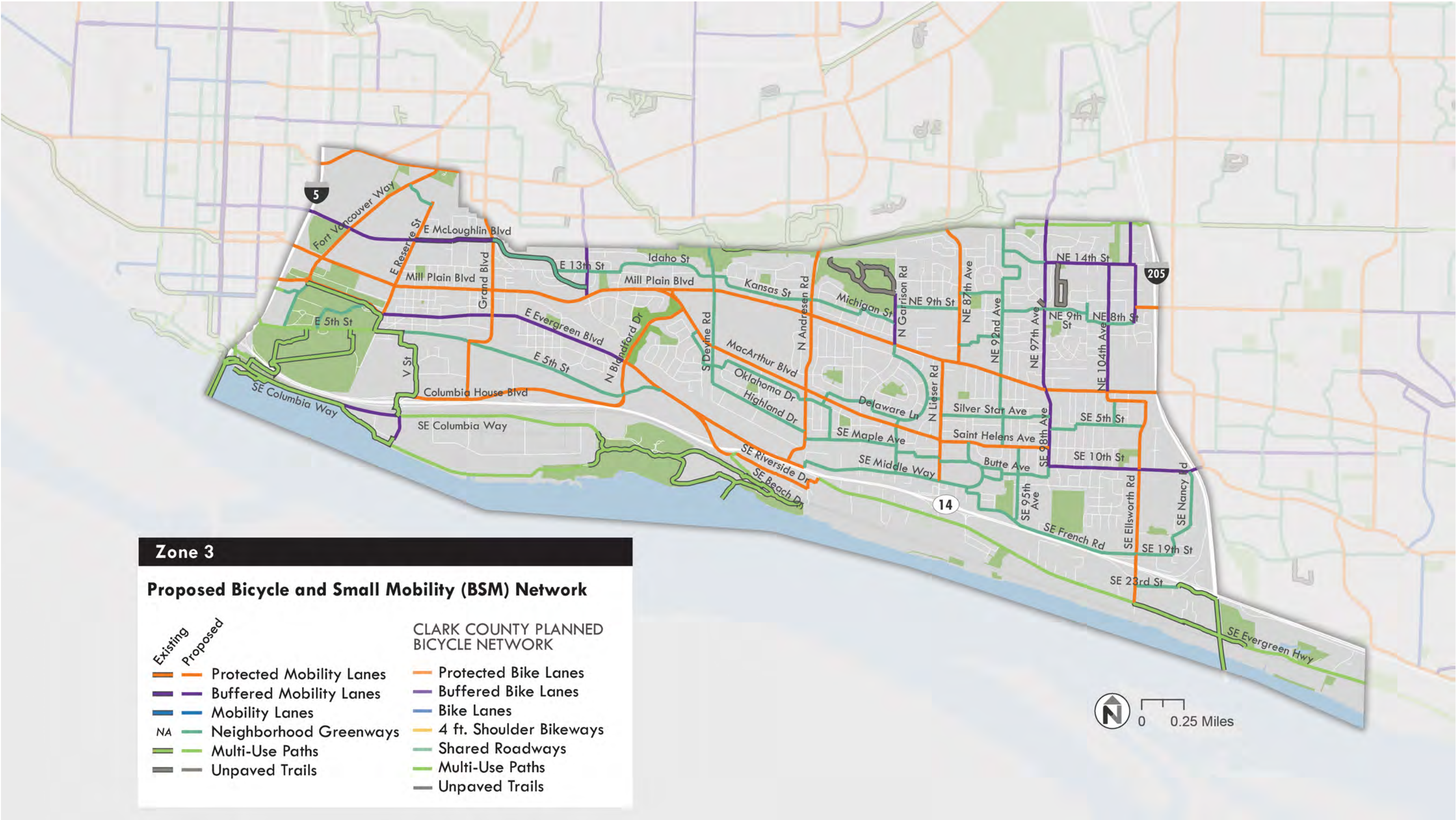
Map B2: Future BSM - Zone 2





See p. 44–45 for a description of each type of facility in the BSM network.

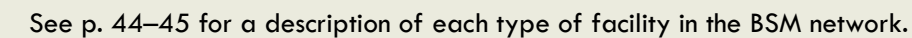
Map B3: Future BSM - Zone 3





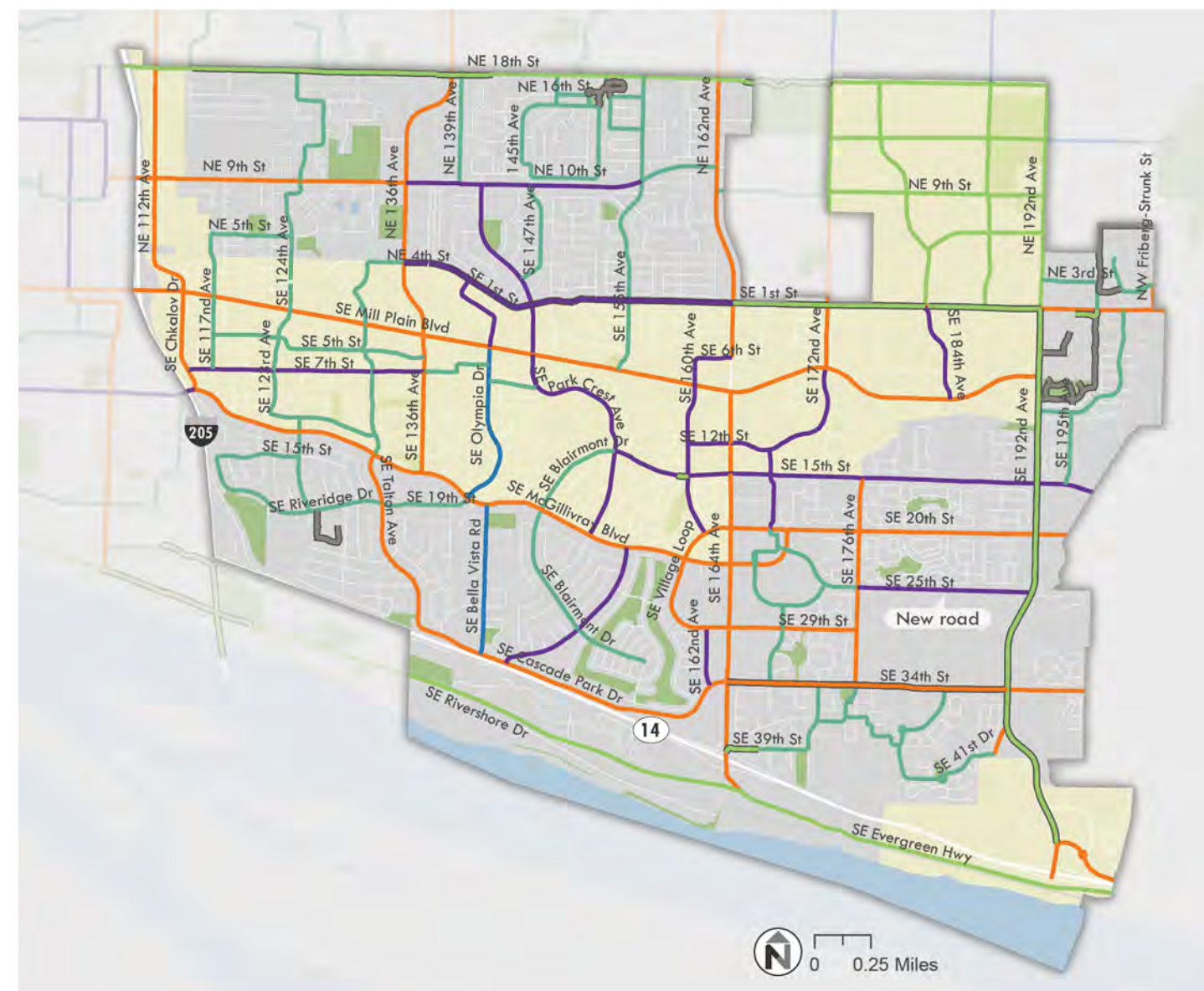
Map B4: Future BSM - Zone 4

Proposed Bicycle and Small Mobility (BSM) Network



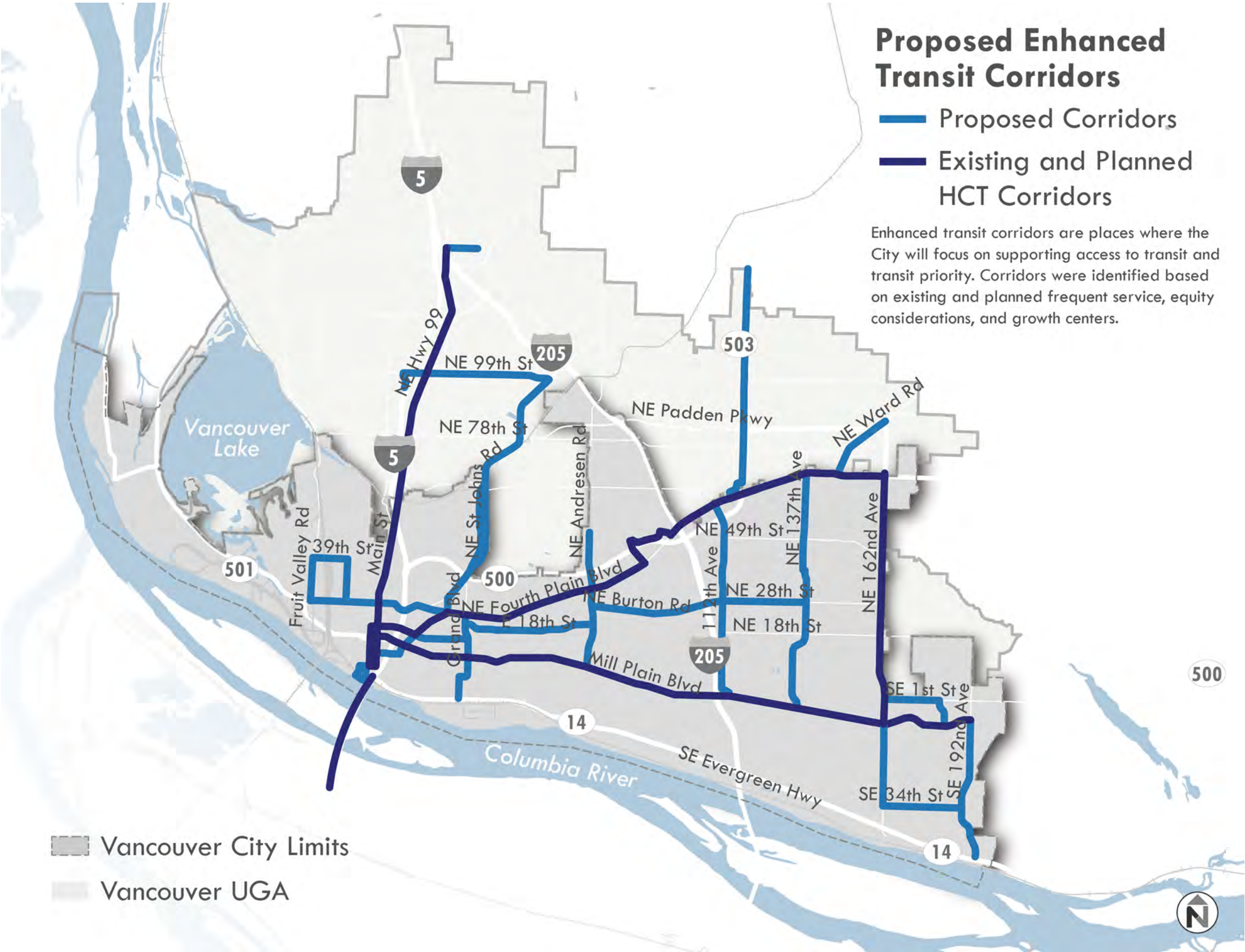
Map B5: Future BSM - Zone 5

Proposed Bicycle and Small Mobility (BSM) Network



ENHANCED TRANSIT CORRIDORS

Map T0: Enhanced Transit Corridors



FREIGHT CORRIDORS

Map F0: Future Freight Network Map



Designing for Freight

Freight is delivered on a wide range of vehicle sizes, from interstate semi-trailers to small box trucks. Designing for large vehicle turning and through movements has tradeoffs to the environment for walking or small mobility. For example, a street corner designed for a semi-trailer means a passenger car driver can navigate that same turn at a higher speed.

Freight is critical to our economy. The City can integrate design and policy treatments so freight and vulnerable users can navigate the same streets.

FREIGHT DESIGN TREATMENTS



Recessed stop bars allow larger vehicles to make right turns.
Photo: Nelson\Nygaard



During design, assume trucks will swing into adjacent lanes, which they do in practice.
Photo: Nelson\Nygaard



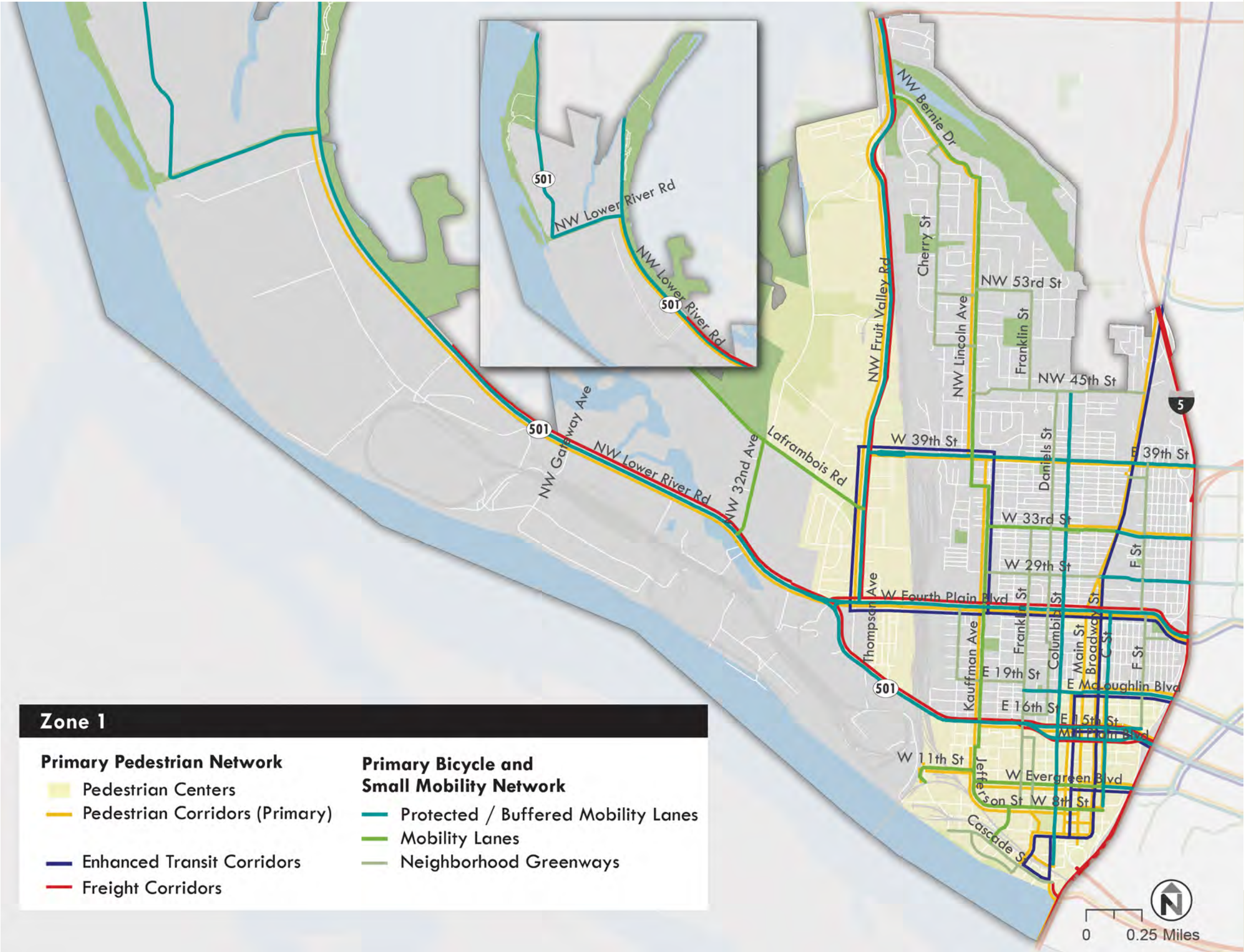
Mountable corners slow down passenger vehicles but can be mounted by trucks.
Photo: Google Street View



Vertical separation allows trucks and vulnerable users to co-exist.
Photo: City of Vancouver

MODAL NETWORKS OVERLAP

Map M1: Modal Networks - Zone 1

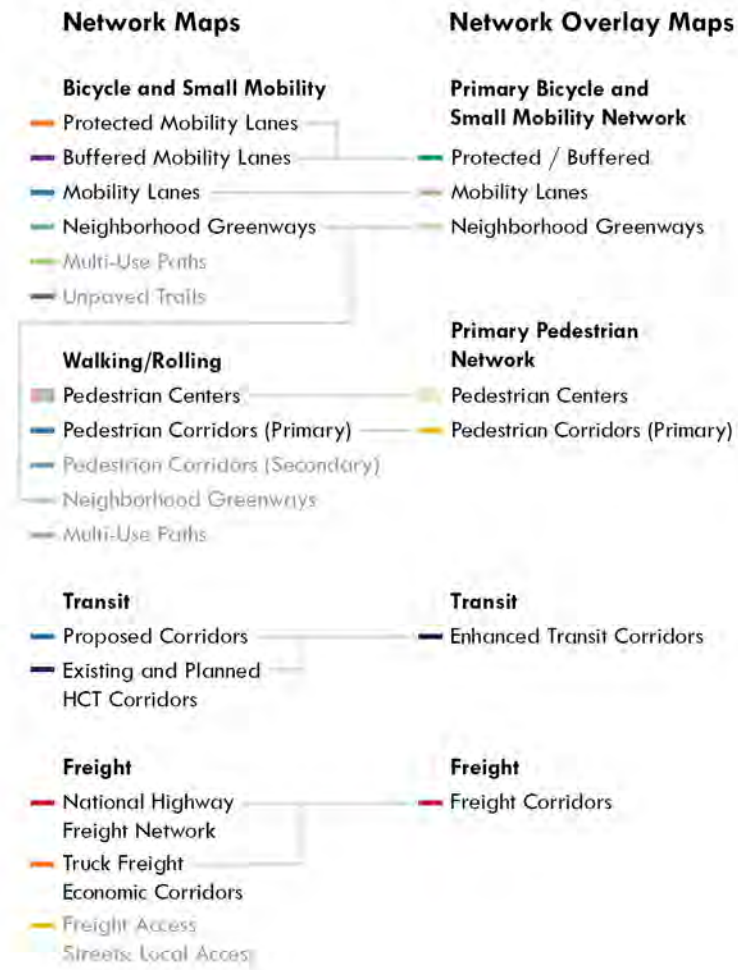


How the Networks Overlap

Sometimes one street is part of multiple modal networks. In parts of the city with short blocks and a strong grid, freight, for example, can be accommodated on one street with truck-friendly designs and loading zones, while a parallel street with low traffic volumes will be more suitable for those on bike or small mobility devices. But many of the city's key corridors—like Fourth Plain Boulevard and Fruit Valley Road, for example—do not have parallel routes. In those cases all transportation needs are concentrated on one street.

Maps M1 through M5 show the modal networks overlaid. For legibility, the maps show the primary designated corridors and facilities, and leave off lower-tier designations like unpaved trails.

Designation as part of multiple modal networks means extra care will be needed to rebalance those streets for all.



Guide to reading network maps and overlay maps.



See p. 44–45 for a description of each type of facility in the BSM network.





Map M3: Modal Networks - Zone 3





See p. 44–45 for a description of each type of facility in the BSM network.

Map M5: Modal Networks - Zone 5

Primary Bicycle and Small Mobility Network

- ### Primary Bicycle and Small Mobility Network

-

6. Capital Projects

Capital projects include infrastructure investments that are new and outside of typical maintenance activities. Capital projects get funded and built in three ways:

- 1. Capital Facilities Plan (CFP). Long-range plan of unfunded projects needed for all City services (schools, utilities, transportation).
- 2. Transportation Improvement Program (TIP). Six-year capital project list, updated annually. The intent is for the TIP to include funded projects.
- 3. Coordinated with Development. Some capital projects become needed as a result of development.

The CFP and TIP already include a range of projects tied to roadway needs. The TSP developed modal networks for walking and BSM that require additional capital investment. After TSP adoption, the City will combine existing CFP and TIP projects with the TSP project list and sort them according to the prioritization framework outlined in the TSP.

Capital Projects Overview

Typical TSP capital projects include:

- Making existing BSM facilities low-stress. For example, upgrading the existing BSM lane on Saint Johns Boulevard to a protected BSM lane with vertical separation.
- Adding new BSM facilities, such as a protected BSM lane on priority corridors, such as 112th Avenue.
- Filling sidewalk gaps on primary pedestrian corridors.
- Adding crossings that meet City’s updated crossing policy spacing and design guidance.

In total, 228 capital projects have been identified to implement the TSP BSM and walking networks:

Total Projects	New Crossings	Small Mobility Facilities	Sidewalk Infill
228 projects: • 31 BSM projects • 6 pedestrian projects • 191 BSM and pedestrian projects	326 new crossings: • 9 Level 1 • 90 Level 2 • 227 Level 3	• 197 miles of existing facilities • 242 miles of proposed facilities Note: One-way distances listed above.	148 miles of proposed sidewalk infill

TYPES OF CROSSINGS

Level 1



Level 2



Level 3



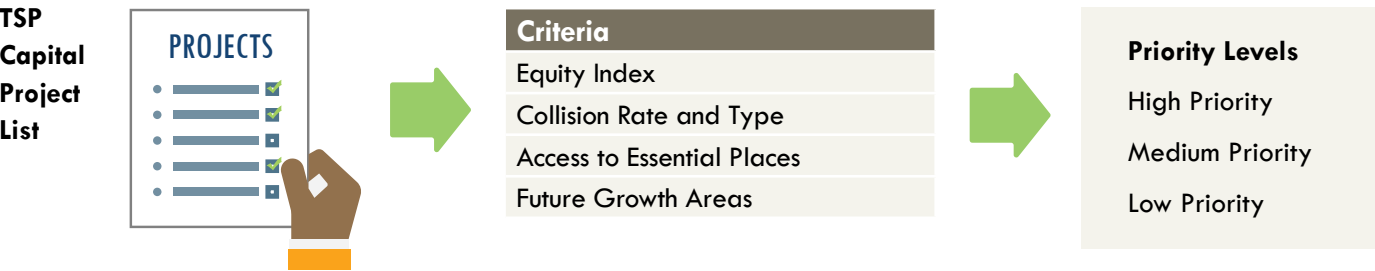
Project Prioritization

Prioritization includes two sets of considerations.

1. Where should we invest? This question asks where the highest need exists based on criteria such as safety history, equity considerations, existing and future growth, etc.
2. When should we invest? In reality, certain projects should be advanced because there are coordination opportunities with other projects. Other projects may be high priority but will take a long time due to environmental considerations, for example.

Moving forward, this framework will be used for TIP and TSP project prioritization.

Where should we invest? What should be our top priority?



When should we invest?

Criteria	Later	Sooner
Is there an upcoming pavement project?	No	Yes
Is there an upcoming agency partner project?	No	Yes
Does the project fill a small, critical gap in the walking or BSM networks?	No	Yes
Will the project have to go through environmental review?	Yes	No
Will the project have right-of-way impacts?	Yes	No

Term Levels

- Near-term
- Medium-term
- Long-term

In some cases, medium or high priority projects may end up in the long-term phase if they touch environmentally sensitive areas, for example, that would take a long time to clear through regulatory processes. Or if a street was recently repaved, that project might take a longer time before the City revisits it. In other cases the opposite is true. Low-priority projects may be in the near-term phase due to opportunistic timing with other projects (such as a planned repaving).

Projects that are both high priority and near-term are top candidates for investment. These are marked with an asterisk (*).

A planning-level cost estimate was generated to understand the magnitude of resources needed to construct each project.

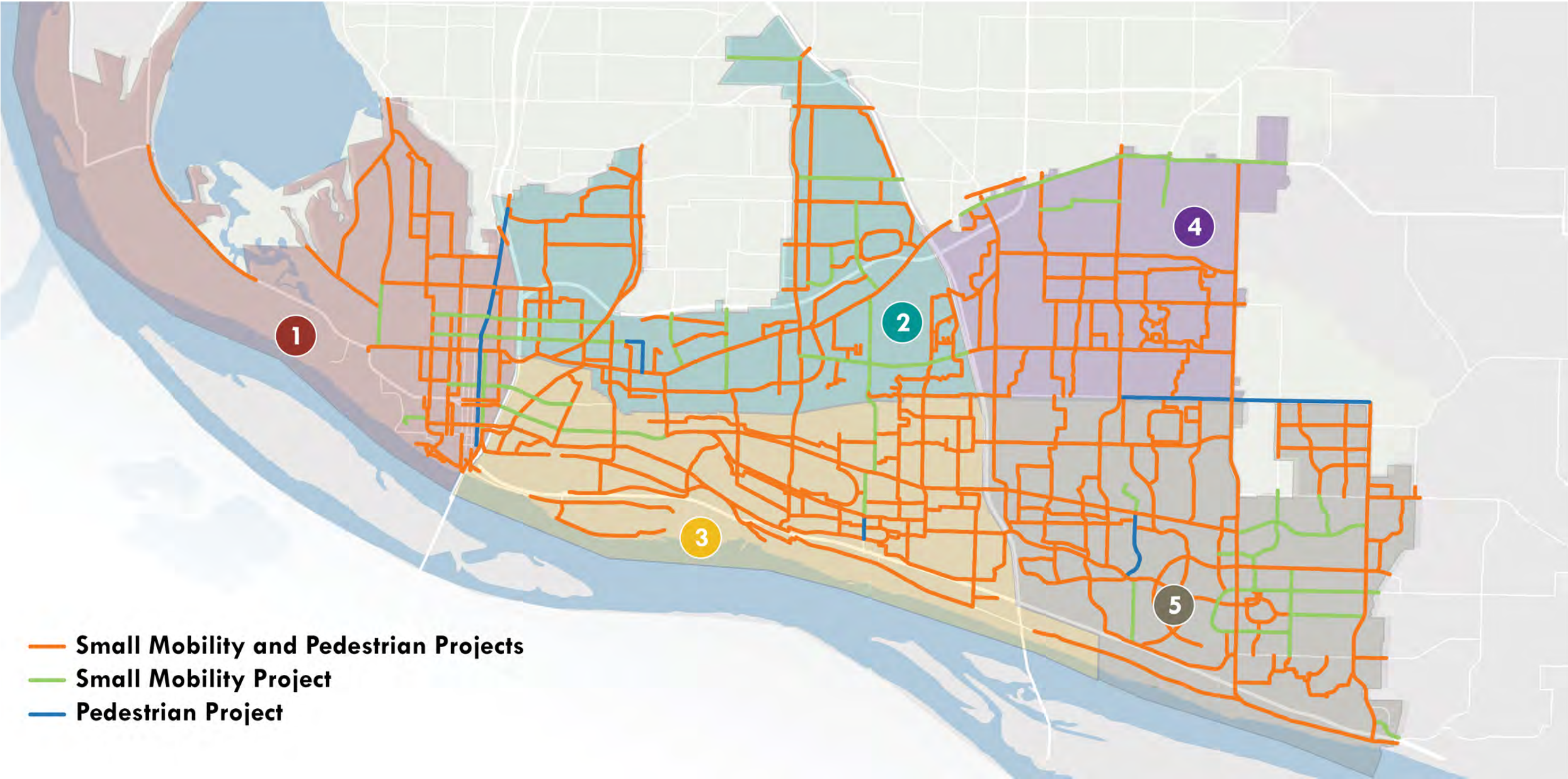
Cost Levels
Low Cost
Medium Cost
High Cost

Capital Projects List

Capital Projects Areas

The next section shows the capital projects for each zone of the city, including their prioritization, phasing, and construction cost. The zones were created to break the map into smaller pieces for readability and do not signify any other grouping purpose.

Project Type		Priority	Timing	Cost
SMP	Small Mobility and Pedestrian Projects	Low	Near-term	Low
SM	Small Mobility Projects	Medium	Medium-term	Medium
P	Pedestrian Projects	High	Long-term	High



- Small Mobility and Pedestrian Projects
- Small Mobility Project
- Pedestrian Project

ZONE 1



PROJECT LIST

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	101	501: Fill in MUP gap from Gateway Drive to Lower River Rd	Yes	Yes	Low	Long-Term	High
SMP	102	New off-street connection: MUP from Laframbois Road to Fruit Valley Road	Yes		Medium	Long-Term	Medium
SMP	103	Laframbois Rd: NG from Fruit Valley Road to end of industrial area	Yes		Medium	Long-Term	High
SMP	104	Fruit Valley Rd: Upgrade discontinuous BL to PBL from W 39th St to city limit	Yes	Yes	Medium	Long-Term	High
SM	105	Fruit Valley Rd: Upgrade existing BL to BBL from W 39th St to Fourth Plain Blvd	Yes	Yes	Medium	Medium-Term	Low
SMP	106	NW Cherry St: NG from Bernie Dr to Lincoln Ave	Yes		Low	Long-Term	Medium
SMP	107	Lincoln Ave: Complete continuous BL from Fruit Valley Rd to W 39th St	Yes	Yes	Low	Medium-Term	High
SMP	108	Franklin and 53rd Streets: NG from Lincoln Ave to NW 45th St	Yes		Low	Medium-Term	Medium
SMP	109	NW 45th St: NG from Lincoln Ave to Main St	Yes		Medium	Near-Term	Low
SMP	110	W 39th St: Add new or upgrade existing BL to BBL from Fruit Valley Rd to Main St	Yes	Yes	Medium	Medium-Term	High
SM	111	W 33rd: BL from Kauffman to Main St		Yes	Medium	Near-Term	Low
SMP	112	Kaufman Ave: BL from Mill Plain to W 39th St	Yes	Yes	Medium	Medium-Term	Medium
SMP	113*	Kauffman Ave: BL from Mill Plain to Evergreen Blvd. See also Project 114.		Yes	High	Near-Term	Low
SMP	114	Kauffman/Jefferson/8th: MUP on west side. See also Project 113. Grant St: MUP continues from 8th St to waterfront.	Yes	Yes	High	Long-Term	Medium
SMP	115	Franklin St: NG from W 8th St to W 33rd St		Yes	High	Medium-Term	Low
SMP	116	Daniels St: NG from NW 45th St to 16th St; continue west on 16th St to Franklin St	Yes		Medium	Medium-Term	Medium
SMP	117	MUP: New path connection from Hazel Dell Ave across Main St and connecting to the Discovery Trail			Low	Medium-Term	Medium
P	118	Main St: Add crossings and missing sidewalks from E 29th St to NE Ross st	Yes	Yes	High	Long-Term	Medium
P	119*	Broadway: Add crossings from W 29th St to E 6th St		Yes	High	Near-Term	Low
SM	120	C St: Upgrade existing BL and create continuous BBL from E 8th St to Fourth Plain Blvd	Yes		High	Long-Term	Low
SMP	121	C St: Add MUP on C Street between 8th and 7th Streets, connecting to Project #26	Yes		Medium	Medium-Term	Low
SMP	122	MUP: New path connection from C and 7th Streets along the west side of I-5 to Columbia Way and the waterfront			Medium	Long-Term	High

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	123	F St: NG from E 39th St to Fourth Plain Blvd	Yes		Medium	Medium-Term	Low
SMP	124	F St: NG from Fourth Plain Blvd to E 15th St	Yes		Medium	Medium-Term	Low
SMP	125	Fourth Plain Blvd: Upgrade existing BL to PBL from 501 to F St	Yes	Yes	High	Long-Term	High
SMP	126	Lincoln Ave and 19th St: NG from Fourth Plain Blvd to Franklin St	Yes		Medium	Medium-Term	Low
SM	127*	McLoughlin Blvd: BBL from Franklin to G S			High	Near-Term	Low
SMP	128	Mill Plain Blvd/15th St: PBL on the Mill Plain/15th St couplet from Columbia St to I-5	Yes		High	Medium-Term	Medium
SM	129	11th St: Add BL from Jefferson Street to the Amtrak Station		Yes	Medium	Near-Term	Low
SMP	130*	Evergreen Blvd: New BL from Jefferson St to C St		Yes	High	Near-Term	Low
SMP	131	MUP: New path connection across I-5 from around C St and E 8th St to Anderson St, which connects to Fort Vancouver Way	Yes		Medium	Medium-Term	Low
SMP	132*	Columbia St: Continue BBL from 8th St to Phil Arnold Way			High	Near-Term	Low
SMP	133	Columbia St: MUP (west side) from Phil Arnold Way to I-5	Yes	Yes	High	Long-Term	Low
SMP	134	I-5 crossing: New MUP crossing I-5 from Main and E 5th Streets to the MUP along Columbia Way at the waterfront			Medium	Long-Term	Low
SMP	135	Columbia Way and Waterfront Way waterfront streets: NG		Yes	Medium	Near-Term	Low

PROJECT SPOTLIGHT

JEFFERSON/KAUFFMAN (#113)

The Jefferson/Kauffman corridor links neighborhoods in the western part of Downtown to the multi-use path on Mill Plain Blvd and the waterfront. The City has secured funding for this project and it is anticipated to go to construction in 2024.

STREET CHARACTERISTICS

Posted Speed:

25 MPH

Traffic Volumes:

N/A

Bus Service:

C-TRAN Route 25 (St. Johns)



PROJECT DESCRIPTION

Project Length:

1.1 miles

Pedestrian:

X new crossings
X ft sidewalk

Priority:

High

Phasing:

Near

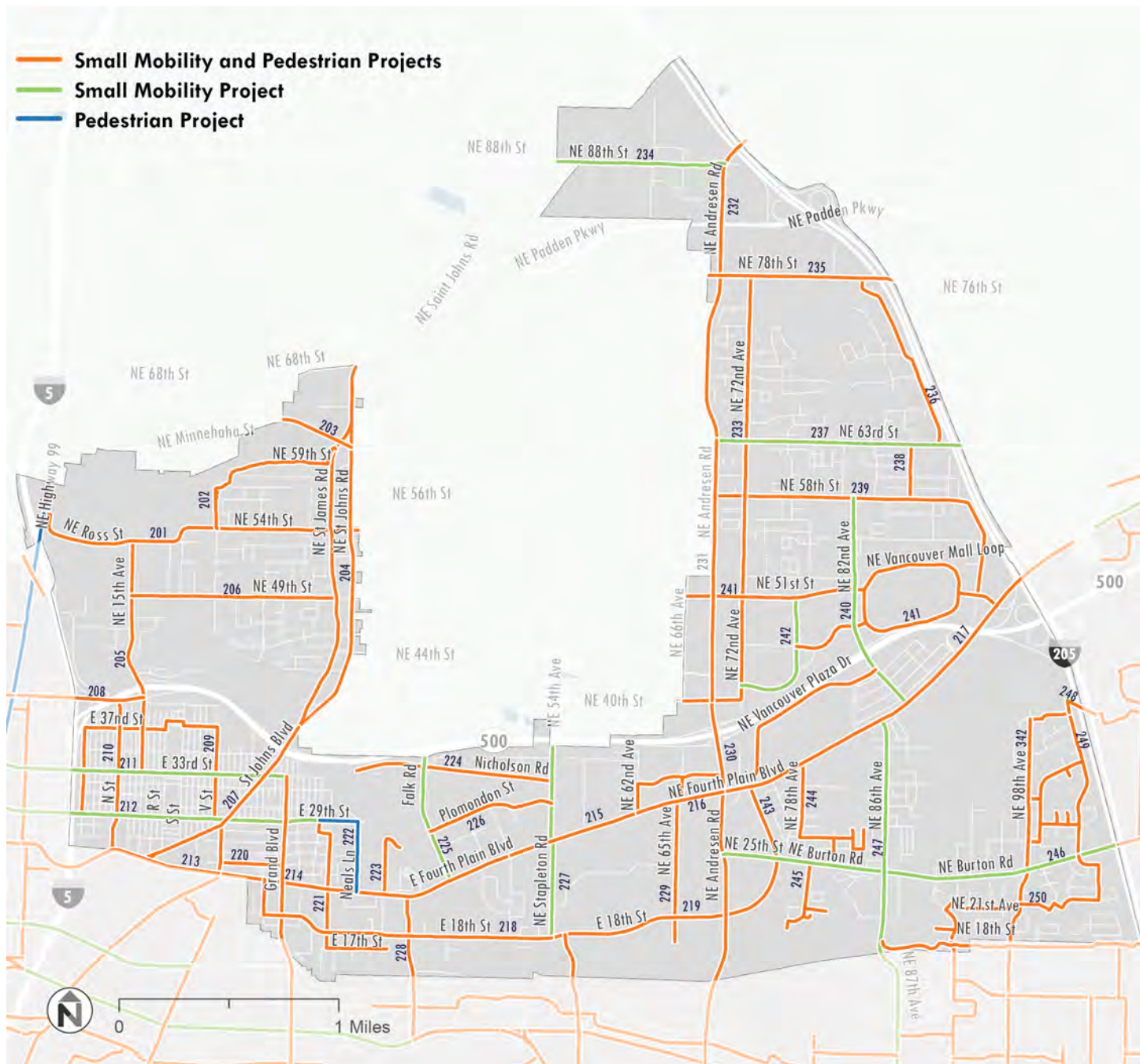
- Bike and Small Mobility:**
- Multi-use path on Jefferson/Kauffman from Evergreen to Mill Plain, on 13th Street from Kauffman to Markle Avenue, and on Markle Avenue from 13th Street to Mill Plain
 - This path investment connects people to the multi-use path on Mill Plain Boulevard and to the future multi-use path continuing south to the waterfront

MODAL NETWORKS

- Multi-Use Path
- Primary Pedestrian Corridor
-
-



ZONE 2



PROJECT LIST

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	201	NE Ross/NE54th: PBL from Highway 99 to just east of Saint Johns Rd (city limit)	Yes	Yes	Medium	Long-Term	High
SMP	202	MUP: Formalize Ellen Davis Trail connection as a paved MUP between NE 54th St and Saint James Rd	Yes		Low	Long-Term	High
SMP	203	NE Minnehaha St: Add PBL in the city section of Minnehaha St, connecting to facilities planned by Clark County.	Yes		Medium	Long-Term	Low
SMP	204	Sants James/Saint Johns: Upgrade existing BL to PBL from Petticoat Lane to city limits	Yes	Yes	Medium	Long-Term	High
SMP	205	P St/NE 15th Ave: Continuous BBL from E 33rd St to NE 54th St	Yes	Yes	Medium	Long-Term	High
SMP	206	NE 49th St: PBL between NE 15th Ave and Saint James Rd	Yes		Medium	Long-Term	High
SMP	207	Sants James/Saint Johns: Upgrade existing discontinuous BL to PBL from Fourth Plain Blvd to Petticoat Lane	Yes	Yes	High	Long-Term	Medium
SMP	208	E 39th St: Upgrade BL to PBL from Main St to NE 15th Ave	Yes		High	Long-Term	Medium
SMP	209	K/V/E 37th Streets: NG with connection points to 29th St	Yes		Medium	Medium-Term	Medium
SMP	210	N St: NG from Fourth Plain Blvd to just south of SR-500	Yes		Medium	Long-Term	Medium
SM	211*	E 33rd St: PBL from Main St to Grand Blvd	Yes	Yes	High	Near-Term	Medium
SM	212	E 29th St: BBL from Kauffman Ave to Neals Lane	Yes		Medium	Near-Term	Medium
SMP	213	Fourth Plain: PBL from F St to Falk Rd	Yes	Yes	High	Medium-Term	Medium
SMP	214	Fourth Plain: BBL from Fort Vancouver Way to General Anderson Ave	Yes	Yes	High	Long-Term	Medium
SMP	215*	Fourth Plain: BL from General Anderson Ave to 62nd Ave		Yes	High	Near-Term	Low
SMP	216*	Fourth Plain: MUP on one side from 62nd Ave to Andresen Rd		Yes	High	Near-Term	Low
SMP	217*	Fourth Plain Blvd: Add new PBL from Andresen Rd to city limits (102nd Ave)		Yes	High	Near-Term	Medium
SMP	218	Z St/E 18th/E 20th: Upgrade existing BL to PBL from Fourth Plain Blvd to Stapleton Rd	Yes	Yes	High	Long-Term	High
SMP	219	E 18th: Upgrade existing BL to PBL from Stapleton Rd to NE 25th St	Yes		High	Long-Term	Medium
SMP	220	E 25th St: NG between Fort Vancouver Way and Grand Blvd	Yes		High	Medium-Term	Medium
SMP	221	Norris Rd/E 17th St: NG from 29th St to south of E 18th St	Yes		High	Medium-Term	Medium
P	222	E 29th St/Neals Lane: Fill in missing sidewalk from Watson Ave to Fourth Plain Blvd	Yes		High	Medium-Term	Medium

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	223	Rossiter Ln: NG from Fourth Plain Blvd to Burnt Bridge Creek Trail	Yes		High	Long-Term	Low
SMP	224	Nicholson Rd: NG from Burnt Bridge Creek Trail to NE Stapleton Rd	Yes		Medium	Long-Term	Medium
SM	225	Falk Rd: Upgrade existing BL to BBL from the city limit to Fourth Plain Blvd		Yes	High	Long-Term	Low
SMP	226	Plomondon St: Add NG and fill missing sidewalks from Falk Rd to Stapleton Rd	Yes		High	Long-Term	Medium
SM	227*	Stapleton Rd: BBL from city limit to E 18th St	Yes		High	Near-Term	Low
SMP	228	Brandt Rd: Upgrade existing BL to BBL from Fourth Plain to Mill Plain Blvds	Yes		Medium	Long-Term	Low
SMP	229	NE 65th/62nd/33rd: NG on NE 65th Ave from Burnt Bridge Creek Trail to NE 33rd St. NG on 33rd St and 62nd Ave connecting to Fourth Plain Blvd. New connection extending NE 33rd St east to Andresen Rd.	Yes		High	Long-Term	Medium
SMP	230	Andresen: Upgrade existing BL to PBL from Fourth Plain to NE 40th	Yes	Yes	High	Long-Term	Low
SMP	231*	Andresen: Upgrade existing BL to PBL from NE 40th to NE 63rd		Yes	High	Near-Term	Low
SMP	232	Andresen: Upgrade existing BL to PBL from NE 63rd to city limits	Yes	Yes	Medium	Long-Term	Medium
SMP	233	NE 72nd Ave: Upgrade existing BL to PBL from NE 78th St to the city limit on NE 40th St	Yes		High	Long-Term	High
SM	234	NE 88th St: Upgrade existing BL to PBL from city limits to Andresen Rd			Low	Medium-Term	Low
SMP	235	NE 78th St: Upgrade existing BL to PBL in the city section, connecting to planned Clark County facilities	Yes		Low	Long-Term	High
SMP	236	Meadows Drive: BBL from NE 78th to NE 63rd Streets	Yes		Low	Long-Term	Medium
SM	237	NE 63rd St: PBL in city section connecting to planned facilities in Clark County			Medium	Medium-Term	Low
SMP	238	NE 87th Ave: NG from NE 63rd to NE 58th Streets	Yes		Medium	Medium-Term	Low
SMP	239	NE 58th St: New PBL from city limit to Vancouver Mall Dr	Yes		High	Long-Term	High
SM	240	Thurston Way: Upgrade existing BL to PBL from NE 58th St to Fourth Plain Blvd		Yes	High	Long-Term	Medium
SMP	241	Vancouver Mall Access: Add a continuous PBL network on the Vancouver Mall ring road and key links leading up to the mall	Yes	Yes	High	Long-Term	Medium
SM	242	NE 41st St: Upgrad existing BL to BBL from NE 72nd Ave to Vancouver Mall Drive			High	Medium-Term	Low
SMP	243	Vancouver Plaza Dr: Add PBL on roadway connecting from NE 25th St to NE Thurston Way	Yes	Yes	High	Long-Term	High

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	244	NE 78th/84th Ave: NG from Fourth Plain Blvd to Burton Rd	Yes		Medium	Long-Term	Medium
SMP	245	NE 77th/79th Ave: NG from Burton Rd to the end of 77th Ct			Medium	Medium-Term	Low
SM	246*	NE Burton Rd: Upgrade existing BL to PBL from Andresen Rd to I-205	Yes	Yes	High	Near-Term	Medium
SM	247*	NE 86th/87th Ave: Upgrade existing BL to PBL from Fourth Plain to Mill Plain Boulevards	Yes	Yes	High	Near-Term	Medium
SMP	248	MUP: New connection crossing I-205 linking NE 102nd Ave to Fairview Ct	Yes		Medium	Long-Term	High
SMP	249	Oakbrook Park area: NG in the streets connecting to the park including NE 101st, NE 103rd, NE 99th, NE 29th, NE 39th	Yes		Low	Long-Term	Medium
SMP	250	NE 21st/25th: NG from Burton Rd to NE 18th St MUP	Yes		Low	Long-Term	Medium

PROJECT SPOTLIGHT

BURTON ROAD (#246)

Burton Road/28th Street provides a direct east-west connection across the city from Andresen Road to the eastern city limit (as 28th Street). The high posted speed makes the existing mobility lanes challenging for all ages and abilities.

STREET CHARACTERISTICS

Traffic Volumes: 9,390 ADT at NE 86th Avenue (Source: RTC, 2022)

Posted Speed: 35 MPH

Bus Service: C-TRAN Route 30 (Burton)



PROJECT DESCRIPTION



Project Length:
1.8 miles



Bike and Small Mobility:
Upgrading existing ML to PML



Pedestrian:
5 new level 3 crossings
20 ft new sidewalk



Priority:
High



Phasing:
Near

Crossings on Burton Road:

- Today, crossings are spaced every 1,358 feet – that's a 6 ½ minute walk for the average person
- 6 out of 16 Route 30 bus stops are more than 200' from a crossing
- Project 246 adds five level 3 crossings (includes a pedestrian signal)
- In the future, crossings will be spaced every 792 feet, which meets the City's updated pedestrian crossing policy

MODAL NETWORKS



Protected Mobility Lane



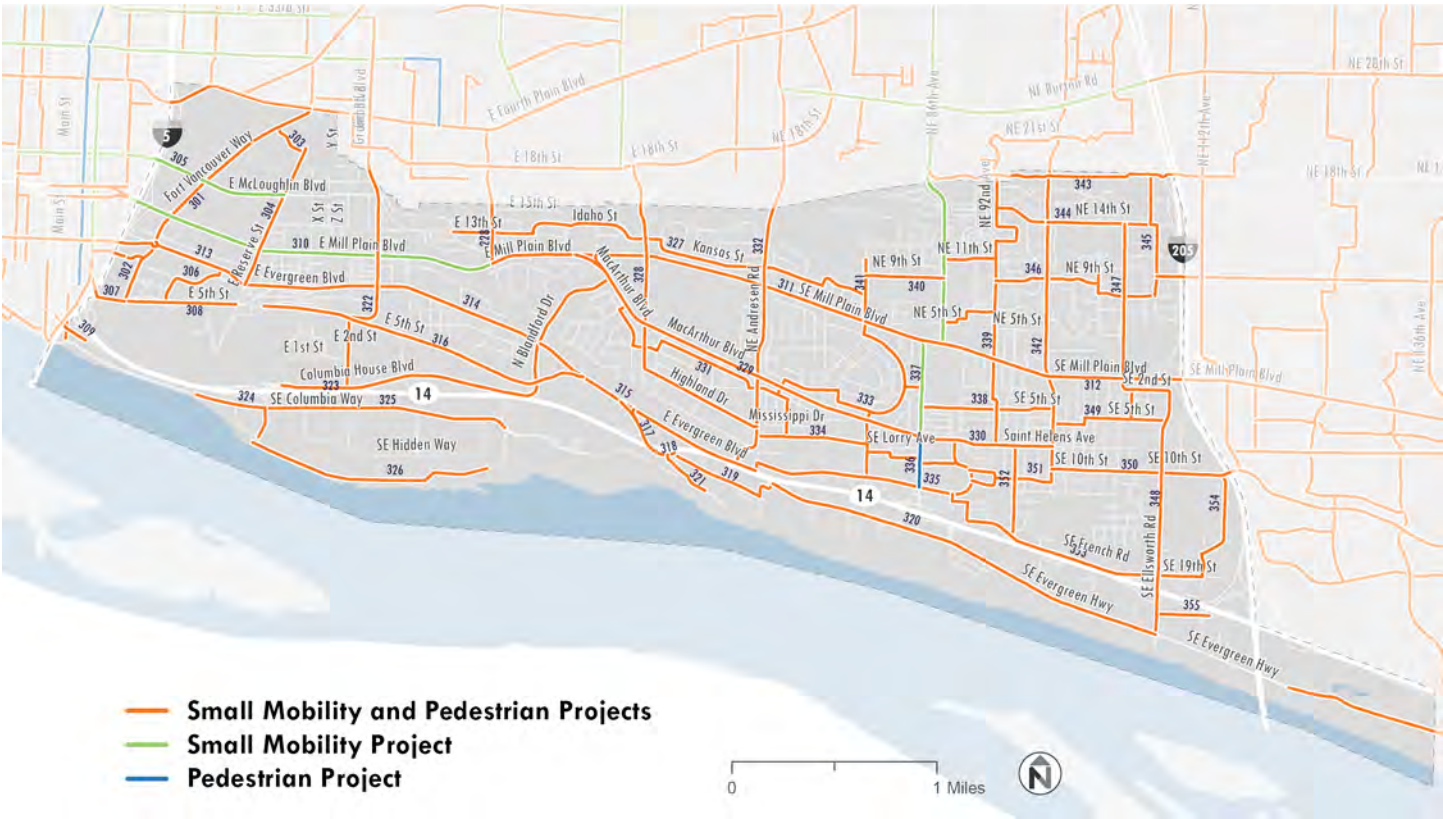
Primary Pedestrian Corridor



Enhanced Transit Corridor



ZONE 3



PROJECT LIST

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	301	Fort Vancouver Way: Upgrade existing BL to PBL from Evergreen Bld to Saint Johns Blvd	Yes	Yes	Medium	Medium-Term	High
SMP	302	Fort Vancouver Way: NG from Evergreen Blvd to E 5th St	Yes	Yes	High	Long-Term	Low
SMP	303	NG connecting Fort Vancouver Way and Reserve St			Medium	Medium-Term	Low
SMP	304	Reserve St: Upgrade existing BL to PBL from Evergreen Blvd to Waterworks Park	Yes		Medium	Long-Term	High
SM	305	McLoughlin Blvd: BBL from F St to Reserve St	Yes		Medium	Medium-Term	Low
SMP	306	Fort Vancouver: NG from Evergreen Blvd to 5th St			Low	Medium-Term	Low
SMP	307	MUP: New connection crossing I-5 from C St to Jefferson St	Yes		Medium	Long-Term	High
SMP	308	E 5th St: MUP from Fort Vancouver Way to Reserve St	Yes		Medium	Long-Term	Medium
SMP	309	MUP: New connection crossing I-5 from 3rd St to Fort Vancouver	Yes		High	Long-Term	High



Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SM	310*	Mill Plain Blvd: Add PBL from I-5 to Brandt Rd	Yes	Yes	High	Near-Term	Medium
SMP	311	Mill Plain Blvd: Add PBL from Brandt Rd to Garrison Rd	Yes	Yes	Medium	Long-Term	High
SMP	312	Mill Plain Blvd: Add PBL from Garrison Rd to I-205	Yes	Yes	High	Long-Term	Medium
SMP	313	Evergreen Blvd: PBL from C St to Reserve St	Yes	Yes	High	Long-Term	High
SMP	314	Evergreen Blvd: Upgrade existing BL to BBL from Reserve St to Blandford Dr	Yes	Yes	Medium	Near-Term	Medium
SMP	315	Evergreen Blvd: PBL from Cblanford Rd to just east of Andresen Rd	Yes	Yes	Low	Long-Term	High
SMP	316	E 5th St: NG from Fort Vancouver to Evergreen Blvd	Yes		Medium	Long-Term	Medium
SMP	317	Shorewood Dr: PBL connecting Evergreen Blvd across SR-14 to Beach Dr.	Yes	Yes	Low	Long-Term	Medium
SMP	318	MUP: MUP on Shorewood Dri from Beach Dr to Riverside Dr	Yes	Yes	Low	Long-Term	Low
SMP	319	Riverside Dr: PBL from Shorewood Dr to Evergreen Hwy	Yes	Yes	Low	Long-Term	High
SMP	320	Evergreen Highway: MUP from Chelsea Ave to Ellsworth Rd	Yes		Low	Long-Term	High
SMP	321	SE Beach Dr: MUP from Riverside Dr to Wintler Park	Yes	Yes	Low	Long-Term	High
SMP	322	Grand Blvd: Upgrade existing BL to PBL from Columbia House Blvd to 33rd St	Yes	Yes	High	Long-Term	High
SMP	323	Columbia House Blvd/Blanford St: PBL connecting from Columbia Way to MacArthur Blvd	Yes	Yes	Medium	Long-Term	High
SMP	324	Columbia Way: BBL from housing area west of Surprise Beach to Columbia Shores Blvd	Yes	Yes	Low	Long-Term	Medium
SMP	325	Columbia Way: MUP connecting from Columbia Shores Blvd to Marine Park	Yes		Low	Long-Term	Medium
SMP	326	MUP: New connection between Marine Park and Columbia House Blvd along the waterfront	Yes		Low	Long-Term	High
SMP	327	Kansas/Michigan/E 13th St: NG parallel to Mill Plain from McLoughlin Blvd to Garrison Rd	Yes		Medium	Long-Term	Medium
SMP	328	Devine Rd/Highland Dr: NG from E 18th St to Andresen Rd	Yes		Medium	Long-Term	Medium
SMP	329	MacArthur Blvd: Upgrade existing BL to PBL from Mill Plain to Lieser Rd	Yes	Yes	Medium	Long-Term	Medium
SMP	330	Saint Helens Ave: PBL from Lieser Road to SE 98th Ave	Yes	Yes	Low	Medium-Term	High
SMP	331	Oklahoma Dr/Memphis Way: NG connecting from MacArthur Blvd to Corrigidor Rd	Yes		Low	Medium-Term	Medium
SMP	332	Andresen: Upgrade existing BL to PBL from Fourth Plain to Evergreen	Yes	Yes	High	Long-Term	High
SMP	333	Delaware Lane: NG from Mill Plain to MacArthur Blvds around Lieser Crest Park	Yes		Medium	Medium-Term	Medium

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	334	Maple Ave: NG east-west between Andresen Rd and Lieser Rd; NG north-south connecting MacArthur Blvd to Middle Way	Yes		Low	Long-Term	Medium
SMP	335	SE Middle Way/Columbia Ridge Dr: NG from Evergreen Blvd to St Helens Ave	Yes		Low	Long-Term	Medium
P	336	Lieser Rd: PBL from MacArthur Blvd to Middle Way	Yes		Medium	Medium-Term	Low
SM	337	Lieser Rd: Upgrade existing BL to PBL from Mill Plain to MacArthur Boulevards	Yes		High	Long-Term	Medium
SMP	338	Silver Star Ave: NB from Lieser Rd to SE 98th Ave	Yes		Medium	Medium-Term	Medium
SMP	339	NE 92nd Corridor: Network of NG on north/south NE 92nd, between 67th and 97th Avesnues with connections from NE 18th St MUP to Saint Helens Ave	Yes		Medium	Long-Term	Medium
SMP	340	NE 9th St: NG from Garrison Rd to 87th Ave	Yes		High	Long-Term	Medium
SMP	341	Garrison Rd: BBL from Mill Plain Blvd to Douglas Park	Yes		High	Long-Term	Low
SMP	342	NE 97th/98th Ave: Upgrade existing BL to BBL from Burnt Bridge Creek Trail at NE 97th Ave to SE 10th St	Yes	Yes	Medium	Long-Term	High
SMP	343	MUP: New MUP adjacent to NE 18th St from NE 86th Ave (Burnt Bridge Creek Trail) to Four Seasons Lane	Yes		Low	Long-Term	High
SMP	344	NE 14th St: BBL from NE 97th Ave to NE 104th Ave	Yes		Medium	Long-Term	Low
SMP	345	NE 107th/108th Ave: BBL from NE 18th St to NE 8th St	Yes		Medium	Medium-Term	Medium
SMP	346	NE 9th St: NG from NE 108th Ave to NE 92nd Ave	Yes		Medium	Medium-Term	Medium
SMP	347	NE 104th: BBL from NE 14th to Mill Plain Blvd	Yes		Medium	Near-Term	Medium
SMP	348	Ellsworth Rd: PBL from Evergreen Hwy to Mill Plain Blvd	Yes	Yes	Medium	Long-Term	High
SMP	349	SE 5th St: NB from SE 98th Ave to Ellsworth Rd	Yes		Medium	Long-Term	Medium
SMP	350	SE 10th St: BBL from SE 98th Ave across I-205 to Chkalov Dr	Yes	Yes	High	Long-Term	High
SMP	351	Butte/98th Ave: NG from Columbia Ridge Dr to SE 10th St	Yes	Yes	Low	Long-Term	Medium
SMP	352	NE 95th Ave: NG from Sain Helens Ave to Mt Hood Ave	Yes		Low	Long-Term	Medium
SMP	353	Mt Hood Ave: NG from Middle Way to Ellsworth Rd	Yes		Low	Long-Term	Medium
SMP	354	SE 19th St/Nancy Rd: NG from Ellsworth Rd to SE 10th St	Yes		Low	Long-Term	Medium
SMP	355	SE 23rd Ave: NG from Ellsworth Rd to I-205 MUP	Yes		Low	Long-Term	Low

PROJECT SPOTLIGHT

GRAND BOULEVARD PML (#322)

Grand Boulevard from Columbia House Boulevard to 33rd Street is the only north-south direct connection between Interstate 5 and Andresen Road. This critical connection provides access to many essential places, including grocery stores, schools, and employment opportunities.

STREET CHARACTERISTICS

Traffic Volumes:
9,500 ADT at Columbia House Blvd (Source: RTC, 2017)
8,000 ADT at Mill Plain Boulevard (Source: RTC, 2021)

Posted Speed: 25 MPH
Bus Service: C-TRAN Route 6 (Fruit Valley/Grand)



PROJECT DESCRIPTION



Project Length:
1.93 miles



Bike and Small Mobility:
Upgrading existing ML to PML on both sides of street



Pedestrian:
5 new level 3 crossings
1,520 ft new sidewalk



Priority:
High



Phasing:
Near

MODAL NETWORKS



Protected Mobility Lane



Primary Pedestrian Corridor



Enhanced Transit Corridor



PROJECT SPOTLIGHT

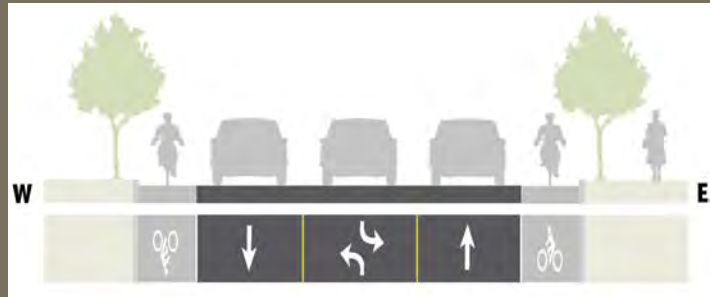
NE 136TH AVENUE (#515, 516)

NE 136th Avenue provides a direct north-south connection from McGillivray Boulevard to the northern city limit at Fourth Plain Boulevard. The TSP identified the entire corridor for a protected mobility lane. Projects 515 and 516 upgrade the existing mobility lane to protected mobility lane from McGillivray Boulevard to NE 18th Street.

STREET CHARACTERISTICS

Traffic Volumes:
15,800 ADT at Mill Plain Boulevard (Source: RTC, 2022)
19,250 ADT at NE 18th Street (Source: RTC, 2022)

Posted Speed: 35 MPH
Bus Service: C-TRAN Route 80 (Vancouver Mall/Fisher's)



PROJECT DESCRIPTION



Project Length:
1.9 miles



Bike and Small Mobility:
Upgrade existing ML to PML



Pedestrian:
5 new level 3 crossings



Priority:
X



Phasing:
X

MODAL NETWORKS



Protected Mobility Lane



Primary Pedestrian Corridor

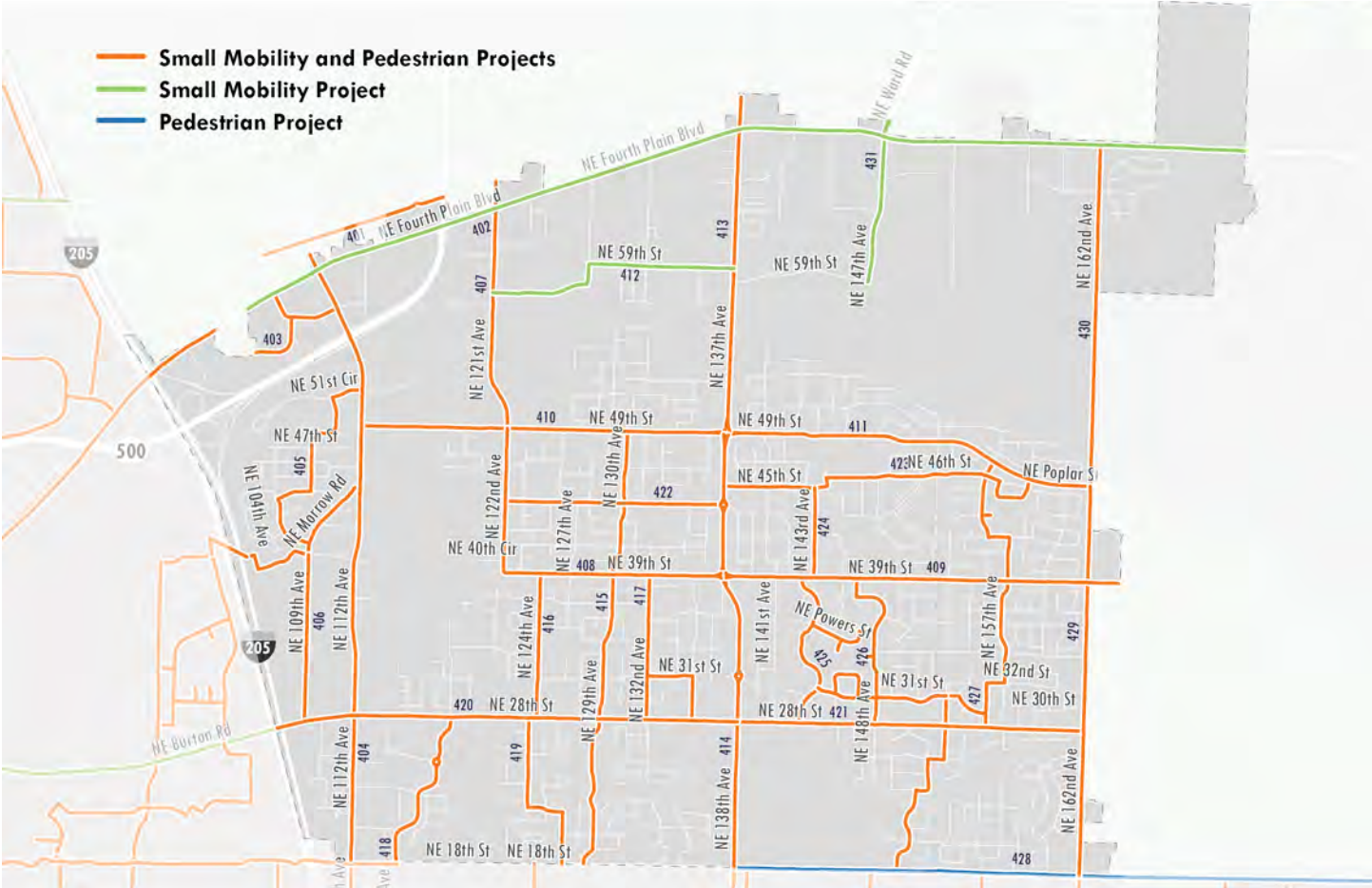


Enhanced Transit Corridor





ZONE 4



PROJECT LIST

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	401	NE Rosewood Ave: BBL at NE 105th to SR 503	Yes	Yes	Medium	Medium-Term	High
SM	402	Fourth Plain Blvd: Upgrade existing BL to PBL from western to eastern city limit	Yes	Yes	High	Long-Term	High
SMP	403	Coxley Dr/107th Ave: NG in the Orchards neighborhood between Fourth Plain Blvd and Gher Rd	Yes		High	Long-Term	Low
SMP	404	NE 112th Ave: PBL from city limit (just north of Fourth Plain) to NE 18th St	Yes	Yes	High	Long-Term	High
SMP	405	NE 106th-110th Ave: Network of NG Connecting from NE 112th Ave and Morrow Road to a new MUP (#248) across I-205	Yes		Medium	Long-Term	Medium
SMP	406	NE 109th Ave: PBL from NE 39th St to NE Burton Rd	Yes		High	Long-Term	Low

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	407	NE 121st-122nd Ave: PBL from city limit to NE 49th St	Yes		High	Long-Term	Low
SMP	408	NE 39th St/NE 122nd Ave: PBL from NE 49th St to NE 137th Ave	Yes		Medium	Long-Term	High
SMP	409	NE 39th St: PBL from NE 137th Ave to NE 162nd Ave	Yes	Yes	Medium	Medium-Term	High
SMP	410	NE 49th St: PBL from NE 112th Ave to NE 137th Ave	Yes	Yes	Medium	Long-Term	High
SMP	411	NE Poplar St: BBL from NE 137th Ave to NE 162nd Ave	Yes	Yes	Low	Long-Term	Medium
SM	412	NE 56th/NE 59th Streets: BL from NE 121st Ave to NE 137th Ave	Yes		Medium	Medium-Term	High
SMP	413	NE 136th/138th Ave: PBL from City Limits to NE 49th St	Yes	Yes	Medium	Long-Term	High
SMP	414	NE 136th/138th Ave: PBL from NE 49th St to NE 18th St	Yes	Yes	Low	Long-Term	Medium
SMP	415	NE 129th/130th Ave: NG from NE 49th St to NE 18th St	Yes		Medium	Long-Term	Medium
SMP	416	NE 124th Ave: NG from NE 39th St to NE 28th St	Yes		Medium	Medium-Term	Medium
SMP	417	NE 31st St: NG from NE 39th St to NE 28th St	Yes		Low	Medium-Term	Medium
SMP	418	Four Seasons Lane: NG from NE 28th St to NE 18th St	Yes		Medium	Long-Term	Low
SMP	419	NE 124th Ave: NG from NE 28th St to NE 18th St	Yes		Medium	Long-Term	Medium
SMP	420*	Burton Rd/NE 28th St: Upgrade existing BL to PBL from I-205 to NE 138th Ave		Yes	High	Near-Term	Medium
SMP	421	NE 28th St: Upgrade existing BL to PBL from NE 138th Ave to NE 162nd Ave	Yes	Yes	Medium	Long-Term	High
SMP	422	NE 44th St: NG from NE 122nd Ave to NE 137th Ave	Yes		Low	Medium-Term	Medium
SMP	423	NE 45th /46th St: NG from NE 137th Ave to NE 162nd Ave	Yes		Low	Long-Term	Medium
SMP	424	NE 143rd Ave: NG from NE 45th Ave to NE 39th St	Yes		Low	Medium-Term	Low
SMP	425	NE 143rd/14th Ave: NG network from NE 39th St to NE 28th St	Yes		Low	Medium-Term	Medium
SMP	426	NE 31st/3rd St: NG network between NE 39th St and NE 28th St	Yes		Low	Medium-Term	Medium
SMP	427	NE 145th/157th Ave: NG from NE 31st St to NE 18th St	Yes		Low	Long-Term	Medium
P	428	NE 18th St: Continue MUP east from Evergreen High School at NE 41st Ave to eastern city limit (192nd Ave).	Yes	Yes	Medium	Long-Term	High
SMP	429	NE 162nd Ave: Upgrade BL to PBL from NE Poplar St to NE 18th St	Yes	Yes	Medium	Long-Term	Medium
SMP	430	NE 162nd Ave: Upgrade BL to PBL from NE Poplar St to city limits		Yes	Medium	Near-Term	Low
SM	431	NE 147th Ave: Upgrade BL to PBL from NE 59th St north to city limits			Medium	Medium-Term	Low

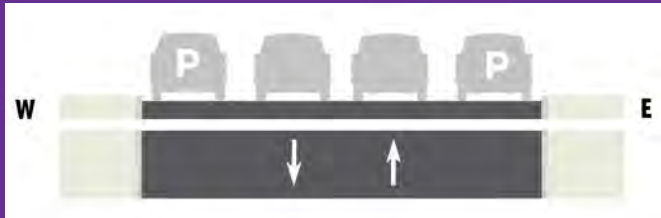
PROJECT SPOTLIGHT

NE 129TH/130TH AVENUES (#415)

NE 129th/130th Avenues are quiet residential streets between NE 112th Avenue to the west and NE 138th Avenue to the east. Project #415 connects from the multi-use path on NE 18th Street at the south end to NE 49th Street at the north end.

STREET CHARACTERISTICS

Posted Speed: 25 MPH
Traffic Volumes: N/A
Bus Service: None



PROJECT DESCRIPTION



Project Length: 1.5 miles



Bike and Small Mobility: Upgrade existing neighborhood greenway



Pedestrian: 5 new level 3 crossings
1,520 ft new sidewalk



Priority: Medium



Phasing: Long

MODAL NETWORKS



Neighborhood Greenway



Neighborhood Greenway



ELEMENTS OF NEIGHBORHOOD GREENWAYS

Neighborhood greenways (NG) are low-volume, low-speed streets comfortable for walking or bicycling. Typical elements include:

- **Branded signs and sharrows.** These give the route a visual identity, guide bicyclists and small mobility users, and signal to drivers that the street is a bicycle route.
- **Traffic calming.** Speed humps, cushions, and tables slow down vehicle traffic.
- **Traffic diversion.** Access and turning movement restrictions reduce vehicle traffic volumes.
- **Crossing treatments.** Traffic circles with 4-way yield signs or stop signs just for cross streets allow bicyclists and small mobility users to pass straight through.
- **Wayfinding.** Wayfinding directs people from neighborhood greenways to major destinations.



ZONE 5



PROJECT LIST

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	501	NE 112th Ave: PBL from NE 18th St to McGillivray Blvd	Yes	Yes	High	Medium-Term	High
SMP	502	NE 9th St: Upgrade existing BL to PBL from NE 108th Ave to NE 136th Ave	Yes	Yes	Medium	Medium-Term	High
SMP	503	NE 9th St: BBL from NE 136th Ave NE 155th Ave	Yes	Yes	Medium	Long-Term	Medium
SMP	504	NE 11th St: NG from NE 155th Ave NE 162nd Ave	Yes	Yes	Low	Medium-Term	Low
SMP	505	Mill Plain Blvd: Add PBL from I-205 to Olympia Dr		Yes	High	Medium-Term	Medium
SMP	506*	Mill Plain Blvd: Add PBL from Olympia Dr to 164th St		Yes	High	Near-Term	Low
SM	507	Mill Plain Blvd: Add PBL from 164th to 192d Ave		Yes	High	Medium-Term	Low
SMP	508	"NE 123rd-127th Ave: NG in the Fircrest and Cascade Park West neighborhood between NE 18th St and SE 11th St"	Yes		Medium	Long-Term	Medium
SMP	509	NE 117th Ave and NE 5th St: NG from SE 7th St to NE 124th St	Yes		High	Medium-Term	Medium
SMP	510	SE 131st-132nd Ave and SE 5th-6th St: NG from SE 117th Ave to NE 136th Ave	Yes		High	Medium-Term	Medium
SMP	511	SE 7th St: Upgrade existing BL to BBL from SE Chkalov Dr to SE 136th Ave	Yes		High	Long-Term	Medium
SMP	512	SE 6th and 7th St: NG from SE 136th Ave to SE Olympia Dr	Yes		High	Medium-Term	Low
SMP	513	SE McGillivray Blvd: Upgrade existing BL to PBL from SE Chkalov Dr to SE Bella Vista Rd	Yes	Yes	High	Long-Term	High
SMP	514	SE McGillivray Blvd: Upgrade existing BL to PBL from SE Chkalov Dr to SE 20th St	Yes	Yes	High	Medium-Term	Medium
SMP	515*	NE 136th Ave: Upgrade existing BL to PBL from NE 18th St to NE 4th St		Yes	High	Near-Term	Low
SMP	516	NE 136th Ave: Upgrade existing BL to PBL from NE 4th St to SE McGillivray Blvd		Yes	High	Medium-Term	Low
SMP	517	SE 15th St and SE Riveridge Dr: NG in the Riveridge neighborhood	Yes		Low	Long-Term	Medium
P	518	SE Olympia Dr: Add BL from SE Mill Plain Blvd to SE McGillvray Blvd	Yes		High	Long-Term	Medium
SM	519	SE Olympia Dr: Upgrade existing BL to BBL from SE 1st St to SE Mill Plain Blvd			High	Medium-Term	Low
SMP	520	SE 7th St: NG from SE Olympia Dr to SE Parkcrest Ave	Yes		High	Medium-Term	Low
SMP	521	SE Hearthwood St and SE Park Crest Ave: Upgrade existing BL to BBL from NE 9th St to SE McGillivray Blvd	Yes	Yes	High	Long-Term	Medium
SMP	522	NE 145th-152nd Ave: NG from NE 18th St to NE Hearthwood Blvd	Yes		Medium	Long-Term	Medium
SMP	523	NE 139th Ave: NG from NE 18th St to NE 9th St	Yes		Low	Medium-Term	Medium

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SMP	524	NE 14th-17th St, NE 153rd-155th Ave: NG from NE 18th St to SE Mill Plain Blvd	Yes		Low	Long-Term	Medium
SMP	525	NE 162nd-164th Ave: Upgrade existing BL to PBL from NE 18th St to SE Mill Plain Blvd	Yes	Yes	Medium	Medium-Term	High
SMP	526	SE 164th Ave: Add PBL from SE Mill Plain Blvd to SE Evergreen Hwy	Yes	Yes	Medium	Long-Term	High
SMP	527	SE 160th Ave: Upgrade existing BL to BBL from SE 164th Ave to SE Village Loop	Yes		High	Medium-Term	Low
SM	528*	SE Tech Center Dr: BBL from SE Mill Plain Blvd to SE 160th Ave, SE 20th St	Yes		High	Near-Term	Medium
SMP	529	SE Talton Ave and SE Cascade Park Dr: Upgrade existing BL to PBL from SE McGillivray to SE 162nd Ave	Yes	Yes	Medium	Long-Term	Medium
SMP	530	SE Cascade Park Dr: Add PBL from SE 162nd Ave to SE 164th Ave		Yes	Medium	Long-Term	Low
SMP	531	SE 162nd Ave: Upgrade existing BL to BBL from SE Village Loop to SE Cascade Park Dr	Yes		Medium	Medium-Term	Low
SM	532	SE Bella Vista Rd: Add BL from SE McGillivray to SE Cascade Park Dr	Yes		Low	Medium-Term	Medium
SMP	533	SE Briarwood Dr: Add BBL from SE McGillivray to SE Cascade Park Dr	Yes		Low	Long-Term	Low
SMP	534	Blairmont Dr: NG from Park Crest Ave to SE 157th Ave	Yes		Medium	Long-Term	Medium
SMP	535	SE Evergreen Hwy: MUP from Columbia Springs Park to SE 164th Ave	Yes		Low	Long-Term	High
SMP	536	SE 15th St: BBL from Park Crest Ave to the eastern city limit, including short path connection at SE 160th Ave	Yes	Yes	High	Long-Term	High
SMP	537	SE Evergreen Hwy: MUP from SE 164th Ave to city limits	Yes		Low	Long-Term	High
SM	538	SE Brady Rd and SE Columbia Palisades Dr: Add PBL from SE 192nd Ave to city limits	Yes		Low	Medium-Term	Low
SMP	539	SE 192nd Ave: Upgrade existing BL to PBL from SR-14 to SE 1st Ave	Yes	Yes	Medium	Long-Term	Medium
SMP	540	NE 192nd Ave: MUP from NE 18th St to SE 1st St	Yes	Yes	Medium	Long-Term	High
SMP	541	SE 39th-42nd St, SE 171st-179th Ave: NG in the Fisher's Creek neighborhood	Yes		Low	Long-Term	Medium
SMP	542	SE 34th St: Add PBL from SE 192nd Ave to city limit			Medium	Near-Term	Low
SM	543	SE 25th St: Add BBL from SE 176th Ave to SE 192nd Ave			Low	Medium-Term	Low
SMP	544	SE 22nd-26th St, SE 166th-169th Ave: NG from SE 20th St to SE 34th St	Yes		Medium	Medium-Term	Medium
SM	545	SE 20th St, SE 29th St, Village Loop: Upgrade existing BL to PBL from SE 176th Ave to city limits		Yes	Medium	Long-Term	Medium

Project Type	ID	Project Name	Sidewalk Infill	Added Crossing	Priority	Timing	Cost
SM	546	SE 176th Ave: PBL from SE 15th St to SE 34th St			Low	Long-Term	Low
SMP	547	SE Westridge Blvd: NG from SE 1st St to SE 15th St	Yes		Low	Long-Term	Medium
SMP	548	SE 1st St: Upgrade existing BL to PBL from NE 192nd Ave to city limits			Medium	Medium-Term	Low
SMP	549	NE 3rd St and NE 197th Ave: NG from NE 192nd Ave to SE 1st St			Medium	Medium-Term	Low
SMP	550	MUP: New path connection between NE 18th St and SE 1st St	Yes		Low	Long-Term	Medium
SMP	551	MUP: New path connection from NE 18th St to NE 182nd Ct			Low	Medium-Term	Low
SMP	552	MUP: New path connection between SE 1st St and NE 192nd Ave	Yes		Low	Long-Term	Low
SM	553	SE 184th Ave: Add BBL from SE 1st St to SE Mill Plain Blvd			Medium	Medium-Term	Low
SMP	554	MUP: New path connection between NE 172nd Ave and NE 192nd Ave			Low	Medium-Term	Low
SMP	555	MUP: New path connection between NE 172nd Ave and NE 192nd Ave	Yes		Low	Long-Term	Low
SMP	556	NE 172nd Ave: MUP from NE 18th St to city limits	Yes	Yes	Low	Long-Term	Medium
SM	557	SE 172nd Ave: Add PBL from city limits to SE Mill Plain Blvd		Yes	High	Medium-Term	Medium

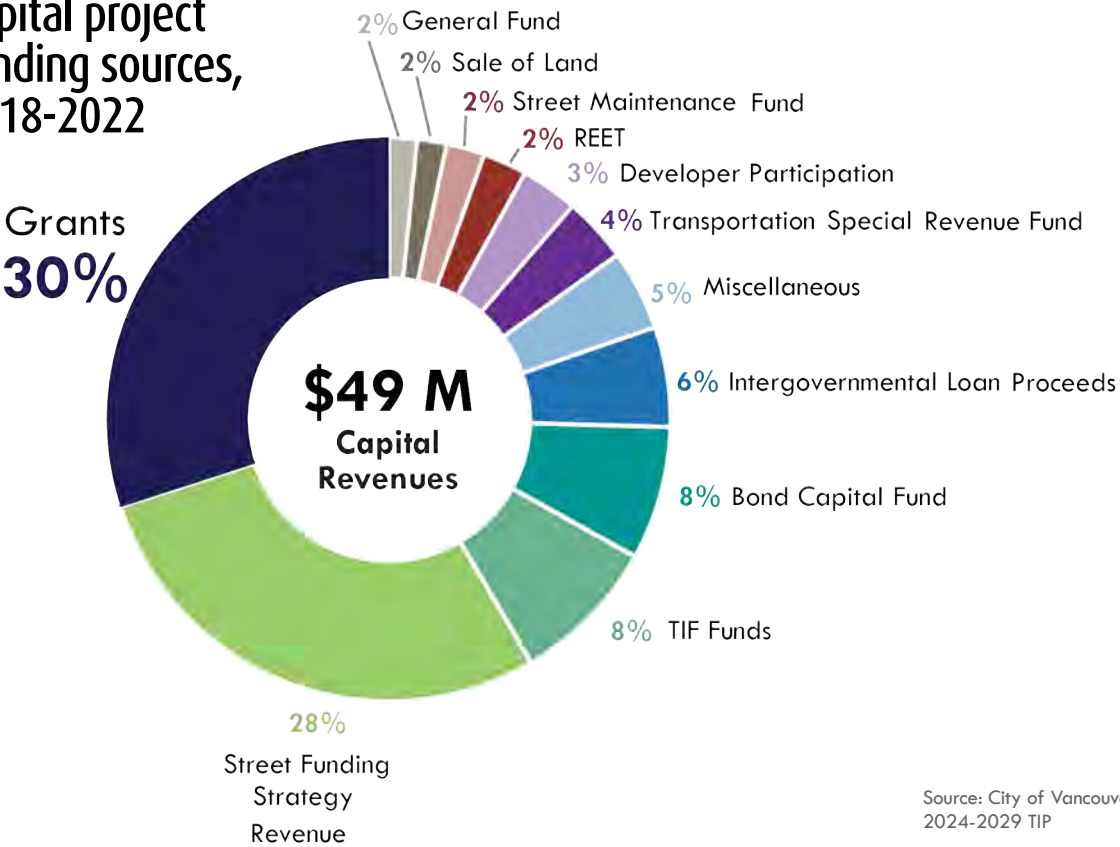
7. Implementation

Implementation of the TSP starts now. More resources are needed to fully realize the policies and programs in this vision, but we can start work today on key community priorities.

Funding: Current Sources

More than half the funding for capital projects comes from grants or the Street Funding Strategy (SFS) (see chart below). The City passed the SFS in 2015 as a package of new funding for transportation. It secured revenues through things like utility taxes and a Business License Surcharge. A main source of SFS funds comes from designating the city as a Transportation Benefit District (TBD) with the ability to collect a \$40 vehicle license fee. SFS makes up more than one-fifth of maintenance revenues and more than one-quarter of capital revenues. This funding source allowed the City to upgrade substandard streets throughout the city.

Capital project funding sources, 2018-2022



Source: City of Vancouver 2024-2029 TIP

Funding: Resource Needs

Implementing the TSP requires funding both for design and construction as well as staff to manage programs.

The capital projects in chapter 6 cost will be costly to construct. This cost, phased during the next 20 years, could be implemented through either expanding the TIP or swapping out projects in the TIP that may no longer be a high priority.

Given the intense development in Vancouver, another method for building TSP projects is through development. Development fees through the Transportation Impact Fee program have not been updated since 2014. See additional detail in the near-term priorities section.

Vancouver already receives a large portion of capital project funding through grants, but more programs exist the City could tap into.

Lastly, more City staff are needed to deliver the TSP. Key programs with staffing needs include:

- Safety Program to deliver on Vision Zero and all associated safety projects
- Complete corridors projects throughout the city
- Active Transportation program creation and community education
- Freight and transit coordination



See **Appendix I: Funding Memo** for additional information around transportation funding and TSP resource needs.



Tracking our Progress

Performance measures monitor progress toward desired outcomes, inform decision-making, keep staff focused on priorities, and provide greater transparency to the public. The table below shows measures that are readily available and can be consistently collected by the City to track progress. Most of these metrics change very little year to year, and a specific numeric benchmark can dilute progress by locking the City into an arbitrary target. Therefore progress shall be measured by direction or whether the metric is going up or down.

Performance Measures

	Goal	Measure	Metric	Target
	Safety	Reduce the number and severity of all crashes	Number of fatal and serious crashes per year	↓
			Percent change in fatal and serious crashes	↓
		Reduce the number and severity of ped/bike crashes	Number of fatal and serious ped/bike crashes per year	↓
			Percent change in fatal and serious ped/bike crashes	↓
	Equity	Complete projects with known safety benefits on high-crash corridors and intersections	Percent of safety projects on high-crash corridors	↑
				↑
		Invest transportation dollars in high Equity Index areas	Percent of paving project annual mileage in high Equity Index areas	↑
			Number of ADA-compliant curb ramps added or retrofitted	↑
	Climate	Make walking/rolling more accessible	Number of accessible pedestrian signals (APS)	↑
			Per capita single occupant motor vehicle miles traveled	↓
		Reduce emissions	GHG emissions from motor vehicles	↓
			Percent change in walking trips	↑
	Transportation Choice	Increase the number of people using active transportation	Percent change in biking/small mobility trips	↑
			Miles of new small mobility lanes/facilities	↑
		Provide low-stress small mobility facilities	Miles of improved new small mobility lanes/facilities with buffers/protection	↑
			Increase the coverage of pedestrian facilities	↑
		Increase transit use	Transit ridership	↑
			Expand the walking and rolling network to connect Pedestrian Corridors and Pedestrian Centers	↑
		Ensure efficient freight movement	Freight corridor travel times on designated freight corridors	—
			Make transit faster and more reliable	↑
	Regional Connectivity	Miles of bus lanes or queue jumps	Number of signals with transit priority	↑
			Miles of rehabbed pavement	↑
		Continue to upgrade existing sidewalks	Percent of lane miles in good condition	↑
			Miles of sidewalk upgraded from deficient to good	↑
	Maintaining Our Assets	Keep pavement in good condition	Percent of lane miles in good condition	↑
				↑

Near-Term Priorities

The TSP sets out our long-term vision, but we will make immediate progress in the next two years by focusing on our top four initiatives.

COMPLETE CORRIDORS PROGRAM

LEVERAGING DEVELOPMENT

VISION ZERO

SAFE ROUTES TO SCHOOL

Complete Corridors

Vancouver’s street network consists of a set of arterials with neighborhood streets in between. Few streets directly connect across the city. The City’s complete corridors program will tackle a handful of these important streets each year, to transform them into places where people want to walk or use BSM.

Expanding the corridors program gives the City resources to make changes more quickly. During the past few years, the City implemented three major complete corridor projects:

- Tech Center Drive from SE 172nd to SE 167th Avenues. This project filled a gap in the BSM network with access to a major employment center.
- McLoughlin Boulevard from Reserve Street to Brandt Road. Speed cushions and buffered mobility lanes were installed.
- Columbia Street from 8th to 45th Streets, where buffered mobility lanes were installed.

Current projects reimagine the following corridors:

- Fourth Plain Boulevard
- Fort Vancouver Way
- SE 34th Street
- McGillivray Boulevard

A Safer McLoughlin Boulevard

McLoughlin Boulevard is a major east-west connector. In 2019, the City installed 16 speed cushions, two pedestrian crossings, buffered mobility lanes, and sharrows from Reserve Street to Brandt Road. In 2022, an evaluation of the project showed:

- Bike volumes increased on the west end of the corridor near Hudson’s Bay High School, Clark College, and the Washington State School for the Blind
- Bike Level of Traffic Stress decreased
- Vehicle speeds decreased 2-7 mph
- No negative impacts were reported from C-TRAN, waste collection, schools, or Vancouver Fire and Police.



McLoughlin Boulevard post-project

Leveraging Development

With a shift to a more multimodal TSP comes a shift in how Vancouver will measure the impacts of new development on the transportation system. The City has three existing processes that are triggered through the new development process—concurrency, Transportation Impact Analysis (TIA), and the Traffic Impact Fee (TIF) program. Each of these will be updated as a near-term action of the TSP.

- **Concurrency** requires the availability of sufficient transportation system capacity to support development. Historically, Vancouver and many other Washington cities have measured capacity using auto performance metrics – Vancouver relies on afternoon peak vehicle speed. This auto-centric approach hinders broader improvements to the multimodal system. **A revised concurrency policy will measure conditions and performance of all modes.**
- **Traffic Impact Analysis (TIA) Guidelines** lay out how developments measure their impacts and what types of mitigations they must complete. The measurements are autocentric and assume the worst conditions – meaning the mitigations result in overbuilt roadways for most of the day. **A revised TIA approach will be less auto focused, use metrics for a more typical rather than worst-case condition, and include TDM as part of mitigations.**
- **Traffic Impact Fee Program (TIF)** is a package of regional transportation system improvement projects required to support planned growth consistent with the policies of the Comprehensive Plan. This one-time fee is paid at the time of the development application to offset the developments' proportionate system impacts, such as increased traffic. Recent Washington legislation now allow funds collected through the TIF to be used for multimodal project. **The TIF project list will be updated to add walking and BSM projects from the TSP. The TIF rate list will be adjusted to better align with peers.**

Vision Zero

Vision Zero is a policy based in a belief that serious injuries and deaths on our streets are preventable. Developed in Sweden in the 1990's, the movement gained momentum in the United States, where 45 cities have Vision Zero policies.¹

Vision Zero policies are rooted in safe system principles (Figure 44). Many factors contribute to crashes, therefore a safe system builds in redundancy to minimize the chance of a crash occurring (Figure 45). At the national level, a safe systems approach has been adopted and tied to many federal grants such as Safe Streets for All. Cities such as New York, Hoboken, and Jersey City are seeing reductions in deaths through Vision Zero initiatives.²

¹ <https://visionzeronetwork.org/about/what-is-vision-zero/>
² <https://www.bloomberg.com/news/articles/2022-11-25/the-us-cities-where-vision-zero-traffic-safety-fixes-are-working>

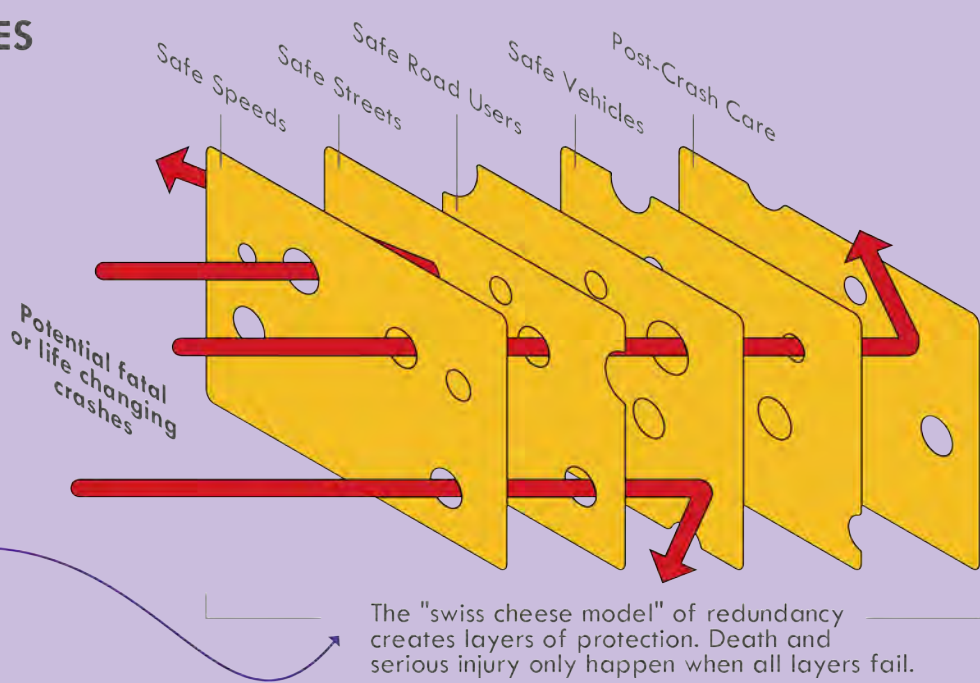
See **Appendix L: TIA/TIF/Concurrency Memo** for additional detail on leveraging development.

See **Appendix J: Collision Dashboard Tutorial** on how to use the collision tool created as part of the TSP.

See **Appendix K: Local Road Safety Plan** for an analysis of collision trends in Vancouver and possible countermeasures.

SAFE SYSTEM PRINCIPLES

- Death and serious injury is unacceptable
- Design for human mistakes
- Humans are vulnerable
- Responsibility is shared
- Safety is proactive
- Redundancy is essential



Safe Routes to School

Vancouver is home to 80 schools that serve 45,461 students between Vancouver and Evergreen School Districts. Safe Routes to School (SRTS) is a nationally funded program to encourage students and caregivers to walk and bike to school along safe pathways.

SRTS programs have increased walking and bicycling to school by 37 percent.¹ SRTS benefits include:

- Reduced congestion at school drop off and pickup times
- Forms healthy physical habits
- Increases attendance as students can get to school if their parent or caregiving is sick or working

In July 2022, Clark County received a SRTS grant for \$389,000 to continue their work in enabling safety and mobility for vulnerable users.² A City-led SRTS program can further this work locally. It can also be the impetus to have a list of capital projects around schools ready for grant applications when opportunities arise.

¹ <https://www.saferoutespartnership.org/safe-routes-school/101/benefits>
² <https://www.columbian.com/news/2022/jul/23/clark-county-receives-safe-routes-to-school-grant/>



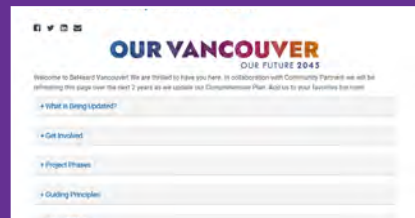
Benefits of Safe Routes to School

8. Moving Forward

Transportation investments in Vancouver historically prioritized the private vehicle at the expense of growth in other modes. Recent projects have gathered momentum around achieving the multimodal vision of the TSP.

What's Coming Next

The Vancouver TSP is one of several parallel efforts that will come to fruition during the next few years. These initiatives will help advance the policies in the TSP:



VANCOUVER COMPREHENSIVE PLAN UPDATE

The TSP is the transportation element of the Comprehensive Plan, set to be updated by 2025. The Comprehensive Plan guides land use patterns—a major factor in the ability to walk, bike, or take transit.



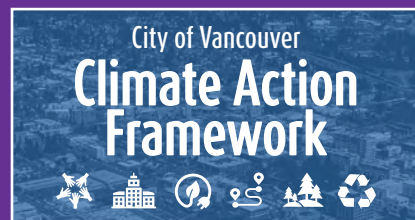
VINE BRT EXPANSION

C-TRAN is opening its second BRT line on Mill Plain Boulevard, and plans to open its third line on Main Street/Highway 99 in 2027. C-TRAN will extend the Fourth Plain Vine to 162nd Avenue and south to Columbia Tech Center. This will create a connected ring of Vine corridors across the city.



VANCOUVER STRATEGIC PLAN

The recently updated Strategic Plan lays out the City's direction for the next six years and beyond. One of the Plan's focus areas is to ensure Vancouver has a safe, future-ready, and convenient transportation system that offers affordable and climate-friendly options.



CARBON NEUTRALITY BY 2040

Meeting the goals of the Climate Action Framework require changes to how we travel. Implementing the framework requires implementing the policies and programs of the TSP.



INTERSTATE BRIDGE REPLACEMENT (IBR)

IBR will provide a critical connection between Oregon and Washington. While the locally preferred alternative is set, a wealth of details remain on how the project can be designed to support Vancouver's goals. IBR has the potential to transform Vancouver and how people travel between the waterfront and downtown.

Setting Ourselves Up for the Long-Term

The way people move is changing, which is being solidified by the lasting trends of the COVID-19 pandemic. Innovations in transportation services—like app-enabled ridehailing, shared e-bikes and scooters, and trip planning tools—can add travel options and customer convenience. As people seek new ways to move safely, demand for small personal mobility options will continue to grow. And for some, the best mobility option is not traveling at all. Digital apps for home deliveries and permanent flexibility to work from home made lasting changes to how people travel. And further innovations, like autonomous vehicles, are waiting around the corner.

What Are the Trends?

- **Emerging mobility options** such as shared e-bikes, scooters, and ridehailing services offer an effective alternative for people who don't have access to a car or prefer not to own one. Agreements with these providers are needed to ensure services align with the City's goals and standards.
- **Mobility-as-a-Service** apps enable users to seamlessly plan, book, and pay for trips of any type—be it on transit, ridehailing, micromobility, etc. As multimodal options become more prevalent in Vancouver, seamless integration will be needed between options to plan the most efficient trip.

- **Data** from mobility service providers is being leveraged by cities to improve day-to-day operations and planning of their transportation systems.
- **Electric vehicles** will be ever more common in the years ahead, forcing Vancouver to get ahead of charging infrastructure demands.
- **Autonomous vehicles** are on the horizon and the City's policies must provide a framework for how autonomous vehicles operate in the city in support of the TSP goals.
- **Changing travel patterns** with more people working at home will require Vancouver to focus on all types of trips, not just commute trips. Education and outreach programs and incentives tied to all types of trips will be a critical focus in the years ahead to shift people to bike, walk, transit, and shared rides.

Our new transportation vision needs to consider changes in transportation technology and leverage the right mix of innovations to deliver a safer, more vibrant, and more prosperous city for all.







Staff Report: 183-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/9/2023

SUBJECT 34th Street Safety and Mobility Project Endorsement of Final Design

Key Points

- The City adopted a Complete Streets policy in 2017 with the vision and intent of providing safe, accessible streets for all users, ages and abilities regardless of their mode of travel.
- The 34th Street Safety and Mobility Project is part of the Complete Streets Program to improve safety and mobility for all users in the corridor from SE 164th to SE 192nd Avenues.
- Based on Council feedback and direction at the last workshop, staff recommend proceeding with design and outreach related to repurposing a travel lane in each direction to improve safety and mobility in the corridor and are requesting Council endorsement of the design recommendations for the Project.
- On October 4, 2022, the Transportation and Mobility Commission passed a motion to recommend that City Council support the recommended design.

Strategic Plan Alignment

Transportation and Mobility - a safe, future-ready and convenient transportation system.

Present Situation

In November 2021 the City kicked off the SE 34th Street Safety and Mobility Project to analyze options for increasing multimodal access, safety and connectivity for all roadway users on SE 34th Street between 162nd and 192nd Avenues. Today, SE 34th Street is a four-lane roadway that prioritizes auto travel. Between SE 192nd and SE 164th Avenues, there are no facilities for people biking or using small mobility devices. West of SE 164th Avenue, there is an on-street mobility lane in the westbound direction that connects people biking or using small mobility devices to SE 162nd Avenue, but eastbound bicyclists and small mobility users must use the vehicle travel lane. Sidewalks on both sides of the corridor provide space for people walking; however, sidewalks are located next to vehicle lanes where nearly 55 percent of drivers are going between 36 and 45 miles per hour (mph). This section of SE 34th Street also represents a large gap in the City's major east-west multi-modal corridor. Implementing complete streets facilities in

this section will close this gap and better connect Downtown Vancouver to the eastside of the City.

The Project evaluated repurposing a travel lane in each direction to add dedicated space for people walking, biking, using mobility devices, and accessing transit, and other safety improvements for all users, including drivers.

In addition to the Complete Streets policy goals, several corridor specific goals have been identified for the SE 34th Street Project and are being used to align potential changes to the corridor with desired outcomes. The specific goals for the project are:

1. Improve comfort and mobility for all users, regardless of how they choose to travel.
2. Prioritize safety for all users.
3. Make improvements quickly and efficiently.

Analysis Summary

To understand how repurposing a travel lane would change conditions for people driving on SE 34th Street, a traffic analysis has been completed for near-term (2022), mid-term (2027), and long-term (2040) scenarios. Traffic analysis findings indicate that under the near-term and mid-term scenarios, the project goals can be achieved without substantially increasing travel time or delay experienced by people driving. Under the long-term scenario, improvements may be needed at SE 164th and SE 192nd Avenues to maintain continued safety at those intersections.

In 2023, the Vancouver Innovation Center (VIC) team submitted an application for a revised master plan that refines the previous version including adjustments to the mix of uses and updates to the development schedule but does not substantially deviate from the overall vision established by the original plan. In order to ensure that the proposed roadway reconfiguration of SE 34th Street is fully integrated with master plan refinements, updates were made to the Project's traffic analysis in coordination with the VIC redevelopment team. This included looking at how trip generation estimates will change due to changes in use allocations included in the proposed master plan, and incorporating the following infrastructure improvements that will be made by the VIC and that are likely to change how people travel to and from the VIC site and between 164th and 192nd Avenues:

- Improvements on SE 29th Street, including operational improvements at the SE 164th intersection.
- Construction of a roundabout at SE 29th Street and SE 176th Avenue.
- Connecting SE 29th Street from SE 176th Avenue to SE 192nd Avenue.

Changes to the traffic analysis to incorporate these planned improvements and new use allocations were not found to change the forecast opening-year, mid-term or long-term traffic conditions on the corridor, nor necessitate changes to the proposed design or recommendation from the project team from the proposed design.

Video: Complete Streets - SE 34th Street Safety and Mobility Project Intersection Turning Movement Video (December 2022): <https://youtu.be/7GB7nFhHCuw>

Community Engagement Summary

The planning process included three main engagement touchpoints to understand the community's use and concerns on SE 34th Street. In May 2022 and early September 2022, postcards and yard signs reached 10,000 households to learn about the project on Be Head Vancouver, take two surveys (on their use of the corridor and on safety design elements), and

provide an opportunity for community members to share safety concerns. Three focus groups were held in late September 2022 with neighborhood associations, schools, and developers to share about and hear their feedback on the project. The project team also attended community events like the Downtown Vancouver Farmers Market and Multicultural Resource Fair to share about the project and hear safety concerns on the corridor from the community.

Recommendation

Based on these findings, the project team recommends a final design that will achieve the project goals of enhancing safety and mobility for all users while minimizing the increase in delay experienced by drivers where possible. The design will provide one vehicle travel lane and a mobility lane with a buffer separating the two lanes in each direction. The design will also include a HAWK signal at the intersection of SE 162nd Avenue and Cascade Park Drive and off-street path between SE 162nd Avenue and SE 164th Avenue, connecting to on-street mobility lanes between SE 164th and 192nd Avenues.

Advantage(s)

1. Increasing safety and mobility for all users supports Council's priorities of safety, climate and equity.
2. The SE 34th Street Project is part of the Complete Streets Program, aligning with the Complete Streets Policy, that was adopted by Council in 2017.

Disadvantage(s)

None

Budget Impact

None. The planning, design, and implementation costs have been anticipated and are included in the Transportation Planning, Pavement Management and Capital Fund budgets.

Prior Council Review

- August 15, 2022, Workshop: Council learned about the project, analysis, engagement, and proposed design elements.
- September 26, 2022, Consent: Council voted unanimously to adopt Resolution M-4189 to continue to refine the proposed design.
- November 7, 2022, Communication: Council heard an update on the design discussion.
- September 18, 2023, Communication: Council heard an update on the updated traffic analysis.

Action Requested

Adopt a resolution confirming the recommended design related to repurposing a travel lane on SE 34th St to increase safety and mobility for all users.

Emily Benoit, Senior Planner, 360-487-7944; Kate Drennan, Principal Planner, 360-487-7959; Rebecca Kennedy, Deputy Community Development Director, 360-487-7896

ATTACHMENTS:

- ▣ Complete Streets SE 34th St Project Memo Sept 2023
- ▣ Complete Streets SE 34th St Project Presentation Sept 2023
- ▣ Complete Streets SE 34th St Project Updated Traffic Analysis June 2023
- ▣ Complete Streets SE 34th St Project Memo Aug 2022
- ▣ Complete Streets SE 34th St Project Presentation Aug 2022
- ▣ Complete Streets SE 34th St Project Final Design Resolution

MEMORANDUM

DATE: September 18, 2023

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

CC: Emily Benoit, Senior Transportation Planner, Community Development; Rebecca Kennedy, Deputy Director, Community Development; Ryan Lopossa, Transportation Division Manager Public Works

RE: **Complete Streets – SE 34th Street Safety and Mobility Project Traffic Update**

Purpose

This Memo contains updates to the SE 34th Street Safety and Mobility Project's traffic analysis, to respond to changes in vehicle volumes on the corridor as travel patterns continue to return to pre-COVID conditions. This also includes updates from the Vancouver Innovation Center (VIC) Master Plan amendment process to ensure consistent traffic analysis methodologies regarding future development and traffic operations. With the updated VIC project phasing and traffic volumes, the traffic analysis was found to not significantly alter conditions or necessitate changes to the proposed roadway design.

Background

The SE 34th Street Safety and Mobility Project has evaluated potential roadway design changes to improve safety and mobility on SE 34th Street between SE 162nd and SE 192nd Avenues. The project will repurpose a travel lane in each direction to add dedicated space for people walking, biking, and using mobility-devices, and other safety improvements for all users, including drivers.

In addition to the Complete Streets policy goals, these corridor specific goals were identified for the Project and were used to align potential changes to the corridor with desired outcomes:

- Improve comfort and mobility for all users
- Prioritize safety for all users
- Facilitate near term implementation

Coordination with the Vancouver Innovation Center (VIC) Master Plan Amendment

The Vancouver Innovation Center (VIC) is a 179-acre campus located north of SE 34th Street between SE 176th Avenue and SE 192nd Avenue. A master plan and associated development agreement for the full site was approved by Council in August 2021. In 2023, the VIC team submitted an application for a revised master plan that refines the previous version- including adjustments to the mix of uses and updates to the development schedule- but does not substantially deviate from the overall vision established by the original plan. In order to ensure that the proposed roadway

reconfiguration of SE 34th Street is fully integrated with master plan refinements, updates were made to the Project's traffic analysis in coordination with the VIC redevelopment team, including new land use and transportation assumptions and changes to development phasing. This includes incorporating the following infrastructure improvements that will be made by the VIC and that are likely to change how people travel to and from the VIC site:

- Improvements on SE 29th Street, including operational improvements at the SE 164th intersection.
- Construction of a roundabout at SE 29th Street and SE 176th Avenue.
- Connecting SE 29th Street from SE 176th Avenue to SE 192nd Avenue.

Changes to the traffic analysis to incorporate these planned improvements were not found to change the forecast opening-year, mid-term or long-term traffic conditions on the corridor, nor necessitate changes to the proposed design. Note that the amended master plan proposal is scheduled for initial review by the Planning Commission at this year's September 12 and September 26 meetings, with additional Planning Commission and Council workshops and hearings anticipated through the fall and into winter.

Technical Findings

The traffic analysis indicated that under the opening year (2024) and mid-term (2030) scenarios, the project goals can be achieved without substantially increasing travel time for people driving. Under the long-term scenario (2040), increases in travel time will be experienced by people driving with or without the repurposing of a travel lane.

Like all models, there are limitations to the extent that the traffic analysis can predict all future conditions. One limitation is that the Southwest Regional Transportation Council (RTC) traffic models used for the technical evaluation rely on volumes collected during AM and PM peak hours, and forecast growth during those peak hours for vehicles only – providing a narrow view of growth for only one mode of transport. It does not account for small mobility devices, bicyclists, pedestrians, transit, mode shift or travel time shifts that could result from design changes.

The average daily traffic (ADT) on SE 34th Street is about 10,000 vehicles per day (2022), which is low for a corridor with four vehicle travel lanes. For perspective, the ADT of SE 164th Avenue is about 30,000 trips (2021), SE 192nd Avenue is about 22,000 trips (2018) and Fourth Plain Blvd, west of I-5 where there is now only one travel lane in each direction, is about 15,000 trips (2021).

Intersections with Delay

Throughout the SE 34th Street Safety & Mobility Project, forecasted delay at the SE 164th Avenue and SE 192nd Avenue intersections have been a concern for stakeholders and community members. To better understand the traffic operations, the Project Team supplemented traffic volume collection with drone footage to observe driver behavior. This section presents the findings for the analysis conducted for these intersections.

SE 164th Avenue

Today, there are two westbound and eastbound left-turn lanes on SE 34th Street where it intersects with SE 164th Avenue. Many users experience queueing at this intersection when making a left-turn from westbound SE 34th Street onto southbound SE 164th Avenue. Understanding the impacts of a

design change that removes one of the east- and westbound left turn lanes was a key piece of the technical analysis.

Under 2024 conditions, the largest increase in delay (approximately 22 seconds) would occur during the morning peak hour and result in a change in the level of service (LOS) from C to D, which is considered acceptable under the City's standards. During the evening peak hour, the increase in overall intersection delay would be minimal (four seconds) and there is no change in LOS.

Under 2030 conditions, the change in delay at the intersection with the repurposing of a lane would increase by four seconds during the morning peak hour and 12 seconds during the evening peak hour rather than without the project in place. The proposed project would not change LOS during the morning peak hour; however, in the evening peak hour LOS would change from D without the project in place to E with the project in place.

By 2040, increasing congestion on SE 164th Avenue would result in an increase in delay with or without the project in place, including LOS E operations during the evening peak hour. Repurposing a left-turn lane in both directions would increase delay by 11 seconds during the morning peak hour and 25 seconds during the evening peak hour. This change in delay results in LOS D operations during the morning peak hour and LOS F during the evening peak hour.

While repurposing a left-turn lane on SE 34th Street will increase delay, the delay increase is less than 30 seconds under all time periods analyzed. One reason a turn-lane can be repurposed, without substantially increasing delay, is poor lane-utilization in the existing westbound left-turn lanes onto southbound SE 164th Avenue. Today, most drivers making the left-turn use the second left-turn lane because they are positioning for the merge onto SR-14. To quantify how well the existing left-turn lanes are utilized, a drone was used to capture video footage of the intersection during morning and evening peak hours on a weekday in December 2022. The drone footage showed that:

- Most vehicles use the outside left-turn lane.
- No more than three vehicles were observed to use the inside left-turn lane during a cycle (the time it takes for all intersection legs to be served at the traffic signal).
- While queueing occurs in the outside lane today, during most cycles there was only one vehicle waiting in the inside turn-lane.

This analysis indicates that because the existing left-turn lanes are poorly utilized, a turn-lane can be repurposed without substantially increasing delay for that movement. The video footage is available [here](#).

SE 192nd Avenue

At SE 192nd Avenue, there are two intersection approaches where the capacity for vehicles would be repurposed:

- The eastbound approach on 34th Street where the existing outside lane that serves through and right-turning vehicles would be repurposed to connect people using the mobility lane to the intersection, leaving one shared vehicle lane for through- and right turning movements.
- The northbound left-turn from SE 192nd Avenue onto westbound SE 34th Street where one left-turn lane would be removed as the addition of a mobility lane on SE 34th Street would reduce the number of available receiving lanes on SE 34th Street.

Under 2024 conditions, the proposed changes would increase delay 18 seconds during the morning peak hour and five seconds during the evening peak hour. The change in LOS would occur during the morning peak hour when intersection LOS would go from C to D under the proposed project design.

Under 2030 conditions, the increase in delay during the morning peak hour would be minimal (two seconds more with the project), while the largest increase, 22 seconds, would occur during the evening peak hour with the project. Similar to the 2024 conditions, the project would result in LOS D operations during the evening peak hour. The intersection would operate at LOS C during all other scenarios analyzed.

Under 2040 conditions, repurposing a lane for vehicles would increase delay three seconds during the morning peak hour and 44 seconds during the evening peak hour. During the morning peak hour, the intersection would operate at LOS C with or without the project in place. During the evening peak hour, the intersection could operate at LOS D without the project and LOS F operations with the project.

It is important to note that delay and congestion at both the SE 164th Avenue and SE 192nd Avenue intersections is forecast to increase with or without the SE 34th Street Safety and Mobility Project in place as traffic volumes on these major arterial corridors will continue to increase. The planned improvements being constructed as part of the VIC development will also benefit these intersections, as trips traveling to and from that site in the future will be able to utilize SE 29th Street to reach SE 164th Avenue and SE 192nd Avenue rather than using SE 34th Street.

The City will continue to monitor and evaluate these intersections and turning movements as new transportation technologies and behaviors emerge. If needed, the City can initiate new capital projects to address these issues over the long term. In the short and medium term, the proposed design advances safety for all users in alignment with the Complete Streets policy, without significantly delaying drivers.

Table 1: Summary of Forecasted Level of Service for Major Intersections

Intersection with SE 34 th Street	2024 (AM Peak/PM Peak)	2030 ¹ (AM Peak/PM Peak)	2040 (AM Peak/PM Peak)
SE 164 th Avenue	D/D	C/E	D/F
SE 192 nd Avenue	D/C	C/D	C/F

Transportation and Mobility Commission and City Council

In 2022 the Project team presented to the TMC four times (February, April, July, and October) to discuss the project goals, traffic analysis and findings, community engagement process and input,

¹ The changes in LOS from 2024 to 2030 are related to planned transportation improvements by the VIC. By 2030, the VIC anticipates the SE 29th Street connection at SE 176th Avenue to be operational and the closure of the SE 177th Avenue Driveway to the VIC site, reducing volumes on critical movements at both the SE 164th Avenue and SE 192nd Avenue intersections. By 2040, the VIC anticipates that SE 29th Street will be connected all the way through the VIC site to SE 192nd Avenue, which helps maintain the same LOS in the AM peak at SE 192nd Avenue and minimize the increase in delay at SE 164th Avenue.

and proposed design elements. On October 4, the TMC voted 5-2 in favor of a design recommendation for the corridor including the repurposed lane and new safety elements.

On August 15, 2022 the Project team held a workshop with City Council to share about the project, traffic analysis, and community engagement. On September 26, 2022, City Council passed a resolution to proceed with a proposed design to repurpose a travel lane in each direction on SE 34th Street to meet project goals. On November 7, 2022, City Council heard an update on the design discussion and voiced concerns about the impact of development along the corridor and removal of left turn lanes at the SE 164th Avenue and SE 192nd Avenue intersections. This September 18, 2023 update is intended to provide additional data that directly addresses these concerns, providing a revised traffic analysis in coordination with the VIC Master Plan amendment work and illustration of the current intersection queuing issue, supported by video analysis at the SE 164th Avenue intersection.

Emily Benoit, Senior Transportation Planner, Community Development, 360-487-7944,
Emily.Benoit@cityofvancouver.us

Attachment(s):

- [SE 34th Street Traffic Analysis Updated Memo](#) (May 2023)
- [SE 34th Street and SE 164th Avenue Intersection Turning Movement Video](#) (December 2022)
- [SE 34th Street Resolution M-4189 in September 26, 2022 City Council Meeting Minutes](#) (September 2022)

SE 34th Street Safety & Mobility Project Update

Vancouver City Council
September 18, 2023

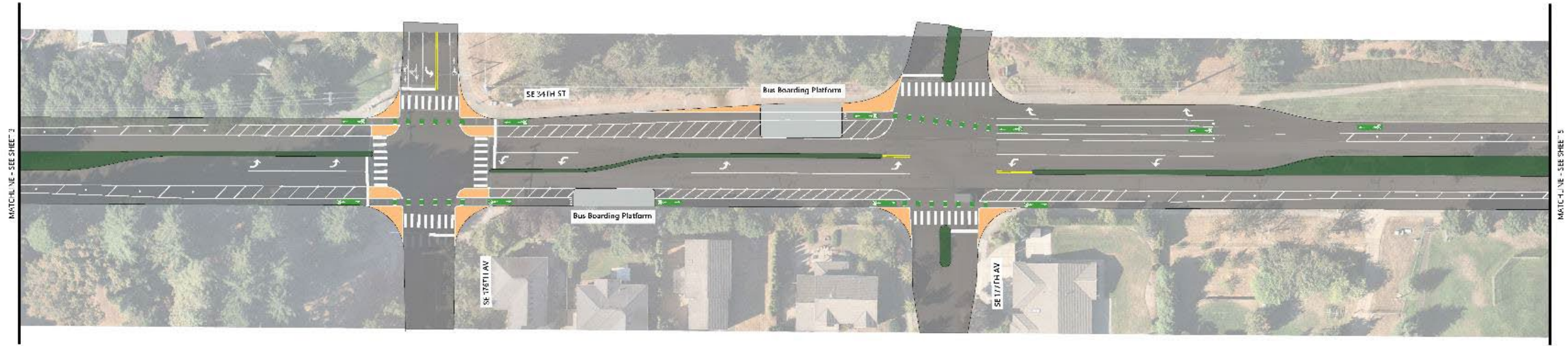


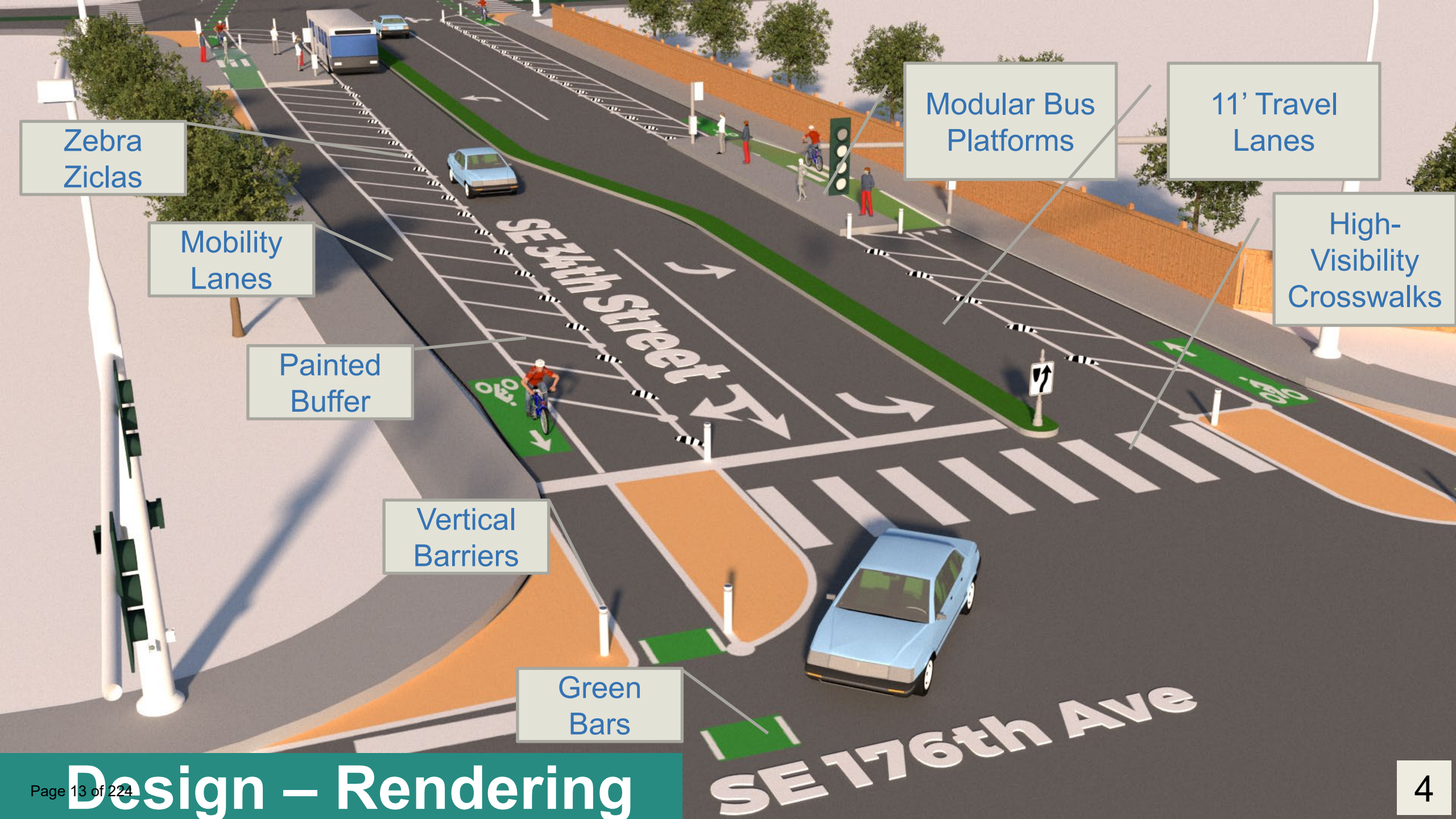
Emily Benoit, Senior Transportation Planner, CDD
Kara Hall, Consultant Project Manager, Fehr & Peers

Agenda

- Purpose
 - Share **new traffic analysis** conducted on the corridor in response to City Council concerns
 - Illustrate existing traffic conditions for **intersections with delay** (SE 164th Avenue and SE 192nd Avenue)
- Updated Traffic Analysis
 - Coordination with the Vancouver Innovation Center (VIC)
 - Forecasts and limitations
 - Intersections with delay

Design – Aerial





Zebra
Ziclas

Mobility
Lanes

Painted
Buffer

Vertical
Barriers

Green
Bars

Modular Bus
Platforms

11' Travel
Lanes

High-
Visibility
Crosswalks

Community Engagement

Touchpoints

- Touchpoint #1 – June 2022
- Touchpoint #2 – September to mid-October 2022

Activities and Events

- Stakeholder Coordination (C-TRAN, VIC, etc.)
- Online Community Open House & Survey
- Promoted in-person at community events
- Communicated via postcards and yard signs along the corridor, social media

Vancouver Innovation Center (VIC) Coordination

- The **VIC Team** has submitted **proposed amendments to the existing master plan** that includes refinements to planned use allocations and development phasing.
- The SE 34th St Project **updated the traffic analysis** as the planned improvements will likely change how people travel to/from the VIC:
 - Improvements on SE 29th St, including operational improvements at the SE 164th intersection
 - Construction of a roundabout at SE 29th St and SE 176th Ave
 - Connecting SE 29th St from SE 176th Ave to SE 192nd Ave

Changes to the traffic analysis to incorporate these planned improvements were not found to change the forecast opening-year, mid-term or long-term traffic conditions on the corridor, and staff is not recommending any changes to the proposed design.

Updated Traffic Analysis

- Project goals can be achieved without substantially increasing travel time for people driving.
 - Evaluated: opening year (2024), mid-term (2030), and long-term (2040) conditions
 - Limitations: only collects volumes for AM and PM *peak hours* and forecast *vehicle* growth
 - Average daily traffic (ADT): about 10,000 per day (2022), low four vehicle travel lanes

Intersections with Delay: Findings

SE 164th Avenue and SE 192nd Avenue

Findings

- Delay and congestion at both intersections is forecasted to increase with or without the SE 34th Street Project.
- The VIC development will benefit these intersections - trips will utilize SE 29th Street to reach SE 164th Avenue and SE 192nd Avenue rather than SE 34th Street.

Next Steps

- Continue to monitor and evaluate these intersections as new transportation technologies and behaviors emerge.
- **Long term:** if needed, initiate new capital projects to address issues
- **Short term:** proposed design advances safety for all users in alignment with the Complete Streets policy, without significantly delaying drivers

Intersections with Delay: Data

Intersection	SE 164 th Avenue	SE 192 nd Avenue
Existing left turn lanes	2	2
Proposed left turn lanes	1	1
2024 LOS (AM/PM)	D/D	D/C
2030 LOS (AM/PM)	C/E	C/D
2040 LOS (AM/PM)	D/F	C/F



Thank You

To learn more, visit www.beheardvancouver.org/se-34th



Memorandum

Date: June 7, 2023
To: Emily Benoit, City of Vancouver
From: Camilo Alvarez Tuta, EIT & Kara Hall, PE
Subject: **SE 34th Street Safety & Mobility Project Technical Approach & Findings**

PT21-0068

Introduction

The SE 34th Street Safety & Mobility Project (Project) was initiated to evaluate options to improve safety and comfort for all who travel on SE 34th Street. This memorandum documents the Project goals, the technical approach, and findings for future conditions on SE 34th Street.

The analysis presented in this memorandum was completed to quantify the changes in vehicle operations within the study area if one travel lane in each direction were to be repurposed to add facilities for people riding bicycles and using other small mobility devices. The analysis presented in this memorandum will inform conversations with City staff and community members to confirm that repurposing a travel lane is feasible on this corridor and to identify areas where additional design considerations may be needed based on vehicle operations or safety concerns.

Project Overview

The Project is an opportunity for the City to improve safety and mobility on SE 34th Street between SE 162nd Avenue and SE 192nd Avenue, as shown on **Figure 1**. As the City prepares for a microsurfacing project that will repave SE 34th Street, this project is evaluating changes to the corridor that could be incorporated in that project, including:

- Repurposing a travel lane to add bike lanes and/or shared facilities for people rolling, walking, and biking.
- Safety improvements at intersections and crossings to better accommodate people rolling, walking, and biking.
- Traffic calming design features to lower traffic speeds.



Project Goals

This study was initiated to identify solutions that, when implemented with the planned microsurfacing project, would improve safety and mobility along the SE 34th Street corridor. To align solutions with those outcomes, three study goals have been developed. Each goal is supported by several performance metrics, which will be used to measure the alignment of potential solutions with the project goals. The three goals and related performance metrics are shown in **Table 1** below.

Proposed Roadway Changes

Analysis completed for the “with Repurposed Lane” scenarios, described in the following sections, assumes the removal of one travel lane in the eastbound and westbound direction on SE 34th Street between SE 164th Avenue and SE 192nd Avenue. To accommodate the change in the number of travel lanes on SE 34th Street, a reduction in the number of turn lanes for the following movements would be required at the SE 164th Avenue and SE 192nd Avenue intersections:

- Eastbound left-turn at SE 164th Avenue, reduction from dual left-turn lanes to a single left-turn lane
- Westbound left-turn at SE 164th Avenue, reduction from dual left-turn lanes to a single left-turn lane
- Northbound left-turn at SE 192nd Avenue, reduction from dual left-turn lanes to a single left-turn lane

The existing lane configurations and lane configurations analyzed for the “with Repurposed Lane” scenarios are shown on **Figure 2** and **Figure 3**, respectively.

The analysis presented below is based on the current proposed design as of May 2023. Based on feedback from City staff throughout the Project development process, the following changes have been incorporated in the recommended design:

- Beginning/ending the on-street mobility lane west of SE 192nd Avenue to maintain vehicle capacity on the southbound and westbound approaches at the SE 192nd Avenue intersection. By adjusting the extents of the on-street mobility lane, the dual southbound left-turn lanes on SE 192nd Avenue can be maintained, along with three lanes on the westbound approach on SE 34th Street at SE 192nd Avenue.
- Revising lane geometry on the westbound approach at SE 192nd Avenue to provide one left-turn lane, one through-lane, and a right-turn lane.

These changes were made to maintain capacity for vehicles on key movements using the SE 192nd Avenue and SE 34th Street intersection while maintaining safety for people using the proposed mobility lane.



Figure 1. Project Study Area





Table 1. Project Goals & Performance Metrics

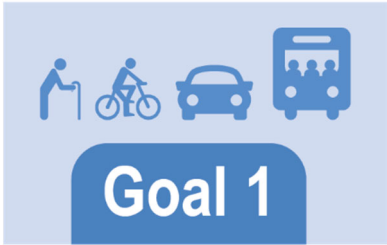
Study Goal	Performance Metrics
 Goal 1 <i>Improve comfort and mobility for all users</i>	• Creates an east-west connection for people biking • Improves access to existing transit service • Adds aesthetic amenities • Does not substantially add to vehicular delays
 Goal 2 <i>Prioritize safety for all users</i>	• Uses traffic calming to lower speeds • Improves locations with a high number of crashes or conflict points • Supports safe pedestrian crossings near key destinations
 Goal 3 <i>Facilitate near-term implementation</i>	• Leverages low-cost solutions • Can be implemented with the planned overlay • Is eligible for outside funding



Figure 2. Existing Lane Configurations

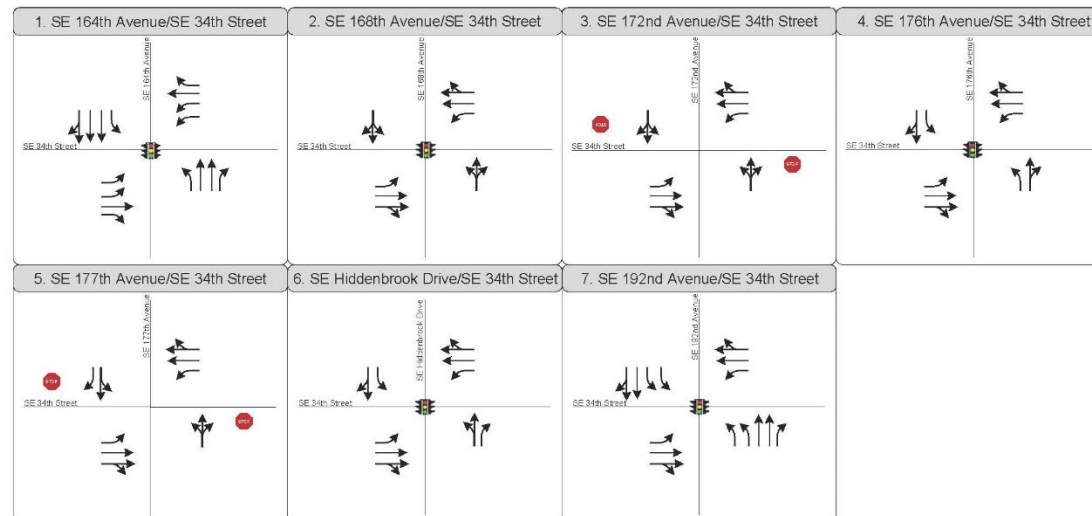




Figure 3. With Repurposed Lane Configurations





Existing Plans & Data Sets

This evaluation began with an assessment of existing conditions, including a field visit to observe travel patterns along the corridor and a review of existing plans pertaining to the corridor. The review of existing plans included the following documents:

- Vancouver Innovation Center Comprehensive Plan
- City of Vancouver 2004 Transportation System Plan (TSP)

Vancouver Innovation Center Comprehensive Plan

The Vancouver Innovation Center (VIC) is a 179-acre campus located north of SE 34th Street between SE 176th Avenue and SE 192nd Avenue. The VIC Master Plan was recently updated to incorporate a mix of light industrial/employment, school, residential, and mixed-use land uses. This update also included traffic analysis and recommended changes to several intersections along SE 34th Street. The assumptions in the VIC Master Plan have been incorporated in this evaluation as described in the future conditions section below.

City of Vancouver 2004 Transportation System Plan (TSP)

While the City is currently in the process of updating its TSP, the adopted TSP, completed in 2004, identified several improvements along SE 34th Street that have not been completed:

- Proposed bike lanes along SE 34th Street from 164th Avenue to 192nd Avenue (*to be evaluated by this study*)
- Proposed Phase 1 Intelligent Transportation System (ITS) Route along SE 34th Street

Coordination with City staff resulted in the determination that there have not been any ITS improvements on the corridor since the TSP was developed and there are no planned ITS projects at this time.

Data Sets

The existing conditions evaluation for this project relied on data provided by the City and traffic count data collected in December 2022. Each data set used in this evaluation is described below.

Bicycle & Pedestrian Data

Evaluation of conditions for people walking was completed using GIS data provided by the City and field observations. Data provided by the City included sidewalk locations, sidewalk width, and the location of Americans with Disabilities Act (ADA) compliant curb ramps. Data provided by the City also ranks sidewalk pavement conditions on a scale of one (good) to six (poor). The data also included a similar scoring criterion for the ramp condition.



An inventory of bicycle facilities on the corridor and surrounding roadway network was completed using Clark County's GIS data.

Transit Data

The location of transit stops and routes near the corridor were included in the GIS data provided by the City. Stop amenities along the corridor were identified using Google Street View and field observations. Published schedule data on C-Tran's website was used to determine transit headways and operating hours along the corridor.

Crash Data

Crash data was provided by the City and uses data available from the Washington State Department of Transportation (WSDOT) from 2014 to 2020. Data analyzed for this assessment includes:

- the types of users involved in the crash (vehicles, bicyclists, or pedestrians)
- injuries and their severity
- the circumstances surrounding the crash

Freight

The WSDOT 2019 Freight and Goods Transportation System (FGTS) which classifies freight corridors by modes in Washington State based on annual freight tonnage moved, including truck, rail, and waterway freight corridors was used to determine the freight classification for this corridor.

Vehicle Data

Field observations and aerial photos were used to identify the corridor cross-section, the presence of medians, intersection lane configurations, and the posted speed limit along SE 34th Street. City GIS confirmed the right-of-way (ROW) width along the corridor for planning purposes.

Traffic volume data was collected at nine intersections during the AM and PM peak periods on December 6, 2022. A 24-hour roadway count was also collected just east of SE 164th Avenue.

Table 2 provides a summary of count data collected along the SE 34th Street corridor.



Table 2. Traffic Count Locations

Location	Data Collected
SE 164 th Avenue & SE 34 th Street	AM Peak Period (7:00-9:00AM) & PM Peak Period (4:00-6:00PM) Turning Movement Counts by Mode
SE 168 th Avenue & SE 34 th Street	
Pedestrian Signal & SE 34 th Street	
SE 172 nd Avenue & SE 34 th Street	
SE 176 th Avenue & SE 34 th Street	
SE 177 th Avenue & SE 34 th Street	
Hiddenbrook Drive & SE 34 th Street	
SE 192 nd Avenue & SE 34 th Street	
Segment between 164 th Avenue & 168 th Avenue	24-hour Tube Count

Analysis Methodology

An analysis of current traffic conditions was completed to understand how the corridor operates today and to confirm that the analysis tools are calibrated to local conditions and accurately reflect conditions in the field.

The following section describes the analysis methodology for traffic operations and findings for existing conditions.

Level of Service and Delay

Intersection operations analysis was completed using the methodology documented in the Highway Capacity Manual, 6th Edition (HCM). Under this approach, the intersection level of service (LOS), is determined by assigning a letter grade, from A (the best) to F (the worst), based on the level of delay experienced by drivers at the intersection. For signalized and all-way stop-controlled (AWSC) intersections, LOS is assigned using the average delay for all approaches. For two-way stop-controlled (TWSC) intersections, LOS is assigned based on the movement with the highest delay. The LOS and delay thresholds based on HCM methodology are presented in **Table 3**.



Table 3. Level of Service Definitions

Level of Service	Description	Signalized Intersection Delay (seconds/vehicle)	Unsignalized Intersection Delay (seconds/vehicle)
 A	Free-flowing Conditions	≤ 10	0-10
 B	Stable Flow (slight delays)	>10-20	>10-15
 C	Stable Flow (acceptable delays)	>20-35	>15-25
 D	Approaching Unstable Flow (tolerable delay)	>35-55	>25-35
 E	Unstable Flow (intolerable delay)	>55-80	>35-50
 F	Forced Flow (congested and queues fail to clear)	>80	>50

Source: Highway Capacity Manual, 6th Edition

In addition to LOS and delay, vehicle queueing and travel time on SE 34th Street between SE 164th Avenue and SE 192nd Avenue were also evaluated. All traffic operations analysis was completed using the microsimulation software Simtraffic, a microsimulation module included in Synchro 11. SimTraffic captures the observed characteristics of driver behavior and models the interaction between vehicles in a study network. For this study, microsimulation was used to accurately reflect operations along the corridor including driver behavior, the impact of the mid-block pedestrian crossing on traffic flow, and to capture the effects of any spillback between intersections that may occur as traffic volume increases in the future.

Results for LOS, queueing, and travel time along the corridor are based on the average results from ten statistically valid microsimulation runs for both the AM peak hour (7:45-8:45 AM) and the PM peak hour (4:00-5:00 PM).



Existing Conditions

For an overview of existing conditions for all users, see the existing conditions figures included as **Attachment A** to this memorandum.

Multimodal Users

Existing infrastructure for people walking and biking is shown on the attached Existing Infrastructure figure included as **Attachment A**. As shown on the figure, sidewalks are provided throughout the study area on both sides of SE 34th Street. Along the corridor, sidewalks are generally six feet wide, with several sections where width varies from four feet to greater than six feet, predominantly on the south side of SE 34th Street.

Today, there are no bicycle facilities on SE 34th Street except for the segment between SE 164th Avenue and SE 162nd Avenue where an on-street bike lane is provided for people biking in the westbound direction. There are also on-street bike lanes provided on several roadways that connect to SE 34th Street, including:

- SE 162nd Avenue north of SE 34th Street
- SE 168th Avenue north of SE 34th Street
- SE 176th Avenue north of SE 34th Street
- SE 192nd Avenue north and south of SE 34th Street

Transit

Transit service along SE 34th Street is provided by C-Tran and there are a total of four stops in each direction along the corridor. The location of transit stops along SE 34th Street are shown on the attached Existing Infrastructure figure.

Today, the corridor is served by Route 37 which operates with 15-minute headways during the weekday peak hours, 20-minute headways on Saturdays, and 30-minute headways on Sundays.

Transit ridership data from September 2022 is presented in **Table 4**. Based on the data presented below, an average of 1.6 people per day get on and off the bus at the stops in the study area and the average time it takes a bus to pick-up or drop-off riders is 19 seconds.



Table 4. September 2022 Transit Data

Stop Location	Number of People Getting On Per Day	Number of People Getting Off Per Day	Number of Ramp Deployments Per Day	Average Stop Time (Seconds)
Eastbound Stops				
SE 172 nd Avenue	3	1	0.67	0:00:17
SE 176 th Avenue	1	0	0	0:00:18
SE 189 th Avenue	3	3	0.3	0:00:20
Hiddenbrook Drive	1	2	0	0:00:16
Westbound Stops				
Hiddenbrook Drive	1	2	0	0:00:17
SE 189 th Avenue	4	3	0.2	0:00:23
SE 177 th Avenue	0	0	0	0:00:25
SE 172 nd Avenue	0	2	0	0:00:15

Source: C-Tran, September 2022

Safety

To understand the type of safety improvements that may need to be incorporated in this project, an analysis of crash data provided by the City for the period from 2014 to 2020 was analyzed. This data was analyzed to identify locations where a high number of crashes have occurred, understand the severity of crashes that have occurred, and to identify the contributing factors to crashes along the corridor.

The location of crashes that have occurred on SE 34th Street between SE 162nd Avenue and SE 196th Avenue are shown on the Safety figure, included as an attachment to this memorandum. The contributing factor for all crashes is also shown on the figure. The highest number of crashes occurred at the SE 164th Avenue and SE 192nd Avenue intersections, with a total of 26 crashes occurring at both intersections. During the period analyzed, there were two crashes involving a pedestrian and two crashes involving a bicyclist. Three of the four crashes involving a person walking or biking involved a vehicle that was turning.

Another important safety consideration for this corridor is the interaction between freight vehicles and other more vulnerable users, particularly people walking and biking. In the state of



Washington, truck corridors are classified into five tiers, T-1 which carries the most goods to T-5. The SE 34th Street corridor is designated by WSDOT as a T-3 freight route according to the published FGTS maps. While SE 34th Street is not a high-priority freight corridor, as the proposed design is developed, consideration should be given to the types of freight vehicles that use the corridor. Potential design features that can provide the greatest separation between those vehicles and people walking and biking should be explored.

Vehicles

Traffic operations analysis for the existing conditions was completed using the traffic counts collected in December 2022, lane configurations based on field observations, and signal timing information provided by the City. Traffic count data is provided in **Appendix A**.

Future Conditions

This section describes the scenarios representing future conditions that were evaluated, the methodology used to develop traffic volume forecasts, and the technical findings for each of the scenarios.

Future Forecasts

To understand how SE 34th Street would operate if one lane were to be repurposed, three future scenarios were evaluated: 2024, 2030 and 2040. Assumptions and methodology used to develop traffic volume forecasts for each scenario are described below.

2024

This near-term scenario was evaluated to understand how the corridor would operate if growth were to occur at two percent per year, a more aggressive growth rate than is forecast to occur based on the regional travel demand model, accounting for a return to normal traffic conditions post-COVID. To develop turning movement forecasts for 2024, an annual growth rate of two percent per year for two years was applied to traffic counts collected in December 2022.

By 2024, the existing VIC is expected to be fully occupied. To account for the increase in trips resulting from full occupancy of the existing site, the difference between the calculated trip generation for the existing VIC, included in the TIA for the VIC, was used to determine how many more trips to and from the site are likely to occur using driveway counts collected in December 2022. The difference between the existing site trip generation and driveway counts collected in 2022, was added to the traffic forecasts developed for 2024.



2030

This medium-term scenario was evaluated to understand the corridor's operations with an additional six years of growth and Phase 1 and Phase 2 of the VIC Mixed Use Master Plan in place. Phase 2 of the VIC Master Plan includes the following transportation changes:

- Construction of SE 29th Street between SE 176th Avenue and the west portion of the VIC loop
- Construction of a single lane roundabout at SE 29th Street and SE 176th Avenue
- Implementation of the VIC mitigation measures at the SE 29th Street and SE 164th Avenue intersection
- Closure of the west campus driveway at SE 177th Avenue

These changes to the transportation system are expected to change travel patterns, specifically between SE 176th Street and SE 164th Avenue as SE 29th Street will provide a direct connection to the VIC campus.

To develop traffic forecasts for this scenario, growth rates were derived from the regional travel demand model, provided by the Southwest Washington Regional Transportation Council (SW RTC), these rates were applied to the traffic forecast developed for 2024 to reflect six additional years of growth. Data provided by SW RTC indicates that volume will increase at an annual rate of 0.9 percent per year during the AM peak hour and 1.1 percent per year during the PM peak hour.

Once regional growth was accounted for, new trips associated with Phase 1 and Phase 2 of the VIC were added to the traffic forecasts for 2030. This included rerouting trips to use the new connection at SE 29th Street and shifting existing trips to the Hiddenbrook Driveway to account for the closure of the SE 177th Avenue access point.

2040

To understand how SE 34th Street would operate long-term, conditions in 2040 were evaluated. To develop traffic forecasts for this scenario, the growth rates derived from the regional travel demand model were applied to 2030 forecasts to reflect an additional 10 years of growth.

The VIC is also expected to be fully built out by 2036. To account for the increase in traffic that is expected to occur when the site is fully built out, trips traveling to and from the VIC were added to the 2040 forecasts developed for this study. Trips were added using the trip generation, distribution, and assignment documented in the *Traffic Impact Analysis for the Vancouver Innovation Center Master Plan* (November 2020). See the attached AM and PM Peak Hour Volume figures, and detailed turning movement forecasts in 2040. The 2040 traffic forecasts also assume that improvements associated with the VIC will connect SE 29th Street through the VIC campus to SE 192nd Avenue, providing a parallel route to SE 34th Street through the VIC campus.



2024 Operations Findings

Findings for the 2024 “No Build” scenario, which assumes that there are no changes to the existing roadway network, and the “with Repurposed Lane” scenario are presented in **Table 5** through **Table 7** below. As shown, during the AM peak hour, all intersections operate at LOS C or better. During the PM peak hour, the SE 164th Avenue intersection operates at LOS D and the SE 177th Avenue (a side-street stop-controlled intersection) operates at LOS E.

Table 5. 2024 No Build LOS Summary

Location	Intersection Control	AM Peak Hour		PM Peak Hour	
		LOS	Delay (seconds)	LOS	Delay (seconds)
SE 164 th Avenue & SE 34 th Street	Signalized	C	26	D	44
SE 168 th Avenue & SE 34 th Street	Signalized	A	5	A	6
SE 172 nd Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	B	15(NBT)	C	20(NBT)
SE 176 th Avenue & SE 34 th Street	Signalized	A	7	B	11
SE 177 th Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	B	14(NBL)	C	20(SBT)
Hiddenbrook Drive & SE 34 th Street	Signalized	B	12	B	13
SE 192 nd Avenue & SE 34 th Street	Signalized	C	21	C	30

Notes:

¹ For side street stop-controlled intersections, the movement with the highest delay is reported and shown in parenthesis.

Queuing was evaluated at the SE 164th Avenue and SE 192nd Avenue intersections, as those are the primary intersections where queueing was observed to occur today and where repurposing a travel lane is most likely to increase queueing.

The maximum queues are shown in

Table 6. Under the 2024 No Build conditions, the northbound left-turn and through, the southbound left-turn at SE 164th Avenue, and the westbound left-turn at SE 192nd Avenue were found to exceed available storage during PM peak hours. For detailed queueing results, see **Appendix C**.



Table 6. 2024 No Build Queueing Results

Intersection	Approach	Movement	Storage (ft)	Maximum Vehicle Queue (ft)	
				AM	PM
SE 164 th Avenue & SE 34 th Street	EB	L	175	100	125
		T	350	150	225
		R	350	125	150
	WB	L	425	275	275
		T	925	200	275
		R	200	175	200
	NB	L	400	225	475
		T	900	375	925
		TR	900	125	600
	SB	L	250	275	300
		T	1,025	275	375
		R	1,025	175	275
SE 192 nd Avenue & SE 34 th Street	EB	L	175	150	175
		T	450	150	175
		TR	450	175	225
	WB	L	175	200	225
		T	425	150	350
		R	425	150	250
	NB	L	375	125	150
		T	725	250	300



Intersection	Approach	Movement	Storage (ft)	Maximum Vehicle Queue (ft)	
				AM	PM
	SB	TR	375	150	100
		L	325	175	250
		T	525	200	300
		TR	525	175	300

Notes:

L= Left, T=Through, R=Right, TR=Through/Right

NB=Northbound, SB=Southbound, EB=Eastbound, WB =Westbound

Locations, where the queue exceeds available storage, are shown in **bold red** text.

Travel time for SE 34th Street between SE 192nd Avenue and SE 164th Avenue was also evaluated for vehicles traveling in the eastbound and westbound directions. As shown in **Table 7**, travel time is highest in the eastbound direction during both peak hours under the 2024 No Build conditions.

Table 7. 2024 No Build Travel Time

Direction	Peak Hour Travel Time (min:sec)	
	AM	PM
Eastbound between SE 164 th Avenue and SE 192 nd Avenue	4:32	4:38
Westbound between SE 192 nd Avenue and SE 164 th Avenue	4:06	4:21



2024 with Repurposed Lane Findings

To understand near-term changes to corridor operations resulting from repurposing a travel lane, 2024 conditions were evaluated with a repurposed lane. This evaluation used the 2024 traffic volume data and the “with Repurposed Lane” lane configurations shown on **Figure 3**.

Intersection delay and LOS for the 2024 with Repurposed Lane scenario are presented in **Table 8** along with a comparison to 2024 No Build results. Under 2024 conditions, repurposing a travel lane would result in a minimal increase in delay along the corridor, with the largest increase in intersection delay (22 seconds) occurring at the SE 164th Avenue intersection during the AM peak hour.

Vehicle queues at SE 164th Avenue and SE 192nd Avenue were also evaluated to determine if queues could be accommodated within existing storage with the removal of dual left-turn lanes at those intersections. As shown in **Table 9**, most movements would experience an increase in vehicle queues of approximately two to three vehicle lengths.

At SE 164th Avenue, the following movements would exceed available storage with a repurposed lane in place:

- Westbound left-turn during morning and evening peak hours
- Northbound left-turn during the PM peak hour; this movement would also exceed available storage under No Build conditions.
- Northbound through movement during the PM peak hour; this movement would exceed available storage under No Build conditions but is extended by 25 feet or approximately one vehicle length.
- Northbound right-turn during the PM peak hour.
- Southbound left-turn during both peak hours (no change from the No Build conditions)

At SE 192nd Avenue, the following movements would exceed available storage with a repurposed lane in place:

- Eastbound left-turn during both peak hours
- Westbound left-turn during both peak hours (no change from No Build conditions)

Lastly, to understand how repurposing a travel lane would change vehicle travel at the corridor level, travel time under 2024 No Build conditions was compared to travel time under the 2024 With Repurposed Lane scenario. It is important to note that it was assumed that under the “with Repurposed Lane” scenario, the posted speed would be lowered to improve the safety and comfort of people walking and biking. For the “with Repurposed Lane” scenarios, the speed limit for SE 34th Street was changed from 40 miles per hour (mph) to 30 mph in Synchro/SimTraffic. As



shown in **Table 10**, the proposed changes would increase corridor travel time by less than one minute for both eastbound and westbound vehicles during the peak hours.



Table 8. 2024 with Repurposed Lane LOS Summary

Location	Intersection Control	2024 No Build				2024 with Repurposed Lane				Delay Change from No Build (seconds)	
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM
		LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)		
SE 164 th Avenue & SE 34 th Street	Signalized	C	26	D	44	D	48	D	49	+22	+5
SE 168 th Avenue & SE 34 th Street	Signalized	A	5	A	6	A	7	A	9	+2	+3
SE 172 nd Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	B	15(NBT)	C	20(NBT)	C	24(NBT)	C	23(NBT)	+9	+3
SE 176 th Avenue & SE 34 th Street	Signalized	A	7	B	11	B	12	B	13	+5	+2
SE 177 th Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	B	14(NBL)	C	20(SBT)	C	16(NBL)	D	26(SBT)	+2	+6
Hiddenbrook Drive & SE 34 th Street	Signalized	B	12	B	13	C	21	B	14	+9	+1
SE 192 nd Avenue & SE 34 th Street	Signalized	C	21	C	30	D	39	C	34	+18	+4

Notes:

Hidden text indicates LOS E or F.

¹ For side street stop-controlled intersections, the movement with the highest delay is reported and shown in parenthesis.



Table 9. 2024 with Repurposed Lane Queue Summary

				Maximum Queue (ft)					
Intersection	Approach	Movement	Storage (ft)	2024 No Build		2024 with Repurposed Lane		Change in Queue Length (ft)	
				Peak Hour		Peak Hour			
				AM	PM	AM	PM	AM	PM
SE 164th Avenue & SE 34th Street	EB	L	175	100	125	100	125	0	0
		T	350	150	225	150	175	0	-50
		R	350	125	150	100	150	-25	0
	WB	L	425	275	275	450	450	+175	+175
		T	925	200	275	325	425	+125	+150
		R	200	175	200	100	200	-75	0
	NB	L	400	225	475	300	475	+75	0
		T	900	375	925	450	950	+75	+25
		R	900	125	600	150	925	+25	+325
	SB	L	250	275	300	275	300	0	0
		T	1,025	275	375	300	400	+25	+25
		R	1,025	175	275	200	275	+25	+0



				Maximum Queue (ft)					
Intersection	Approach	Movement	Storage (ft)	2024 No Build		2024 with Repurposed Lane		Change in Queue Length (ft)	
				Peak Hour		Peak Hour			
				AM	PM	AM	PM	AM	PM
SE 192nd Avenue & SE 34th Street	EB	L	175	150	175	225	225	+75	+50
		T	450	150	175	325	425	+175	+250
		TR	450	175	225	-	-	-	-
	WB	L	175	200	225	200	225	+0	+0
		T	425	150	350	200	400	+50	+50
		R	425	150	250	75	100	-75	-150
	NB	L	375	125	150	150	175	+25	+25
		T	725	250	300	225	350	-25	+50
		TR	375	150	100	150	100	+0	+0
	SB	L	325	175	250	175	250	+0	+0
		T	525	200	300	225	325	+25	+25
		TR / R*	525	175	300	175	300	+0	+0

Notes:

L= Left, T=Through, R=Right, TR=Through/Right, R*=Right with "Repurposed Lane" Scenario
NB=Northbound, SB=Southbound, EB=Eastbound, WB =Westbound
Locations where queue exceeds available storage are shown in **bold red** text.



Table 10. 2024 with Repurposed Lane Travel Time Summary

Direction	Peak Hour Travel Time (min:sec)				Travel Time Change from No Build (min:sec)	
	2024 No Build		Existing with Repurposed Lane			
	AM	PM	AM	PM	AM	PM
Eastbound between SE 164 th Avenue and SE 192 nd Avenue	4:32	4:38	5:17	5:26	+0:45	+0:48
Westbound between SE 192 nd Avenue and SE 164 th Avenue	4:06	4:21	4:48	5:04	+0:42	+0:42

2030 Operations Findings

Traffic volumes for the 2030 scenarios were developed based on the methodology described above. It was also assumed that the following changes to SE 34th Street would be in place by 2030 under both the No Build and With Repurposed Lane scenarios:

- Closure of the west campus driveway at SE 177th Avenue and resulting in the shift of inbound and outbound trips from the VIC to Hiddenbrook Drive

Findings for the 2030 scenarios are presented in **Table 11** through **Table 13** below.

Under the No Build Alternative, all study intersections would operate at LOS D or better, with the highest delay experienced by drivers (48 seconds) occurring at SE 164th Avenue during the PM peak hour.

With the repurposed lane in place, the SE 164th Avenue intersection would operate at LOS E during the PM peak hour. At SE 192nd Avenue, LOS would degrade from LOS C to D and the largest increase in delay would occur during the PM peak hour (22 seconds).

By 2030, the removal of left-turn lanes and changes to intersection lane configurations would cause vehicle queues for the following movements to exceed capacity at SE 164th Avenue:

- The westbound left-turn during both peak hours
- All northbound movements during the PM peak hour (minimal change from the No Build alternative)
- Southbound left-turn during both peak hours (no change from No Build conditions)



At SE 192nd Avenue, the following movements would exceed storage under the “with Repurposed Lane” scenario:

- Eastbound left-turn at SE 192nd Avenue during both peak hours (this movement also exceeds capacity under the No Build alternative). During the PM peak hour, spillback from this queue also causes the eastbound through to exceed capacity.
- Southbound left-turn during the AM peak hour. During the PM peak hour, queues of all southbound movements exceed capacity under the No Build and Build alternative. With the repurposed lane in place the queue is increased by two to three vehicles for all movements.
- Northbound left-turn during the PM peak hours

At the corridor level, repurposing a travel lane would result in a travel time increase of less than one minute for both eastbound and westbound directions during the AM peak hour. During the PM peak hour, the travel time increase is approximately a minute and a half for the eastbound vehicles and 55 seconds for the vehicles traveling westbound between SE 192nd Avenue and SE 164th Avenue.



Table 11. 2030 LOS Summary

Location	Intersection Control	2030 No Build				2030 with Repurposed Lane				Delay Change from No Build (seconds)	
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM
		LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)		
SE 164 th Avenue & SE 34 th Street	Signalized	C	29	D	48	C	33	E	60	+4	+12
SE 168 th Avenue & SE 34 th Street	Signalized	A	5	A	7	A	8	B	11	+3	+4
SE 172 nd Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	C	15(NBL)	C	24(NBL)	C	21(NBL)	D	31(NBL)	+6	+7
SE 176 th Avenue & SE 34 th Street	Signalized	A	8	B	12	B	10	B	16	+2	+4
SE 177 th Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	A	10(NBL)	C	16(NBL)	B	12(NBL)	C	17(NBL)	+3	+1
Hiddenbrook Drive & SE 34 th Street	Signalized	B	20	C	21	C	22	C	33	+2	+12
SE 192 nd Avenue & SE 34 th Street	Signalized	C	23	D	39	C	25	D	53	+2	+14

Notes:

Bold text indicates LOS E or F operations.

¹ For side street stop-controlled intersections, the movement with the highest delay is reported and shown in parenthesis.



Table 12. 2030 Queue Summary

Intersection				Approach		Movement		Storage (ft)		Maximum Queue (ft)					
										2030 No Build		2030 with Repurposed Lane		Change in Queue Length from No Build (ft)	
										Peak Hour		Peak Hour			
AM		PM		AM		PM		AM		PM					
SE 164th Avenue & SE 34th Street				EB		L	175	100	150	100	125	+0	-25		
						T	350	175	225	150	225	-25	+0		
						R	350	125	150	125	175	+0	+25		
				WB		L	425	275	300	475	475	+200	+175		
						T	925	225	275	600	575	+375	+300		
						R	200	175	200	100	175	-75	-25		
				NB		L	400	275	475	375	475	+100	+0		
						T	900	450	925	525	950	+75	+25		
						R	900	175	925	225	950	+50	+25		
				SB		L	250	275	300	300	300	+25	+0		
						T	1,025	300	425	325	500	+25	+75		
						R	1,025	175	300	225	375	+25	+75		



				Maximum Queue (ft)					
Intersection	Approach	Movement	Storage (ft)	2030 No Build		2030 with Repurposed Lane		Change in Queue Length from No Build (ft)	
				Peak Hour		Peak Hour			
				AM	PM	AM	PM	AM	PM
SE 192nd Avenue & SE 34th Street	EB	L	175	225	225	225	225	+0	+0
		T	450	225	325	425	475	+200	+150
		TR	450	250	325	-	-	-	-
	WB	L	175	200	225	200	225	+0	+0
		T	425	125	425	200	400	+75	-25
		R¹	425	150	300	75	100	-75	-200
	NB	L	375	175	250	225	425	+50	+175
		T	725	250	350	275	475	+25	+125
		R	375	150	100	150	100	+0	+0
	SB	L	325	175	350	200	400	+25	+50
		T	525	250	500	250	550	+0	+50
		TR	325	275	475	275	550	+0	+75

Notes:

L= Left, T=Through, R=Right, TR=Through/Right

NB=Northbound, SB=Southbound, EB=Eastbound, WB =Westbound

¹Movement is a shared through/right under the No Build conditions.

Locations where queue exceeds available storage are shown in bold red text.



Table 13. 2030 Travel Time Summary

Direction	Peak Hour Travel Time (min:sec)				Travel Time Change from No Build (min:sec)	
	No Build		With Repurposed Lane			
	AM	PM	AM	PM	AM	PM
Eastbound between SE 164 th Avenue and SE 192 nd Avenue	4:30	4:47	5:18	6:18	+0:47	+01:31
Westbound between SE 192 nd Avenue and SE 164 th Avenue	4:18	4:33	5:05	5:28	+0:47	+0:55

2040 Operations Findings

By 2040, under the No Build scenario, congestion along SE 34th Street is expected to increase, particularly during the PM peak hour. Findings for 2040 conditions are presented in **Table 14** through **Table 16**. The findings shown below assume that the connection of SE 29th Street to SE 192nd Avenue is completed as part of the VIC redevelopment, which is expected to be completed by 2040.

Under No Build conditions, all study intersections would operate at LOS D better except for the SE 164th Avenue intersection which operates at LOS E during the PM peak hour.

During the AM peak hour, repurposing a lane would result in the following LOS changes:

- SE 164th Avenue from LOS C to LOS D
- SE 172nd Avenue from LOS C to LOS E
- SE 176th Avenue and SE 177th Avenue LOS A to LOS B

During the PM peak hour, repurposing a lane would result in the following LOS changes:

- SE 164th Avenue from LOS E to LOS F
- SE 172nd Avenue from LOS A to LOS B
- SE 177th Avenue from LOS D to LOS E
- SE 192nd Avenue from LOS C to LOS D
- SE 192nd Avenue from LOS D to LOS F

Queueing results for the 2040 scenarios indicate that vehicle queues will exceed available capacity for several movements at the SE 164th Avenue and SE 192nd Avenue intersections under the No



Build alternative and With Repurposed Lane Scenario. Repurposing a travel lane would extend queues, particularly during the PM peak hour. On SE 164th and SE 192nd Avenues, long-term improvements outside the scope of this project may be needed to accommodate queuing at those intersections.

At SE 164th Avenue, the repurposed lane scenario will increase queues for three movements that exceed available storage under the No Build Alternative: the westbound left-turn during both peak hours, the northbound left-turn during the AM peak hour, and northbound right-turn during the PM peak hour. With the repurposed lane in place, the eastbound left-turn queue would also exceed storage during the PM peak hour.

At SE 192nd Avenue, there is little change in queueing during the AM peak hour with the repurposed lane in place. During the PM peak hour, queueing would increase for most movements. This is a result of signal timing changes required to provide adequate green time to the east/west approaches.

Consistent with findings for intersection operations and queueing, travel time along the corridor with a repurposed lane is expected to increase by 2040. Repurposing a travel lane would result in travel time increases of less than one minute during the AM peak hour. A more substantial increase would be expected during the PM peak hour with travel time increasing by approximately three minutes and forty-five seconds for eastbound vehicles and one minute for westbound vehicles.



Table 14. 2040 LOS Summary

Location	Intersection Control	2040 No Build				2040 with Repurposed Lane				Delay Change from No Build (seconds)	
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM
		LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)	LOS	Delay (seconds)		
SE 164 th Avenue & SE 34 th Street	Signalized	C	32	E	63	D	43	F	88	+11	+25
SE 168 th Avenue & SE 34 th Street	Signalized	A	6	A	8	A	10	B	14	+4	+6
SE 172 nd Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	C	20(NBT)	D	30(NBT)	E	36(NBT)	E	40(NBL)	+16	+10
SE 176 th Avenue & SE 34 th Street	Signalized	A	9	B	11	B	12	B	19	+3	+8
SE 177 th Avenue & SE 34 th Street	Side-Street Stop-Controlled ¹	A	9(NBL)	C	14(NBL)	B	11(NBL)	C	25(NBL)	+2	+11
Hiddenbrook Drive & SE 34 th Street	Signalized	C	23	C	21	C	25	D	40	+2	+19
SE 192 nd Avenue & SE 34 th Street	Signalized	C	25	D	42	C	28	F	86	+3	+44

Notes:

Bold text indicates LOS E or F Operations.

¹ For side street stop-controlled intersections, the movement with the highest delay is reported and shown in parenthesis.



Table 15. 2040 Queue Summary

				Maximum Queue (ft)					
Intersection	Approach	Movement	Storage (ft)	2040 No Build		2040 with Repurposed Lane		Change in Queue Length from No Build (ft)	
				Peak Hour		Peak Hour			
				AM	PM	AM	PM	AM	PM
SE 164th Avenue & SE 34th Street	EB	L	175	125	125	125	200	+0	+75
		T	350	175	275	150	250	-25	-25
		R	350	150	225	150	225	+0	+0
	WB	L	425	300	300	475	475	+175	+175
		T	925	225	325	675	800	+450	+475
		R	200	150	200	125	200	-25	+0
	NB	L	400	350	475	450	475	+100	+0
		T	900	525	925	825	950	+300	+25
		R	900	300	925	375	950	+75	+25
	SB	L	250	300	325	300	325	+0	+0
		T	1,025	325	650	425	950	+100	+300
		R	1,025	225	500	250	775	+25	+275



Intersection	Approach	Movement	Storage (ft)	Maximum Queue (ft)					
				2040 No Build		2040 with Repurposed Lane		Change in Queue Length from No Build (ft)	
				Peak Hour		Peak Hour			
				AM	PM	AM	PM	AM	PM
SE 192nd Avenue & SE 34th Street	EB	L	175	175	225	225	225	+50	+0
		T	450	200	250	450	550	+250	+300
		R	450	250	275	-	-	-	-
	WB	L	175	200	225	225	225	+25	+0
		T	425	175	425	250	425	+75	+0
		R¹	425	200	400	100	150	-100	-250
	NB	L	375	175	300	225	475	+50	+175
		T	725	300	500	325	775	+25	+275
		R	375	175	200	175	450	+0	+250
	SB	L	325	200	325	225	400	+25	+75
		T	525	275	425	300	550	+25	+125
		TR	525	300	425	275	550	-25	+125

Notes:

L= Left, T=Through, R=Right, TR=Through/Right, NB=Northbound, SB=Southbound, EB=Eastbound, WB =Westbound

¹Movement is a TR under the No Build alternative.

Bold text indicates movement exceeds available storage.



Table 16. 2040 Travel Time Summary

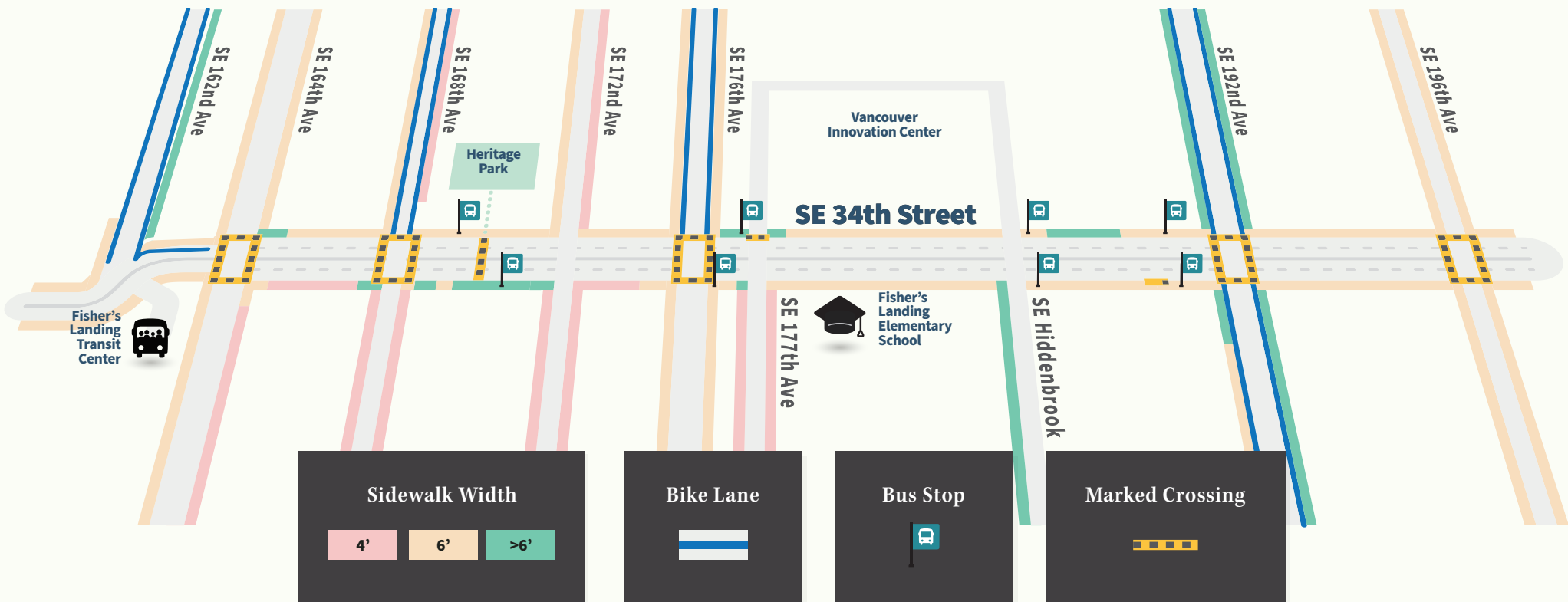
Direction	Peak Hour Travel Time (min:sec)				Travel Time Change from No Build (min:sec)	
	No Build		With Repurposed Lane			
	AM	PM	AM	PM	AM	PM
Eastbound between SE 164 th Avenue and SE 192 nd Avenue	4:36	4:50	5:37	8:33	+1:00	+3:43
Westbound between SE 192 nd Avenue and SE 164 th Avenue	4:19	4:50	5:05	5:50	+0:46	+1:00

Summary

Key takeaways from the analysis presented in the sections above include:

- One travel lane in the eastbound and westbound directions can be repurposed to provide dedicated space for people walking and biking with moderate impact on vehicle operations under 2024 and 2030 conditions.
- By 2040, congestion on SE 34th Street is expected to increase, particularly during the PM peak hour when intersection operations will begin to degrade under the No Build scenarios.
- Repurposing a travel lane under 2040 conditions would increase intersection delay, queuing, and travel time on SE 34th Street during the PM peak hour at SE 164th Avenue, SE 192nd Avenue, and stop-controlled intersections along the corridor.

Attachment A. Existing Infrastructure





Appendix A: Traffic Volumes

Memorandum

Memorandum

Date: January 31, 2023
To: Emily Benoit, City of Vancouver
From: Camilo Alvarez Tuta, EIT & Kara Hall, PE
Subject: **SE 34th Street Safety & Mobility Project Data Collection Update**

PT21-0068

Introduction

This memorandum presents updated traffic volume data for the SE 34th Street Safety & Mobility Project and proposed next steps for the traffic analysis.

Traffic volume data, including turning movement counts at study intersections and 24-hour tube counts, were initially collected in January 2022 and used to evaluate a proposed lane reconfiguration on SE 34th Street. A review of this data, completed at the beginning of the traffic analysis phase, found that traffic volume on SE 34th Street had increased compared to data collected in 2020 and 2021 but was still approximately 15 percent lower than pre-COVID conditions (i.e., traffic counts collected between 2017 and 2019).

In November 2022, a volume comparison using counts collected on SE 34th Street in May 2022 as part of another traffic study, found that traffic volume on the corridor had increased substantially between January and May 2022 as traffic patterns continued to return to pre-COVID conditions.

Through coordination with City staff it was determined that new traffic volume data should be collected in December 2022 and compared to January 2022 data to determine if the baseline data being used for the SE 34th Street Safety & Mobility Project should be adjusted to reflect current conditions on the corridor.

Volume Comparison

To determine if baseline volume data should be adjusted to reflect December 2022 conditions, volume data collected in December 2022 was compared to data collected in January 2022. The comparison was completed using AM and PM peak hour volume data at the seven study intersections. As shown in **Table 1**, a comparison using the total volume entering the study



intersections found that volume increased by more than 10 percent at all study intersections between January and December during both peak hours. A review of 24-hour counts collected on SE 34th Street just east of SE 164th Avenue also found that daily volume on the corridor increased from 10,300 trips in January to 11,934 trips in December which equates to a 16 percent increase.

Table 1. Total Peak Hour Volume Comparison

Intersection	Percent Change (Dec. 2022 – Jan. 2022)	
	AM Peak Hour	PM Peak Hour
1. 164th Avenue/34th Street	+15%	+12%
2. 168th Avenue/34th Street	+19%	+18%
3. 172nd Avenue/34th Street	+15%	+16%
4. 176th Avenue/34th Street	+16%	+15%
5. 177th Avenue/34th Street	+21%	+19%
6. Hiddenbrook Drive/34th Street	+14%	+18%
7. 192nd Avenue/34th Street	+11%	+14%
Average	+16%	+16%

To understand how current traffic volume compares to pre-COVID conditions, volume collected in December 2022 was compared to volume collected in October 2018 at the SE 192nd Avenue intersection. The change in volume between 2018 and 2022 during the peak hours can be found in **Table 2** and **Table 3**.

During the AM peak hour, the total intersection volume was found to be within one percent of 2018 volume. While the volume for most movements was found to be higher in 2022 than 2018, volume on the westbound approach was lower for all movements.

Table 2. AM Peak Hour Comparison (Oct. 2018 to Dec. 2022)

Time Period	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Oct. 2018	47	534	223	95	367	72	78	120	25	210	113	74
Dec. 2022	70	520	290	88	380	84	66	123	28	143	95	45
Difference	+23	-14	+67	-7	+13	+12	-12	+3	+3	-67	-18	-29

Notes: The difference shown represents 2022 counts subtracted from 2018 counts.



During the PM peak hour, the total volume at the intersection was found to be nine percent, or 288 trips, lower in December 2022 than October 2018. While there are minor volume differences on the northbound, southbound, and eastbound approaches, the largest volume difference is the decrease in volume on the westbound approach. The decrease in volume for all movements on the westbound approach compared to 2018 is consistent with findings during the AM peak hour.

Table 3. PM Peak Hour Comparison (Oct. 2018 to Dec. 2022)

Time Period	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	L	T	R	L	L	T	R	L
Oct. 2018	74	785	144	172	752	101	122	143	49	362	204	106
Dec. 2022	69	733	134	167	673	75	100	171	57	295	153	99
Difference	-5	-52	-10	-5	-79	-26	-22	+28	+8	-67	-51	-7

Notes: The difference shown represents 2022 counts subtracted from 2018 counts.

The Vancouver Innovation Center (VIC) is the primary generator for employment trips on SE 34th Street between SE 164th Avenue and SE 192nd Avenue. As employment trips were drastically reduced because of the transition to remote work during the COVID-19 pandemic and the site is only partially occupied with occupancy rates expected to increase between January and March 2023, two comparisons were completed for volume entering and exiting the site.

The first, compared the number of trips entering and exiting the site during the peak hours in January 2022 to the number of peak hour trips in December 2022. As shown in **Table 4**, the comparison found that between January and December the number of trips entering the site during the AM peak hour increased by nearly 100 trips and a similar increase was observed in outbound trips during the PM peak hour. This finding indicates that the number of people working in-person at the site has increased substantially from January 2022.

Table 4. VIC Trip Generation Comparison

Month/Year	AM Peak Hour Trips		PM Peak Hour Trips	
	Inbound	Outbound	Inbound	Outbound
January 2022	121	22	24	92
December 2022	216	22	24	191
Difference (Dec. – Jan.)	+95	0	0	+99

The second comparison compared the number of trips in December 2022 to the number of trips the site is expected to generate when the current site is fully occupied. The trip generation for the



fully occupied scenario is based on trip generation rates documented in the *Traffic Impact Analysis for the Vancouver Innovation Center Master Plan* (November 2020). As shown in **Table 5**, the number of trips traveling to and from the site in December was found to be lower than the expected number of trips traveling to the site when existing buildings are fully occupied.

Table 5. VIC Fully Occupied Trip Generation Comparison

Scenario	AM Peak Hour Trips		PM Peak Hour Trips	
	Inbound	Outbound	Inbound	Outbound
December 2022	216	22	24	191
Full Occupancy (Existing Site)¹	262	120	76	368
Difference (Full Occupancy – Dec. 2022)	-46	-98	-52	-177

Source Notes:

¹Table 4: Site Trip Generation Estimate, *Traffic Impact Analysis for the Vancouver Innovation Center Master Plan* (Kittelson & Associates, November 2020)

For more detailed information on volume data collected in January and December 2022 see **Attachment A** and **B** respectively. For volume changes for specific turning movements between January and December 2022, see **Attachment C**.

Proposed Next Steps

This section documents the proposed next steps for updating the traffic analysis for the SE 34th Street Safety & Mobility Project.

Updates to the baseline volume data: Based on the findings that volume increased by an average of 16 percent at all study intersections during peak hours and during a 24-hour period, it is recommended that baseline volume data be updated to reflect December 2022 conditions.

Updates to future scenarios: As the existing volume data serves as the baseline for all future traffic volume forecasts, all future volume scenarios should be updated to reflect the new baseline data. To align with timing of the paving project, it is recommended that traffic volumes reflecting conditions in the following years be analyzed: 2024, 2030, and 2040.

To develop traffic volume forecasts for those years, the following approach will be applied:

Opening Day (2024):

- Because the opening day scenario is within five years, an aggressive growth rate of two percent per year will be applied to 2022 counts.
- Addition of trips shown in **Table 3** needed to reflect full occupancy of the existing VIC site based on trip distribution derived from the December 2022 counts.



Medium-Term (2030):

- Six years of growth applied to Opening Day (2024) volumes using growth rates from the Southwest Regional Transportation Council (SWRTC) travel demand model (0.9 percent per year for the AM peak hour and 1.16 percent per year for the PM peak hour).
- Apply any additional growth needed to ensure that growth by 2030 includes new trips resulting from the planned Section 30 Development and the HQ Master Plan.

Long-Term (2040):

- 10 years of growth applied to the Medium-Term (2030) volumes using growth rates derived from the SWRTC model.
- Addition of trips resulting from full buildout of the VIC as documented in the traffic analysis for the VIC.

Attachment A. January 2022 Traffic Volumes



1. SE 164th Avenue/SE 34th Street 	2. SE 168th Avenue/SE 34th Street 	3. SE 172nd Avenue/SE 34th Street 	4. SE 176th Avenue/SE 34th Street
5. SE 177th Avenue/SE 34th Street 	6. SE Hiddenbrook Drive/SE 34th Street 	7. SE 192nd Avenue/SE 34th Street 	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

AM (PM) Peak Hour Traffic Volumes
and Lane Configurations
January 2022

Attachment B. December 2022 Traffic Volumes



1. SE 164th Avenue/SE 34th Street 	2. SE 168th Avenue/SE 34th Street 	3. SE 172nd Avenue/SE 34th Street 	4. SE 176th Avenue/SE 34th Street
5. SE 177th Avenue/SE 34th Street 	6. SE Hiddenbrook Drive/SE 34th Street 	7. SE 192nd Avenue/SE 34th Street 	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

AM (PM) Peak Hour Traffic Volumes
and Lane Configurations
December 2022



Attachment C. Peak Hour Volume Comparison by Movement

AM Peak Hour

Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	Total
1. 164th Avenue/34th Street	+19	+141	+58	+9	-15	+8	+8	+5	+28	+44	+43	-6	+342
2. 168th Avenue/34th Street	+11	+6	+1	+1	+4	+10	+3	+69	-1	-1	+57	-6	+154
3. 172nd Avenue/34th Street	-1	-1	+5	+2	+0	+0	+0	+63	-1	-2	+51	+0	+116
4. 176th Avenue/34th Street	+3	-6	+4	+10	-3	+8	+8	+67	-4	+1	+35	+2	+125
5. 177th Avenue/34th Street	+8	+0	+5	+0	+0	+5	+70	+10	+2	-1	+30	-2	+127
6. Hiddenbrook Drive/34th Street	+5	-1	+10	+2	+0	-7	+7	+29	-17	-2	+30	+21	+77
7. 192nd Avenue/34th Street	+12	+66	+64	-7	-2	+29	+18	+18	-8	+8	+7	-15	+190

PM Peak Hour

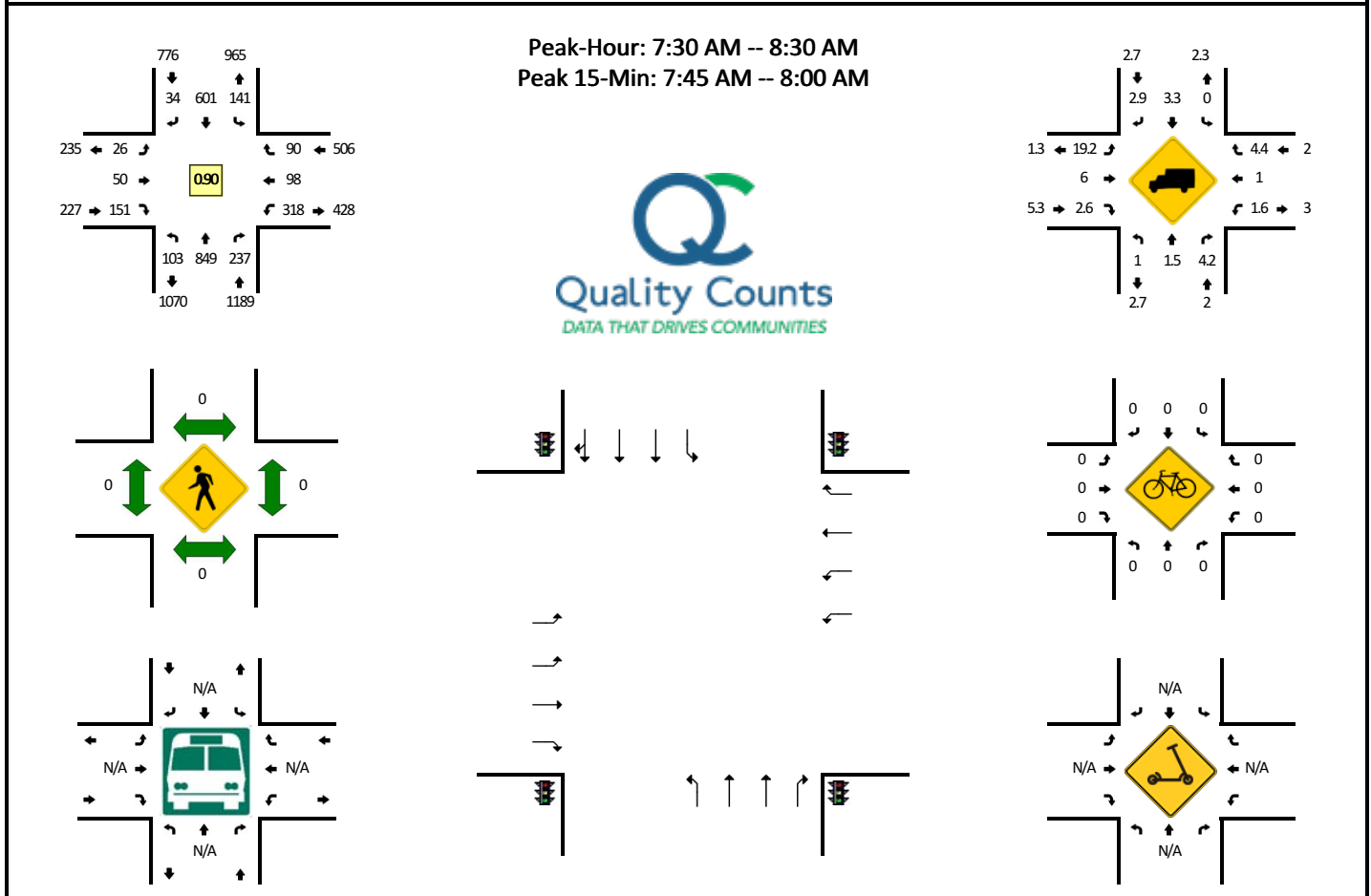
Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	Total
1. 164th Avenue/34th Street	+31	+122	0	+21	+73	-9	-2	+19	+31	+74	+21	+27	+408
2. 168th Avenue/34th Street	+11	-2	-1	+1	-2	+15	+3	+45	+4	-2	+91	+18	+181
3. 172nd Avenue/34th Street	+2	+0	+3	+3	-2	+5	+13	+16	+8	-3	+100	+3	+148
4. 176th Avenue/34th Street	-1	-2	+1	+12	-2	+30	-2	+43	-7	+1	+70	+9	+152
5. 177th Avenue/34th Street	+2	+0	-4	+1	+0	+64	-1	+61	+4	+0	+19	+0	+146
6. Hiddenbrook Drive/34th Street	+10	+0	+1	+15	+1	+18	+0	+23	+25	+10	+30	+1	+134
7. 192nd Avenue/34th Street	-14	+90	+27	+9	+76	-2	+11	+24	+4	+67	+25	+9	+326



Appendix B: Traffic Count Data

LOCATION: SE 164th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019601
DATE: Tue, Dec 6 2022

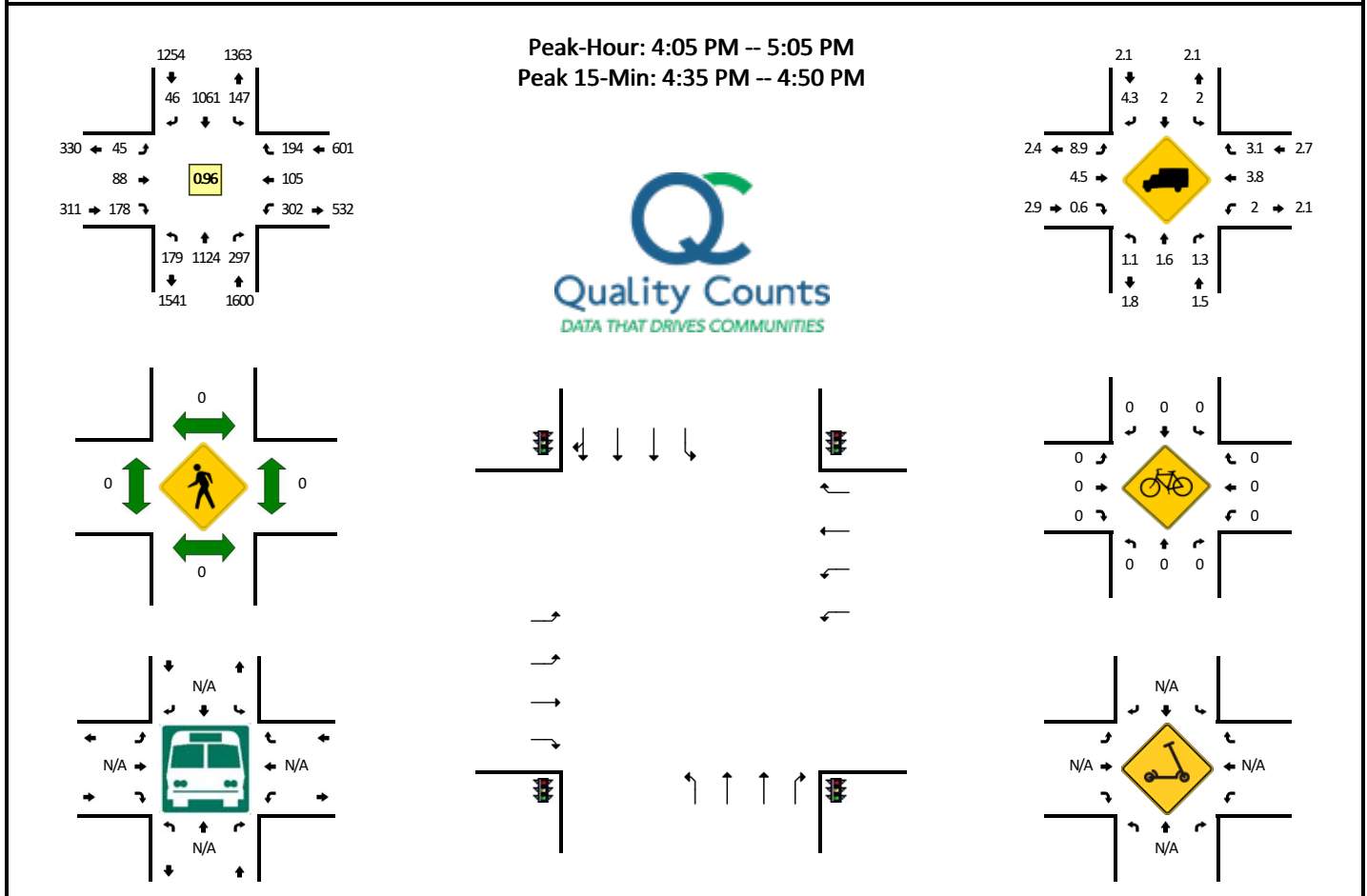


5-Min Count Period Beginning At	SE 164th Ave (Northbound)				SE 164th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	6	49	8	0	6	31	1	0	3	2	8	0	20	4	1	0	139	
7:05 AM	7	44	10	0	9	46	3	0	1	3	13	0	16	3	4	0	159	
7:10 AM	5	31	7	0	3	48	3	0	0	3	15	0	23	7	2	0	147	
7:15 AM	4	50	18	0	9	46	2	0	4	2	11	0	27	4	6	0	183	
7:20 AM	9	54	11	0	5	41	1	0	0	4	11	0	22	11	5	0	174	
7:25 AM	2	65	12	0	10	58	2	0	3	5	8	0	26	5	8	0	204	
7:30 AM	10	43	10	0	8	47	1	0	1	4	14	0	33	20	7	0	198	
7:35 AM	5	68	21	0	13	59	4	0	2	2	8	0	22	5	10	0	219	
7:40 AM	9	54	19	0	9	58	3	0	3	5	12	0	32	8	5	0	217	
7:45 AM	12	86	27	0	19	57	6	0	1	4	6	0	24	1	9	0	252	
7:50 AM	8	81	23	0	10	46	3	0	2	8	13	0	31	11	3	0	239	
7:55 AM	7	95	24	0	19	55	4	0	0	6	15	0	24	8	4	0	261	2392
8:00 AM	8	56	22	0	13	32	0	0	4	2	9	0	27	10	13	0	196	2449
8:05 AM	8	73	16	0	14	68	3	0	0	4	5	0	32	11	7	0	241	2531
8:10 AM	11	58	25	0	4	34	1	0	3	6	15	0	25	6	9	0	197	2581
8:15 AM	10	93	17	0	14	50	5	0	2	1	19	0	16	7	12	0	246	2644
8:20 AM	9	62	15	0	8	39	3	0	5	4	24	0	30	6	7	0	212	2682
8:25 AM	6	80	18	0	10	56	1	0	3	4	11	0	22	5	4	0	220	2698
8:30 AM	10	50	9	0	11	46	4	0	4	4	12	0	23	1	9	0	183	2683
8:35 AM	5	63	12	0	14	60	1	0	1	4	10	0	20	4	6	0	200	2664
8:40 AM	8	70	16	0	7	47	2	0	2	7	9	0	29	4	12	0	213	2660
8:45 AM	4	68	18	0	15	67	4	0	2	0	8	0	33	4	6	0	229	2637
8:50 AM	9	69	22	0	11	38	0	0	2	8	16	0	17	14	9	0	215	2613
8:55 AM	8	83	21	0	9	57	2	0	2	4	8	0	26	5	4	0	229	2581
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	108	1048	296	0	192	632	52	0	12	72	136	0	316	80	64	0	3008	
Heavy Trucks	0	8	0	0	0	24	4	0	4	8	0	0	12	0	0	0	60	
Buses																		
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles																		
Scoters																		

Comments:

LOCATION: SE 164th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019602
DATE: Tue, Dec 6 2022

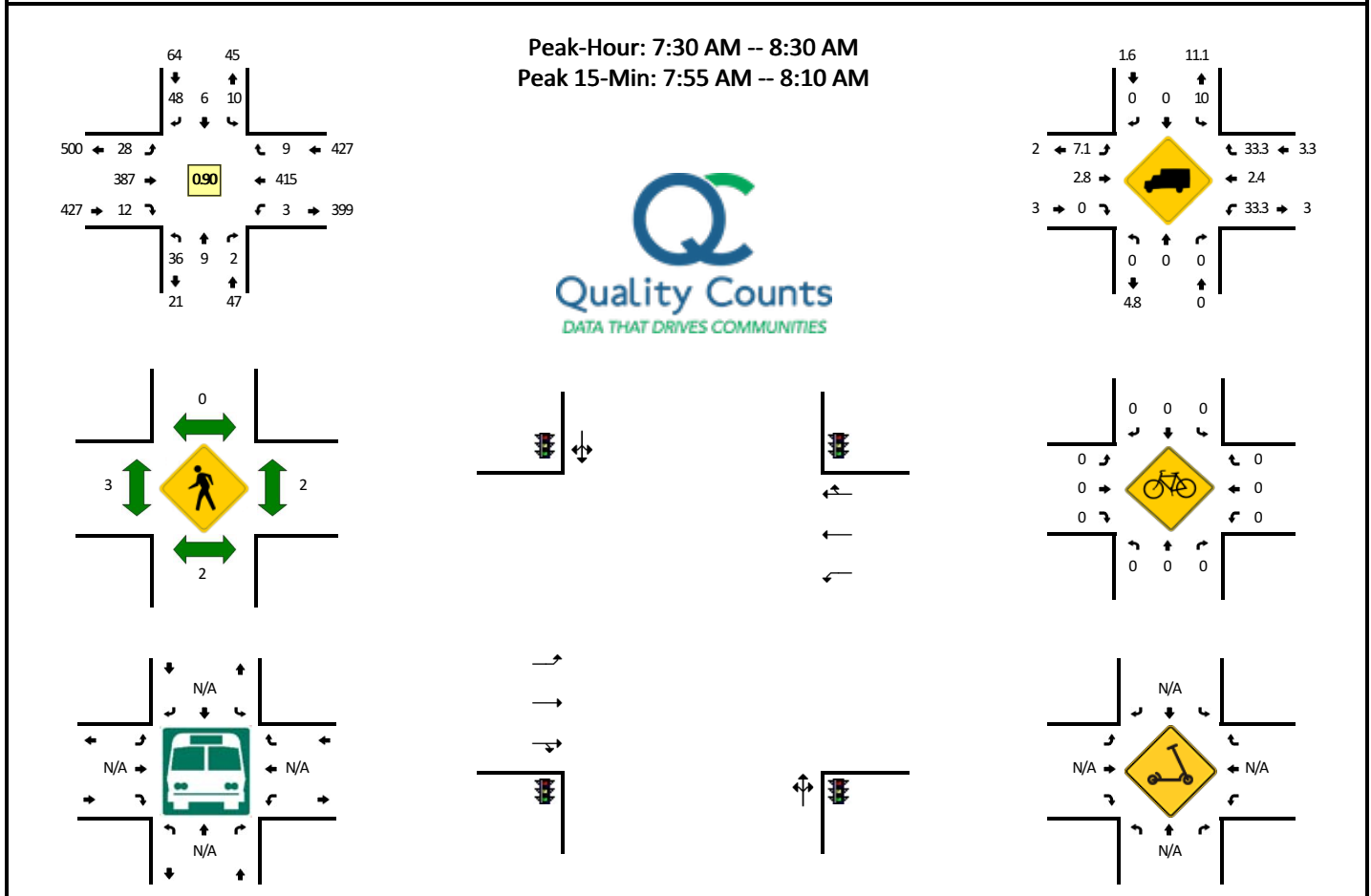


5-Min Count Period Beginning At	SE 164th Ave (Northbound)				SE 164th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	11	81	26	0	10	70	7	0	5	3	9	0	31	10	11	0	274	
4:05 PM	18	116	26	0	6	79	3	0	3	6	24	0	24	8	15	0	328	
4:10 PM	14	84	23	0	16	94	3	0	1	8	10	0	40	10	18	0	321	
4:15 PM	19	104	31	0	8	89	4	0	1	3	14	0	13	5	15	0	306	
4:20 PM	10	73	31	0	16	106	2	0	3	7	11	0	24	7	13	0	303	
4:25 PM	17	125	23	0	14	75	6	0	1	1	17	0	19	9	12	0	319	
4:30 PM	12	81	26	0	13	80	3	0	3	7	9	0	28	3	13	0	278	
4:35 PM	18	105	22	0	5	84	5	0	6	10	20	0	24	11	13	0	323	
4:40 PM	11	77	26	0	13	96	4	0	10	10	14	0	36	14	28	0	339	
4:45 PM	22	114	21	0	14	77	5	0	2	9	17	0	21	8	12	0	322	
4:50 PM	11	81	20	0	17	80	3	0	8	13	11	0	20	10	21	0	295	
4:55 PM	17	98	26	0	11	94	6	0	2	4	12	0	22	12	16	0	320	3728
5:00 PM	10	66	22	0	14	107	2	0	5	10	19	0	31	8	18	0	312	3766
5:05 PM	16	106	23	0	12	89	4	0	5	9	17	0	23	4	16	0	324	3762
5:10 PM	8	72	24	0	14	107	5	0	4	6	14	0	27	14	21	0	316	3757
5:15 PM	11	114	29	0	10	74	1	0	4	8	14	0	14	6	9	0	294	3745
5:20 PM	11	59	26	0	18	83	0	0	2	5	10	0	22	6	18	0	260	3702
5:25 PM	19	101	32	0	10	88	3	0	6	7	17	0	12	13	15	0	323	3706
5:30 PM	12	63	24	0	21	77	3	0	1	10	16	0	19	8	15	0	269	3697
5:35 PM	15	113	35	0	10	73	2	0	5	3	14	0	26	3	11	0	310	3684
5:40 PM	6	84	23	0	10	104	1	0	8	6	15	0	27	7	9	0	300	3645
5:45 PM	14	89	35	0	5	74	6	0	3	4	10	0	16	1	9	0	266	3589
5:50 PM	11	75	25	0	7	83	3	0	0	3	13	0	22	4	9	0	255	3549
5:55 PM	17	70	21	0	7	57	2	0	3	4	9	0	12	1	10	0	213	3442
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	204	1184	276	0	128	1028	56	0	72	116	204	0	324	132	212	0	3936	
Heavy Trucks	0	28	8		0	12	4		4	8	4		0	12	0		80	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: SE 168th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019603
DATE: Tue, Dec 6 2022

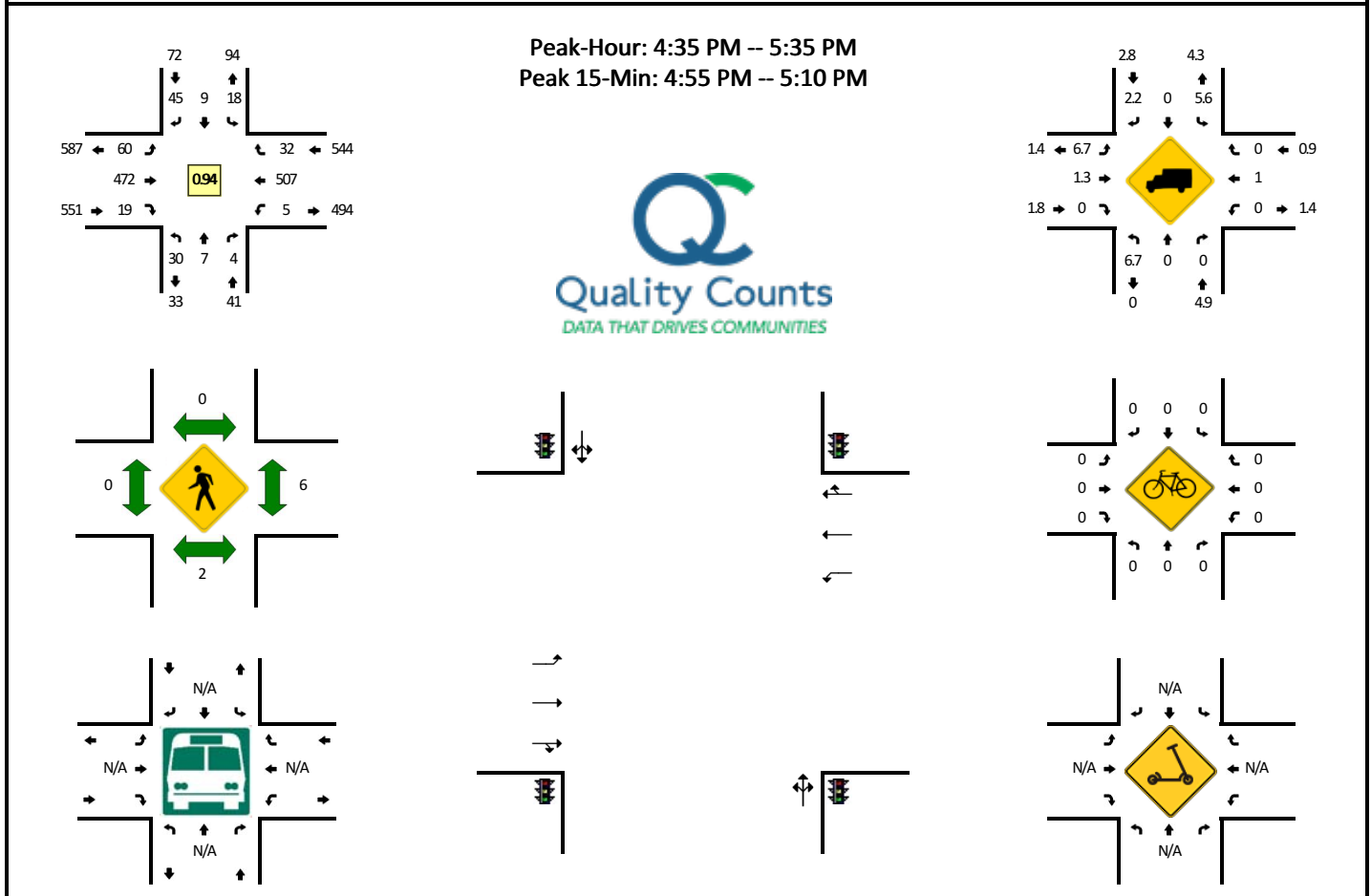


5-Min Count Period Beginning At	SE 168th Ave (Northbound)				SE 168th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	1	0	0	0	0	3	0	2	14	0	0	0	21	0	0	42	
7:05 AM	0	0	1	0	0	0	4	0	0	22	0	0	0	30	0	0	57	
7:10 AM	1	0	0	0	0	0	3	0	0	11	0	0	0	20	0	0	35	
7:15 AM	0	1	1	0	0	0	4	0	2	27	0	0	0	33	2	0	70	
7:20 AM	3	2	1	0	0	1	11	0	2	16	0	0	0	27	2	0	65	
7:25 AM	2	0	1	0	1	0	4	0	2	28	1	0	0	31	1	0	71	
7:30 AM	4	0	0	0	0	0	4	0	0	19	0	0	0	40	3	0	70	
7:35 AM	3	0	0	0	1	0	7	0	3	34	1	0	0	42	0	0	91	
7:40 AM	4	1	0	0	2	1	3	0	0	30	0	0	0	31	0	0	72	
7:45 AM	1	1	0	0	0	0	3	0	2	48	1	0	0	38	1	0	95	
7:50 AM	3	0	0	0	0	0	3	0	2	37	0	1	0	26	1	0	73	
7:55 AM	2	0	0	0	2	2	6	0	2	48	1	0	0	34	0	0	97	838
8:00 AM	5	2	1	0	1	0	3	0	3	31	2	0	1	38	1	0	88	884
8:05 AM	6	2	0	0	1	1	2	0	5	30	1	0	0	36	0	0	84	911
8:10 AM	2	1	1	0	1	0	3	0	0	30	1	0	0	37	1	0	77	953
8:15 AM	0	1	0	0	2	2	2	0	2	31	2	0	0	36	2	0	80	963
8:20 AM	2	0	0	0	0	0	4	0	5	17	2	0	0	28	0	0	58	956
8:25 AM	4	1	0	0	0	0	8	0	3	32	1	0	2	29	0	0	80	965
8:30 AM	4	3	1	0	3	1	4	0	0	22	1	0	0	17	2	0	58	953
8:35 AM	1	0	0	0	0	0	1	0	1	30	0	0	0	30	0	0	63	925
8:40 AM	1	0	1	0	0	0	7	0	3	19	3	0	0	48	1	0	83	936
8:45 AM	5	0	0	0	1	1	2	0	4	34	1	0	1	19	1	0	69	910
8:50 AM	5	1	0	0	2	0	4	0	3	32	1	0	1	40	2	0	91	928
8:55 AM	6	0	0	0	2	0	1	0	5	32	1	0	0	17	1	0	65	896
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	52	16	4	0	16	12	44	0	40	436	16	0	4	432	4	0	1076	
Heavy Trucks	0	0	0	0	0	0	0	0	8	8	0	0	4	4	0	0	24	
Buses																		
Pedestrians		0				0				8				0			8	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: SE 168th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019604
DATE: Tue, Dec 6 2022

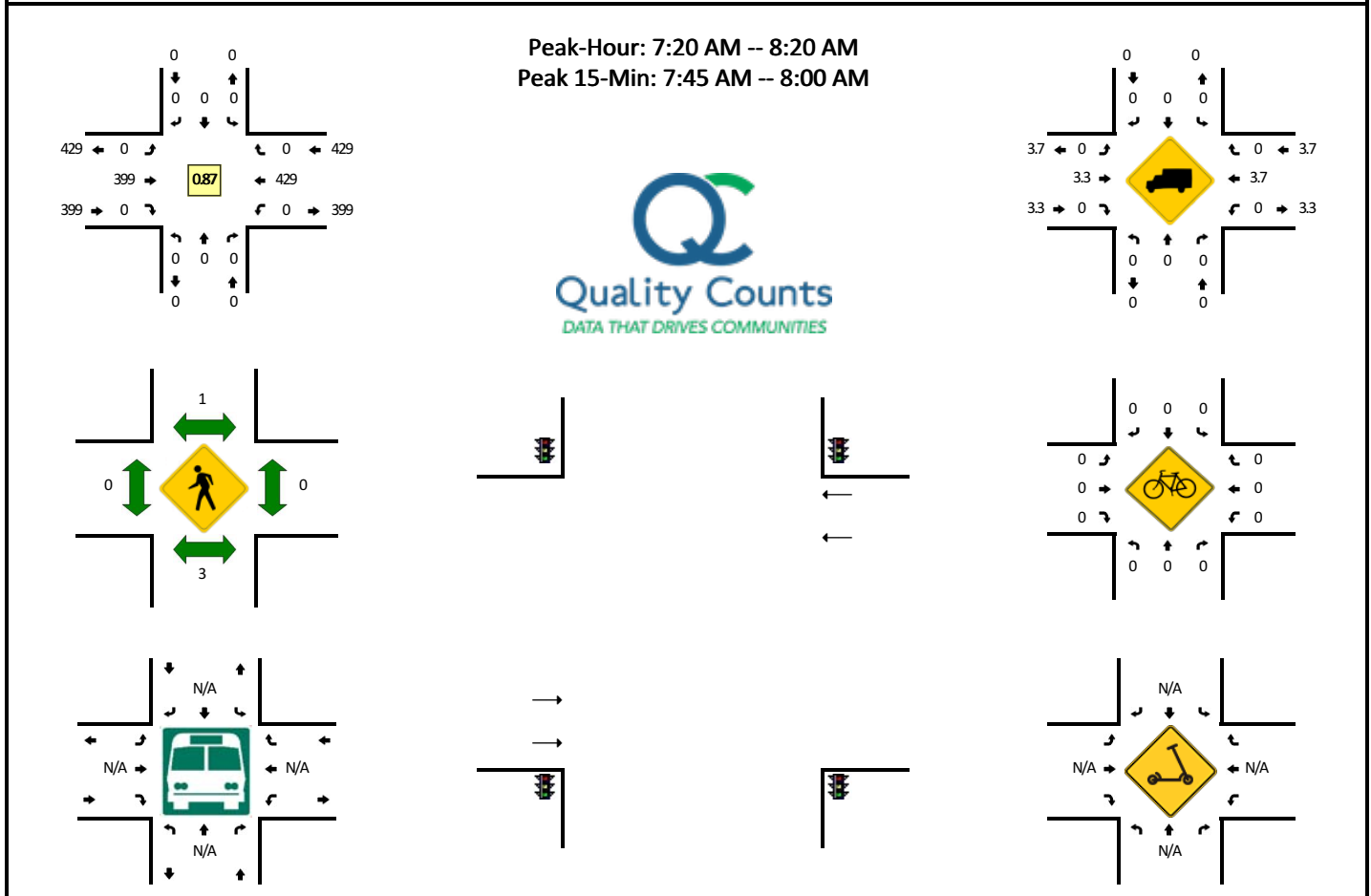


5-Min Count Period Beginning At	SE 168th Ave (Northbound)				SE 168th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	0	0	0	2	1	5	0	5	34	0	0	1	50	1	0	100	
4:05 PM	0	1	0	0	1	0	3	0	3	29	5	1	2	47	3	0	95	
4:10 PM	2	0	1	0	3	2	1	0	8	34	4	0	1	55	1	0	112	
4:15 PM	1	2	0	0	0	1	2	0	2	40	3	0	0	38	2	0	91	
4:20 PM	0	3	1	0	2	1	5	0	5	43	2	0	0	32	0	0	94	
4:25 PM	4	0	1	0	2	0	6	0	4	37	1	1	0	38	1	0	95	
4:30 PM	3	0	1	0	1	0	1	0	8	34	4	0	0	23	3	0	78	
4:35 PM	2	0	1	0	1	0	5	0	2	35	0	0	0	66	0	0	112	
4:40 PM	1	0	0	0	2	1	5	0	5	37	0	0	0	58	0	0	109	
4:45 PM	1	0	1	0	0	1	2	0	1	46	2	0	1	35	1	0	91	
4:50 PM	1	3	1	0	2	2	4	0	6	41	2	0	1	39	2	0	104	
4:55 PM	5	0	0	0	3	1	4	0	5	41	1	0	0	52	0	0	112	1193
5:00 PM	6	0	0	0	0	1	5	0	2	38	2	0	0	39	9	0	102	1195
5:05 PM	4	1	0	0	1	0	2	0	3	40	2	1	2	46	4	0	106	1206
5:10 PM	0	1	0	0	0	1	4	0	5	38	1	1	0	44	3	0	98	1192
5:15 PM	3	0	0	0	3	0	6	0	6	38	0	0	0	29	1	0	86	1187
5:20 PM	4	1	0	0	1	1	3	0	9	40	2	0	0	29	5	0	95	1188
5:25 PM	1	1	1	0	2	0	2	0	6	39	4	2	0	39	5	0	102	1195
5:30 PM	2	0	0	0	3	1	3	0	5	39	3	1	1	31	2	0	91	1208
5:35 PM	0	0	0	0	2	0	7	0	4	47	6	0	0	40	1	0	107	1203
5:40 PM	0	0	1	0	3	2	4	0	2	33	1	0	0	32	2	0	80	1174
5:45 PM	0	0	0	0	0	0	1	0	3	39	4	1	0	33	2	0	83	1166
5:50 PM	2	1	1	0	2	1	4	0	5	27	4	0	0	24	0	0	71	1133
5:55 PM	1	1	0	0	1	1	1	0	5	25	1	1	1	20	1	0	59	1080
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	60	4	0	0	16	8	44	0	40	476	20	4	8	548	52	0	1280	
Heavy Trucks	4	0	0	0	4	0	0	0	4	4	0	0	0	4	0	0	20	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: Pedestrian Signal -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019605
DATE: Tue, Dec 6 2022

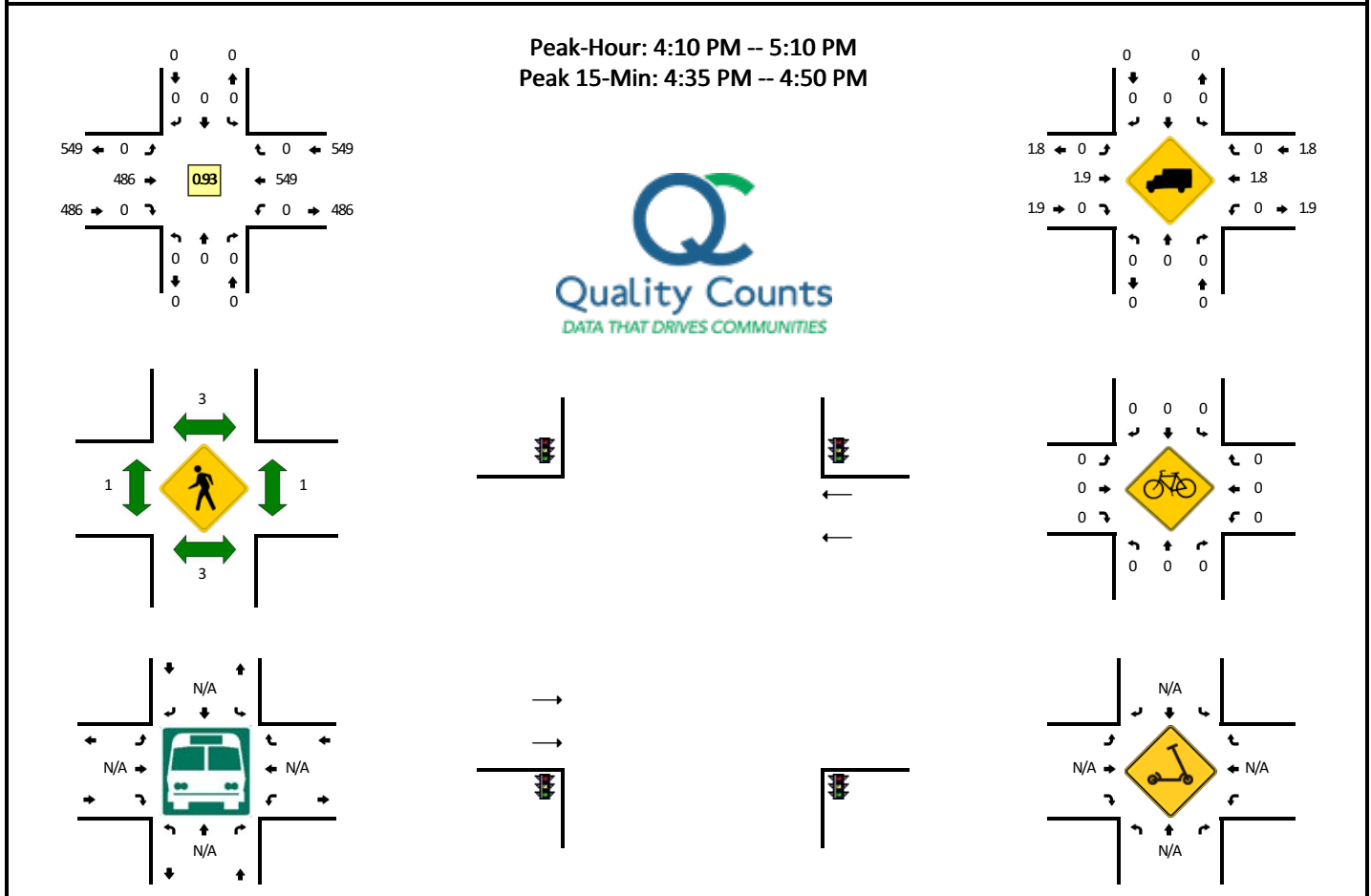


5-Min Count Period Beginning At	Pedestrian Signal (Northbound)				Pedestrian Signal (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	13	0	0	0	20	0	0	33	
7:05 AM	0	0	0	0	0	0	0	0	0	24	0	0	0	31	0	0	55	
7:10 AM	0	0	0	0	0	0	0	0	0	12	0	0	0	26	0	0	38	
7:15 AM	0	0	0	0	0	0	0	0	0	27	0	0	0	32	0	0	59	
7:20 AM	0	0	0	0	0	0	0	0	0	17	0	0	0	30	0	0	47	
7:25 AM	0	0	0	0	0	0	0	0	0	31	0	0	0	31	0	0	62	
7:30 AM	0	0	0	0	0	0	0	0	0	19	0	0	0	44	0	0	63	
7:35 AM	0	0	0	0	0	0	0	0	0	32	0	0	0	40	0	0	72	
7:40 AM	0	0	0	0	0	0	0	0	0	35	0	0	0	32	0	0	67	
7:45 AM	0	0	0	0	0	0	0	0	0	48	0	0	0	40	0	0	88	
7:50 AM	0	0	0	0	0	0	0	0	0	37	0	0	0	26	0	0	63	
7:55 AM	0	0	0	0	0	0	0	0	0	51	0	0	0	36	0	0	87	734
8:00 AM	0	0	0	0	0	0	0	0	0	31	0	0	0	39	0	0	70	771
8:05 AM	0	0	0	0	0	0	0	0	0	33	0	0	0	37	0	0	70	786
8:10 AM	0	0	0	0	0	0	0	0	0	29	0	0	0	39	0	0	68	816
8:15 AM	0	0	0	0	0	0	0	0	0	36	0	0	0	35	0	0	71	828
8:20 AM	0	0	0	0	0	0	0	0	0	16	0	0	0	29	0	0	45	826
8:25 AM	0	0	0	0	0	0	0	0	0	33	0	0	0	31	0	0	64	828
8:30 AM	0	0	0	0	0	0	0	0	0	24	0	0	0	19	0	0	43	808
8:35 AM	0	0	0	0	0	0	0	0	0	32	0	0	0	32	0	0	64	800
8:40 AM	0	0	0	0	0	0	0	0	0	19	0	0	0	50	0	0	69	802
8:45 AM	0	0	0	0	0	0	0	0	0	35	0	0	0	22	0	0	57	771
8:50 AM	0	0	0	0	0	0	0	0	0	35	0	0	0	42	0	0	77	785
8:55 AM	0	0	0	0	0	0	0	0	0	31	0	0	0	17	0	0	48	746
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	544	0	0	0	408	0	0	952	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	8	0	0	16	
Buses																		
Pedestrians		0				4				0				0			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: Pedestrian Signal -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019606
DATE: Tue, Dec 6 2022

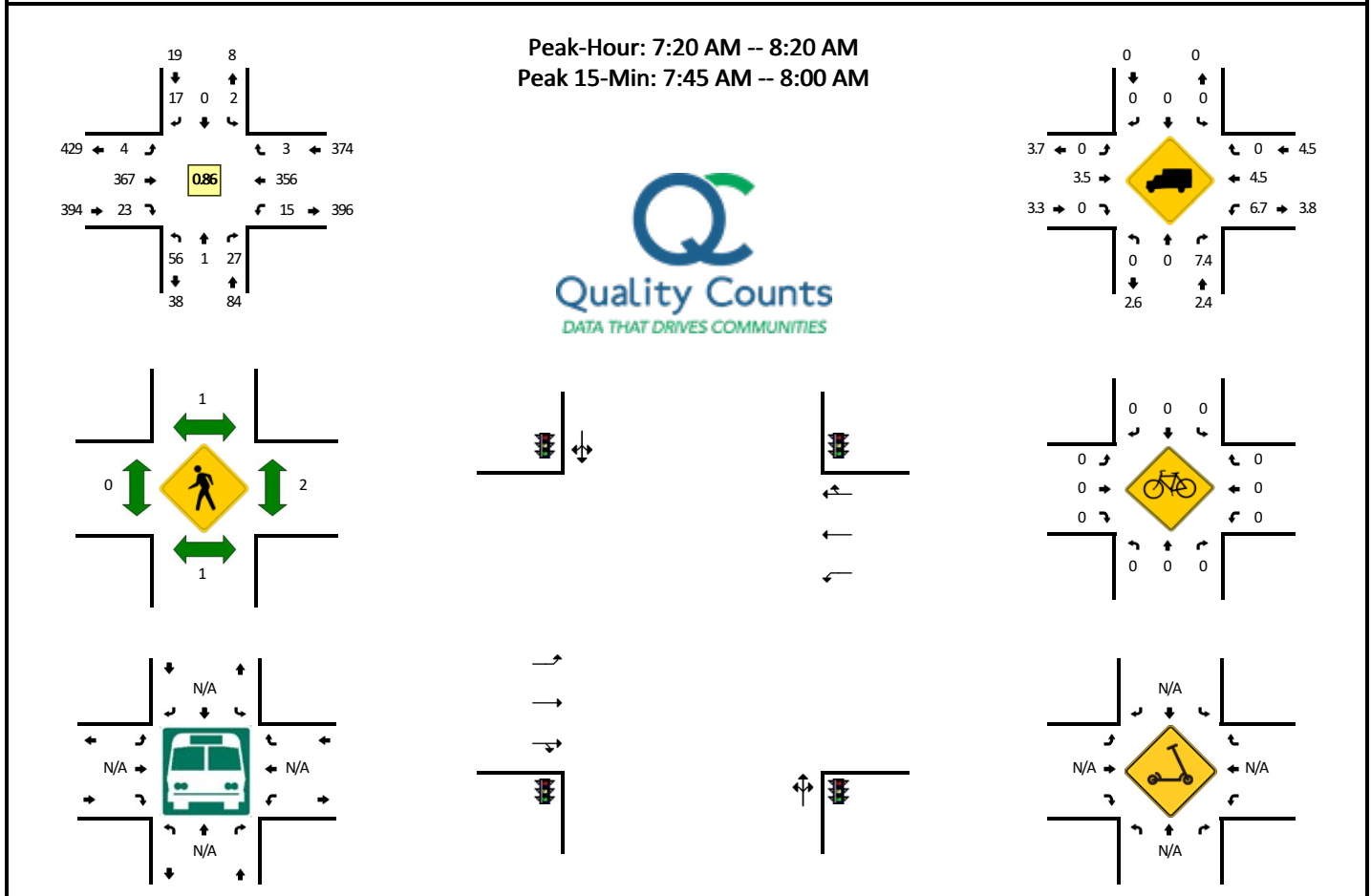


5-Min Count Period Beginning At	Pedestrian Signal (Northbound)				Pedestrian Signal (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	36	0	0	0	53	0	0	89	
4:05 PM	0	0	0	0	0	0	0	0	0	31	0	0	0	47	0	0	78	
4:10 PM	0	0	0	0	0	0	0	0	0	38	0	0	0	59	0	0	97	
4:15 PM	0	0	0	0	0	0	0	0	0	38	0	0	0	36	0	0	74	
4:20 PM	0	0	0	0	0	0	0	0	0	46	0	0	0	34	0	0	80	
4:25 PM	0	0	0	0	0	0	0	0	0	35	0	0	0	38	0	0	73	
4:30 PM	0	0	0	0	0	0	0	0	0	43	0	0	0	28	0	0	71	
4:35 PM	0	0	0	0	0	0	0	0	0	35	0	0	0	64	0	0	99	
4:40 PM	0	0	0	0	0	0	0	0	0	39	0	0	0	58	0	0	97	
4:45 PM	0	0	0	0	0	0	0	0	0	47	0	0	0	36	0	0	83	
4:50 PM	0	0	0	0	0	0	0	0	0	42	0	0	0	48	0	0	90	
4:55 PM	0	0	0	0	0	0	0	0	0	41	0	0	0	48	0	0	89	1020
5:00 PM	0	0	0	0	0	0	0	0	0	41	0	0	0	52	0	0	93	1024
5:05 PM	0	0	0	0	0	0	0	0	0	41	0	0	0	48	0	0	89	1035
5:10 PM	0	0	0	0	0	0	0	0	0	36	0	0	0	46	0	0	82	1020
5:15 PM	0	0	0	0	0	0	0	0	0	41	0	0	0	29	0	0	70	1016
5:20 PM	0	0	0	0	0	0	0	0	0	41	0	0	0	37	0	0	78	1014
5:25 PM	0	0	0	0	0	0	0	0	0	43	0	0	0	43	0	0	86	1027
5:30 PM	0	0	0	0	0	0	0	0	0	42	0	0	0	34	0	0	76	1032
5:35 PM	0	0	0	0	0	0	0	0	0	46	0	0	0	40	0	0	86	1019
5:40 PM	0	0	0	0	0	0	0	0	0	39	0	0	0	34	0	0	73	995
5:45 PM	0	0	0	0	0	0	0	0	0	39	0	0	0	34	0	0	73	985
5:50 PM	0	0	0	0	0	0	0	0	0	30	0	0	0	23	0	0	53	948
5:55 PM	0	0	0	0	0	0	0	0	0	25	0	0	0	23	0	0	48	907
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	484	0	0	0	632	0	0	1116	
Heavy Trucks	0	0	0	0	0	0	0	0	0	12	0	0	0	4	0	0	16	
Buses																		
Pedestrians		4				0				0				0			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: SE 172nd Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019607
DATE: Tue, Dec 6 2022

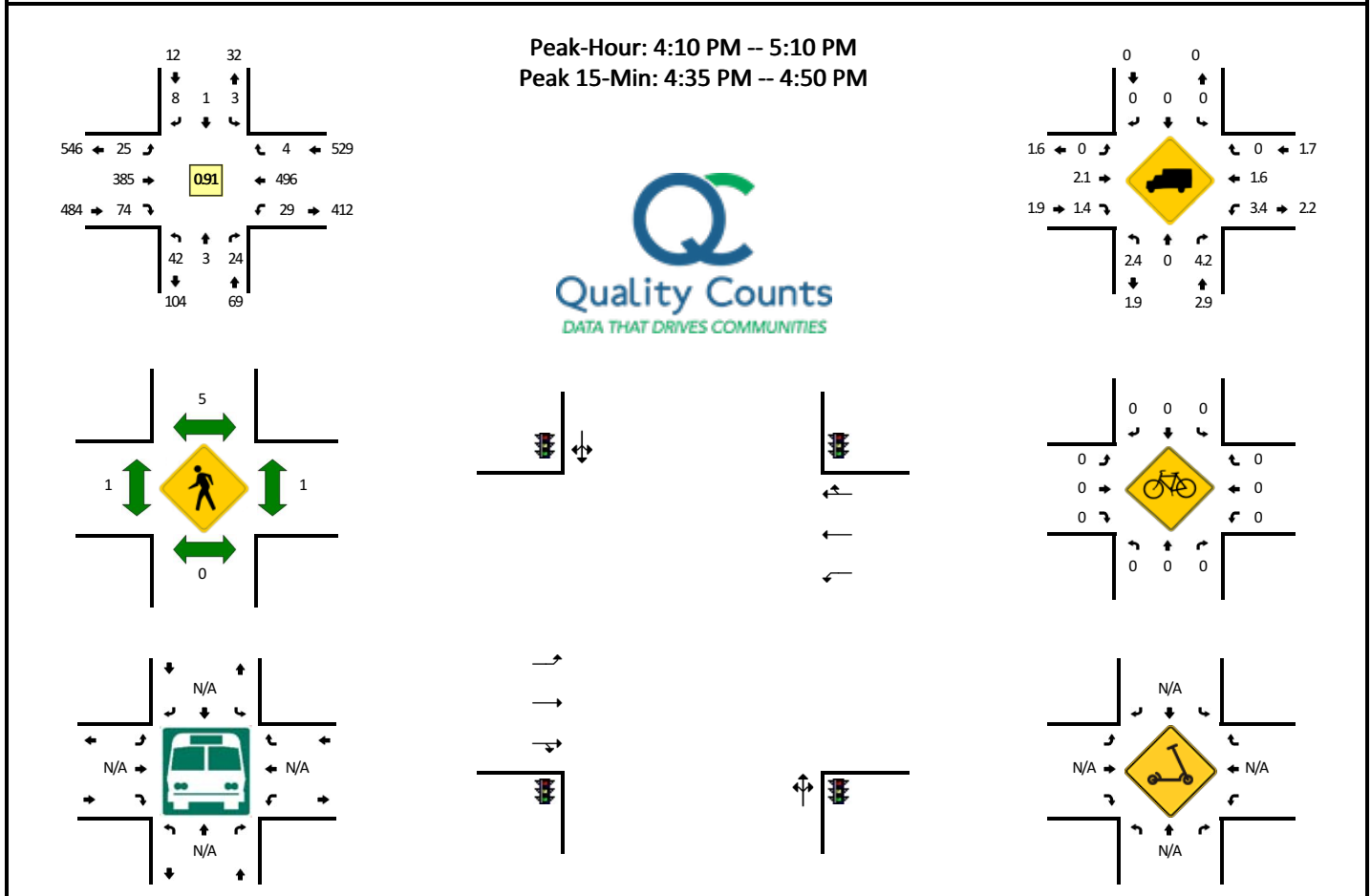


5-Min Count Period Beginning At	SE 172nd Ave (Northbound)				SE 172nd Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	0	3	0	0	0	0	1	1	12	0	0	0	16	0	0	34	
7:05 AM	6	0	5	0	0	1	1	0	0	22	1	0	0	25	0	0	61	
7:10 AM	3	0	2	0	0	0	0	0	0	12	0	0	0	23	0	0	40	
7:15 AM	2	0	1	0	0	0	1	0	0	23	3	0	0	28	0	0	58	
7:20 AM	6	0	3	0	0	0	1	0	0	17	1	0	1	22	1	0	52	
7:25 AM	4	0	3	0	0	0	3	0	0	27	2	0	2	27	0	0	68	
7:30 AM	4	0	6	0	0	0	3	0	1	19	0	0	1	35	0	0	69	
7:35 AM	7	0	0	0	0	0	2	0	0	28	1	0	0	32	0	0	70	
7:40 AM	3	0	3	0	0	0	2	0	0	35	3	0	1	26	0	0	73	
7:45 AM	5	0	3	0	0	0	0	0	0	42	1	0	2	35	0	0	88	
7:50 AM	4	1	2	0	0	0	0	0	0	39	2	0	1	23	0	0	72	
7:55 AM	6	0	3	0	0	0	1	0	0	46	5	0	3	29	1	0	94	779
8:00 AM	8	0	0	0	1	0	1	0	0	30	1	0	1	29	0	0	71	816
8:05 AM	5	0	1	0	0	0	0	0	0	26	3	0	0	31	0	0	66	821
8:10 AM	2	0	2	0	1	0	1	0	2	27	3	0	1	36	1	0	76	857
8:15 AM	2	0	1	0	0	0	3	0	1	31	1	0	2	31	0	0	72	871
8:20 AM	5	1	1	0	0	0	2	0	1	17	2	0	2	21	0	0	52	871
8:25 AM	3	0	0	0	1	0	2	0	1	28	2	0	2	25	0	0	64	867
8:30 AM	4	0	5	0	0	0	0	0	1	23	1	0	0	16	1	0	51	849
8:35 AM	3	0	0	0	0	0	3	0	0	24	3	0	1	26	0	0	60	839
8:40 AM	8	0	0	0	0	0	2	0	0	23	1	0	0	39	1	0	74	840
8:45 AM	3	0	3	0	0	0	1	0	0	29	2	0	2	19	1	0	60	812
8:50 AM	6	0	2	0	0	0	1	0	1	34	4	0	0	35	0	0	83	823
8:55 AM	2	0	2	0	1	0	1	0	0	26	4	0	2	14	0	0	52	781
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	60	4	32	0	0	0	4	0	0	508	32	0	24	348	4	0	1016	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	8	0	0	16	
Buses																		
Pedestrians		0				4				0				4			8	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: SE 172nd Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019608
DATE: Tue, Dec 6 2022

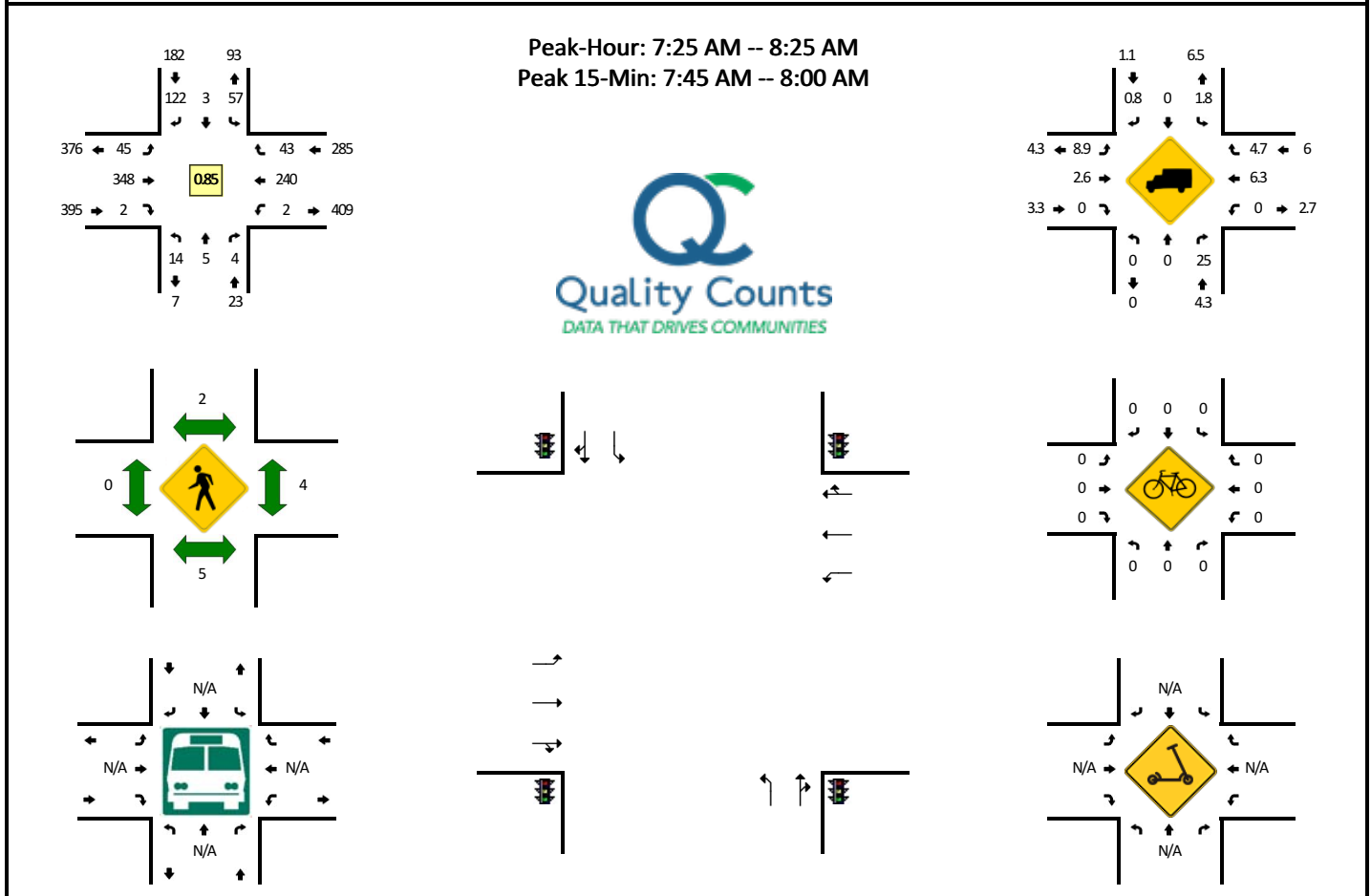


5-Min Count Period Beginning At	SE 172nd Ave (Northbound)				SE 172nd Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	3	0	3	0	0	0	1	0	1	29	7	0	3	50	1	0	98	
4:05 PM	1	0	0	0	0	0	1	0	1	27	3	0	3	44	0	0	80	
4:10 PM	4	0	1	0	0	0	0	0	3	30	4	0	1	54	0	0	97	
4:15 PM	3	0	1	0	0	0	2	0	4	24	9	0	3	33	0	0	79	
4:20 PM	3	0	3	0	0	0	1	0	3	37	8	0	3	29	0	0	87	
4:25 PM	4	0	0	0	0	0	0	0	0	31	3	0	2	33	0	0	73	
4:30 PM	3	0	3	0	1	0	1	0	1	33	9	0	1	25	0	0	77	
4:35 PM	6	0	2	0	0	0	0	0	3	28	5	0	2	57	1	0	104	
4:40 PM	2	0	2	0	1	0	2	0	3	33	3	0	5	54	0	0	105	
4:45 PM	4	0	4	0	0	0	0	0	2	35	9	0	2	34	2	0	92	
4:50 PM	2	3	1	0	1	0	0	0	3	38	4	0	2	46	0	0	100	
4:55 PM	3	0	2	0	0	0	0	0	2	27	8	0	5	43	0	0	90	1082
5:00 PM	4	0	1	0	0	0	1	0	1	37	7	0	3	50	1	0	105	1089
5:05 PM	4	0	4	0	0	1	1	0	0	32	5	0	0	38	0	0	85	1094
5:10 PM	2	1	2	0	1	0	0	0	5	32	2	0	0	42	0	0	87	1084
5:15 PM	2	0	1	0	0	0	0	0	2	31	6	0	0	27	0	0	69	1074
5:20 PM	4	0	1	0	0	0	2	0	0	33	8	0	1	33	1	0	83	1070
5:25 PM	2	0	2	0	0	0	0	0	0	41	4	0	4	40	0	0	93	1090
5:30 PM	1	0	0	0	0	0	2	0	0	33	9	0	2	34	0	0	81	1094
5:35 PM	1	0	0	0	0	0	0	0	1	38	5	0	7	38	0	0	90	1080
5:40 PM	3	0	3	0	0	0	1	0	1	37	3	0	7	29	0	0	84	1059
5:45 PM	2	0	2	0	1	0	0	0	1	36	3	0	2	31	0	0	78	1045
5:50 PM	1	0	0	0	0	0	1	0	0	24	6	0	4	22	1	0	59	1004
5:55 PM	3	1	2	0	0	0	2	0	0	18	5	0	1	18	0	0	50	964
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	48	0	32	0	4	0	8	0	32	384	68	0	36	580	12	0	1204	
Heavy Trucks	0	0	0	0	0	0	0	0	0	12	0	0	0	4	0	0	16	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: SE 176th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019609
DATE: Tue, Dec 6 2022

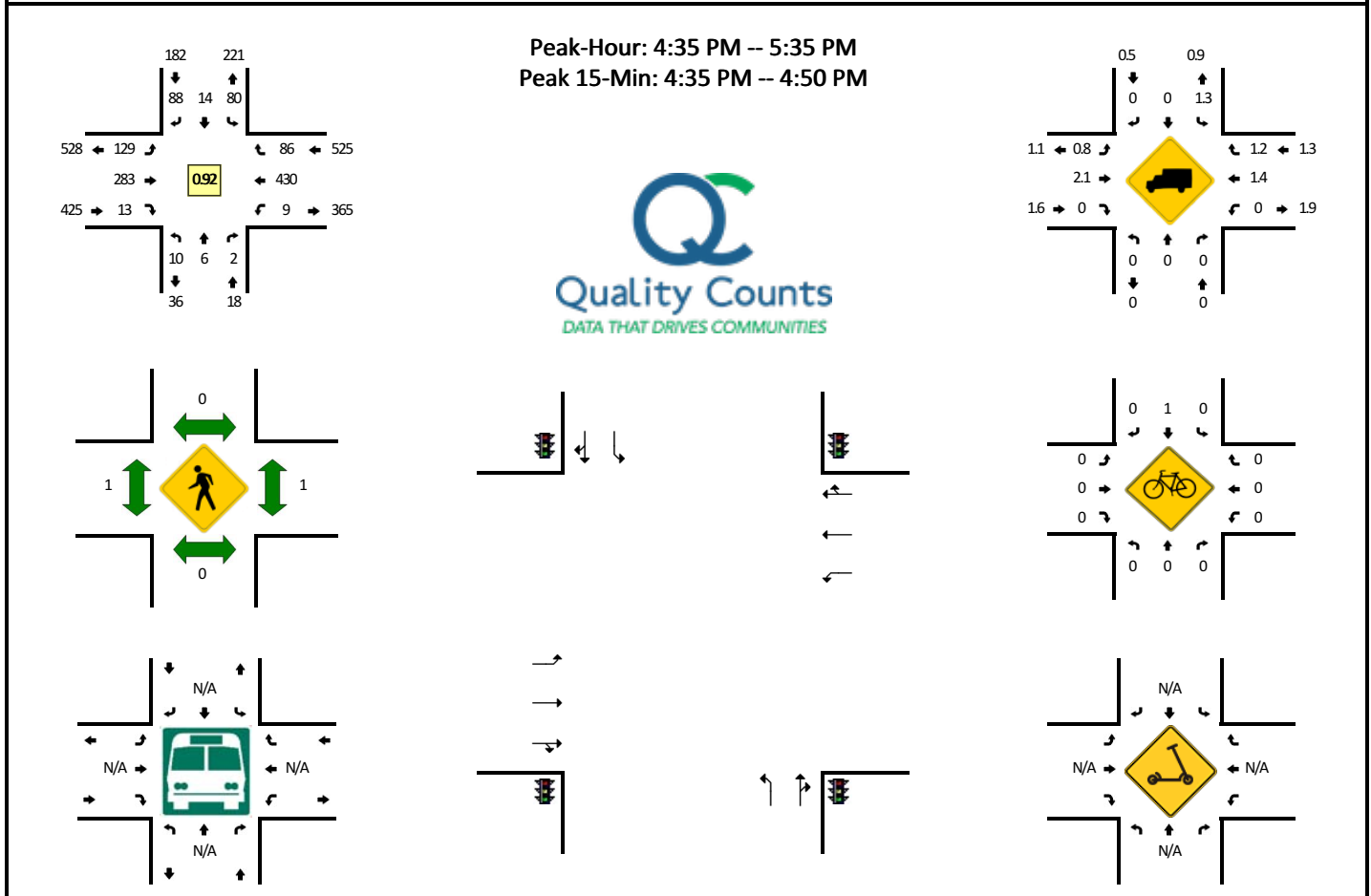


5-Min Count Period Beginning At	SE 176th Ave (Northbound)				SE 176th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	1	1	0	0	3	0	6	0	2	15	0	0	1	10	1	0	40	
7:05 AM	3	2	1	0	2	0	10	0	4	20	0	0	0	12	2	0	56	
7:10 AM	2	2	0	0	1	0	11	0	2	15	0	0	0	11	1	0	45	
7:15 AM	2	2	0	0	1	0	7	0	3	18	0	0	0	18	3	0	54	
7:20 AM	1	1	0	0	0	0	8	0	4	16	1	0	0	16	3	0	50	
7:25 AM	1	0	0	0	2	0	10	0	5	25	0	0	0	20	2	0	65	
7:30 AM	1	0	1	0	3	0	10	0	3	20	0	0	0	24	4	0	66	
7:35 AM	2	1	0	0	4	0	10	0	1	23	0	0	0	19	4	0	64	
7:40 AM	2	0	1	0	3	0	13	0	3	41	0	0	0	14	4	0	81	
7:45 AM	0	0	1	0	7	0	14	0	9	35	0	0	0	20	4	0	90	
7:50 AM	2	1	0	0	6	1	8	0	4	37	1	0	0	14	3	0	77	
7:55 AM	1	1	1	0	5	0	10	0	5	42	0	0	2	24	3	0	94	782
8:00 AM	1	0	0	0	3	1	12	0	6	28	0	0	0	21	2	0	74	816
8:05 AM	1	0	0	0	4	0	8	0	3	23	1	0	0	18	3	0	61	821
8:10 AM	1	1	0	0	2	1	10	0	2	27	0	0	0	30	6	0	80	856
8:15 AM	0	0	0	0	10	0	6	0	2	26	0	0	0	22	3	0	69	871
8:20 AM	2	1	0	0	8	0	11	0	2	21	0	0	0	14	5	0	64	885
8:25 AM	2	1	0	0	1	0	8	0	1	27	0	0	0	13	3	0	56	876
8:30 AM	0	0	0	0	7	0	8	0	2	27	0	0	0	10	6	0	60	870
8:35 AM	3	0	0	0	0	0	10	0	2	20	1	0	1	16	3	0	56	862
8:40 AM	0	0	0	0	8	1	20	0	2	21	2	0	0	20	7	0	81	862
8:45 AM	1	1	0	0	3	0	5	0	3	25	1	0	0	14	2	0	55	827
8:50 AM	3	0	0	0	5	1	8	0	4	35	0	0	0	24	5	0	85	835
8:55 AM	0	2	0	0	6	0	4	0	4	23	0	0	1	12	5	0	57	798
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	12	8	8	0	72	4	128	0	72	456	4	0	8	232	40	0	1044	
Heavy Trucks	0	0	0	0	4	0	0	0	0	8	0	0	0	8	4	0	24	
Buses																		
Pedestrians		8				4				0				4			16	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: SE 176th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019610
DATE: Tue, Dec 6 2022

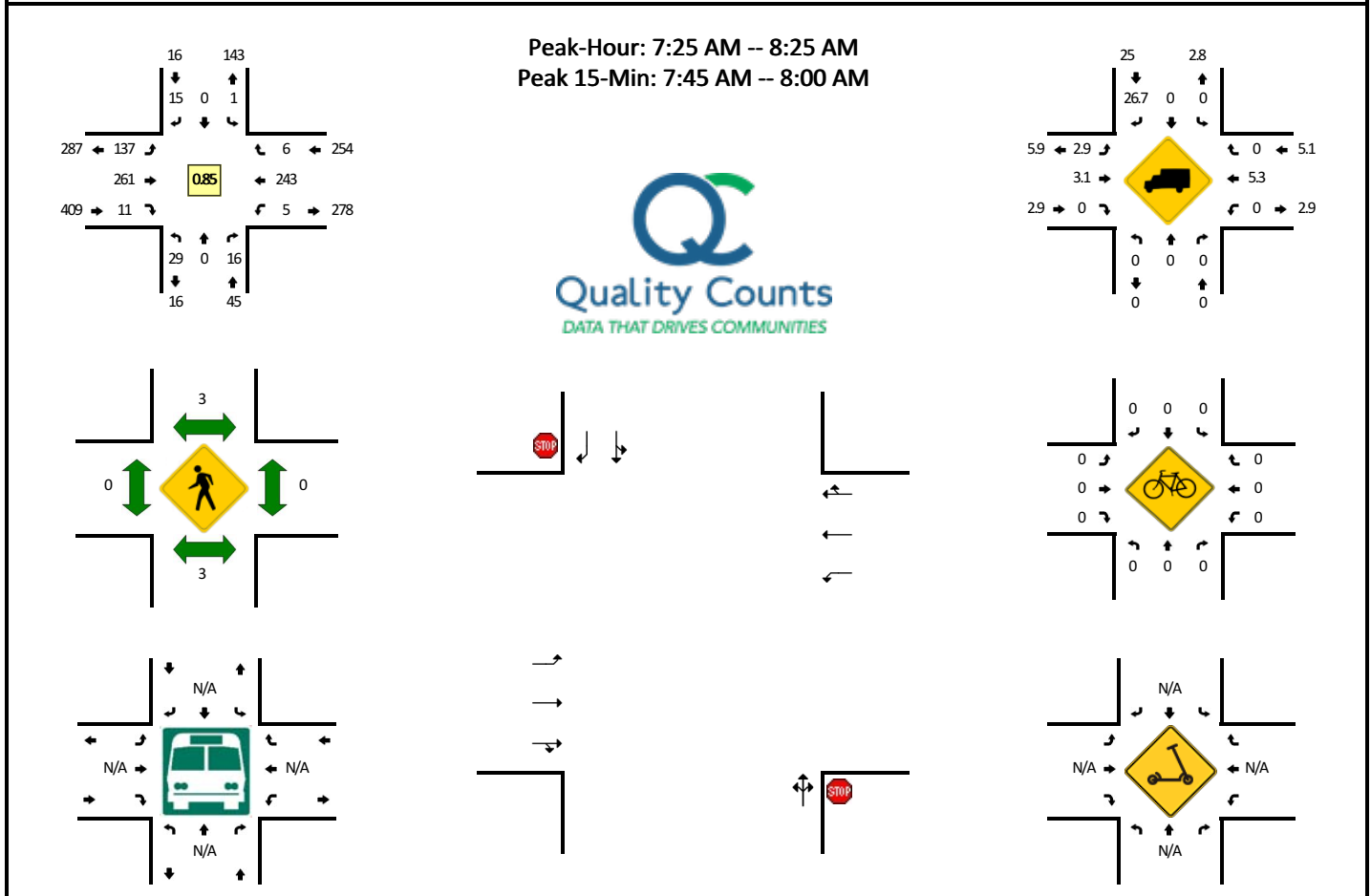


5-Min Count Period Beginning At	SE 176th Ave (Northbound)				SE 176th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	0	0	0	11	1	4	0	12	19	0	0	0	46	9	0	103	
4:05 PM	5	2	0	0	6	2	9	0	6	13	4	0	0	36	11	0	94	
4:10 PM	3	0	0	0	7	2	7	0	5	27	2	0	1	45	11	0	110	
4:15 PM	0	1	0	0	9	0	4	0	6	17	0	0	1	29	8	0	75	
4:20 PM	0	1	0	0	7	0	3	0	13	25	0	0	0	29	7	0	85	
4:25 PM	1	0	0	0	7	0	4	0	10	25	0	0	0	33	7	0	87	
4:30 PM	1	0	0	0	6	2	5	0	11	22	1	0	0	18	11	0	77	
4:35 PM	1	0	0	0	7	0	10	0	6	26	1	0	1	51	9	0	112	
4:40 PM	0	1	0	0	8	1	11	0	11	19	0	0	0	46	10	0	107	
4:45 PM	1	0	0	0	5	2	4	0	9	33	2	0	0	36	3	0	95	
4:50 PM	1	2	0	0	5	2	14	0	11	24	2	0	0	32	9	0	102	
4:55 PM	1	0	2	0	5	1	6	0	8	19	2	0	2	36	9	0	91	1138
5:00 PM	1	0	0	0	7	0	9	0	14	24	1	0	0	51	5	0	112	1147
5:05 PM	0	0	0	0	1	1	5	0	9	26	0	0	1	31	8	0	82	1135
5:10 PM	0	1	0	0	19	3	3	0	7	22	1	0	2	37	5	0	100	1125
5:15 PM	0	0	0	0	5	1	3	0	10	24	1	0	2	29	5	0	80	1130
5:20 PM	3	0	0	0	5	2	5	0	17	19	2	0	1	25	8	0	87	1132
5:25 PM	1	1	0	0	5	0	10	0	13	25	1	0	0	33	8	0	97	1142
5:30 PM	1	1	0	0	8	1	8	0	14	22	0	0	0	23	7	0	85	1150
5:35 PM	2	2	0	0	4	1	13	0	14	24	1	0	0	29	8	0	98	1136
5:40 PM	1	2	1	0	11	1	7	0	9	21	3	0	0	25	2	0	83	1112
5:45 PM	4	0	0	0	4	2	6	0	11	26	4	0	0	21	1	0	79	1096
5:50 PM	1	0	0	0	6	2	3	0	14	12	0	0	0	22	9	0	69	1063
5:55 PM	0	1	0	0	7	2	7	0	5	14	1	0	0	15	7	0	59	1031
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	8	4	0	0	80	12	100	0	104	312	12	0	4	532	88	0	1256	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	4	0	0	12	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: SE 177th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019611
DATE: Tue, Dec 6 2022

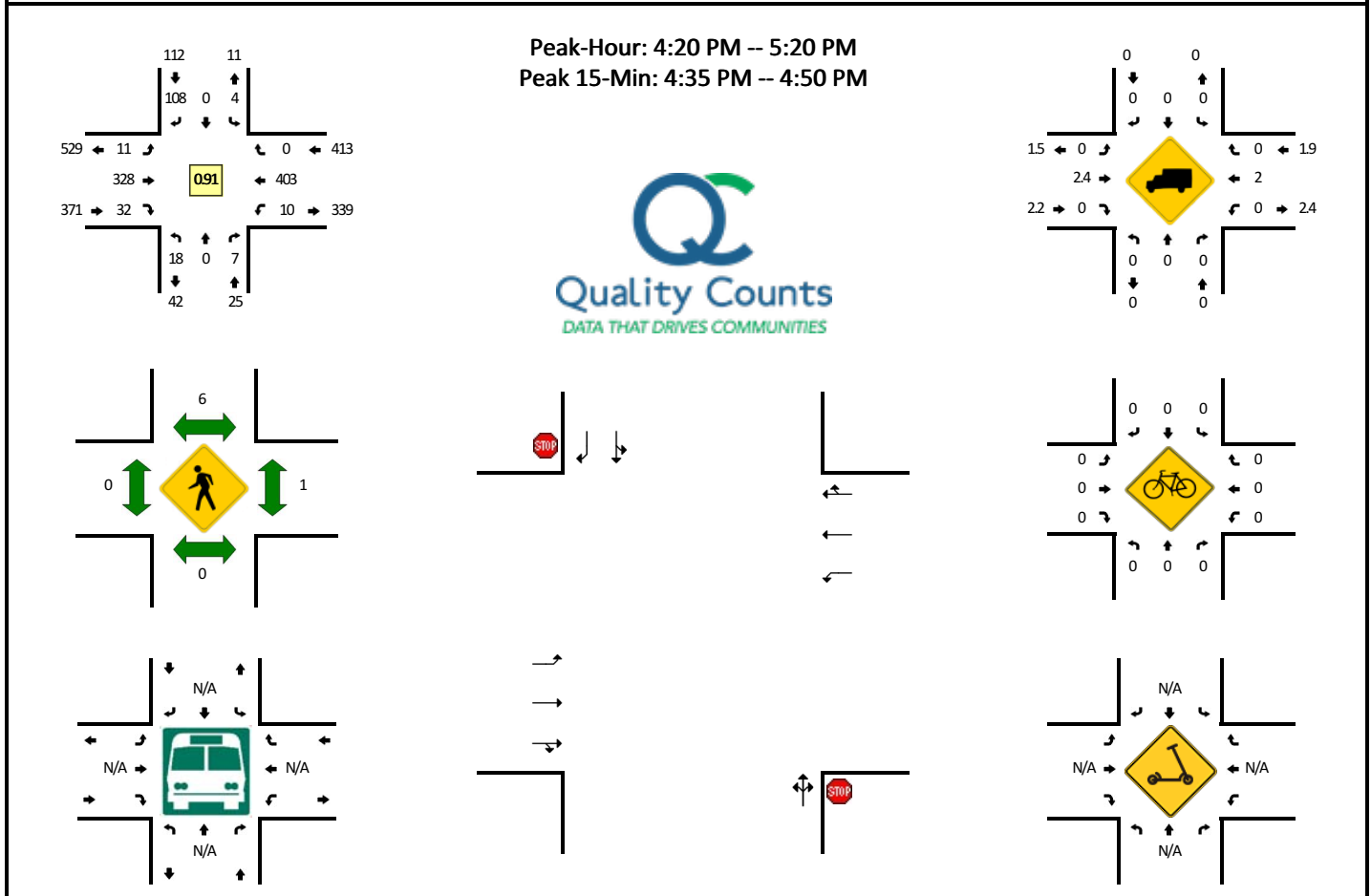


5-Min Count Period Beginning At	SE 177th Ave (Northbound)				SE 177th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	0	1	0	0	0	0	0	6	13	0	0	1	10	1	0	34	
7:05 AM	2	0	1	0	0	0	0	0	5	18	0	0	0	12	1	0	39	
7:10 AM	1	0	1	0	0	0	0	0	4	11	1	0	0	12	0	0	30	
7:15 AM	4	0	2	0	0	0	0	0	6	13	0	0	1	16	0	0	42	
7:20 AM	1	0	0	0	0	0	0	0	4	13	0	0	0	18	0	0	36	
7:25 AM	4	0	0	0	0	0	1	0	10	17	0	0	0	17	0	0	49	
7:30 AM	4	0	2	0	0	0	3	0	7	13	1	0	0	23	0	0	53	
7:35 AM	5	0	1	0	0	0	1	0	6	21	2	0	0	16	0	0	52	
7:40 AM	1	0	0	0	0	0	1	0	16	28	1	0	0	15	0	0	62	
7:45 AM	3	0	1	0	0	0	0	0	11	31	2	0	1	21	1	0	71	
7:50 AM	1	0	3	0	0	0	0	0	13	28	1	0	0	16	0	0	62	
7:55 AM	2	0	2	0	0	0	2	0	19	27	1	0	1	25	1	0	80	610
8:00 AM	1	0	1	0	1	0	1	0	16	16	0	0	1	22	0	0	59	635
8:05 AM	2	0	1	0	0	0	1	0	10	18	0	0	0	16	2	0	50	646
8:10 AM	2	0	0	0	0	0	3	0	12	15	0	0	1	32	1	0	66	682
8:15 AM	2	0	2	0	0	0	0	0	10	25	1	0	0	23	1	0	64	704
8:20 AM	2	0	3	0	0	0	2	0	7	22	2	0	1	17	0	0	56	724
8:25 AM	0	0	0	0	0	0	0	0	11	16	1	0	0	14	1	0	43	718
8:30 AM	0	0	0	0	1	0	3	0	7	23	2	0	1	14	0	0	51	716
8:35 AM	1	0	0	0	0	0	0	0	4	15	0	0	0	18	0	0	38	702
8:40 AM	4	0	3	0	0	0	1	0	9	22	0	0	0	21	0	0	60	700
8:45 AM	2	0	1	0	0	0	0	0	5	22	0	0	0	14	0	0	44	673
8:50 AM	2	0	1	0	0	0	0	0	7	25	1	0	0	27	2	0	65	676
8:55 AM	1	0	0	0	0	0	1	0	8	27	1	0	1	15	0	0	54	650
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	24	0	24	0	0	0	8	0	172	344	16	0	8	248	8	0	852	
Heavy Trucks	0	0	0	0	0	0	4	0	0	12	0	0	0	8	0	0	24	
Buses																		
Pedestrians		4				0				0				0			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: SE 177th Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019612
DATE: Tue, Dec 6 2022

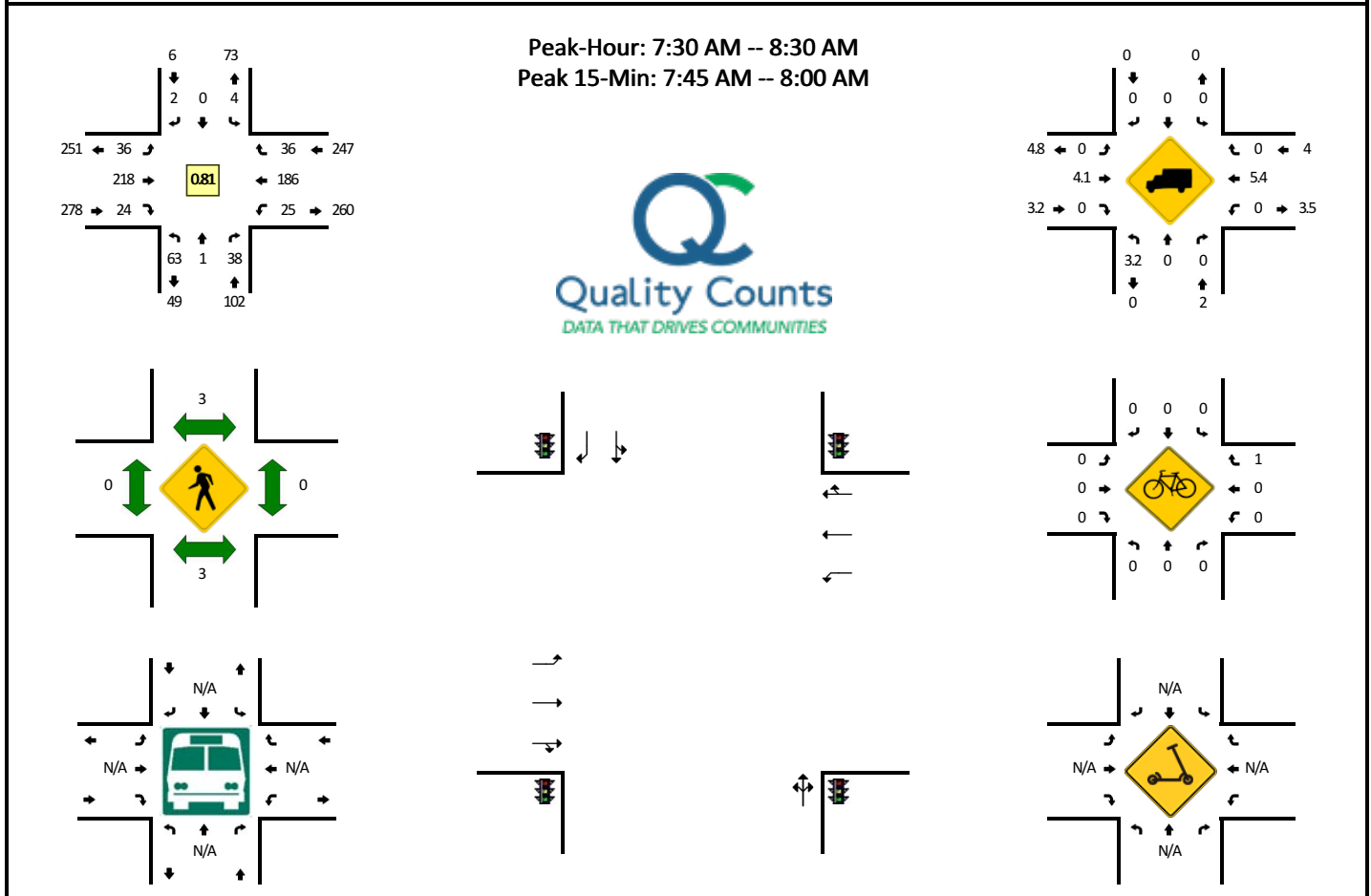


5-Min Count Period Beginning At	SE 177th Ave (Northbound)				SE 177th Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	0	0	0	0	0	4	0	0	29	2	0	1	49	1	0	88	
4:05 PM	1	0	1	0	0	0	10	0	0	20	1	0	1	39	0	0	73	
4:10 PM	2	0	0	0	0	0	5	0	0	32	1	0	1	47	1	0	89	
4:15 PM	0	0	0	0	1	0	9	0	0	25	1	0	1	28	0	0	65	
4:20 PM	1	0	1	0	1	0	8	0	2	26	4	0	0	27	0	0	70	
4:25 PM	1	0	0	0	0	0	5	0	1	29	1	0	1	35	0	0	73	
4:30 PM	1	0	0	0	0	0	7	0	3	21	4	0	0	24	0	0	60	
4:35 PM	1	0	0	0	0	0	12	0	0	29	4	0	1	44	0	0	91	
4:40 PM	4	0	0	0	1	0	20	0	0	25	1	0	0	41	0	0	92	
4:45 PM	2	0	0	0	0	0	6	0	0	36	2	0	1	23	0	0	70	
4:50 PM	1	0	0	0	0	0	3	0	2	24	3	0	2	38	0	0	73	
4:55 PM	0	0	1	0	1	0	10	0	0	23	2	0	0	38	0	0	75	919
5:00 PM	3	0	1	0	0	0	12	0	0	27	3	0	0	42	0	0	88	919
5:05 PM	3	0	0	0	0	0	11	0	1	28	1	0	0	24	0	0	68	914
5:10 PM	0	0	1	0	1	0	5	0	0	34	5	0	3	40	0	0	89	914
5:15 PM	1	0	3	0	0	0	9	0	2	26	2	0	2	27	0	0	72	921
5:20 PM	0	0	2	0	1	0	5	0	0	23	1	0	1	34	0	0	67	918
5:25 PM	0	0	0	0	0	0	6	0	0	27	3	0	0	32	0	0	68	913
5:30 PM	0	0	1	0	0	0	2	0	0	24	4	0	0	28	0	0	59	912
5:35 PM	2	0	0	0	0	0	4	0	0	24	6	0	0	31	0	0	67	888
5:40 PM	0	0	0	0	0	0	6	0	0	30	2	0	0	22	0	0	60	856
5:45 PM	3	0	1	0	1	0	3	0	2	24	3	0	3	16	0	0	56	842
5:50 PM	1	0	0	0	0	0	7	0	1	17	1	0	0	21	0	0	48	817
5:55 PM	0	0	0	0	0	0	0	0	0	17	4	0	0	24	0	0	45	787
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	28	0	0	0	4	0	152	0	0	360	28	0	8	432	0	0	1012	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	4	0	0	12	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

LOCATION: SE Hiddenbrook Dr -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019613
DATE: Tue, Dec 6 2022

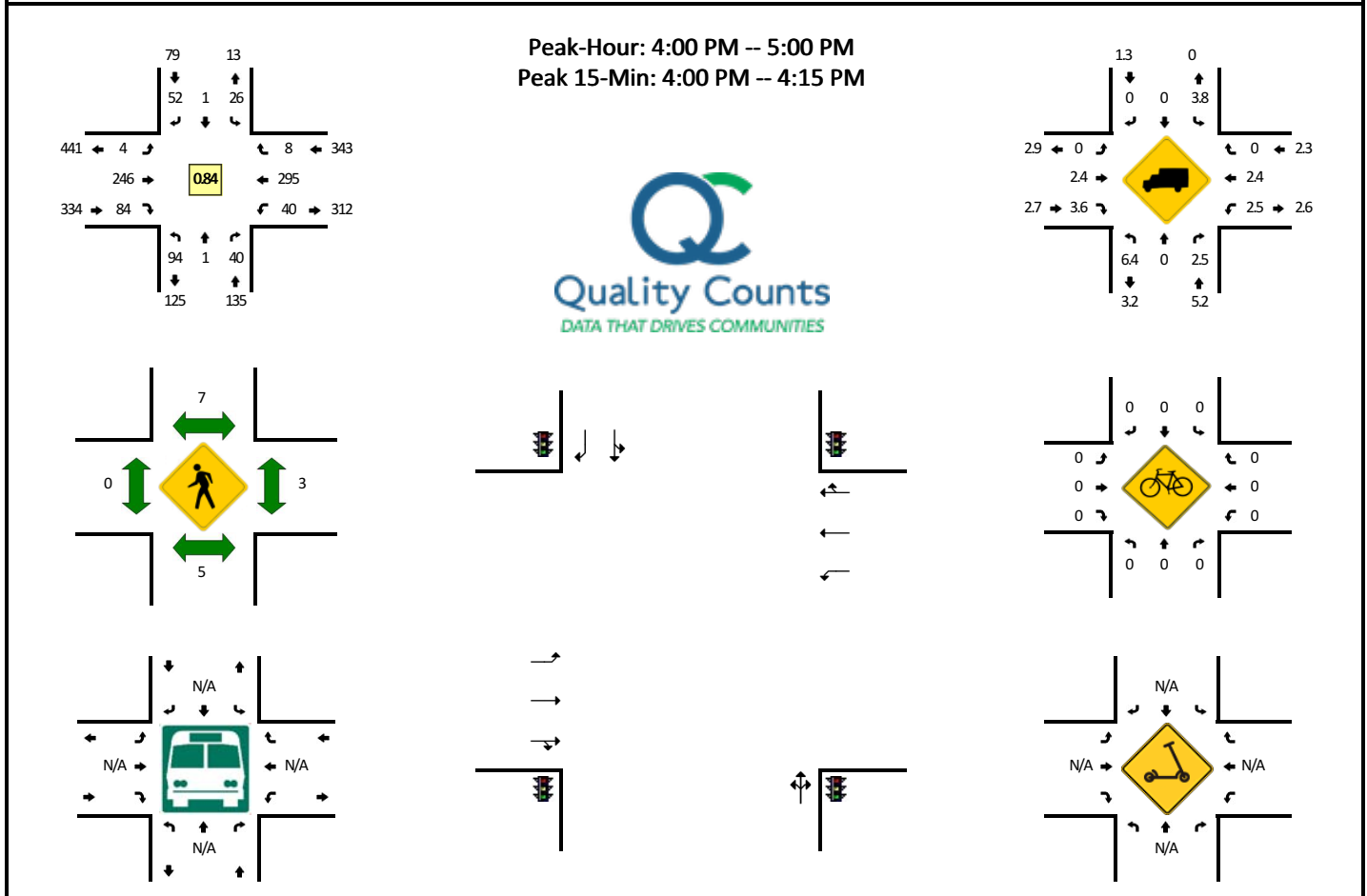


5-Min Count Period Beginning At	SE Hiddenbrook Dr (Northbound)				SE Hiddenbrook Dr (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	0	3	0	0	0	0	0	1	12	0	0	0	9	0	0	27	
7:05 AM	5	0	0	0	1	0	0	0	3	16	0	0	0	8	3	0	36	
7:10 AM	1	0	1	0	0	0	0	0	1	12	0	0	0	11	2	0	28	
7:15 AM	4	0	2	0	0	0	0	0	3	9	2	0	0	16	1	0	37	
7:20 AM	5	0	0	0	0	0	0	0	3	10	0	0	2	11	2	0	33	
7:25 AM	3	1	2	0	0	0	0	0	1	13	1	0	1	14	2	0	38	
7:30 AM	4	0	3	0	0	0	0	0	1	17	0	0	0	20	3	0	48	
7:35 AM	5	0	2	0	0	0	0	0	4	18	1	0	2	9	2	0	43	
7:40 AM	3	0	4	0	0	0	0	0	2	21	3	0	1	12	6	0	52	
7:45 AM	7	0	6	0	0	0	0	0	2	26	1	0	4	17	4	0	67	
7:50 AM	1	0	2	0	2	0	1	0	5	21	3	0	3	16	2	0	56	
7:55 AM	2	0	3	0	0	0	0	0	4	28	3	0	6	23	4	0	73	538
8:00 AM	7	0	2	0	0	0	0	0	3	14	1	0	2	16	3	0	48	559
8:05 AM	5	1	2	0	1	0	0	0	3	11	3	0	3	15	2	0	46	569
8:10 AM	12	0	1	0	0	0	0	0	3	8	2	0	1	23	4	0	54	595
8:15 AM	7	0	6	0	1	0	0	0	5	21	2	0	0	14	1	0	57	615
8:20 AM	5	0	5	0	0	0	0	0	2	21	2	0	1	12	2	0	50	632
8:25 AM	5	0	2	0	0	0	1	0	2	12	3	0	2	9	3	0	39	633
8:30 AM	4	1	2	0	0	0	0	0	4	16	3	0	4	13	0	0	47	632
8:35 AM	4	0	1	0	0	0	1	0	1	10	6	0	3	13	4	0	43	632
8:40 AM	9	0	0	0	0	0	1	0	2	19	5	0	2	11	2	0	51	631
8:45 AM	2	0	4	0	0	0	0	0	6	17	1	0	4	18	1	0	53	617
8:50 AM	4	0	3	0	0	0	0	0	4	15	5	0	4	19	2	0	56	617
8:55 AM	4	0	1	0	0	0	0	0	1	16	8	0	2	13	1	0	46	590
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	40	0	44	0	8	0	4	0	44	300	28	0	52	224	40	0	784	
Heavy Trucks	0	0	0	0	0	0	0	0	0	12	0	0	0	8	0	0	20	
Buses																		
Pedestrians		12				0				0				0			12	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

Comments:

LOCATION: SE Hiddenbrook Dr -- SE 34th St
CITY/STATE: Vancouver, WA

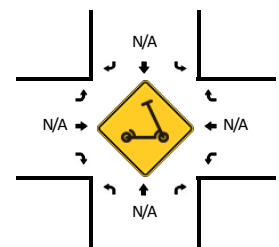
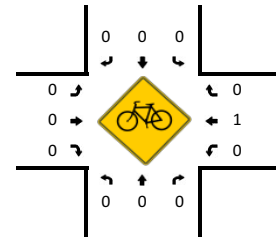
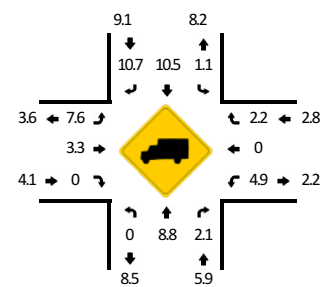
QC JOB #: 16019614
DATE: Tue, Dec 6 2022



5-Min Count Period Beginning At	SE Hiddenbrook Dr (Northbound)				SE Hiddenbrook Dr (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	21	0	11	0	0	0	5	0	0	24	9	0	4	26	0	0	100	
4:05 PM	10	0	4	0	4	0	4	0	1	11	6	0	3	28	3	0	74	
4:10 PM	4	0	3	0	1	0	3	0	0	27	10	0	4	39	0	0	91	
4:15 PM	6	0	4	0	1	0	3	0	0	15	7	0	2	18	0	0	56	
4:20 PM	8	0	4	0	4	0	4	0	1	25	8	0	1	15	0	0	70	
4:25 PM	13	1	2	0	1	0	4	0	0	17	8	0	3	20	1	0	70	
4:30 PM	3	0	1	0	3	0	1	0	0	20	6	0	3	22	0	0	59	
4:35 PM	10	0	2	0	5	0	12	0	0	21	5	0	5	25	0	0	85	
4:40 PM	2	0	3	0	1	0	6	0	0	23	6	0	3	29	0	0	73	
4:45 PM	1	0	0	0	1	1	2	0	0	24	7	0	4	25	3	0	68	
4:50 PM	13	0	3	0	4	0	4	0	1	22	6	0	4	23	1	0	81	
4:55 PM	3	0	3	0	1	0	4	0	1	17	6	0	4	25	0	0	64	891
5:00 PM	3	0	5	0	1	0	9	0	0	23	6	0	3	33	1	0	84	875
5:05 PM	4	0	3	0	4	1	4	0	0	16	5	0	2	18	2	0	59	860
5:10 PM	4	0	0	0	3	1	6	0	1	30	12	0	1	30	0	0	88	857
5:15 PM	7	0	4	0	5	0	2	0	0	23	5	0	1	21	0	0	68	869
5:20 PM	5	0	1	0	2	0	3	0	0	20	7	0	2	24	0	0	64	863
5:25 PM	6	0	3	0	2	0	2	0	1	24	4	0	4	23	1	0	70	863
5:30 PM	7	0	1	0	0	0	7	0	0	19	2	0	2	19	0	0	57	861
5:35 PM	1	0	2	0	1	0	7	0	1	19	7	0	2	20	0	0	60	836
5:40 PM	1	0	1	0	2	0	8	0	1	29	3	0	1	12	2	0	60	823
5:45 PM	1	0	0	0	1	0	4	0	0	21	4	0	5	14	0	0	50	805
5:50 PM	3	0	0	0	1	0	2	0	0	15	4	0	0	15	0	0	40	764
5:55 PM	2	0	4	0	1	0	1	0	0	10	5	0	4	22	0	0	49	749
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	140	0	72	0	20	0	48	0	4	248	100	0	44	372	12	0	1060	
Heavy Trucks	16	0	4		4	0	0		0	4	4		0	12	0		44	
Buses																		
Pedestrians		4				4				0				4			12	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

Comments:

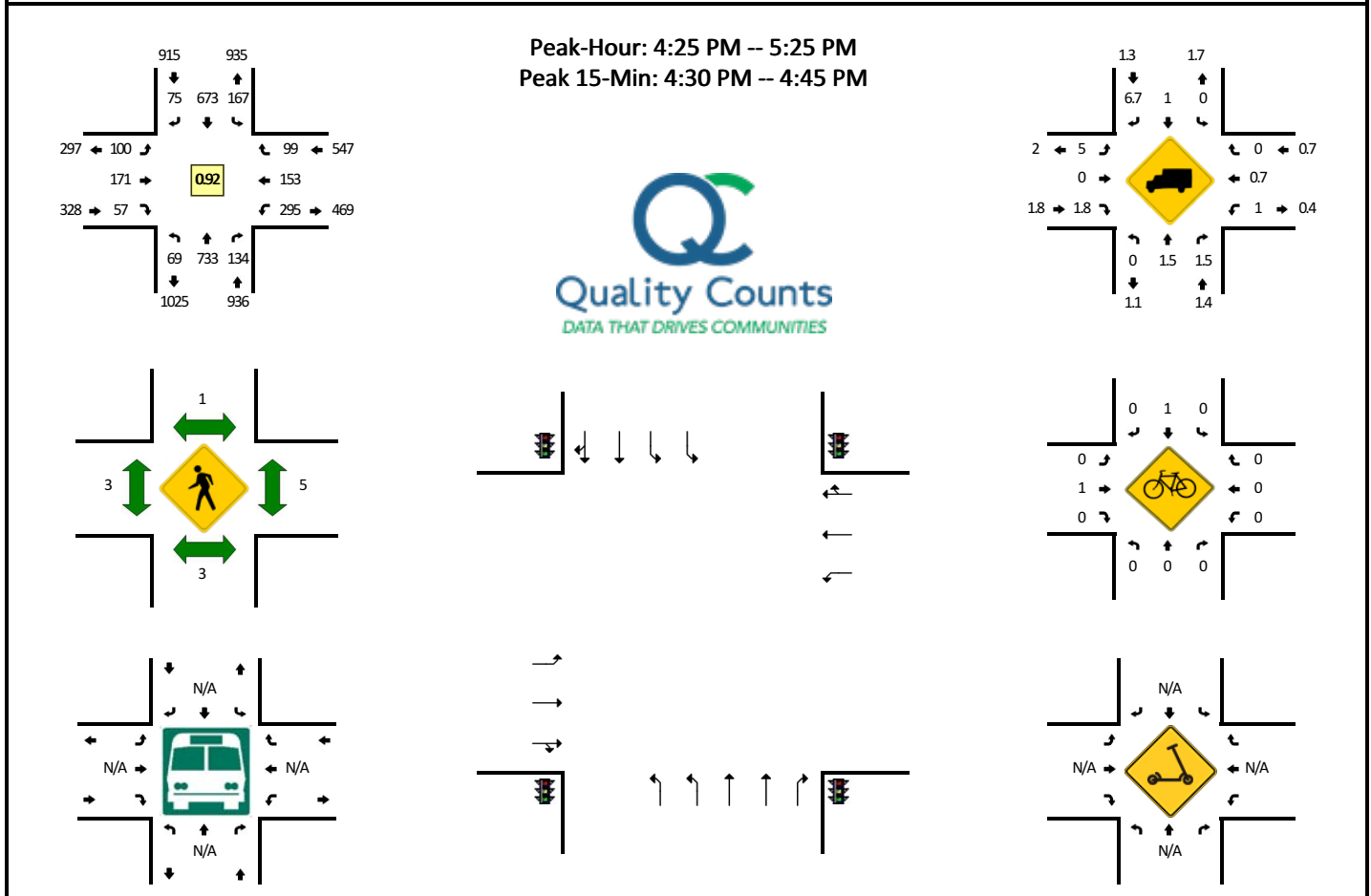
QC JOB #: 16019615
DATE: Tue, Dec 6 2022



Comments:

LOCATION: SE 192nd Ave -- SE 34th St
CITY/STATE: Vancouver, WA

QC JOB #: 16019616
DATE: Tue, Dec 6 2022



5-Min Count Period Beginning At	SE 192nd Ave (Northbound)				SE 192nd Ave (Southbound)				SE 34th St (Eastbound)				SE 34th St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	10	64	13	0	17	44	9	0	12	18	4	0	28	11	11	0	241	
4:05 PM	11	68	11	0	5	68	11	0	4	9	7	0	26	12	5	0	237	
4:10 PM	12	54	13	0	13	62	9	0	9	16	3	0	26	15	11	0	243	
4:15 PM	6	61	10	0	9	48	4	1	6	18	5	0	26	12	5	0	211	
4:20 PM	4	57	7	0	11	64	5	0	12	8	3	0	22	10	10	0	213	
4:25 PM	6	72	9	0	11	65	3	0	9	13	5	0	29	14	2	0	238	
4:30 PM	8	78	12	0	10	46	7	0	4	11	2	0	22	11	11	0	222	
4:35 PM	6	65	9	0	16	57	5	0	15	15	3	0	18	13	14	0	236	
4:40 PM	5	62	18	0	19	83	6	0	9	15	4	0	33	19	6	0	279	
4:45 PM	6	56	10	0	14	38	15	0	5	15	6	0	24	15	6	0	210	
4:50 PM	8	57	7	0	9	48	6	2	9	20	5	0	16	12	5	0	204	
4:55 PM	3	41	15	0	15	49	7	0	5	11	6	0	21	10	7	0	190	2724
5:00 PM	7	62	10	0	15	50	4	0	9	7	5	0	24	14	10	0	217	2700
5:05 PM	3	59	14	0	10	66	6	0	12	11	7	0	27	9	9	0	233	2696
5:10 PM	6	51	9	0	16	61	4	0	5	18	8	0	27	15	10	0	230	2683
5:15 PM	4	62	10	0	14	69	6	0	13	18	1	0	33	11	8	0	249	2721
5:20 PM	7	68	11	0	15	41	6	1	5	17	5	0	21	10	11	0	218	2726
5:25 PM	7	51	14	0	19	52	5	0	4	18	7	0	21	16	16	0	230	2718
5:30 PM	5	55	16	0	19	31	3	0	3	19	1	0	14	12	12	0	190	2686
5:35 PM	3	46	9	1	6	39	5	0	7	10	2	0	12	7	4	0	151	2601
5:40 PM	3	52	14	0	17	46	5	0	4	17	4	0	15	4	5	0	186	2508
5:45 PM	6	60	13	0	12	43	7	0	12	9	2	0	9	4	5	0	182	2480
5:50 PM	2	42	7	0	10	60	5	0	4	7	3	0	12	9	9	0	170	2446
5:55 PM	9	49	8	0	14	41	4	0	4	9	6	0	16	8	2	0	170	2426
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	76	820	156	0	180	744	72	0	112	164	36	0	292	172	124	0	2948	
Heavy Trucks	0	16	4		0	8	4		0	0	0		4	0	0		36	
Buses																		
Pedestrians		0				4				0				12			16	
Bicycles	0	0	0		0	4	0		0	4	0		0	0	0		8	
Scooters																		

Comments:



Appendix C: Level of Service Results

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM No Build
AM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	110	110	99.6%	58.5	11.7	E
	Through	890	882	99.1%	22.5	4.4	C
	Right Turn	260	260	100.1%	6.3	1.1	A
	Subtotal	1,260	1,252	99.3%	22.8	3.5	C
SB	Left Turn	160	156	97.3%	55.2	8.7	E
	Through	630	633	100.4%	18.1	3.0	B
	Right Turn	40	42	103.8%	8.7	4.6	A
	Subtotal	830	830	100.0%	24.6	3.7	C
EB	Left Turn	30	28	93.3%	51.5	11.7	D
	Through	60	60	100.0%	52.2	8.3	D
	Right Turn	160	158	98.7%	6.1	1.5	A
	Subtotal	250	246	98.4%	23.0	3.8	C
WB	Left Turn	370	374	101.0%	44.1	3.8	D
	Through	120	127	106.0%	33.0	5.9	C
	Right Turn	110	108	98.0%	7.5	0.7	A
	Subtotal	600	609	101.4%	35.1	2.4	D
Total		2,940	2,936	99.9%	26.1	2.6	C

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	41	103.5%	17.8	5.9	B
	Through	10	9	94.0%	18.1	12.3	B
	Right Turn	10	10	104.0%	4.7	4.3	A
	Subtotal	60	61	102.0%	16.5	4.3	B
SB	Left Turn	20	20	100.0%	14.1	7.8	B
	Through	10	9	91.0%	14.6	10.2	B
	Right Turn	50	50	100.0%	5.0	1.4	A
	Subtotal	80	79	98.9%	8.8	3.0	A
EB	Left Turn	30	31	103.0%	8.6	5.6	A
	Through	430	430	99.9%	4.8	1.1	A
	Right Turn	20	20	98.0%	2.6	1.3	A
	Subtotal	480	480	100.0%	5.0	1.1	A
WB	Left Turn	10	10	102.0%	7.3	5.8	A
	Through	510	519	101.7%	3.4	0.9	A
	Right Turn	10	11	110.0%	1.4	2.3	A
	Subtotal	530	540	101.8%	3.5	0.8	A
Total		1,150	1,160	100.9%	5.2	0.4	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM No Build
AM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	64	107.3%	11.5	3.1	B
	Through	10	9	94.0%	14.7	9.3	B
	Right Turn	30	30	100.3%	6.9	1.9	A
	Subtotal	100	104	103.9%	10.6	3.5	B
SB	Left Turn	10	10	95.0%	10.0	4.0	A
	Through						
	Right Turn	20	19	96.5%	3.9	1.3	A
	Subtotal	30	29	96.0%	5.5	1.1	A
EB	Left Turn	10	8	82.0%	2.8	1.6	A
	Through	420	422	100.5%	0.7	0.2	A
	Right Turn	30	31	101.7%	0.3	0.4	A
	Subtotal	460	461	100.2%	0.7	0.2	A
WB	Left Turn	20	18	88.5%	2.9	1.5	A
	Through	450	459	101.9%	1.4	0.4	A
	Right Turn	10	11	109.0%	0.9	0.8	A
	Subtotal	480	487	101.5%	1.4	0.4	A
Total		1,070	1,081	101.0%	2.2	0.5	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	21	102.5%	42.3	11.3	D
	Through	10	10	104.0%	28.8	13.3	C
	Right Turn	10	12	119.0%	5.9	6.2	A
	Subtotal	40	43	107.0%	31.3	6.6	C
SB	Left Turn	70	66	94.4%	40.0	6.7	D
	Through	10	11	105.0%	39.8	18.1	D
	Right Turn	130	134	102.7%	7.5	2.9	A
	Subtotal	210	210	100.0%	20.7	4.0	C
EB	Left Turn	50	46	92.6%	5.2	1.3	A
	Through	390	401	102.7%	2.5	0.9	A
	Right Turn	20	19	96.0%	0.6	0.4	A
	Subtotal	460	466	101.3%	2.7	0.8	A
WB	Left Turn	10	8	77.0%	4.0	3.2	A
	Through	330	338	102.3%	3.4	0.3	A
	Right Turn	60	59	98.8%	1.5	0.9	A
	Subtotal	400	405	101.2%	3.1	0.3	A
Total		1,110	1,124	101.2%	7.3	1.3	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM No Build
AM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	40	99.3%	14.1	5.2	B
	Through	10	11	114.0%	13.3	4.5	B
	Right Turn	20	22	111.0%	6.2	3.1	A
	Subtotal	70	73	104.7%	11.7	3.7	B
SB	Left Turn	20	20	100.5%	10.1	5.8	B
	Through	10	11	112.0%	12.3	5.9	B
	Right Turn	80	82	103.0%	4.1	0.5	A
	Subtotal	110	114	103.4%	6.4	1.5	A
EB	Left Turn	170	171	100.5%	4.0	1.0	A
	Through	280	295	105.4%	1.2	0.2	A
	Right Turn	20	20	100.0%	0.6	0.4	A
	Subtotal	470	486	103.4%	2.1	0.4	A
WB	Left Turn	10	11	109.0%	2.8	1.6	A
	Through	280	275	98.3%	2.0	0.3	A
	Right Turn	20	19	96.0%	1.4	1.2	A
	Subtotal	310	305	98.5%	2.0	0.3	A
Total		960	979	101.9%	3.4	0.6	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	70	67	96.3%	35.8	5.3	D
	Through	10	10	99.0%	45.2	24.1	D
	Right Turn	40	41	101.8%	4.7	0.6	A
	Subtotal	120	118	98.3%	25.3	4.2	C
SB	Left Turn	20	19	97.0%	34.2	12.4	C
	Through						
	Right Turn	30	29	96.3%	4.0	1.2	A
	Subtotal	50	48	96.6%	20.6	9.8	C
EB	Left Turn	40	38	94.5%	41.0	6.9	D
	Through	250	254	101.6%	4.0	1.6	A
	Right Turn	30	31	103.7%	2.6	1.8	A
	Subtotal	320	323	100.9%	8.7	2.9	A
WB	Left Turn	30	26	87.0%	43.1	9.8	D
	Through	210	209	99.4%	4.8	1.5	A
	Right Turn	50	49	97.6%	2.7	0.9	A
	Subtotal	290	284	97.8%	7.8	1.9	A
Total		780	773	99.1%	11.8	2.0	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM No Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	75	93.3%	43.6	5.1	D
	Through	550	559	101.7%	14.3	1.6	B
	Right Turn	310	299	96.4%	8.4	1.5	A
	Subtotal	940	933	99.2%	15.1	1.3	B
SB	Left Turn	100	95	95.2%	55.1	15.2	E
	Through	400	395	98.7%	13.7	2.5	B
	Right Turn	100	100	99.9%	5.9	1.9	A
	Subtotal	600	590	98.3%	20.0	5.1	C
EB	Left Turn	80	78	97.0%	30.1	8.1	C
	Through	150	164	109.3%	33.5	5.6	C
	Right Turn	40	39	96.8%	20.2	5.1	C
	Subtotal	270	280	103.8%	30.9	4.8	C
WB	Left Turn	150	148	98.9%	33.6	4.7	C
	Through	120	120	100.2%	31.4	5.8	C
	Right Turn	50	54	107.4%	13.8	6.6	B
	Subtotal	320	322	100.7%	29.6	4.0	C
Total		2,130	2,125	99.8%	20.8	1.5	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 No Build
PM

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	190	176	92.6%	311.0	62.1	F
	Through	1,170	1,146	97.9%	49.7	11.2	D
	Right Turn	330	332	100.5%	9.5	2.8	A
	Subtotal	1,690	1,653	97.8%	68.4	11.7	E
SB	Left Turn	160	159	99.6%	53.5	8.1	D
	Through	1,110	1,130	101.8%	21.2	2.9	C
	Right Turn	50	48	96.8%	11.8	3.5	B
	Subtotal	1,320	1,338	101.4%	25.0	3.2	C
EB	Left Turn	50	50	100.2%	68.6	16.9	E
	Through	100	100	99.6%	50.4	7.0	D
	Right Turn	190	190	100.2%	9.5	2.3	A
	Subtotal	340	340	100.0%	31.6	5.4	C
WB	Left Turn	360	363	100.9%	42.3	6.9	D
	Through	130	133	102.2%	39.1	6.3	D
	Right Turn	240	237	98.6%	11.6	2.0	B
	Subtotal	730	733	100.4%	32.2	4.1	C
Total		4,080	4,064	99.6%	44.0	4.8	D

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	43	106.8%	17.7	3.7	B
	Through	10	11	113.0%	14.0	9.2	B
	Right Turn	10	11	109.0%	6.0	3.5	A
	Subtotal	60	65	108.2%	15.6	4.3	B
SB	Left Turn	20	18	91.0%	14.9	8.2	B
	Through	10	10	104.0%	21.0	6.1	C
	Right Turn	50	51	101.2%	6.4	1.7	A
	Subtotal	80	79	99.0%	10.3	3.2	B
EB	Left Turn	70	67	95.4%	13.4	4.5	B
	Through	500	515	103.1%	4.9	0.9	A
	Right Turn	20	19	96.0%	2.1	1.9	A
	Subtotal	590	601	101.9%	5.7	1.3	A
WB	Left Turn	10	11	107.0%	5.8	4.5	A
	Through	640	645	100.8%	4.8	1.3	A
	Right Turn	40	40	100.8%	2.4	1.6	A
	Subtotal	690	696	100.9%	4.7	1.3	A
Total		1,420	1,441	101.5%	5.9	1.0	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 No Build
PM

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	50	48	95.6%	17.1	5.3	C
	Through	10	10	104.0%	20.2	11.0	C
	Right Turn	30	28	93.3%	8.7	5.5	A
	Subtotal	90	86	95.8%	15.2	4.8	C
SB	Left Turn	10	8	83.0%	10.0	10.8	B
	Through	10	11	112.0%	13.7	8.8	B
	Right Turn	10	9	90.0%	6.2	3.4	A
	Subtotal	30	29	95.0%	11.6	4.8	B
EB	Left Turn	30	29	96.0%	5.2	2.2	A
	Through	420	429	102.2%	0.9	0.2	A
	Right Turn	80	82	103.0%	0.8	0.4	A
	Subtotal	530	540	102.0%	1.1	0.2	A
WB	Left Turn	40	39	97.0%	5.4	1.8	A
	Through	630	647	102.7%	2.3	0.5	A
	Right Turn	10	9	89.0%	1.8	1.1	A
	Subtotal	680	695	102.2%	2.4	0.4	A
Total		1,330	1,350	101.5%	2.9	0.4	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	23	114.0%	34.6	5.3	C
	Through	10	9	93.0%	31.0	15.9	C
	Right Turn	10	11	111.0%	5.8	2.1	A
	Subtotal	40	43	108.0%	26.7	4.6	C
SB	Left Turn	90	94	104.4%	37.6	6.1	D
	Through	20	23	113.0%	37.7	11.0	D
	Right Turn	100	99	98.7%	9.8	2.0	A
	Subtotal	210	215	102.5%	24.7	3.5	C
EB	Left Turn	140	140	100.1%	11.9	2.7	B
	Through	300	311	103.8%	3.9	0.9	A
	Right Turn	20	21	106.0%	2.8	1.7	A
	Subtotal	460	473	102.8%	6.2	1.4	A
WB	Left Turn	20	20	101.5%	5.3	2.8	A
	Through	560	565	100.9%	8.3	2.7	A
	Right Turn	110	113	102.3%	5.5	2.3	A
	Subtotal	690	698	101.1%	7.8	2.6	A
Total		1,400	1,429	102.1%	10.5	1.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 No Build
PM

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	20	102.0%	11.9	5.4	B
	Through						
	Right Turn	10	11	110.0%	5.7	4.2	A
	Subtotal	30	31	104.7%	10.0	3.9	A
SB	Left Turn	80	82	103.0%	17.5	4.6	C
	Through	10	10	99.0%	19.7	14.5	C
	Right Turn	130	126	97.0%	6.7	1.5	A
	Subtotal	220	218	99.3%	11.7	3.0	B
EB	Left Turn	40	39	98.3%	4.9	3.2	A
	Through	320	334	104.2%	1.2	0.1	A
	Right Turn	40	39	96.3%	0.6	0.3	A
	Subtotal	400	411	102.8%	1.4	0.2	A
WB	Left Turn	20	19	96.0%	4.1	2.2	A
	Through	540	560	103.6%	2.6	0.3	A
	Right Turn	10	10	98.0%	2.3	2.6	A
	Subtotal	570	589	103.2%	2.6	0.3	A
Total		1,220	1,250	102.4%	4.0	0.7	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	100	99	99.1%	41.5	7.0	D
	Through	10	9	88.0%	37.2	23.5	D
	Right Turn	50	53	106.6%	5.9	1.3	A
	Subtotal	160	161	100.8%	31.3	6.2	C
SB	Left Turn	40	40	100.3%	35.4	8.1	D
	Through	10	10	95.0%	32.4	22.4	C
	Right Turn	120	119	98.8%	8.1	3.1	A
	Subtotal	170	168	98.9%	15.0	4.8	B
EB	Left Turn	20	19	96.5%	46.3	11.9	D
	Through	300	318	106.0%	6.3	1.2	A
	Right Turn	90	92	102.2%	2.8	1.3	A
	Subtotal	410	429	104.7%	7.9	1.3	A
WB	Left Turn	50	50	99.4%	44.8	5.0	D
	Through	350	373	106.4%	5.4	1.8	A
	Right Turn	30	32	107.0%	4.2	2.8	A
	Subtotal	430	454	105.7%	9.7	1.5	A
Total		1,170	1,213	103.7%	12.7	1.5	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 No Build
PM

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	85	106.5%	48.2	11.0	D
	Through	770	780	101.3%	23.4	3.3	C
	Right Turn	140	143	102.3%	6.6	0.9	A
	Subtotal	990	1,009	101.9%	23.1	3.7	C
SB	Left Turn	180	176	97.8%	70.9	8.2	E
	Through	710	714	100.6%	23.1	1.3	C
	Right Turn	90	93	103.3%	16.7	4.0	B
	Subtotal	980	983	100.3%	31.1	1.8	C
EB	Left Turn	120	126	104.8%	32.4	12.3	C
	Through	190	203	106.7%	38.1	4.8	D
	Right Turn	80	80	100.3%	26.6	6.8	C
	Subtotal	390	409	104.8%	34.2	4.7	C
WB	Left Turn	310	308	99.3%	42.5	5.6	D
	Through	230	236	102.7%	31.6	4.2	C
	Right Turn	110	111	101.3%	20.4	4.9	C
	Subtotal	650	655	100.8%	34.6	3.5	C
Total		3,010	3,056	101.5%	29.6	1.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM Build
AM Peak Hour

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	110	162	147.6%	370.2	43.6	F
	Through	890	1,207	135.7%	48.7	7.0	D
	Right Turn	260	386	148.4%	12.6	3.1	B
	Subtotal	1,260	1,756	139.3%	74.0	6.5	E
SB	Left Turn	160	169	105.5%	72.7	25.3	E
	Through	630	1,287	204.3%	23.5	1.9	C
	Right Turn	40	63	157.0%	14.1	6.3	B
	Subtotal	830	1,519	183.0%	28.3	4.5	C
EB	Left Turn	30	63	209.3%	64.9	16.6	E
	Through	60	130	216.7%	51.3	6.5	D
	Right Turn	160	208	130.1%	10.2	2.0	B
	Subtotal	250	401	160.4%	31.9	4.5	C
WB	Left Turn	370	414	111.8%	46.1	5.0	D
	Through	120	150	124.8%	40.4	8.2	D
	Right Turn	110	266	241.5%	12.6	2.6	B
	Subtotal	600	829	138.2%	34.0	2.4	C
Total		2,940	4,505	153.2%	47.8	3.1	D

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	40	99.5%	16.0	4.7	B
	Through	10	9	87.0%	20.7	11.1	C
	Right Turn	10	11	107.0%	4.9	4.2	A
	Subtotal	60	59	98.7%	15.4	4.3	B
SB	Left Turn	20	27	136.0%	19.8	3.9	B
	Through	10	21	206.0%	15.8	8.5	B
	Right Turn	50	66	132.0%	7.8	2.3	A
	Subtotal	80	114	142.3%	12.2	2.6	B
EB	Left Turn	30	66	220.0%	17.5	3.7	B
	Through	430	598	139.0%	6.0	1.3	A
	Right Turn	20	31	155.5%	4.2	4.0	A
	Subtotal	480	695	144.8%	7.2	1.3	A
WB	Left Turn	10	10	101.0%	11.0	6.1	B
	Through	510	728	142.7%	5.3	1.0	A
	Right Turn	10	39	394.0%	3.9	1.7	A
	Subtotal	530	778	146.7%	5.3	0.9	A
Total		1,150	1,645	143.1%	7.0	1.0	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM Build
AM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	51	84.3%	24.0	9.9	C
	Through	10	10	96.0%	24.0	10.4	C
	Right Turn	30	34	111.7%	14.2	10.7	B
	Subtotal	100	94	93.7%	20.5	8.7	C
SB	Left Turn	10	10	96.0%	19.3	16.3	C
	Through						
	Right Turn	20	12	58.5%	7.6	4.6	A
	Subtotal	30	21	71.0%	12.8	5.7	B
EB	Left Turn	10	26	260.0%	4.9	2.4	A
	Through	420	516	122.9%	1.0	0.2	A
	Right Turn	30	86	287.7%	0.5	0.2	A
	Subtotal	460	629	136.6%	1.1	0.2	A
WB	Left Turn	20	37	186.5%	5.8	2.5	A
	Through	450	720	159.9%	2.4	0.4	A
	Right Turn	10	11	112.0%	1.5	1.7	A
	Subtotal	480	768	160.0%	2.6	0.4	A
Total		1,070	1,512	141.3%	3.2	0.6	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	20	98.0%	31.6	10.1	C
	Through	10	9	86.0%	28.2	8.9	C
	Right Turn	10	9	94.0%	6.0	7.1	A
	Subtotal	40	38	94.0%	24.1	6.4	C
SB	Left Turn	70	103	146.9%	36.3	5.6	D
	Through	10	23	229.0%	33.7	14.7	C
	Right Turn	130	205	158.0%	15.4	7.1	B
	Subtotal	210	331	157.7%	23.2	5.3	C
EB	Left Turn	50	175	349.2%	11.9	2.1	B
	Through	390	376	96.4%	4.6	0.9	A
	Right Turn	20	19	93.5%	2.1	0.8	A
	Subtotal	460	569	123.7%	6.8	1.3	A
WB	Left Turn	10	15	147.0%	7.2	3.6	A
	Through	330	532	161.3%	9.0	2.3	A
	Right Turn	60	56	92.8%	5.9	2.8	A
	Subtotal	400	603	150.7%	8.7	2.2	A
Total		1,110	1,541	138.8%	11.6	2.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM Build
AM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	29	73.0%	15.9	7.2	C
	Through	10	0	0.0%	0.0	0.0	A
	Right Turn	20	12	61.5%	11.1	11.3	B
	Subtotal	70	42	59.3%	14.5	7.7	B
SB	Left Turn	20	0	0.0%	0.0	0.0	A
	Through	10	0	0.0%	0.0	0.0	A
	Right Turn	80	0	0.0%	0.0	0.0	A
	Subtotal	110	0	0.0%	0.0	0.0	A
EB	Left Turn	170	0	0.0%	0.0	0.0	A
	Through	280	440	157.1%	1.2	0.2	A
	Right Turn	20	40	198.5%	0.8	0.4	A
	Subtotal	470	480	102.0%	1.2	0.1	A
WB	Left Turn	10	20	202.0%	5.1	1.1	A
	Through	280	581	207.5%	2.5	0.2	A
	Right Turn	20	0	0.0%	0.0	0.0	A
	Subtotal	310	601	194.0%	2.6	0.3	A
Total		960	1,122	116.9%	2.2	0.3	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	70	108	154.3%	25.1	5.2	C
	Through	10	21	212.0%	27.4	11.2	C
	Right Turn	40	51	128.0%	4.6	0.6	A
	Subtotal	120	180	150.3%	19.9	3.9	B
SB	Left Turn	20	370	1851.0%	26.3	1.9	C
	Through						
	Right Turn	30	212	705.3%	11.2	2.9	B
	Subtotal	50	582	1163.6%	20.6	1.3	C
EB	Left Turn	40	100	250.5%	47.6	7.2	D
	Through	250	251	100.5%	17.1	3.3	B
	Right Turn	30	100	334.3%	10.5	4.2	B
	Subtotal	320	452	141.2%	22.7	2.6	C
WB	Left Turn	30	52	172.3%	44.4	9.4	D
	Through	210	285	135.8%	20.2	2.9	C
	Right Turn	50	255	509.4%	14.9	4.0	B
	Subtotal	290	592	204.0%	19.8	2.6	B
Total		780	1,806	231.5%	20.8	1.5	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 AM Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	157	196.3%	57.0	12.9	E
	Through	550	827	150.3%	27.0	3.3	C
	Right Turn	310	147	47.5%	6.7	1.1	A
	Subtotal	940	1,131	120.3%	28.6	3.8	C
SB	Left Turn	100	184	183.9%	75.2	7.9	E
	Through	400	788	197.0%	40.0	7.3	D
	Right Turn	100	199	198.6%	36.7	12.8	D
	Subtotal	600	1,171	195.1%	45.3	6.9	D
EB	Left Turn	80	246	307.6%	37.3	11.4	D
	Through	150	230	153.1%	38.0	3.4	D
	Right Turn	40	149	372.0%	31.1	7.6	C
	Subtotal	270	625	231.3%	36.3	4.6	D
WB	Left Turn	150	333	221.9%	60.0	14.2	E
	Through	120	227	189.0%	32.3	3.5	C
	Right Turn	50	114	227.6%	24.7	3.5	C
	Subtotal	320	673	210.4%	45.4	7.8	D
Total		2,130	3,600	169.0%	38.5	3.1	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 PM Build
PM Peak Hour

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	190	182	95.7%	122.2	42.4	F
	Through	1,170	1,158	99.0%	82.0	32.7	F
	Right Turn	330	330	100.1%	8.7	5.4	A
	Subtotal	1,690	1,670	98.8%	73.3	26.7	E
SB	Left Turn	160	163	101.6%	55.8	5.3	E
	Through	1,110	1,108	99.9%	25.5	2.7	C
	Right Turn	50	51	101.2%	16.4	8.7	B
	Subtotal	1,320	1,322	100.1%	29.2	2.7	C
EB	Left Turn	50	49	97.8%	55.7	10.2	E
	Through	100	101	100.6%	49.8	6.7	D
	Right Turn	190	194	101.8%	9.2	2.2	A
	Subtotal	340	343	100.9%	27.6	4.1	C
WB	Left Turn	360	373	103.5%	53.8	6.5	D
	Through	130	130	100.2%	34.5	6.6	C
	Right Turn	240	229	95.6%	8.3	1.6	A
	Subtotal	730	732	100.3%	36.3	4.4	D
Total		4,080	4,067	99.7%	49.0	11.3	D

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	38	95.0%	17.5	5.5	B
	Through	10	9	90.0%	12.5	12.3	B
	Right Turn	10	11	112.0%	6.3	6.0	A
	Subtotal	60	58	97.0%	15.5	5.1	B
SB	Left Turn	20	20	100.5%	16.3	7.4	B
	Through	10	10	95.0%	18.7	9.1	B
	Right Turn	50	47	94.6%	9.6	2.3	A
	Subtotal	80	77	96.1%	13.2	3.4	B
EB	Left Turn	70	70	100.3%	21.0	6.2	C
	Through	500	507	101.4%	6.0	1.8	A
	Right Turn	20	22	112.0%	4.8	3.0	A
	Subtotal	590	600	101.7%	7.7	1.8	A
WB	Left Turn	10	10	98.0%	11.7	6.8	B
	Through	640	648	101.3%	8.8	2.6	A
	Right Turn	40	39	98.3%	7.3	4.2	A
	Subtotal	690	697	101.0%	8.8	2.7	A
Total		1,420	1,432	100.8%	8.9	1.9	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 PM Build
PM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	50	50	100.2%	16.9	3.9	C
	Through	10	11	113.0%	22.5	11.6	C
	Right Turn	30	27	91.3%	11.3	4.1	B
	Subtotal	90	89	98.7%	16.0	3.3	C
SB	Left Turn	10	8	84.0%	16.5	16.9	C
	Through	10	12	120.0%	19.2	8.5	C
	Right Turn	10	12	124.0%	8.7	5.8	A
	Subtotal	30	33	109.3%	15.6	5.6	C
EB	Left Turn	30	29	98.0%	4.8	1.9	A
	Through	420	421	100.3%	1.6	0.4	A
	Right Turn	80	81	101.3%	1.0	0.3	A
	Subtotal	530	532	100.3%	1.7	0.3	A
WB	Left Turn	40	39	97.0%	6.1	2.2	A
	Through	630	643	102.0%	2.3	0.5	A
	Right Turn	10	13	127.0%	1.7	0.5	A
	Subtotal	680	694	102.1%	2.5	0.4	A
Total		1,330	1,347	101.3%	3.4	0.4	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	21	106.0%	39.2	9.5	D
	Through	10	10	103.0%	26.8	18.1	C
	Right Turn	10	11	109.0%	4.1	2.8	A
	Subtotal	40	42	106.0%	26.8	6.6	C
SB	Left Turn	90	90	99.7%	40.5	5.6	D
	Through	20	18	91.0%	35.1	9.5	D
	Right Turn	100	102	102.4%	16.5	3.7	B
	Subtotal	210	210	100.1%	28.7	4.8	C
EB	Left Turn	140	140	99.6%	17.6	5.5	B
	Through	300	305	101.7%	4.3	0.9	A
	Right Turn	20	18	90.5%	2.9	2.3	A
	Subtotal	460	463	100.6%	8.6	2.5	A
WB	Left Turn	20	20	97.5%	10.1	5.8	B
	Through	560	559	99.8%	11.7	3.7	B
	Right Turn	110	103	93.9%	8.2	4.6	A
	Subtotal	690	682	98.8%	11.1	3.7	B
Total		1,400	1,397	99.8%	13.4	2.9	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 PM Build
PM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	21	104.0%	22.7	12.9	C
	Through						
	Right Turn	10	10	96.0%	6.7	1.3	A
	Subtotal	30	30	101.3%	17.5	8.6	C
SB	Left Turn	80	81	101.4%	25.5	6.2	D
	Through	10	12	115.0%	20.5	10.0	C
	Right Turn	130	129	99.4%	14.6	6.6	B
	Subtotal	220	222	100.8%	19.2	5.1	C
EB	Left Turn	40	39	98.0%	7.0	1.6	A
	Through	320	318	99.2%	1.3	0.2	A
	Right Turn	40	42	105.3%	0.8	0.4	A
	Subtotal	400	399	99.7%	1.8	0.3	A
WB	Left Turn	20	20	97.5%	6.0	1.8	A
	Through	540	540	100.0%	4.2	1.5	A
	Right Turn	10	11	110.0%	3.5	1.9	A
	Subtotal	570	571	100.1%	4.2	1.4	A
Total		1,220	1,222	100.1%	6.6	1.6	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	100	95	95.1%	36.6	5.7	D
	Through	10	12	121.0%	44.4	20.5	D
	Right Turn	50	53	106.6%	6.5	1.3	A
	Subtotal	160	161	100.3%	26.9	4.1	C
SB	Left Turn	40	36	90.8%	37.2	8.9	D
	Through	10	8	77.0%	24.0	14.7	C
	Right Turn	120	118	98.4%	9.9	2.6	A
	Subtotal	170	162	95.4%	16.7	3.0	B
EB	Left Turn	20	21	106.0%	46.2	11.6	D
	Through	300	303	100.8%	9.1	1.4	A
	Right Turn	90	90	99.8%	6.5	2.2	A
	Subtotal	410	414	100.9%	10.4	1.8	B
WB	Left Turn	50	48	96.8%	42.5	8.5	D
	Through	350	358	102.3%	8.2	2.1	A
	Right Turn	30	31	103.0%	6.4	2.6	A
	Subtotal	430	437	101.7%	11.0	1.2	B
Total		1,170	1,173	100.3%	13.9	1.2	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2024 PM Build
PM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	76	94.6%	55.5	11.0	E
	Through	770	763	99.0%	27.7	3.9	C
	Right Turn	140	148	105.7%	4.4	0.6	A
	Subtotal	990	986	99.6%	26.5	3.5	C
SB	Left Turn	180	172	95.5%	66.4	9.7	E
	Through	710	703	99.0%	25.3	2.6	C
	Right Turn	90	93	103.3%	20.4	4.1	C
	Subtotal	980	968	98.8%	32.0	3.1	C
EB	Left Turn	120	120	99.7%	33.8	4.0	C
	Through	190	190	99.9%	51.9	6.1	D
	Right Turn	80	80	99.8%	40.3	14.6	D
	Subtotal	390	389	99.8%	43.3	5.2	D
WB	Left Turn	310	316	101.8%	57.1	13.7	E
	Through	230	228	99.3%	39.2	9.4	D
	Right Turn	110	113	102.4%	7.0	1.9	A
	Subtotal	650	657	101.0%	42.9	10.7	D
Total		3,010	3,000	99.7%	33.9	3.0	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM No Build
AM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	120	115	96.0%	70.8	32.6	E
	Through	940	941	100.1%	30.4	7.3	C
	Right Turn	380	376	99.0%	8.5	1.7	A
	Subtotal	1,440	1,432	99.4%	28.3	7.1	C
SB	Left Turn	170	168	98.6%	51.2	5.5	D
	Through	700	696	99.5%	19.4	2.2	B
	Right Turn	40	38	95.0%	5.5	2.9	A
	Subtotal	910	902	99.1%	24.9	2.4	C
EB	Left Turn	30	28	93.0%	63.4	20.3	E
	Through	60	59	99.0%	50.7	6.0	D
	Right Turn	170	165	97.1%	6.5	1.3	A
	Subtotal	260	252	97.0%	23.7	4.2	C
WB	Left Turn	430	429	99.7%	43.2	4.6	D
	Through	120	123	102.7%	32.6	4.5	C
	Right Turn	110	114	104.0%	8.1	1.1	A
	Subtotal	660	666	101.0%	35.3	2.7	D
Total		3,270	3,253	99.5%	28.6	3.3	C

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	38	94.5%	16.7	5.2	B
	Through	10	10	104.0%	14.7	9.1	B
	Right Turn	10	10	100.0%	6.0	3.2	A
	Subtotal	60	58	97.0%	13.9	3.5	B
SB	Left Turn	20	18	87.5%	17.1	8.2	B
	Through	10	10	98.0%	14.7	7.3	B
	Right Turn	60	63	105.0%	5.4	1.3	A
	Subtotal	90	90	100.3%	8.5	2.5	A
EB	Left Turn	40	41	103.5%	9.1	2.0	A
	Through	550	547	99.4%	5.0	1.5	A
	Right Turn	20	20	101.5%	2.2	1.6	A
	Subtotal	610	608	99.7%	5.2	1.3	A
WB	Left Turn	10	10	96.0%	7.8	6.9	A
	Through	560	568	101.4%	4.2	1.0	A
	Right Turn	10	11	111.0%	3.0	6.7	A
	Subtotal	580	589	101.5%	4.2	1.1	A
Total		1,340	1,345	100.4%	5.3	0.9	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM No Build
AM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	70	73	104.7%	15.2	3.8	C
	Through	10	12	120.0%	15.4	4.1	C
	Right Turn	30	28	92.0%	9.0	4.4	A
	Subtotal	110	113	102.6%	13.6	3.4	B
SB	Left Turn	10	8	84.0%	11.4	6.5	B
	Through						
	Right Turn	20	21	102.5%	6.3	5.3	A
	Subtotal	30	29	96.3%	7.9	4.4	A
EB	Left Turn	20	19	95.5%	4.6	3.1	A
	Through	530	527	99.5%	0.6	0.1	A
	Right Turn	30	31	103.0%	0.2	0.1	A
	Subtotal	580	577	99.5%	0.7	0.1	A
WB	Left Turn	20	17	85.0%	4.0	1.9	A
	Through	490	493	100.6%	1.5	0.2	A
	Right Turn	10	10	99.0%	0.8	0.7	A
	Subtotal	520	520	100.0%	1.6	0.2	A
Total		1,240	1,239	99.9%	2.5	0.4	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	17	85.0%	31.4	11.9	C
	Through	10	12	120.0%	27.7	13.6	C
	Right Turn	10	11	107.0%	5.3	4.9	A
	Subtotal	40	40	99.3%	23.5	11.4	C
SB	Left Turn	70	69	99.1%	34.3	5.2	C
	Through	10	10	96.0%	40.6	24.0	D
	Right Turn	170	173	101.8%	7.4	2.0	A
	Subtotal	250	252	100.8%	15.8	3.0	B
EB	Left Turn	220	216	98.3%	8.3	0.8	A
	Through	340	343	100.9%	3.2	0.7	A
	Right Turn	10	10	98.0%	0.5	0.4	A
	Subtotal	570	569	99.8%	5.2	0.6	A
WB	Left Turn	10	9	87.0%	6.4	4.2	A
	Through	330	335	101.6%	6.6	1.4	A
	Right Turn	60	62	103.5%	4.1	1.6	A
	Subtotal	400	406	101.6%	6.2	1.2	A
Total		1,260	1,267	100.6%	8.3	0.8	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM No Build
AM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	41	103.3%	9.5	2.5	A
	Through						
	Right Turn	20	19	95.5%	5.2	2.6	A
	Subtotal	60	60	100.7%	7.9	2.1	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	400	405	101.4%	1.1	0.2	A
	Right Turn	20	21	103.0%	0.6	0.5	A
	Subtotal	420	426	101.4%	1.1	0.2	A
WB	Left Turn	10	10	95.0%	2.9	1.8	A
	Through	360	361	100.2%	1.8	0.2	A
	Right Turn						
	Subtotal	370	370	100.1%	1.8	0.2	A
Total		850	857	100.8%	1.8	0.2	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	77	96.4%	29.6	4.8	C
	Through	20	20	102.0%	34.6	9.7	C
	Right Turn	50	53	105.8%	5.0	1.3	A
	Subtotal	150	150	100.3%	22.4	3.6	C
SB	Left Turn	240	237	98.7%	38.5	4.6	D
	Through	20	19	93.5%	26.5	15.9	C
	Right Turn	110	110	99.8%	6.0	3.2	A
	Subtotal	370	365	98.7%	28.3	2.7	C
EB	Left Turn	160	158	98.9%	40.7	5.4	D
	Through	230	223	97.1%	6.7	1.5	A
	Right Turn	30	30	100.3%	3.7	2.5	A
	Subtotal	420	412	98.0%	20.1	2.7	C
WB	Left Turn	30	29	96.0%	51.0	10.3	D
	Through	180	187	104.0%	12.0	2.2	B
	Right Turn	260	266	102.2%	7.7	2.0	A
	Subtotal	470	482	102.5%	12.4	2.0	B
Total		1,410	1,409	99.9%	19.8	1.7	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM No Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	140	142	101.1%	45.3	5.0	D
	Through	580	568	98.0%	16.2	2.5	B
	Right Turn	320	316	98.7%	8.4	1.1	A
	Subtotal	1,040	1,026	98.6%	17.6	1.6	B
SB	Left Turn	100	99	98.9%	55.0	13.2	D
	Through	420	414	98.5%	19.7	2.7	B
	Right Turn	210	211	100.6%	11.8	2.6	B
	Subtotal	730	724	99.2%	22.9	4.1	C
EB	Left Turn	180	177	98.2%	32.5	2.9	C
	Through	170	180	105.9%	36.8	5.7	D
	Right Turn	120	121	100.8%	22.5	5.3	C
	Subtotal	470	478	101.7%	31.5	3.5	C
WB	Left Turn	160	159	99.4%	31.1	4.3	C
	Through	120	126	104.8%	34.0	5.4	C
	Right Turn	50	53	105.6%	20.7	5.3	C
	Subtotal	330	338	102.3%	30.3	3.3	C
Total		2,570	2,565	99.8%	23.4	1.9	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM No Build
PM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	200	162	81.2%	370.2	43.6	F
	Through	1,260	1,207	95.8%	48.7	7.0	D
	Right Turn	410	386	94.1%	12.6	3.1	B
	Subtotal	1,870	1,756	93.9%	74.0	6.5	E
SB	Left Turn	170	169	99.3%	72.7	25.3	E
	Through	1,270	1,287	101.4%	23.5	1.9	C
	Right Turn	60	63	104.7%	14.1	6.3	B
	Subtotal	1,500	1,519	101.3%	28.3	4.5	C
EB	Left Turn	60	63	104.7%	64.9	16.6	E
	Through	130	130	100.0%	51.3	6.5	D
	Right Turn	200	208	104.1%	10.2	2.0	B
	Subtotal	390	401	102.8%	31.9	4.5	C
WB	Left Turn	400	414	103.4%	46.1	5.0	D
	Through	140	150	106.9%	40.4	8.2	D
	Right Turn	260	266	102.2%	12.6	2.6	B
	Subtotal	800	829	103.6%	34.0	2.4	C
Total		4,560	4,505	98.8%	47.8	3.1	D

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	40	99.5%	16.0	4.7	B
	Through	10	9	87.0%	20.7	11.1	C
	Right Turn	10	11	107.0%	4.9	4.2	A
	Subtotal	60	59	98.7%	15.4	4.3	B
SB	Left Turn	30	27	90.7%	19.8	3.9	B
	Through	20	21	103.0%	15.8	8.5	B
	Right Turn	60	66	110.0%	7.8	2.3	A
	Subtotal	110	114	103.5%	12.2	2.6	B
EB	Left Turn	70	66	94.3%	17.5	3.7	B
	Through	610	598	98.0%	6.0	1.3	A
	Right Turn	30	31	103.7%	4.2	4.0	A
	Subtotal	710	695	97.9%	7.2	1.3	A
WB	Left Turn	10	10	101.0%	11.0	6.1	B
	Through	700	728	104.0%	5.3	1.0	A
	Right Turn	40	39	98.5%	3.9	1.7	A
	Subtotal	750	778	103.7%	5.3	0.9	A
Total		1,630	1,645	100.9%	7.0	1.0	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM No Build
PM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	50	51	101.2%	24.0	9.9	C
	Through	10	10	96.0%	24.0	10.4	C
	Right Turn	30	34	111.7%	14.2	10.7	B
	Subtotal	90	94	104.1%	20.5	8.7	C
SB	Left Turn	10	10	96.0%	19.3	16.3	C
	Through	10	10	104.0%	20.4	8.8	C
	Right Turn	10	12	117.0%	7.6	4.6	A
	Subtotal	30	32	105.7%	15.8	3.8	C
EB	Left Turn	30	26	86.7%	4.9	2.4	A
	Through	530	516	97.4%	1.0	0.2	A
	Right Turn	90	86	95.9%	0.5	0.2	A
	Subtotal	650	629	96.7%	1.1	0.2	A
WB	Left Turn	40	37	93.3%	5.8	2.5	A
	Through	690	720	104.3%	2.4	0.4	A
	Right Turn	10	11	112.0%	1.5	1.7	A
	Subtotal	740	768	103.8%	2.6	0.4	A
Total		1,510	1,522	100.8%	3.3	0.6	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	20	98.0%	31.6	10.1	C
	Through	10	9	86.0%	28.2	8.9	C
	Right Turn	10	9	94.0%	6.0	7.1	A
	Subtotal	40	38	94.0%	24.1	6.4	C
SB	Left Turn	100	103	102.8%	36.3	5.6	D
	Through	20	23	114.5%	33.7	14.7	C
	Right Turn	200	205	102.7%	15.4	7.1	B
	Subtotal	320	331	103.5%	23.2	5.3	C
EB	Left Turn	180	175	97.0%	11.9	2.1	B
	Through	370	376	101.6%	4.6	0.9	A
	Right Turn	20	19	93.5%	2.1	0.8	A
	Subtotal	570	569	99.9%	6.8	1.3	A
WB	Left Turn	20	15	73.5%	7.2	3.6	A
	Through	520	532	102.3%	9.0	2.3	A
	Right Turn	60	56	92.8%	5.9	2.8	A
	Subtotal	600	603	100.4%	8.7	2.2	A
Total		1,530	1,541	100.7%	11.6	2.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM No Build
PM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	29	97.3%	15.9	7.2	C
	Through						
	Right Turn	10	12	123.0%	11.1	11.3	B
	Subtotal	40	42	103.8%	14.5	7.7	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	440	440	100.0%	1.2	0.2	A
	Right Turn	40	40	99.3%	0.8	0.4	A
	Subtotal	480	480	99.9%	1.2	0.1	A
WB	Left Turn	20	20	101.0%	5.1	1.1	A
	Through	570	581	101.9%	2.5	0.2	A
	Right Turn						
	Subtotal	590	601	101.9%	2.6	0.3	A
Total		1,110	1,122	101.1%	2.4	0.3	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	110	108	98.2%	25.1	5.2	C
	Through	20	21	106.0%	27.4	11.2	C
	Right Turn	50	51	102.4%	4.6	0.6	A
	Subtotal	180	180	100.2%	19.9	3.9	B
SB	Left Turn	370	370	100.1%	26.3	1.9	C
	Through	100	102	101.6%	21.6	3.0	C
	Right Turn	210	212	100.8%	11.2	2.9	B
	Subtotal	680	683	100.5%	20.8	1.3	C
EB	Left Turn	100	100	100.2%	47.6	7.2	D
	Through	250	251	100.5%	17.1	3.3	B
	Right Turn	100	100	100.3%	10.5	4.2	B
	Subtotal	450	452	100.4%	22.7	2.6	C
WB	Left Turn	50	52	103.4%	44.4	9.4	D
	Through	270	285	105.6%	20.2	2.9	C
	Right Turn	250	255	101.9%	14.9	4.0	B
	Subtotal	570	592	103.8%	19.8	2.6	B
Total		1,880	1,907	101.4%	20.8	1.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM No Build
PM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	160	157	98.1%	57.0	12.9	E
	Through	820	827	100.8%	27.0	3.3	C
	Right Turn	150	147	98.1%	6.7	1.1	A
	Subtotal	1,130	1,131	100.1%	28.6	3.8	C
SB	Left Turn	190	184	96.8%	75.2	7.9	E
	Through	760	788	103.7%	40.0	7.3	D
	Right Turn	190	199	104.5%	36.7	12.8	D
	Subtotal	1,140	1,171	102.7%	45.3	6.9	D
EB	Left Turn	250	246	98.4%	37.3	11.4	D
	Through	230	230	99.9%	38.0	3.4	D
	Right Turn	140	149	106.3%	31.1	7.6	C
	Subtotal	620	625	100.7%	36.3	4.6	D
WB	Left Turn	330	333	100.8%	60.0	14.2	E
	Through	220	227	103.1%	32.3	3.5	C
	Right Turn	120	114	94.8%	24.7	3.5	C
	Subtotal	670	673	100.5%	45.4	7.8	D
Total		3,560	3,600	101.1%	38.5	3.1	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM Build
AM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	120	120	99.8%	80.6	23.0	F
	Through	940	924	98.3%	38.3	12.8	D
	Right Turn	380	375	98.6%	5.5	1.1	A
	Subtotal	1,440	1,418	98.5%	33.3	8.3	C
SB	Left Turn	170	170	99.8%	70.3	15.9	E
	Through	700	706	100.9%	26.2	3.1	C
	Right Turn	40	40	99.8%	9.0	5.1	A
	Subtotal	910	916	100.6%	33.4	4.8	C
EB	Left Turn	30	31	102.3%	49.8	15.3	D
	Through	60	58	96.7%	55.0	8.3	D
	Right Turn	170	162	95.2%	6.3	1.5	A
	Subtotal	260	251	96.4%	22.8	3.2	C
WB	Left Turn	430	438	101.8%	46.7	6.3	D
	Through	120	123	102.8%	27.9	2.9	C
	Right Turn	110	111	100.7%	6.4	2.0	A
	Subtotal	660	672	101.8%	36.6	4.8	D
Total		3,270	3,256	99.6%	33.2	4.9	C

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	40	99.8%	19.6	3.8	B
	Through	10	10	99.0%	13.4	10.0	B
	Right Turn	10	11	110.0%	13.0	10.6	B
	Subtotal	60	61	101.3%	17.4	3.0	B
SB	Left Turn	20	20	100.0%	16.6	4.9	B
	Through	10	11	106.0%	16.0	6.6	B
	Right Turn	60	58	95.8%	8.5	3.7	A
	Subtotal	90	88	97.9%	11.3	3.6	B
EB	Left Turn	40	38	94.5%	14.0	5.7	B
	Through	550	548	99.7%	7.6	1.6	A
	Right Turn	20	21	106.5%	4.7	2.8	A
	Subtotal	610	607	99.6%	7.9	1.6	A
WB	Left Turn	10	10	99.0%	14.3	11.4	B
	Through	560	571	101.9%	6.7	2.0	A
	Right Turn	10	10	98.0%	3.3	2.6	A
	Subtotal	580	590	101.8%	6.7	1.9	A
Total		1,340	1,347	100.5%	8.1	1.4	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM Build
AM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	70	71	101.1%	20.8	5.6	C
	Through	10	11	109.0%	18.2	9.5	C
	Right Turn	30	28	91.7%	12.4	5.8	B
	Subtotal	110	109	99.3%	18.4	4.4	C
SB	Left Turn	10	9	85.0%	10.8	4.9	B
	Through						
	Right Turn	20	22	108.0%	6.6	2.1	A
	Subtotal	30	30	100.3%	8.1	2.8	A
EB	Left Turn	20	20	99.0%	4.6	1.7	A
	Through	530	528	99.5%	1.3	0.2	A
	Right Turn	30	33	109.7%	0.8	0.3	A
	Subtotal	580	580	100.0%	1.4	0.2	A
WB	Left Turn	20	22	109.0%	4.7	1.9	A
	Through	490	503	102.6%	1.8	0.2	A
	Right Turn	10	10	102.0%	1.3	1.1	A
	Subtotal	520	535	102.8%	1.8	0.2	A
Total		1,240	1,254	101.1%	3.3	0.5	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	19	94.5%	37.9	12.7	D
	Through	10	10	96.0%	21.8	17.8	C
	Right Turn	10	10	104.0%	5.2	2.7	A
	Subtotal	40	39	97.3%	25.6	7.2	C
SB	Left Turn	70	73	103.7%	36.1	5.2	D
	Through	10	10	96.0%	35.5	22.3	D
	Right Turn	170	175	103.1%	8.4	1.6	A
	Subtotal	250	258	103.0%	17.2	2.6	B
EB	Left Turn	220	217	98.8%	9.2	1.0	A
	Through	340	340	99.9%	5.6	1.5	A
	Right Turn	10	10	98.0%	4.9	5.8	A
	Subtotal	570	567	99.4%	6.9	1.0	A
WB	Left Turn	10	11	114.0%	5.7	3.7	A
	Through	330	344	104.2%	8.9	2.1	A
	Right Turn	60	63	105.7%	5.4	2.8	A
	Subtotal	400	419	104.6%	8.4	2.0	A
Total		1,260	1,282	101.7%	10.2	0.9	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM Build
AM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	42	105.0%	11.7	3.1	B
	Through						
	Right Turn	20	21	105.5%	5.4	1.5	A
	Subtotal	60	63	105.2%	9.2	2.0	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	400	406	101.4%	1.2	0.2	A
	Right Turn	20	20	100.5%	0.9	0.4	A
	Subtotal	420	426	101.4%	1.2	0.2	A
WB	Left Turn	10	9	86.0%	4.8	4.4	A
	Through	360	370	102.8%	2.4	0.3	A
	Right Turn						
	Subtotal	370	379	102.4%	2.5	0.3	A
Total		850	868	102.1%	2.3	0.2	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	84	104.4%	33.2	5.5	C
	Through	20	18	92.0%	37.5	14.8	D
	Right Turn	50	53	105.8%	5.7	1.2	A
	Subtotal	150	155	103.2%	24.9	4.1	C
SB	Left Turn	240	236	98.3%	39.1	5.4	D
	Through	20	19	93.5%	24.4	6.3	C
	Right Turn	110	106	96.4%	7.5	2.9	A
	Subtotal	370	361	97.5%	29.2	3.6	C
EB	Left Turn	160	153	95.4%	42.1	5.3	D
	Through	230	235	102.1%	11.5	2.6	B
	Right Turn	30	30	101.3%	7.5	3.4	A
	Subtotal	420	418	99.5%	21.5	3.6	C
WB	Left Turn	30	28	92.3%	41.4	12.4	D
	Through	180	190	105.6%	18.1	5.0	B
	Right Turn	260	259	99.5%	12.0	3.5	B
	Subtotal	470	476	101.3%	16.2	4.1	B
Total		1,410	1,410	100.0%	22.2	2.1	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 AM Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	140	139	99.3%	43.5	3.5	D
	Through	580	574	99.0%	18.0	2.3	B
	Right Turn	320	321	100.4%	5.6	1.2	A
	Subtotal	1,040	1,035	99.5%	17.3	1.8	B
SB	Left Turn	100	102	102.1%	54.8	13.3	D
	Through	420	422	100.4%	22.6	3.5	C
	Right Turn	210	212	101.1%	13.9	2.5	B
	Subtotal	730	736	100.8%	24.7	2.2	C
EB	Left Turn	180	180	100.2%	35.8	6.5	D
	Through	170	181	106.4%	36.9	5.2	D
	Right Turn	120	117	97.3%	31.4	6.2	C
	Subtotal	470	478	101.7%	35.3	4.2	D
WB	Left Turn	160	155	96.8%	39.0	17.2	D
	Through	120	126	104.8%	30.2	3.9	C
	Right Turn	50	50	99.8%	4.3	1.6	A
	Subtotal	330	330	100.1%	30.3	8.6	C
Total		2,570	2,579	100.3%	24.6	2.0	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM Build
PM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	200	166	83.2%	370.5	39.7	F
	Through	1,260	1,152	91.5%	84.1	25.5	F
	Right Turn	410	389	94.8%	15.2	5.0	B
	Subtotal	1,870	1,707	91.3%	97.4	14.3	F
SB	Left Turn	170	170	99.8%	80.5	27.8	F
	Through	1,270	1,280	100.8%	29.8	4.5	C
	Right Turn	60	60	100.0%	17.4	7.0	B
	Subtotal	1,500	1,510	100.6%	34.8	6.6	C
EB	Left Turn	60	55	92.0%	56.6	9.5	E
	Through	130	126	97.2%	50.6	5.9	D
	Right Turn	200	205	102.6%	11.2	2.3	B
	Subtotal	390	387	99.2%	30.2	3.4	C
WB	Left Turn	400	396	99.1%	60.8	16.0	E
	Through	140	140	99.7%	32.5	4.6	C
	Right Turn	260	266	102.3%	10.3	3.4	B
	Subtotal	800	802	100.2%	38.8	10.1	D
Total		4,560	4,406	96.6%	60.0	6.8	E

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	39	98.3%	18.7	4.7	B
	Through	10	10	101.0%	15.8	8.5	B
	Right Turn	10	11	112.0%	11.1	7.4	B
	Subtotal	60	61	101.0%	16.6	3.1	B
SB	Left Turn	30	30	99.7%	18.9	6.8	B
	Through	20	23	115.0%	15.6	4.4	B
	Right Turn	60	61	101.5%	11.1	3.4	B
	Subtotal	110	114	103.5%	14.0	3.0	B
EB	Left Turn	70	68	97.6%	25.8	5.8	C
	Through	610	598	98.0%	9.1	2.5	A
	Right Turn	30	28	94.0%	6.8	2.4	A
	Subtotal	710	694	97.8%	10.7	2.6	B
WB	Left Turn	10	9	85.0%	16.0	14.4	B
	Through	700	711	101.6%	10.9	2.0	B
	Right Turn	40	40	100.5%	7.9	3.2	A
	Subtotal	750	760	101.3%	10.9	2.0	B
Total		1,630	1,629	99.9%	11.3	2.0	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM Build
PM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	50	49	98.0%	31.4	13.6	D
	Through	10	11	110.0%	27.4	23.8	D
	Right Turn	30	25	84.3%	24.9	18.1	C
	Subtotal	90	85	94.8%	29.1	14.5	D
SB	Left Turn	10	10	102.0%	24.5	28.2	C
	Through	10	11	109.0%	30.7	11.9	D
	Right Turn	10	12	119.0%	9.8	6.0	A
	Subtotal	30	33	110.0%	20.1	7.4	C
EB	Left Turn	30	27	90.0%	5.8	1.6	A
	Through	530	527	99.4%	2.0	0.3	A
	Right Turn	90	81	90.1%	1.0	0.3	A
	Subtotal	650	635	97.7%	2.0	0.3	A
WB	Left Turn	40	41	103.0%	7.1	1.1	A
	Through	690	710	102.9%	2.3	0.2	A
	Right Turn	10	11	106.0%	1.7	1.4	A
	Subtotal	740	762	103.0%	2.6	0.3	A
Total		1,510	1,515	100.4%	4.4	1.2	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	23	114.0%	47.8	15.0	D
	Through	10	11	110.0%	33.8	12.3	C
	Right Turn	10	11	111.0%	6.3	5.8	A
	Subtotal	40	45	112.3%	34.3	9.2	C
SB	Left Turn	100	106	105.9%	40.0	5.3	D
	Through	20	23	114.0%	40.7	15.4	D
	Right Turn	200	200	100.2%	21.5	8.7	C
	Subtotal	320	329	102.8%	29.4	7.4	C
EB	Left Turn	180	177	98.1%	16.2	4.8	B
	Through	370	372	100.6%	6.2	1.0	A
	Right Turn	20	22	107.5%	6.1	5.4	A
	Subtotal	570	570	100.1%	9.3	2.1	A
WB	Left Turn	20	19	94.0%	12.0	4.2	B
	Through	520	526	101.2%	12.8	3.1	B
	Right Turn	60	64	106.8%	9.3	3.7	A
	Subtotal	600	609	101.5%	12.5	3.0	B
Total		1,530	1,553	101.5%	15.6	2.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM Build
PM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	32	106.0%	16.5	6.0	C
	Through						
	Right Turn	10	10	100.0%	5.7	4.4	A
	Subtotal	40	42	104.5%	14.1	5.3	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	440	443	100.7%	1.5	0.2	A
	Right Turn	40	41	102.5%	1.1	0.3	A
	Subtotal	480	484	100.8%	1.5	0.2	A
WB	Left Turn	20	20	98.5%	5.8	2.7	A
	Through	570	584	102.5%	3.4	0.6	A
	Right Turn						
	Subtotal	590	604	102.3%	3.4	0.6	A
Total		1,110	1,130	101.8%	3.0	0.5	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	110	108	98.1%	53.0	15.9	D
	Through	20	20	101.5%	50.9	19.0	D
	Right Turn	50	50	99.8%	9.6	8.0	A
	Subtotal	180	178	98.9%	40.5	13.6	D
SB	Left Turn	370	365	98.6%	33.8	6.6	C
	Through	100	104	104.0%	23.7	3.7	C
	Right Turn	210	211	100.4%	13.6	1.7	B
	Subtotal	680	680	99.9%	26.0	3.6	C
EB	Left Turn	100	101	101.1%	61.5	17.4	E
	Through	250	253	101.2%	19.7	3.9	B
	Right Turn	100	101	100.9%	15.1	3.2	B
	Subtotal	450	455	101.1%	28.8	6.3	C
WB	Left Turn	50	50	100.0%	64.0	11.8	E
	Through	270	293	108.6%	42.8	16.7	D
	Right Turn	250	249	99.7%	36.0	15.9	D
	Subtotal	570	592	103.9%	41.6	15.4	D
Total		1,880	1,905	101.3%	32.8	5.6	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2030 PM Build
PM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	160	158	98.9%	132.4	40.1	F
	Through	820	814	99.2%	29.6	3.2	C
	Right Turn	150	154	102.4%	5.2	0.6	A
	Subtotal	1,130	1,125	99.6%	42.4	8.2	D
SB	Left Turn	190	189	99.2%	70.8	8.8	E
	Through	760	763	100.4%	66.1	19.0	E
	Right Turn	190	190	99.8%	70.8	22.6	E
	Subtotal	1,140	1,141	100.1%	67.8	17.2	E
EB	Left Turn	250	255	101.9%	61.0	21.2	E
	Through	230	224	97.6%	70.6	17.0	E
	Right Turn	140	136	97.2%	63.3	17.7	E
	Subtotal	620	615	99.2%	65.2	18.1	E
WB	Left Turn	330	329	99.6%	43.0	14.8	D
	Through	220	228	103.6%	35.0	9.7	D
	Right Turn	120	124	103.2%	8.3	1.9	A
	Subtotal	670	681	101.6%	34.1	10.2	C
Total		3,560	3,563	100.1%	53.4	8.4	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
AM Peak Hour

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	130	125	96.3%	42.8	6.6	D
	Through	1,050	1,043	99.4%	37.6	9.2	D
	Right Turn	500	505	101.1%	13.4	2.4	B
	Subtotal	1,680	1,674	99.6%	30.8	6.1	C
SB	Left Turn	180	173	96.1%	61.0	12.3	E
	Through	790	794	100.5%	28.3	3.4	C
	Right Turn	50	53	105.0%	14.4	4.4	B
	Subtotal	1,020	1,019	99.9%	33.4	4.3	C
EB	Left Turn	40	41	102.0%	60.5	15.4	E
	Through	70	71	100.7%	48.2	8.6	D
	Right Turn	190	196	102.9%	8.0	1.1	A
	Subtotal	300	307	102.3%	24.2	3.9	C
WB	Left Turn	470	473	100.6%	41.3	4.6	D
	Through	130	124	95.2%	32.0	5.3	C
	Right Turn	110	109	99.2%	9.0	2.1	A
	Subtotal	710	706	99.4%	34.8	3.0	C
Total		3,710	3,706	99.9%	31.7	3.2	C

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	50	47	93.6%	18.5	5.3	B
	Through	20	21	106.5%	17.3	3.1	B
	Right Turn	10	11	106.0%	8.7	4.4	A
	Subtotal	80	79	98.4%	16.7	2.3	B
SB	Left Turn	20	19	95.5%	15.0	6.8	B
	Through	10	10	99.0%	14.8	10.5	B
	Right Turn	60	60	100.2%	5.8	1.0	A
	Subtotal	90	89	99.0%	8.8	2.7	A
EB	Left Turn	40	39	97.0%	11.5	3.1	B
	Through	690	686	99.4%	5.6	0.7	A
	Right Turn	20	23	114.0%	1.8	1.0	A
	Subtotal	750	747	99.6%	5.8	0.7	A
WB	Left Turn	20	20	97.5%	10.3	3.9	B
	Through	600	600	99.9%	4.6	1.6	A
	Right Turn	20	20	101.0%	1.5	1.0	A
	Subtotal	640	639	99.9%	4.7	1.5	A
Total		1,560	1,554	99.6%	6.1	1.0	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
AM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	70	72	102.1%	17.9	5.3	C
	Through	10	11	105.0%	20.1	20.4	C
	Right Turn	40	41	103.0%	10.7	3.4	B
	Subtotal	120	123	102.7%	15.6	4.7	C
SB	Left Turn	10	11	113.0%	14.2	9.3	B
	Through						
	Right Turn	30	33	108.7%	4.9	1.6	A
	Subtotal	40	44	109.8%	7.4	2.7	A
EB	Left Turn	10	8	82.0%	2.8	1.6	A
	Through	680	678	99.8%	0.8	0.2	A
	Right Turn	30	29	95.0%	0.3	0.3	A
	Subtotal	720	715	99.3%	0.8	0.2	A
WB	Left Turn	20	19	93.0%	3.2	1.3	A
	Through	540	539	99.9%	1.7	0.2	A
	Right Turn	10	11	112.0%	1.8	1.1	A
	Subtotal	570	569	99.8%	1.8	0.2	A
Total		1,450	1,451	100.1%	2.5	0.4	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	18	90.5%	38.6	12.2	D
	Through	20	20	101.0%	30.4	12.1	C
	Right Turn	10	10	96.0%	5.2	3.5	A
	Subtotal	50	48	95.8%	27.3	8.3	C
SB	Left Turn	80	78	97.1%	36.0	4.5	D
	Through	10	9	90.0%	28.6	20.2	C
	Right Turn	230	226	98.3%	8.0	3.0	A
	Subtotal	320	313	97.7%	16.3	2.3	B
EB	Left Turn	290	286	98.7%	9.7	1.8	A
	Through	430	442	102.8%	4.3	1.1	A
	Right Turn	10	11	109.0%	1.5	1.3	A
	Subtotal	730	739	101.3%	6.3	1.2	A
WB	Left Turn	10	9	89.0%	5.9	5.4	A
	Through	320	325	101.4%	7.6	1.1	A
	Right Turn	70	66	94.7%	4.8	2.2	A
	Subtotal	400	400	99.9%	7.1	1.2	A
Total		1,500	1,500	100.0%	9.4	1.4	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
AM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	37	93.5%	8.7	2.5	A
	Through						
	Right Turn	30	32	105.7%	4.0	0.8	A
	Subtotal	70	69	98.7%	6.3	1.1	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	500	509	101.9%	1.1	0.2	A
	Right Turn	20	21	106.0%	0.6	0.5	A
	Subtotal	520	531	102.0%	1.1	0.2	A
WB	Left Turn	10	11	106.0%	4.3	3.1	A
	Through	360	361	100.4%	2.1	0.5	A
	Right Turn						
	Subtotal	370	372	100.5%	2.1	0.5	A
Total		960	972	101.2%	1.9	0.2	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	82	103.0%	33.3	7.6	C
	Through	60	62	103.2%	29.9	8.3	C
	Right Turn	50	51	101.4%	4.9	0.8	A
	Subtotal	190	195	102.6%	25.7	5.4	C
SB	Left Turn	210	202	96.3%	38.0	3.7	D
	Through	50	52	104.0%	29.1	8.8	C
	Right Turn	110	106	96.5%	15.7	5.2	B
	Subtotal	370	360	97.4%	30.5	2.8	C
EB	Left Turn	230	230	99.9%	41.9	6.7	D
	Through	270	277	102.6%	7.0	2.0	A
	Right Turn	30	33	110.3%	3.9	2.5	A
	Subtotal	530	540	101.9%	22.2	3.2	C
WB	Left Turn	40	36	90.0%	39.5	10.3	D
	Through	180	182	101.1%	16.5	3.9	B
	Right Turn	220	222	100.8%	10.9	2.6	B
	Subtotal	440	440	99.9%	15.6	2.9	B
Total		1,530	1,535	100.3%	22.7	2.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	130	129	99.5%	41.2	6.2	D
	Through	690	697	100.9%	19.7	2.4	B
	Right Turn	350	349	99.8%	10.6	2.1	B
	Subtotal	1,170	1,175	100.4%	19.3	2.4	B
SB	Left Turn	120	115	95.9%	75.9	23.6	E
	Through	510	513	100.6%	20.7	3.0	C
	Right Turn	150	150	100.1%	12.6	2.9	B
	Subtotal	780	778	99.8%	27.2	4.0	C
EB	Left Turn	140	131	93.6%	29.3	6.0	C
	Through	220	235	107.0%	34.8	4.6	C
	Right Turn	130	126	96.6%	25.0	4.5	C
	Subtotal	490	492	100.4%	30.9	3.8	C
WB	Left Turn	180	179	99.2%	29.3	4.1	C
	Through	170	170	99.7%	30.2	5.2	C
	Right Turn	80	78	97.9%	20.9	6.9	C
	Subtotal	430	426	99.2%	28.1	4.1	C
Total		2,870	2,872	100.1%	24.8	1.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
PM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	230	207	90.1%	119.0	7.5	F
	Through	1,420	1,312	92.4%	123.4	4.5	F
	Right Turn	480	447	93.1%	24.7	3.4	C
	Subtotal	2,130	1,966	92.3%	99.2	3.8	F
SB	Left Turn	190	197	103.7%	112.0	43.1	F
	Through	1,470	1,472	100.1%	38.6	4.9	D
	Right Turn	60	61	101.2%	25.3	9.4	C
	Subtotal	1,720	1,729	100.5%	47.5	9.1	D
EB	Left Turn	60	57	95.7%	78.8	17.8	E
	Through	150	157	104.5%	51.7	7.4	D
	Right Turn	230	237	103.0%	14.5	2.3	B
	Subtotal	440	451	102.5%	35.6	4.6	D
WB	Left Turn	440	437	99.4%	42.3	6.8	D
	Through	160	158	98.8%	31.7	4.1	C
	Right Turn	270	265	98.2%	13.1	2.0	B
	Subtotal	870	860	98.9%	31.6	4.4	C
Total		5,160	5,007	97.0%	62.9	3.7	E

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	40	99.5%	17.3	4.4	B
	Through	10	11	110.0%	16.6	12.2	B
	Right Turn	10	11	111.0%	5.3	2.7	A
	Subtotal	60	62	103.2%	15.9	4.6	B
SB	Left Turn	30	29	97.7%	18.3	8.4	B
	Through	20	21	104.5%	19.4	8.0	B
	Right Turn	60	60	100.7%	7.0	2.5	A
	Subtotal	110	111	100.5%	12.3	2.7	B
EB	Left Turn	80	80	100.5%	16.7	4.2	B
	Through	710	704	99.1%	6.5	1.6	A
	Right Turn	30	28	92.3%	4.1	3.4	A
	Subtotal	820	812	99.0%	7.4	1.6	A
WB	Left Turn	10	10	103.0%	10.0	8.9	A
	Through	770	763	99.1%	6.5	1.3	A
	Right Turn	50	53	105.4%	3.6	1.8	A
	Subtotal	830	826	99.5%	6.4	1.3	A
Total		1,820	1,810	99.5%	7.6	1.0	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
PM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	63	105.0%	27.5	12.3	D
	Through	10	9	92.0%	30.3	13.4	D
	Right Turn	40	42	104.3%	11.5	6.4	B
	Subtotal	110	114	103.5%	22.3	9.7	C
SB	Left Turn	10	12	117.0%	15.2	9.2	C
	Through	10	10	98.0%	22.8	16.6	C
	Right Turn	20	22	107.5%	6.9	3.1	A
	Subtotal	40	43	107.5%	14.3	7.8	B
EB	Left Turn	40	40	99.8%	5.5	1.7	A
	Through	610	595	97.5%	1.0	0.2	A
	Right Turn	100	100	100.1%	0.6	0.2	A
	Subtotal	750	735	98.0%	1.2	0.2	A
WB	Left Turn	40	41	101.3%	6.2	2.1	A
	Through	750	752	100.2%	2.2	0.3	A
	Right Turn	10	11	108.0%	1.9	2.0	A
	Subtotal	800	803	100.4%	2.4	0.3	A
Total		1,700	1,695	99.7%	3.6	0.9	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	18	91.5%	40.6	14.7	D
	Through	20	21	104.5%	33.1	7.4	C
	Right Turn	10	10	104.0%	9.3	8.9	A
	Subtotal	50	50	99.2%	30.9	7.8	C
SB	Left Turn	110	108	98.0%	38.1	5.5	D
	Through	20	20	100.5%	33.2	12.2	C
	Right Turn	240	240	100.1%	12.3	5.1	B
	Subtotal	370	368	99.5%	21.3	4.9	C
EB	Left Turn	220	221	100.3%	11.3	2.6	B
	Through	420	404	96.1%	4.9	0.6	A
	Right Turn	20	21	105.5%	3.0	1.4	A
	Subtotal	660	646	97.8%	7.1	1.2	A
WB	Left Turn	30	28	94.7%	6.2	2.8	A
	Through	540	531	98.4%	8.5	1.5	A
	Right Turn	130	135	103.5%	6.9	1.9	A
	Subtotal	700	694	99.1%	8.1	1.6	A
Total		1,780	1,757	98.7%	11.1	1.6	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
PM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	27	88.7%	13.6	7.4	B
	Through						
	Right Turn	10	11	112.0%	5.3	4.7	A
	Subtotal	40	38	94.5%	11.1	6.6	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	490	474	96.8%	1.2	0.2	A
	Right Turn	50	47	93.6%	1.2	0.6	A
	Subtotal	540	521	96.5%	1.2	0.2	A
WB	Left Turn	20	22	111.0%	5.0	1.3	A
	Through	670	674	100.6%	2.8	0.3	A
	Right Turn						
	Subtotal	690	696	100.9%	2.9	0.3	A
Total		1,270	1,255	98.8%	2.5	0.2	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	120	119	99.4%	31.1	8.9	C
	Through	30	31	102.7%	34.9	11.2	C
	Right Turn	60	60	99.5%	5.2	1.4	A
	Subtotal	210	210	99.9%	24.5	7.2	C
SB	Left Turn	330	336	101.9%	29.2	3.1	C
	Through	120	118	98.7%	24.6	5.9	C
	Right Turn	220	220	100.0%	13.8	4.1	B
	Subtotal	670	675	100.7%	23.6	2.4	C
EB	Left Turn	110	107	97.3%	43.3	7.8	D
	Through	280	270	96.3%	13.7	2.0	B
	Right Turn	110	110	99.7%	9.1	2.8	A
	Subtotal	500	486	97.2%	19.0	1.4	B
WB	Left Turn	60	60	99.3%	44.6	8.2	D
	Through	350	358	102.1%	18.0	2.5	B
	Right Turn	190	196	103.1%	15.6	5.4	B
	Subtotal	600	613	102.2%	19.9	2.2	B
Total		1,980	1,984	100.2%	21.4	1.0	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 No Build
PM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	140	143	102.2%	75.5	39.1	E
	Through	980	984	100.4%	35.9	13.2	D
	Right Turn	170	178	104.6%	8.5	1.5	A
	Subtotal	1,290	1,305	101.1%	36.8	13.4	D
SB	Left Turn	230	227	98.9%	81.5	9.2	F
	Through	890	895	100.6%	32.1	3.5	C
	Right Turn	120	119	98.8%	26.7	6.7	C
	Subtotal	1,240	1,241	100.1%	40.9	3.9	D
EB	Left Turn	200	198	99.2%	35.7	8.9	D
	Through	280	288	102.9%	38.3	3.2	D
	Right Turn	150	150	99.7%	32.4	4.3	C
	Subtotal	630	636	101.0%	36.4	3.0	D
WB	Left Turn	370	362	97.9%	81.2	35.0	F
	Through	310	317	102.3%	34.1	5.8	C
	Right Turn	140	136	96.9%	27.1	6.9	C
	Subtotal	820	815	99.4%	54.5	18.5	D
Total		3,980	3,997	100.4%	41.8	4.5	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 AM Build
AM Peak Hour

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	130	133	102.6%	82.9	18.2	F
	Through	1,050	1,041	99.1%	70.4	21.4	E
	Right Turn	500	521	104.2%	8.1	2.4	A
	Subtotal	1,680	1,695	100.9%	53.0	15.0	D
SB	Left Turn	180	174	96.4%	69.8	19.2	E
	Through	790	786	99.5%	28.3	2.2	C
	Right Turn	50	46	92.8%	10.9	3.7	B
	Subtotal	1,020	1,006	98.6%	34.9	4.9	C
EB	Left Turn	40	43	107.0%	49.3	9.8	D
	Through	70	68	97.3%	52.8	7.7	D
	Right Turn	190	187	98.5%	6.3	1.2	A
	Subtotal	300	298	99.4%	23.2	4.0	C
WB	Left Turn	470	477	101.4%	43.5	6.6	D
	Through	130	136	104.8%	26.6	6.7	C
	Right Turn	110	110	99.6%	6.9	2.0	A
	Subtotal	710	723	101.8%	35.1	5.8	D
Total		3,710	3,722	100.3%	42.5	8.3	D

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	50	51	101.0%	18.0	4.1	B
	Through	20	22	110.5%	15.1	7.1	B
	Right Turn	10	11	113.0%	10.3	8.8	B
	Subtotal	80	84	104.9%	16.9	2.5	B
SB	Left Turn	20	18	91.0%	17.6	7.7	B
	Through	10	9	88.0%	16.8	11.2	B
	Right Turn	60	58	96.0%	9.0	2.9	A
	Subtotal	90	85	94.0%	11.8	3.4	B
EB	Left Turn	40	38	95.5%	16.5	5.8	B
	Through	690	708	102.6%	9.5	2.4	A
	Right Turn	20	20	99.0%	8.2	5.9	A
	Subtotal	750	766	102.1%	9.9	2.5	A
WB	Left Turn	20	16	81.0%	19.6	8.2	B
	Through	600	620	103.3%	8.2	1.0	A
	Right Turn	20	21	106.0%	6.6	2.6	A
	Subtotal	640	657	102.7%	8.4	0.8	A
Total		1,560	1,592	102.0%	9.7	1.5	A

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 AM Build
AM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	70	70	100.6%	32.5	20.1	D
	Through	10	11	108.0%	36.0	29.8	E
	Right Turn	40	41	103.3%	23.7	15.9	C
	Subtotal	120	123	102.1%	30.2	17.9	D
SB	Left Turn	10	10	95.0%	15.6	15.2	C
	Through						
	Right Turn	30	33	110.0%	7.9	1.3	A
	Subtotal	40	43	106.3%	10.0	3.9	B
EB	Left Turn	10	8	83.0%	4.9	2.6	A
	Through	680	703	103.3%	1.7	0.3	A
	Right Turn	30	30	100.0%	0.8	0.5	A
	Subtotal	720	741	102.9%	1.6	0.3	A
WB	Left Turn	20	22	108.0%	7.6	2.4	A
	Through	540	553	102.5%	1.9	0.2	A
	Right Turn	10	11	108.0%	1.5	1.3	A
	Subtotal	570	586	102.8%	2.1	0.2	A
Total		1,450	1,492	102.9%	4.5	2.1	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	20	98.0%	42.5	14.2	D
	Through	20	20	100.5%	31.3	17.6	C
	Right Turn	10	10	97.0%	7.1	7.7	A
	Subtotal	50	49	98.8%	32.4	6.1	C
SB	Left Turn	80	80	99.6%	44.1	9.5	D
	Through	10	10	99.0%	44.2	19.6	D
	Right Turn	230	232	100.8%	13.1	4.3	B
	Subtotal	320	322	100.5%	22.6	5.0	C
EB	Left Turn	290	299	103.0%	11.6	1.6	B
	Through	430	450	104.6%	5.7	1.0	A
	Right Turn	10	11	110.0%	2.4	1.8	A
	Subtotal	730	759	104.0%	8.1	1.2	A
WB	Left Turn	10	10	98.0%	8.9	6.1	A
	Through	320	338	105.7%	9.6	1.8	A
	Right Turn	70	67	95.0%	7.1	2.7	A
	Subtotal	400	414	103.6%	9.1	1.6	A
Total		1,500	1,545	103.0%	12.3	1.8	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 AM Build
AM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	37	93.0%	10.6	2.5	B
	Through						
	Right Turn	30	32	105.0%	6.2	2.2	A
	Subtotal	70	69	98.1%	8.7	2.3	A
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	500	518	103.6%	1.3	0.3	A
	Right Turn	20	22	110.5%	0.6	0.4	A
	Subtotal	520	540	103.8%	1.2	0.3	A
WB	Left Turn	10	9	93.0%	5.6	2.5	A
	Through	360	370	102.8%	2.5	0.2	A
	Right Turn						
	Subtotal	370	379	102.5%	2.6	0.3	A
Total		960	988	102.9%	2.3	0.3	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	80	84	105.4%	40.9	8.5	D
	Through	60	56	93.3%	39.2	9.5	D
	Right Turn	50	52	103.6%	6.5	2.2	A
	Subtotal	190	192	101.1%	30.6	5.6	C
SB	Left Turn	210	205	97.8%	36.7	4.2	D
	Through	50	50	99.8%	30.4	4.7	C
	Right Turn	110	118	107.2%	11.9	4.5	B
	Subtotal	370	373	100.8%	27.6	3.6	C
EB	Left Turn	230	222	96.7%	41.3	7.5	D
	Through	270	284	105.1%	12.0	3.5	B
	Right Turn	30	33	109.3%	8.6	3.5	A
	Subtotal	530	539	101.7%	24.1	4.8	C
WB	Left Turn	40	39	97.5%	40.0	6.6	D
	Through	180	176	97.7%	23.2	4.3	C
	Right Turn	220	222	100.9%	16.6	4.3	B
	Subtotal	440	437	99.3%	21.3	4.3	C
Total		1,530	1,541	100.7%	25.0	2.4	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 AM Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	130	134	103.2%	51.6	7.0	D
	Through	690	703	101.9%	22.5	2.3	C
	Right Turn	350	356	101.6%	6.7	1.2	A
	Subtotal	1,170	1,193	102.0%	20.9	1.9	C
SB	Left Turn	120	120	100.2%	62.1	12.3	E
	Through	510	516	101.2%	25.3	1.5	C
	Right Turn	150	143	95.1%	14.0	3.1	B
	Subtotal	780	779	99.9%	29.0	2.4	C
EB	Left Turn	140	144	103.0%	42.0	8.1	D
	Through	220	241	109.5%	49.6	9.8	D
	Right Turn	130	129	98.8%	41.3	7.4	D
	Subtotal	490	514	104.8%	45.4	8.0	D
WB	Left Turn	180	175	97.3%	33.1	4.9	C
	Through	170	172	101.2%	28.4	4.0	C
	Right Turn	80	76	94.8%	5.6	1.6	A
	Subtotal	430	423	98.4%	26.3	2.9	C
Total		2,870	2,909	101.4%	28.1	2.1	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 PM Build
PM Peak Hour

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	230	188	81.6%	135.5	17.6	F
	Through	1,420	1,184	83.4%	140.9	2.2	F
	Right Turn	480	411	85.7%	22.4	5.7	C
	Subtotal	2,130	1,783	83.7%	111.9	4.2	F
SB	Left Turn	190	169	89.0%	234.7	73.8	F
	Through	1,470	1,448	98.5%	85.3	26.8	F
	Right Turn	60	57	94.7%	66.4	28.0	E
	Subtotal	1,720	1,673	97.3%	101.5	29.6	F
EB	Left Turn	60	58	96.5%	56.7	11.8	E
	Through	150	150	100.1%	47.1	7.9	D
	Right Turn	230	235	102.2%	14.4	2.1	B
	Subtotal	440	443	100.7%	30.3	4.5	C
WB	Left Turn	440	431	98.0%	57.8	14.8	E
	Through	160	162	101.1%	30.8	4.6	C
	Right Turn	270	269	99.6%	11.4	5.5	B
	Subtotal	870	862	99.1%	39.0	9.6	D
Total		5,160	4,761	92.3%	87.7	10.7	F

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	40	39	98.0%	17.3	4.1	B
	Through	10	10	103.0%	15.5	13.2	B
	Right Turn	10	13	126.0%	12.3	10.3	B
	Subtotal	60	62	103.5%	15.9	4.2	B
SB	Left Turn	30	28	92.0%	18.3	4.1	B
	Through	20	19	96.5%	13.1	7.0	B
	Right Turn	60	63	105.2%	11.4	3.8	B
	Subtotal	110	110	100.0%	13.8	3.0	B
EB	Left Turn	80	72	90.0%	30.1	7.8	C
	Through	710	641	90.2%	9.8	2.4	A
	Right Turn	30	28	94.3%	6.3	3.2	A
	Subtotal	820	741	90.4%	11.6	2.8	B
WB	Left Turn	10	10	104.0%	18.7	12.3	B
	Through	770	770	100.0%	15.2	8.9	B
	Right Turn	50	51	102.6%	11.6	7.1	B
	Subtotal	830	832	100.2%	15.1	8.7	B
Total		1,820	1,745	95.9%	13.6	5.2	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 PM Build
PM Peak Hour

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	62	103.3%	40.0	13.7	E
	Through	10	10	101.0%	38.9	28.4	E
	Right Turn	40	41	102.8%	23.8	14.2	C
	Subtotal	110	113	102.9%	33.8	12.8	D
SB	Left Turn	10	9	94.0%	30.1	24.1	D
	Through	10	10	102.0%	39.0	28.4	E
	Right Turn	20	20	98.0%	13.3	7.8	B
	Subtotal	40	39	98.0%	23.4	9.0	C
EB	Left Turn	40	34	84.8%	6.8	2.2	A
	Through	610	556	91.1%	2.2	0.4	A
	Right Turn	100	85	85.1%	1.3	0.4	A
	Subtotal	750	675	90.0%	2.3	0.3	A
WB	Left Turn	40	41	103.0%	8.2	2.5	A
	Through	750	759	101.2%	2.4	0.2	A
	Right Turn	10	10	99.0%	1.2	0.7	A
	Subtotal	800	810	101.2%	2.7	0.3	A
Total		1,700	1,637	96.3%	5.2	1.0	A

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	20	20	101.0%	49.4	13.6	D
	Through	20	18	89.0%	37.0	15.9	D
	Right Turn	10	11	105.0%	11.9	6.4	B
	Subtotal	50	49	97.0%	35.8	10.4	D
SB	Left Turn	110	107	97.4%	40.7	6.7	D
	Through	20	22	111.5%	37.5	10.9	D
	Right Turn	240	239	99.5%	20.3	2.6	C
	Subtotal	370	368	99.5%	27.2	2.2	C
EB	Left Turn	220	198	90.0%	27.1	4.1	C
	Through	420	399	94.9%	8.4	1.9	A
	Right Turn	20	18	90.0%	5.3	3.5	A
	Subtotal	660	615	93.1%	14.7	2.1	B
WB	Left Turn	30	25	83.3%	17.2	7.2	B
	Through	540	541	100.1%	16.7	3.8	B
	Right Turn	130	131	100.5%	12.8	3.4	B
	Subtotal	700	697	99.5%	15.9	3.6	B
Total		1,780	1,728	97.1%	18.6	2.2	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 PM Build
PM Peak Hour

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	30	30	100.3%	24.8	9.3	C
	Through						
	Right Turn	10	10	104.0%	6.5	4.0	A
	Subtotal	40	41	101.3%	19.3	8.6	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	490	462	94.3%	1.6	0.4	A
	Right Turn	50	48	95.0%	1.1	0.6	A
	Subtotal	540	509	94.3%	1.6	0.4	A
WB	Left Turn	20	18	91.5%	7.7	2.5	A
	Through	670	675	100.7%	4.2	0.8	A
	Right Turn						
	Subtotal	690	693	100.5%	4.3	0.8	A
Total		1,270	1,243	97.9%	3.7	0.6	A

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	120	119	99.1%	51.9	21.9	D
	Through	30	33	108.7%	50.8	18.9	D
	Right Turn	60	61	101.0%	14.4	11.5	B
	Subtotal	210	212	101.0%	41.7	16.0	D
SB	Left Turn	330	317	95.9%	49.5	22.0	D
	Through	120	116	96.3%	24.1	4.7	C
	Right Turn	220	218	99.2%	16.7	3.4	B
	Subtotal	670	650	97.1%	34.3	11.9	C
EB	Left Turn	110	97	87.9%	70.9	36.8	E
	Through	280	276	98.5%	48.7	39.2	D
	Right Turn	110	107	97.5%	46.8	40.9	D
	Subtotal	500	480	95.9%	53.1	37.6	D
WB	Left Turn	60	55	91.5%	56.6	9.5	E
	Through	350	360	102.9%	33.4	13.5	C
	Right Turn	190	178	93.7%	29.5	12.5	C
	Subtotal	600	593	98.8%	34.7	12.3	C
Total		1,980	1,935	97.7%	40.4	12.2	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

SE 34th Street
2040 PM Build
PM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	140	116	82.8%	403.3	71.1	F
	Through	980	914	93.3%	67.0	14.2	E
	Right Turn	170	157	92.3%	12.0	3.8	B
	Subtotal	1,290	1,187	92.0%	91.6	12.2	F
SB	Left Turn	230	229	99.6%	189.4	67.0	F
	Through	890	874	98.2%	81.2	18.9	F
	Right Turn	120	120	99.8%	84.1	24.4	F
	Subtotal	1,240	1,223	98.6%	102.5	19.0	F
EB	Left Turn	200	181	90.4%	89.6	6.1	F
	Through	280	259	92.6%	107.2	11.4	F
	Right Turn	150	135	90.1%	95.3	10.6	F
	Subtotal	630	575	91.3%	98.9	8.5	F
WB	Left Turn	370	369	99.6%	62.8	14.8	E
	Through	310	310	99.9%	38.6	11.6	D
	Right Turn	140	147	104.6%	10.7	3.8	B
	Subtotal	820	825	100.6%	45.1	10.9	D
Total		3,980	3,810	95.7%	85.7	8.8	F



Appendix D: Queue Results

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	12	75	29	100	37	0%	0%
	Through	350	75	7	125	18	150	25	0%	0%
	Right Turn	350	75	5	100	8	125	16	0%	0%
WB	Left Turn	925	175	8	250	17	275	45	0%	0%
	Through	925	100	6	175	15	200	30	1%	0%
	Right Turn	175	50	8	100	31	175	47	0%	0%
NB	Left Turn	400	125	11	200	25	225	33	0%	0%
	Through	875	225	11	350	20	375	27	0%	0%
	Right Turn	875	75	4	100	9	125	14	0%	0%
SB	Left Turn	250	125	11	225	23	275	31	1%	0%
	Through	1,200	150	10	225	31	275	100	0%	0%
	Through/Right	1,200	50	8	125	18	175	25	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	5	50	16	100	51	0%	0%
	Through	925	50	4	100	9	150	38	0%	0%
	Through/Right	925	50	4	100	11	125	32	0%	0%
WB	Left Turn	125	25	3	25	7	50	6	0%	0%
	Through	600	50	3	100	12	150	38	0%	0%
	Through/Right	600	50	4	100	12	125	30	0%	0%
NB	Shared	375	50	5	75	7	100	17	0%	0%
SB	Shared	350	50	4	75	11	100	22	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	1	25	4	50	13	0%	0%
	Through/Right	475	25	1	25	9	25	26	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
	Through/Right	275	25	0	25	0	25	0	0%	0%
	Through/Right	825	25	1	25	7	25	20	0%	0%
NB	Shared	450	50	4	100	8	100	23	0%	0%
SB	Shared	75	25	3	50	2	50	12	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	3	50	5	75	8	0%	0%
	Through	825	50	5	75	9	100	14	0%	0%
	Through/Right	825	25	5	75	10	75	22	0%	0%
WB	Left Turn	100	25	2	25	5	50	1	0%	0%
	Through	325	25	5	75	14	100	34	0%	0%
	Through/Right	325	50	5	100	10	125	16	0%	0%
NB	Left Turn	400	25	4	75	7	75	12	0%	0%
	Through/Right	400	25	3	50	4	75	20	0%	0%
SB	Left Turn	175	75	6	125	12	150	27	0%	0%
	Through/Right	300	75	5	100	16	150	36	0%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	4	75	10	100	23	0%	0%
	Through/Right	325	25	0	25	2	25	5	0%	0%
WB	Left Turn	175	25	2	25	7	25	8	0%	0%
	Through	1,650	25	1	25	6	25	18	0%	0%
	Through/Right	1,650	25	1	25	12	25	33	0%	0%
NB	Shared	300	50	3	75	5	100	16	0%	0%
SB	Left/Through	200	25	3	50	7	75	17	0%	0%
	Right Turn	200	50	2	75	5	75	15	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	4	75	9	100	23	0%	0%
	Through	1,650	25	3	75	11	100	24	0%	0%
	Through/Right	1,650	50	5	75	11	100	16	0%	0%
WB	Left Turn	150	25	3	50	6	75	13	0%	0%
	Through	875	25	5	50	13	75	20	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Left/Through	250	75	6	125	13	150	14	1%	0%
	Right Turn	125	25	3	50	5	75	19	0%	0%
SB	Left Turn	175	25	5	75	10	75	18	0%	0%
	Through/Right	175	25	5	75	7	75	15	0%	0%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	8	125	12	150	28	0%	0%
	Through	450	75	8	125	13	150	26	0%	0%
	Through/Right	450	100	6	150	14	175	36	0%	0%
WB	Left Turn	175	100	7	175	11	200	29	1%	0%
	Through	425	50	7	100	24	150	60	0%	0%
	Through/Right	425	50	5	100	9	150	21	0%	0%
NB	Left Turn	375	75	7	100	9	125	31	0%	0%
	Through	875	150	10	225	25	250	39	0%	0%
	Right Turn	375	75	7	125	13	150	31	0%	0%
SB	Left Turn	325	100	10	150	31	175	41	0%	0%
	Through	625	100	8	175	12	200	27	0%	0%
	Through/Right	625	75	9	150	17	175	36	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	28	100	55	125	73	0%	0%
	Through	350	100	7	175	25	225	55	1%	0%
	Right Turn	350	75	9	125	24	150	49	0%	0%
WB	Left Turn	925	150	10	225	18	275	41	0%	0%
	Through	925	100	7	200	22	275	48	2%	0%
	Right Turn	175	100	7	150	19	200	21	0%	0%
NB	Left Turn	400	400	35	525	37	475	0	62%	0%
	Through	875	625	112	1,025	130	925	41	3%	16%
	Right Turn	875	150	96	400	309	600	382	0%	1%
SB	Left Turn	250	150	10	250	21	300	26	1%	0%
	Through	1,200	225	12	325	26	375	47	3%	0%
	Through/Right	1,200	150	9	250	17	275	32	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	4	75	6	100	26	0%	0%
	Through	925	50	4	100	10	125	17	0%	0%
	Through/Right	925	50	3	100	12	125	25	0%	0%
WB	Left Turn	125	25	3	50	6	50	6	0%	0%
	Through	600	75	9	125	17	175	41	1%	0%
	Through/Right	600	75	7	125	15	175	31	0%	0%
NB	Shared	375	50	4	100	10	100	20	0%	0%
SB	Shared	350	50	3	75	9	100	14	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	50	4	50	11	0%	0%
	Through/Right	475	25	0	25	3	25	11	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
	Right Turn	275	25	0	25	0	25	0	0%	0%
NB	Shared	450	50	4	100	15	125	46	0%	0%
SB	Shared	75	25	3	50	4	75	11	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	6	100	13	125	28	0%	0%
	Through	825	25	2	75	5	75	16	0%	0%
	Through/Right	825	50	3	75	6	100	17	0%	0%
WB	Left Turn	100	25	4	50	11	50	29	0%	0%
	Through	325	50	6	125	10	150	25	2%	0%
	Through/Right	325	100	6	175	14	200	22	0%	0%
NB	Left Turn	400	25	6	50	11	75	15	0%	0%
	Through/Right	400	25	5	50	7	75	16	0%	0%
SB	Left Turn	175	75	4	125	11	150	15	0%	0%
	Through/Right	300	75	4	100	14	150	40	0%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	50	5	75	17	0%	0%
	Through	325	25	0	25	3	25	9	0%	0%
	Through/Right	325	25	0	25	2	25	6	0%	0%
WB	Left Turn	175	25	2	25	5	50	10	0%	0%
	Through/Right	1,650	25	0	25	3	25	10	0%	0%
NB	Shared	300	25	2	75	4	75	11	0%	0%
SB	Left/Through	200	50	4	100	14	125	33	0%	0%
	Right Turn	200	50	5	75	11	100	21	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	4	50	7	75	11	0%	0%
	Through	1,650	50	8	100	19	125	35	0%	0%
	Through/Right	1,650	50	5	100	10	125	26	0%	0%
WB	Left Turn	150	50	8	100	13	125	20	0%	0%
	Through	875	25	5	75	15	125	24	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Left/Through	250	100	7	175	18	200	36	4%	0%
	Right Turn	125	50	5	75	22	125	60	0%	0%
SB	Left Turn	175	50	6	75	11	100	31	0%	0%
	Through/Right	175	75	7	100	18	150	27	0%	0%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	100	11	150	26	175	32	1%	0%
	Through	450	100	8	150	14	175	43	0%	0%
	Through/Right	450	125	6	200	13	225	22	0%	0%
WB	Left Turn	175	175	7	250	9	225	1	19%	0%
	Through	425	125	20	300	47	350	41	0%	0%
	Through/Right	425	125	11	200	33	250	75	0%	0%
NB	Left Turn	375	75	8	125	19	150	33	0%	0%
	Through	875	200	21	300	26	300	29	0%	0%
	Right Turn	375	50	3	100	6	100	10	0%	0%
SB	Left Turn	325	150	15	225	25	250	35	0%	0%
	Through	625	175	9	275	14	300	23	0%	0%
	Through/Right	625	150	11	250	20	300	50	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	8	75	18	100	35	0%	0%
	Through	350	75	9	125	15	150	29	0%	0%
	Right Turn	350	50	5	100	8	100	20	0%	0%
WB	Left Turn	425	275	16	400	23	450	24	1%	0%
	Through	925	100	18	200	89	325	227	0%	0%
	Right Turn	200	50	4	75	20	100	53	0%	0%
NB	Left Turn	400	125	18	200	53	300	121	0%	0%
	Through	900	275	14	400	35	450	68	2%	0%
	Right Turn	900	50	6	100	11	150	15	0%	0%
SB	Left Turn	250	150	18	250	29	275	31	2%	0%
	Through	1,025	175	16	250	29	300	44	0%	0%
	Through/Right	1,025	75	9	150	17	200	31	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	6	75	23	100	73	0%	0%
	Through/Right	925	100	15	175	35	225	44	1%	0%
WB	Left Turn	125	25	1	50	3	50	7	0%	0%
	Through/Right	600	100	10	175	24	225	64	2%	0%
NB	Shared	375	50	4	75	7	100	16	0%	0%
SB	Shared	350	50	4	75	7	100	15	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	25	6	50	1	0%	0%
	Through/Right	475	25	1	25	10	25	28	0%	0%
WB	Left Turn	150	25	3	50	5	50	8	0%	0%
	Through/Right	150	25	0	25	0	25	0	0%	0%
		150	25	0	25	0	25	0	0%	0%
NB	Shared	450	50	4	100	6	100	10	0%	0%
SB	Shared	500	25	4	50	4	50	10	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	5	75	19	125	65	0%	0%
	Through/Right	825	75	12	175	27	225	43	1%	0%
WB	Left Turn	100	25	2	50	5	50	10	0%	0%
	Through/Right	325	75	10	150	24	200	50	4%	0%
NB	Left Turn	400	25	6	50	9	75	12	0%	0%
	Through/Right	400	25	5	50	7	75	14	0%	0%
SB	Left Turn	175	75	6	100	5	125	20	0%	0%
	Through/Right	300	75	7	100	14	150	25	0%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	3	100	7	125	12	0%	0%
	Through/Right	325	25	1	25	5	25	15	0%	0%
	Through/Right	325	25	0	25	0	25	0	0%	0%
WB	Left Turn	175	25	1	25	5	25	8	0%	0%
	Through	1,650	25	1	25	8	25	18	0%	0%
	Right Turn	175	25	1	25	5	25	12	0%	0%
NB	Shared	325	50	4	75	12	100	26	0%	0%
SB	Left/Through	200	25	4	50	8	75	20	0%	0%
	Right Turn	200	50	3	75	7	75	14	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	5	100	12	100	22	0%	0%
	Through/Right	1,650	75	5	150	12	175	48	0%	0%
WB	Left Turn	150	25	5	75	16	100	39	0%	0%
	Through/Right	875	50	7	150	23	200	53	1%	0%
NB	Left/Through	275	75	6	100	8	125	18	0%	0%
	Right Turn	125	25	3	50	5	75	7	0%	0%
SB	Left Turn	200	25	3	50	8	75	14	0%	0%
	Through/Right	200	25	2	50	3	75	9	0%	0%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	10	150	24	225	36	0%	0%
	Through/Right	450	150	12	250	15	325	26	9%	0%
WB	Left Turn	175	100	8	175	12	200	21	3%	0%
	Through	425	75	12	150	26	200	52	1%	0%
	Right Turn	425	25	3	50	5	75	8	0%	0%
NB	Left Turn	375	75	9	125	13	150	24	0%	0%
	Through	725	150	18	225	25	225	36	0%	0%
	Right Turn	375	75	7	125	15	150	23	0%	0%
SB	Left Turn	325	100	6	150	17	175	30	0%	0%
	Through	525	100	8	175	24	225	42	0%	0%
	Through/Right	525	75	4	150	9	175	16	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	7	100	16	125	31	0%	0%
	Through	350	100	7	150	12	175	22	0%	0%
	Right Turn	350	75	7	125	17	150	33	0%	0%
WB	Left Turn	425	275	16	425	29	450	31	1%	0%
	Through	925	125	21	250	106	425	197	1%	0%
	Right Turn	200	100	12	150	30	200	32	0%	0%
NB	Left Turn	400	400	36	575	30	475	0	37%	0%
	Through	900	775	41	1,100	36	950	16	40%	34%
	Right Turn	900	500	139	1,150	194	925	15	0%	20%
SB	Left Turn	250	175	16	275	26	300	2	1%	0%
	Through	1,025	275	12	375	15	400	37	8%	0%
	Through/Right	1,025	175	15	250	11	275	19	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	9	100	28	150	56	0%	0%
	Through/Right	925	100	15	200	31	275	49	2%	0%
WB	Left Turn	125	25	3	50	16	75	53	0%	0%
	Through/Right	600	150	22	300	43	400	84	8%	0%
NB	Shared	375	50	5	100	12	125	34	0%	0%
SB	Shared	350	50	3	75	11	100	18	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	3	50	5	50	15	0%	0%
	Through/Right	475	25	1	25	8	25	18	0%	0%
WB	Left Turn	150	25	4	50	6	75	14	0%	0%
	Through	150	25	0	25	0	25	0	0%	0%
	Through/Right	150	25	0	25	0	25	0	0%	0%
NB	Shared	450	50	4	100	12	125	29	0%	0%
SB	Shared	500	25	3	75	5	75	15	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	5	125	9	125	28	0%	0%
	Through/Right	825	50	9	125	14	150	31	0%	0%
WB	Left Turn	100	25	3	50	13	100	42	0%	0%
	Through/Right	325	175	13	300	19	325	7	14%	1%
NB	Left Turn	400	25	4	50	6	75	15	0%	0%
	Through/Right	400	25	5	50	7	75	13	0%	0%
SB	Left Turn	175	75	6	125	10	150	21	0%	0%
	Through/Right	300	75	8	125	17	150	32	0%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	4	50	6	75	9	0%	0%
	Through/Right	325	25	1	25	6	25	18	0%	0%
	Through/Right	325	25	0	25	0	25	0	0%	0%
WB	Left Turn	175	25	2	25	4	50	9	0%	0%
	Through	1,650	25	4	50	24	125	61	0%	0%
	Right Turn	175	25	3	25	23	25	66	0%	0%
NB	Shared	325	25	3	75	4	75	15	0%	0%
SB	Left/Through	200	50	5	100	16	125	35	0%	0%
	Right Turn	200	75	8	125	19	150	28	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	6	75	23	100	47	0%	0%
	Through/Right	1,650	100	13	200	33	250	57	2%	0%
WB	Left Turn	150	50	7	100	20	150	44	0%	0%
	Through/Right	875	100	14	200	29	275	54	2%	0%
NB	Left/Through	275	100	11	175	26	200	34	4%	0%
	Right Turn	125	50	5	75	21	150	54	0%	0%
SB	Left Turn	200	50	6	75	11	100	18	0%	0%
	Through/Right	200	75	6	100	13	125	14	0%	0%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	100	9	200	17	225	0	0%	0%
	Through/Right	450	200	18	350	26	425	44	19%	0%
WB	Left Turn	175	175	9	250	7	225	0	21%	0%
	Through	425	200	32	375	55	400	27	5%	1%
	Right Turn	425	50	5	75	12	100	24	0%	0%
NB	Left Turn	375	75	4	125	8	175	30	0%	0%
	Through	725	225	14	325	26	350	45	0%	0%
	Right Turn	375	50	3	75	8	100	24	0%	0%
SB	Left Turn	325	150	14	225	19	250	20	0%	0%
	Through	525	200	14	300	27	325	38	0%	0%
	Through/Right	525	175	16	275	23	300	41	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	11	75	27	100	40	0%	0%
	Through	350	75	7	125	13	175	26	0%	0%
	Right Turn	350	75	5	100	11	125	18	0%	0%
WB	Left Turn	925	175	12	250	24	275	29	0%	0%
	Through	925	100	4	175	16	225	43	1%	0%
	Right Turn	175	50	5	100	24	175	44	0%	0%
NB	Left Turn	400	150	31	250	61	275	58	0%	0%
	Through	875	250	15	400	35	450	62	1%	0%
	Right Turn	875	100	6	150	13	175	24	0%	0%
SB	Left Turn	250	150	9	250	21	275	33	1%	0%
	Through	1,200	150	13	250	30	300	79	0%	0%
	Through/Right	1,200	75	10	150	18	175	34	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	3	75	7	75	13	0%	0%
	Through	925	50	7	100	15	150	36	0%	0%
	Through/Right	925	50	5	100	13	125	28	0%	0%
WB	Left Turn	125	25	3	50	6	50	10	0%	0%
	Through	600	50	7	125	17	150	28	0%	0%
	Through/Right	600	50	4	100	6	125	16	0%	0%
NB	Shared	375	50	4	75	8	100	15	0%	0%
SB	Shared	350	50	3	75	7	100	15	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	4	50	9	50	17	0%	0%
	Through	475	25	1	25	6	25	17	0%	0%
	Through/Right	475	25	0	25	4	25	13	0%	0%
WB	Left Turn	150	25	4	50	7	50	1	0%	0%
	Through	150	25	0	25	0	25	0	0%	0%
	Through/Right	150	25	0	25	0	25	0	0%	0%
NB	Shared	450	50	5	100	17	125	34	0%	0%
	Through									
	Through/Right									
SB	Shared	75	25	3	50	4	75	11	0%	0%
	Through									
	Through/Right									

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	5	125	12	150	25	0%	0%
	Through	825	25	3	75	7	100	15	0%	0%
	Through/Right	825	25	2	75	5	100	21	0%	0%
WB	Left Turn	100	25	2	25	5	50	9	0%	0%
	Through	325	50	5	100	11	100	19	1%	0%
	Through/Right	325	50	6	100	11	125	16	0%	0%
NB	Left Turn	400	25	5	50	9	75	11	0%	0%
	Through	400	25	4	50	7	75	14	0%	0%
	Through/Right									
SB	Left Turn	175	75	9	125	17	125	36	0%	0%
	Through	300	75	6	125	18	150	44	0%	0%
	Through/Right									

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	1	25	5	25	15	0%	0%
	Through/Right	325	25	0	25	0	25	0	0%	0%
WB	Left Turn	175	25	1	25	6	25	1	0%	0%
	Through/Right	1,650	25	0	25	3	25	9	0%	0%
NB	Shared	300	50	3	75	5	75	11	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	125	10	200	22	200	16	4%	0%
	Through	1,650	50	10	125	45	175	98	0%	0%
	Through/Right	1,650	50	6	100	13	125	30	0%	0%
WB	Left Turn	150	25	4	75	9	100	13	0%	0%
	Through	875	50	4	100	14	125	37	0%	0%
	Through/Right	875	100	8	175	19	200	38	0%	0%
NB	Left/Through	250	75	5	125	9	150	16	1%	0%
	Right Turn	125	25	4	75	12	75	36	0%	0%
SB	Left Turn	175	150	4	225	5	200	15	0%	11%
	Through/Right	175	75	9	100	17	125	31	0%	0%

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length By Lane Group

SE 34th Street
2030 AM No Build
AM Peak Hour

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	125	7	200	12	225	11	4%	0%
	Through	450	100	8	150	22	225	55	0%	0%
	Through/Right	450	125	9	200	15	250	27	0%	0%
WB	Left Turn	175	100	7	175	14	200	26	1%	0%
	Through	425	50	5	100	15	125	34	0%	0%
	Through/Right	425	75	11	125	17	150	29	0%	0%
NB	Left Turn	375	100	9	150	22	175	43	0%	0%
	Through	875	150	15	225	22	250	36	0%	0%
	Right Turn	375	100	5	125	12	150	25	0%	0%
SB	Left Turn	325	100	10	150	25	175	32	0%	0%
	Through	625	125	12	200	18	250	32	0%	0%
	Through/Right	625	125	12	225	23	275	37	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	37	100	71	150	83	0%	0%
	Through	350	125	11	200	22	225	35	3%	0%
	Right Turn	350	75	8	125	19	150	41	0%	0%
WB	Left Turn	925	175	13	275	30	300	54	0%	0%
	Through	925	125	12	200	30	275	53	2%	0%
	Right Turn	175	100	9	175	18	200	2	0%	0%
NB	Left Turn	400	450	31	500	33	475	0	81%	0%
	Through	875	775	99	1,050	106	925	14	7%	43%
	Right Turn	875	350	146	925	277	925	18	0%	5%
SB	Left Turn	250	175	19	300	30	300	7	5%	0%
	Through	1,200	275	15	375	52	425	90	7%	0%
	Through/Right	1,200	175	11	275	14	300	34	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	5	75	9	100	24	0%	0%
	Through	925	50	8	100	18	125	27	0%	0%
	Through/Right	925	75	7	125	16	150	23	0%	0%
WB	Left Turn	125	25	3	25	8	50	10	0%	0%
	Through	600	75	5	125	12	175	29	1%	0%
	Through/Right	600	75	8	150	14	175	15	0%	0%
NB	Shared	375	50	5	75	10	100	16	0%	0%
SB	Shared	350	50	2	100	7	125	16	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	3	50	4	50	9	0%	0%
	Through	475	25	1	25	8	25	17	0%	0%
	Through/Right	475	25	1	25	4	25	12	0%	0%
WB	Left Turn	150	25	3	50	7	75	19	0%	0%
	Through	150	25	0	25	0	25	0	0%	0%
	Through/Right	150	25	0	25	0	25	0	0%	0%
NB	Shared	450	50	6	100	15	125	29	0%	0%
SB	Shared	75	25	4	75	6	75	13	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	7	125	13	150	18	0%	0%
	Through	825	50	5	100	14	125	30	0%	0%
	Through/Right	825	50	5	100	10	125	21	0%	0%
WB	Left Turn	100	25	3	50	7	50	15	0%	0%
	Through	325	75	8	125	21	175	37	3%	0%
	Through/Right	325	75	8	150	16	175	25	0%	0%
NB	Left Turn	400	25	2	50	4	75	12	0%	0%
	Through/Right	400	25	3	50	6	75	13	0%	0%
SB	Left Turn	175	75	6	150	13	175	26	0%	0%
	Through/Right	300	100	8	175	30	250	52	1%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	0	25	2	25	4	0%	0%
	Through/Right	325	25	0	25	0	25	0	0%	0%
WB	Left Turn	175	25	2	25	4	50	11	0%	0%
NB	Shared	300	50	3	75	5	75	21	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	7	150	17	175	25	1%	0%
	Through	1,650	75	8	125	15	150	14	0%	0%
	Through/Right	1,650	75	9	150	16	175	29	0%	0%
WB	Left Turn	150	50	5	100	12	125	31	0%	0%
	Through	875	75	9	150	18	175	48	0%	0%
	Through/Right	875	125	10	200	18	250	39	0%	0%
NB	Left/Through	250	100	13	150	28	200	38	4%	0%
	Right Turn	125	50	9	75	32	125	64	0%	0%
SB	Left Turn	175	175	4	225	6	200	14	0%	23%
	Through/Right	175	125	9	200	11	200	11	0%	6%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	150	15	225	19	225	1	10%	0%
	Through	450	125	17	250	51	325	45	1%	0%
	Through/Right	450	150	8	250	14	325	47	0%	0%
WB	Left Turn	175	200	12	275	11	225	0	31%	0%
	Through	425	200	34	400	59	425	22	0%	2%
	Through/Right	425	125	12	250	43	300	85	0%	0%
NB	Left Turn	375	125	7	175	21	250	58	0%	0%
	Through	875	225	13	325	28	350	44	0%	0%
	Right Turn	375	50	4	100	7	100	20	0%	0%
SB	Left Turn	325	150	12	275	32	350	63	0%	0%
	Through	625	250	20	400	59	500	126	4%	0%
	Through/Right	625	250	22	400	67	475	105	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	6	75	12	100	25	0%	0%
	Through	350	75	6	125	13	150	27	0%	0%
	Right Turn	350	50	4	100	9	125	18	0%	0%
WB	Left Turn	425	300	18	475	23	475	21	4%	0%
	Through	925	125	29	350	114	600	222	0%	0%
	Right Turn	200	50	4	75	18	100	56	0%	0%
NB	Left Turn	400	150	26	275	62	375	119	0%	0%
	Through	900	325	26	475	60	525	80	4%	0%
	Right Turn	900	75	7	150	23	225	57	0%	0%
SB	Left Turn	250	175	13	275	23	300	19	3%	0%
	Through	1,025	200	12	300	23	325	47	2%	0%
	Through/Right	1,025	100	13	200	20	225	22	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	8	75	23	100	49	0%	0%
	Through/Right	925	100	20	200	38	275	59	2%	0%
WB	Left Turn	125	25	6	50	21	75	41	0%	0%
	Through/Right	600	100	18	200	36	275	72	4%	0%
NB	Shared	375	50	3	75	15	100	23	0%	0%
SB	Shared	350	50	6	75	10	100	18	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	50	5	50	7	0%	0%
	Through/Right	475	25	0	25	3	25	19	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Shared	450	75	5	100	12	125	23	0%	0%
SB	Shared	500	25	3	50	4	50	14	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	7	125	19	175	39	0%	0%
	Through/Right	800	75	11	150	26	200	38	1%	0%
WB	Left Turn	100	25	4	50	17	75	44	0%	0%
	Through/Right	325	100	8	200	21	275	45	9%	0%
NB	Left Turn	400	25	4	75	9	75	21	0%	0%
	Through/Right	400	25	3	50	5	75	10	0%	0%
SB	Left Turn	175	75	5	125	13	150	38	0%	0%
	Through/Right	300	75	6	125	21	200	58	1%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	1	25	10	25	34	0%	0%
	Left Turn	175	25	2	25	6	50	7	0%	0%
WB	Through	1,650	25	1	25	5	25	14	0%	0%
	Shared	325	50	4	75	7	75	20	0%	0%
NB										

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	125	9	200	12	225	13	4%	0%
	Through/Right	1,650	100	12	200	39	275	74	1%	0%
WB	Left Turn	150	50	4	100	20	150	49	0%	0%
	Through/Right	875	175	24	300	36	350	57	9%	0%
	Left/Through	275	25	0	25	0	25	0	0%	0%
NB	Left/Through	275	75	8	150	13	175	30	3%	0%
	Right Turn	125	25	4	75	11	75	39	0%	0%
SB	Left Turn	200	150	8	225	11	225	11	0%	5%
	Through/Right	200	75	6	100	13	125	33	0%	0%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	150	9	250	15	225	0	4%	0%
	Through/Right	450	200	16	350	40	425	47	15%	0%
WB	Left Turn	175	100	12	175	27	200	31	3%	0%
	Through	425	100	10	175	28	200	49	1%	0%
	Right Turn	425	25	4	50	8	75	14	0%	0%
NB	Left Turn	375	125	12	200	12	225	34	0%	0%
	Through	725	150	9	250	22	275	46	0%	0%
	Right Turn	375	75	5	125	11	150	30	0%	0%
SB	Left Turn	325	100	14	150	27	200	53	0%	0%
	Through	525	125	11	225	24	250	54	0%	0%
	Through/Right	525	125	16	225	28	275	40	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	7	125	16	125	40	0%	0%
	Through	350	125	13	175	21	225	26	2%	0%
	Right Turn	350	75	8	125	20	175	36	0%	0%
WB	Left Turn	425	325	23	475	36	475	7	6%	0%
	Through	925	150	64	375	201	575	238	1%	0%
	Right Turn	200	75	9	150	21	175	30	0%	0%
NB	Left Turn	400	450	21	500	50	475	0	72%	0%
	Through	900	850	68	1,075	60	950	15	22%	59%
	Right Turn	900	575	139	1,200	136	950	17	0%	16%
SB	Left Turn	250	200	21	325	23	300	0	5%	0%
	Through	1,025	325	19	450	49	500	80	14%	0%
	Through/Right	1,025	225	15	325	16	375	39	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	7	100	23	175	57	0%	0%
	Through/Right	925	150	17	275	39	350	65	4%	0%
WB	Left Turn	125	25	4	50	22	100	68	0%	0%
	Through/Right	600	175	10	325	27	400	53	11%	0%
NB	Shared	375	50	3	100	8	100	20	0%	0%
SB	Shared	350	75	7	100	17	150	34	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	50	4	50	15	0%	0%
	Through/Right	475	25	1	25	6	25	11	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Shared	450	75	4	100	12	125	29	0%	0%
SB	Shared	500	25	3	75	7	75	16	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	9	125	21	150	38	0%	0%
	Through/Right	825	75	11	150	25	200	63	0%	0%
WB	Left Turn	100	25	4	75	20	100	33	0%	0%
	Through/Right	325	150	18	275	23	325	15	15%	0%
NB	Left Turn	400	25	5	75	9	75	20	0%	0%
	Through/Right	400	25	3	50	6	75	10	0%	0%
SB	Left Turn	175	100	7	150	12	200	16	1%	0%
	Through/Right	300	100	9	200	28	250	48	2%	1%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	0	25	3	25	7	0%	0%
	Left Turn	175	25	2	25	7	50	13	0%	0%
WB	Through	1,650	25	5	25	28	75	55	0%	0%
	Shared	325	50	3	75	6	75	12	0%	0%
NB										

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	100	9	175	18	225	19	1%	0%
	Through/Right	1,650	150	7	250	27	325	73	5%	0%
WB	Left Turn	150	75	10	175	21	200	1	0%	0%
	Through/Right	875	250	44	475	118	525	164	23%	0%
	Left/Through	275	25	0	25	0	25	0	0%	0%
NB	Left/Through	275	100	13	200	32	225	56	10%	2%
	Right Turn	125	50	9	100	39	125	58	0%	0%
SB	Left Turn	200	200	10	275	10	250	9	0%	18%
	Through/Right	200	150	8	225	11	225	12	0%	2%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	200	10	275	12	225	0	17%	0%
	Through/Right	450	375	31	525	23	475	3	46%	14%
WB	Left Turn	175	175	10	250	12	225	1	23%	0%
	Through	425	200	51	375	84	400	32	4%	2%
	Right Turn	425	50	2	75	7	100	18	0%	0%
NB	Left Turn	375	225	49	375	73	425	64	5%	0%
	Through	725	250	38	400	105	475	141	0%	0%
	Right Turn	375	50	4	75	6	100	20	0%	0%
SB	Left Turn	325	225	29	400	46	400	19	0%	0%
	Through	525	350	39	550	51	550	18	18%	7%
	Through/Right	525	350	42	550	44	550	8	0%	8%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	20	100	43	125	65	0%	0%
	Through	350	75	7	125	12	175	34	0%	0%
	Right Turn	350	75	5	125	11	150	31	0%	0%
WB	Left Turn	925	175	12	275	26	300	33	0%	0%
	Through	925	100	8	150	24	225	70	0%	0%
	Right Turn	175	50	4	100	19	150	58	0%	0%
NB	Left Turn	400	125	16	250	59	350	134	0%	0%
	Through	875	325	19	475	40	525	81	3%	0%
	Right Turn	875	125	9	225	25	300	50	0%	0%
SB	Left Turn	250	175	10	275	19	300	22	2%	0%
	Through	1,200	200	13	300	27	325	45	2%	0%
	Through/Right	1,200	125	11	200	17	225	24	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	75	4	75	11	0%	0%
	Through	925	75	7	125	17	150	31	0%	0%
	Through/Right	925	50	5	100	7	125	22	0%	0%
WB	Left Turn	125	25	3	50	6	50	12	0%	0%
	Through	600	75	7	125	15	150	22	1%	0%
	Through/Right	600	50	7	100	14	125	28	0%	0%
NB	Shared	375	50	5	100	11	125	27	0%	0%
SB	Shared	350	50	3	75	5	100	20	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	25	5	50	10	0%	0%
	Through	475	25	1	25	9	25	27	0%	0%
	Through/Right	475	25	1	25	7	25	20	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Shared	450	75	6	100	14	125	19	0%	0%
SB	Shared	75	50	3	75	6	75	16	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	8	150	19	175	28	0%	0%
	Through	825	50	7	100	11	125	21	0%	0%
	Through/Right	825	25	5	75	11	100	20	0%	0%
WB	Left Turn	100	25	1	25	4	50	8	0%	0%
	Through	325	50	7	100	10	125	24	1%	0%
	Through/Right	325	75	7	125	13	150	26	0%	0%
NB	Left Turn	400	25	4	50	11	75	24	0%	0%
	Through/Right	400	25	6	75	8	75	15	0%	0%
SB	Left Turn	175	75	7	125	13	150	32	0%	0%
	Through/Right	300	75	9	150	32	200	48	1%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
WB	Left Turn	175	25	1	25	3	50	1	0%	0%
NB	Shared	300	50	3	75	5	75	9	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	150	5	225	9	225	1	11%	0%
	Through	1,650	75	18	200	56	300	74	0%	0%
	Through/Right	1,650	50	6	100	7	125	16	0%	0%
WB	Left Turn	150	50	5	75	9	100	11	0%	0%
	Through	875	50	3	100	9	125	22	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Left/Through	250	100	7	175	12	225	34	5%	0%
	Right Turn	125	25	5	75	19	125	63	0%	0%
SB	Left Turn	175	150	8	200	6	200	7	0%	7%
	Through/Right	175	75	9	150	17	175	21	0%	1%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	100	8	150	13	175	25	1%	0%
	Through	450	100	8	175	17	200	29	1%	0%
	Through/Right	450	150	10	225	14	250	32	0%	0%
WB	Left Turn	175	100	11	175	21	200	26	2%	0%
	Through	425	75	9	125	30	175	58	0%	0%
	Through/Right	425	100	12	150	21	200	45	0%	0%
NB	Left Turn	375	100	8	150	16	175	18	0%	0%
	Through	875	175	10	275	17	300	33	0%	0%
	Right Turn	375	100	7	150	18	175	26	0%	0%
SB	Left Turn	325	125	10	175	22	200	31	0%	0%
	Through	625	150	9	250	14	275	31	0%	0%
	Through/Right	625	150	13	250	23	300	55	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	35	75	73	125	106	0%	0%
	Through	350	125	8	225	22	275	52	4%	0%
	Right Turn	350	100	9	175	19	225	37	0%	0%
WB	Left Turn	925	175	10	250	21	300	53	0%	0%
	Through	925	125	16	250	50	325	96	3%	0%
	Right Turn	175	100	11	175	19	200	5	1%	0%
NB	Left Turn	400	400	18	600	18	475	0	1%	0%
	Through	875	875	44	1,000	69	925	12	56%	45%
	Right Turn	875	775	76	1,200	46	925	13	0%	38%
SB	Left Turn	250	250	24	350	17	325	0	20%	0%
	Through	1,200	400	47	600	98	650	120	20%	0%
	Through/Right	1,200	275	26	425	62	500	105	0%	0%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	4	75	6	100	13	0%	0%
	Through	925	75	7	125	19	150	44	0%	0%
	Through/Right	925	75	8	125	19	150	40	0%	0%
WB	Left Turn	125	25	3	50	8	50	16	0%	0%
	Through	600	75	11	150	20	200	38	1%	0%
	Through/Right	600	75	8	150	18	200	35	0%	0%
NB	Shared	375	50	6	100	9	100	11	0%	0%
SB	Shared	350	50	3	100	5	125	10	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	3	50	6	75	14	0%	0%
	Through/Right	475	25	1	25	5	25	12	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Shared	450	75	8	125	19	150	36	0%	0%
SB	Shared	75	50	4	75	8	75	19	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	7	125	15	175	37	0%	0%
	Through	825	50	5	100	7	100	13	0%	0%
	Through/Right	825	50	5	100	9	125	15	0%	0%
WB	Left Turn	100	25	5	75	16	100	42	0%	0%
	Through	325	75	9	150	20	175	47	4%	0%
	Through/Right	325	100	12	175	24	200	34	0%	0%
NB	Left Turn	400	25	4	50	6	75	12	0%	0%
	Through/Right	400	25	5	75	5	75	11	0%	0%
SB	Left Turn	175	100	7	150	13	200	20	0%	0%
	Through/Right	300	100	9	175	20	250	42	1%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	0	25	2	25	5	0%	0%
	Left Turn	175	25	2	25	5	50	7	0%	0%
	Shared	300	50	3	75	4	75	9	0%	0%
WB	Through/Right	325	25	0	25	2	25	5	0%	0%
	Left Turn	175	25	2	25	5	50	7	0%	0%
	Shared	300	50	3	75	4	75	9	0%	0%
NB	Through/Right	325	25	0	25	2	25	5	0%	0%
	Left Turn	175	25	2	25	5	50	7	0%	0%
	Shared	300	50	3	75	4	75	9	0%	0%
SB	Through/Right	325	25	0	25	2	25	5	0%	0%
	Left Turn	175	25	2	25	5	50	7	0%	0%
	Shared	300	50	3	75	4	75	9	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	8	150	16	175	22	1%	0%
	Through	1,650	75	5	125	11	150	17	0%	0%
	Through/Right	1,650	100	8	150	14	175	24	0%	0%
WB	Left Turn	150	50	7	125	15	150	32	0%	0%
	Through	875	100	13	175	23	200	37	1%	0%
	Through/Right	275	25	0	25	0	25	0	0%	0%
NB	Left/Through	250	100	10	175	22	250	40	7%	1%
	Right Turn	125	50	4	100	17	150	55	0%	0%
	Through/Right	125	50	4	100	17	150	55	0%	0%
SB	Left Turn	175	175	6	225	7	200	15	0%	20%
	Through	175	150	11	225	8	200	14	0%	8%
	Through/Right	175	150	11	225	8	200	14	0%	8%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	125	11	200	21	225	15	4%	0%
	Through	450	125	5	225	16	250	55	2%	0%
	Through/Right	450	175	10	250	20	275	30	0%	0%
WB	Left Turn	175	225	10	275	7	225	0	55%	0%
	Through	425	300	59	525	53	425	4	0%	14%
	Through/Right	425	175	20	325	50	400	42	0%	0%
NB	Left Turn	375	125	20	225	68	300	108	0%	0%
	Through	875	300	34	425	82	500	144	3%	0%
	Right Turn	375	75	14	125	72	200	154	0%	0%
SB	Left Turn	325	175	26	275	31	325	76	0%	0%
	Through	625	250	15	375	38	425	66	2%	0%
	Through/Right	625	250	16	375	39	425	74	0%	0%

Intersection 1 SE 164th Avenue / SE 34th Street Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	4	100	11	125	23	0%	0%
	Through	350	75	7	125	17	150	29	0%	0%
	Right Turn	350	75	7	125	14	150	35	0%	0%
WB	Left Turn	425	325	17	475	33	475	11	6%	0%
	Through	925	150	54	400	176	675	210	1%	0%
	Right Turn	175	50	5	100	20	125	48	0%	0%
NB	Left Turn	400	225	38	450	62	450	0	0%	0%
	Through	900	475	69	725	134	825	99	21%	1%
	Right Turn	900	125	14	250	101	375	282	0%	0%
SB	Left Turn	250	175	21	300	31	300	19	5%	0%
	Through	1,025	225	21	350	71	425	128	3%	0%
	Through/Right	1,025	125	8	225	13	250	32	0%	0%

Intersection 2 SE 168th Avenue / SE 34th Street Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	50	6	100	22	175	68	0%	0%
	Through/Right	925	150	11	250	29	300	68	3%	0%
WB	Left Turn	125	25	5	75	17	100	59	0%	0%
	Through/Right	600	125	5	225	16	300	54	5%	0%
NB	Shared	375	50	6	100	11	100	21	0%	0%
SB	Shared	350	50	4	75	8	100	19	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	2	25	7	50	12	0%	0%
	Through/Right	475	25	2	25	17	25	49	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
		275	25	0	25	0	25	0	0%	0%
NB	Shared	450	75	7	125	27	150	54	0%	0%
SB	Shared	550	50	2	75	5	75	15	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	100	9	175	21	200	29	1%	0%
	Through/Right	825	100	8	175	27	275	75	1%	0%
WB	Left Turn	100	25	4	50	18	100	41	0%	0%
	Through/Right	325	125	11	225	25	275	40	11%	0%
NB	Left Turn	400	25	4	75	9	100	20	0%	0%
	Through/Right	400	50	4	75	10	100	16	0%	0%
SB	Left Turn	175	75	11	125	21	175	34	0%	0%
	Through/Right	300	100	11	175	34	250	65	2%	0%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	2	25	14	50	37	0%	0%
WB	Left Turn	175	25	2	25	4	50	8	0%	0%
	Through	1,650	25	1	25	8	25	24	0%	0%
NB	Shared	325	50	4	75	7	100	25	0%	0%

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	150	9	225	6	225	1	10%	0%
	Through/Right	1,650	150	26	300	72	425	133	1%	0%
WB	Left Turn	150	50	7	125	26	175	34	0%	0%
	Through/Right	875	150	13	275	28	325	58	10%	0%
NB	Left/Through	275	25	0	25	0	25	0	0%	0%
NB	Left/Through	275	100	9	175	20	225	41	8%	0%
	Right Turn	125	50	5	100	23	150	59	0%	0%
SB	Left Turn	175	150	8	200	12	200	5	0%	6%
	Through/Right	175	75	8	150	21	200	21	0%	1%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	150	9	275	9	225	0	1%	0%
	Through/Right	450	300	26	475	24	450	6	36%	2%
WB	Left Turn	175	125	12	200	12	225	18	2%	0%
	Through	425	100	8	200	17	250	39	2%	0%
	Right Turn	425	50	4	75	5	100	19	0%	0%
NB	Left Turn	375	125	17	200	28	225	44	0%	0%
	Through	725	200	10	300	29	325	64	0%	0%
	Right Turn	375	75	8	150	17	175	43	0%	0%
SB	Left Turn	325	100	10	175	24	225	67	0%	0%
	Through	525	150	11	250	24	300	48	0%	0%
	Through/Right	525	150	11	250	22	275	38	0%	0%

Intersection 1

SE 164th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	6	125	20	200	41	0%	0%
	Through	350	125	11	225	28	250	50	4%	0%
	Right Turn	350	100	11	175	16	225	28	0%	0%
WB	Left Turn	425	375	29	525	29	475	2	12%	0%
	Through	925	225	68	575	183	800	189	1%	0%
	Right Turn	175	100	5	175	13	200	1	0%	0%
NB	Left Turn	400	400	29	600	22	475	0	3%	0%
	Through	900	900	11	950	32	950	6	63%	59%
	Right Turn	900	900	38	1,025	128	950	11	0%	49%
SB	Left Turn	250	300	20	350	23	325	0	58%	0%
	Through	1,025	675	117	950	145	950	88	34%	5%
	Through/Right	1,025	475	127	725	205	775	146	0%	1%

Intersection 2

SE 168th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	75	12	150	33	200	47	0%	0%
	Through/Right	925	150	16	275	41	375	73	5%	0%
WB	Left Turn	125	25	3	75	19	125	63	0%	0%
	Through/Right	600	225	33	400	74	500	101	14%	0%
NB	Shared	375	50	4	100	7	100	19	0%	0%
SB	Shared	350	75	4	125	8	125	18	0%	0%

Intersection 3

SE 172nd Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	25	4	50	7	75	14	0%	0%
	Through/Right	475	25	1	25	7	25	15	0%	0%
WB	Left/Through	275	25	0	25	0	25	0	0%	0%
	Right Turn	275	25	0	25	0	25	0	0%	0%
NB	Shared	450	75	7	125	18	175	40	0%	0%
SB	Shared	525	50	4	75	9	75	19	0%	0%

Intersection 4

SE 176th Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	100	5	175	12	200	14	2%	0%
	Through/Right	825	100	10	175	23	250	49	1%	0%
WB	Left Turn	100	25	9	75	22	125	28	0%	0%
	Through/Right	325	200	16	350	15	325	3	23%	2%
NB	Left Turn	400	25	4	75	8	75	16	0%	0%
	Through/Right	400	25	3	75	6	75	11	0%	0%
SB	Left Turn	175	100	9	175	13	200	17	1%	0%
	Through/Right	300	125	14	225	36	275	58	4%	1%

Intersection 5

SE 177th Avenue / SE 34th Street

Side-street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through/Right	325	25	0	25	2	25	6	0%	0%
	Left Turn	175	25	2	50	16	75	53	0%	0%
WB	Through	1,650	25	8	100	33	175	64	0%	0%
	Shared	325	50	3	75	7	75	15	0%	0%
NB										

Intersection 6

SE Hiddenbrook Drive / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	125	17	200	23	225	1	4%	0%
	Through/Right	1,650	200	56	450	182	575	283	14%	0%
WB	Left Turn	150	75	12	175	19	200	1	0%	0%
	Through/Right	875	275	60	500	134	575	139	26%	0%
	Left/Through	275	25	0	25	0	25	0	0%	0%
NB	Left/Through	275	150	24	250	40	275	17	23%	6%
	Right Turn	125	50	13	150	33	200	0	0%	0%
SB	Left Turn	175	175	9	250	5	225	10	0%	31%
	Through/Right	175	150	11	225	16	225	12	0%	10%

Intersection 7

SE 192nd Avenue / SE 34th Street

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	175	225	8	275	12	225	0	7%	0%
	Through/Right	450	500	15	550	34	550	18	71%	58%
WB	Left Turn	175	200	12	275	11	225	0	37%	0%
	Through	425	300	44	475	45	425	8	10%	10%
	Right Turn	425	50	13	125	44	150	80	0%	0%
NB	Left Turn	375	425	42	550	41	475	0	65%	0%
	Through	725	600	78	875	55	775	14	14%	43%
	Right Turn	375	125	57	375	145	450	119	0%	0%
SB	Left Turn	325	300	45	450	56	400	56	6%	0%
	Through	525	425	60	600	71	550	23	31%	20%
	Through/Right	525	425	57	600	73	550	20	0%	18%



Appendix E: LOS by Movement

AM Peak Hour Intersection Operations Summary

Intersection	Approach	Movement	2024					2030					2040				
			No Build		Build		Delta (Seconds)	No Build		Build		Delta (Seconds)	No Build		Build		Delta (Seconds)
			Delay (Seconds)	LOS	Delay (Seconds)	LOS		Delay (Seconds)	LOS	Delay (Seconds)	LOS		Delay (Seconds)	LOS	Delay (Seconds)	LOS	
SE 164th Avenue & SE 34th Street	NB	Left Turn	58	E	370	F	312	71	E	81	F	10	43	D	83	F	40
		Through	22	C	49	D	26	30	C	38	D	8	38	D	70	E	33
		Right Turn	6	A	13	B	6	9	A	5	A	-3	13	B	8	A	-5
		Approach	23	C	74	E	51	28	C	33	C	5	31	C	53	D	22
	SB	Left Turn	55	E	73	E	18	51	D	70	E	19	61	E	70	E	9
		Through	18	B	23	C	5	19	B	26	C	7	28	C	28	C	0
		Right Turn	9	A	14	B	5	5	A	9	A	4	14	B	11	B	-4
		Approach	25	C	28	C	4	25	C	33	C	8	33	C	35	C	2
	EB	Left Turn	51	D	65	E	13	63	E	50	D	-14	60	E	49	D	-11
		Through	52	D	51	D	-1	51	D	55	D	4	48	D	53	D	5
		Right Turn	6	A	10	B	4	7	A	6	A	0	8	A	6	A	-2
		Approach	23	C	32	C	9	24	C	23	C	-1	24	C	23	C	-1
	WB	Left Turn	44	D	46	D	2	43	D	47	D	3	41	D	43	D	2
		Through	33	C	40	D	7	33	C	28	C	-5	32	C	27	C	-5
		Right Turn	8	A	13	B	5	8	A	6	A	-2	9	A	7	A	-2
		Approach	35	D	34	C	-1	35	D	37	D	1	35	C	35	D	0
	Intersection		26	C	48	D	22	29	C	33	C	5	32	C	43	D	11
SE 192nd Avenue & SE 34th Street	NB	Left Turn	44	D	57	E	13	45	D	43	D	-2	41	D	52	D	10
		Through	14	B	27	C	13	16	B	18	B	2	20	B	23	C	3
		Right Turn	8	A	7	A	-2	8	A	6	A	-3	11	B	7	A	-4
		Approach	15	B	29	C	14	18	B	17	B	0	19	B	21	C	2
	SB	Left Turn	55	E	75	E	20	55	D	55	D	0	76	E	62	E	-14
		Through	14	B	40	D	26	20	B	23	C	3	21	C	25	C	5
		Right Turn	6	A	37	D	31	12	B	14	B	2	13	B	14	B	1
		Approach	20	C	45	D	25	23	C	25	C	2	27	C	29	C	2
	EB	Left Turn	30	C	37	D	7	33	C	36	D	3	29	C	42	D	13
		Through	33	C	38	D	5	37	D	37	D	0	35	C	50	D	15
		Right Turn	20	C	31	C	11	22	C	31	C	9	25	C	41	D	16
		Approach	31	C	36	D	5	31	C	35	D	4	31	C	45	D	15
	WB	Left Turn	34	C	60	E	26	31	C	39	D	8	29	C	33	C	4
		Through	31	C	32	C	1	34	C	30	C	-4	30	C	28	C	-2
		Right Turn	14	B	25	C	11	21	C	4	A	-16	21	C	6	A	-15
		Approach	30	C	45	D	16	30	C	30	C	0	28	C	26	C	-2
	Intersection		21	C	39	D	18	23	C	25	C	1	25	C	28	C	3

PM Peak Hour Intersection Operations Summary

Intersection	Approach	Movement	2024					2030					2040				
			No Build		Build		Delta (Seconds)	No Build		Build		Delta (Seconds)	No Build		Build		Delta (Seconds)
			Delay (Seconds)	LOS	Delay (Seconds)	LOS		Delay (Seconds)	LOS	Delay (Seconds)	LOS		Delay (Seconds)	LOS	Delay (Seconds)	LOS	
SE 164th Avenue & SE 34th Street	NB	Left Turn	305	F	122	F	-182	370	F	370	F	0	119	F	136	F	16
		Through	45	D	82	F	37	49	D	84	F	35	123	F	141	F	18
		Right Turn	9	A	9	A	0	13	B	15	B	3	25	C	22	C	-2
		Approach	68	E	73	E	5	74	E	97	F	23	99	F	112	F	13
	SB	Left Turn	58	E	56	E	-2	73	E	80	F	8	112	F	235	F	123
		Through	21	C	26	C	5	23	C	30	C	6	39	D	85	F	47
		Right Turn	9	A	16	B	7	14	B	17	B	3	25	C	66	E	41
		Approach	25	C	29	C	4	28	C	35	C	6	47	D	101	F	54
	EB	Left Turn	59	E	56	E	-3	65	E	57	E	-8	79	E	57	E	-22
		Through	53	D	50	D	-3	51	D	51	D	-1	52	D	47	D	-5
		Right Turn	8	A	9	A	1	10	B	11	B	1	14	B	14	B	0
		Approach	29	C	28	C	-2	32	C	30	C	-2	36	D	30	C	-5
	WB	Left Turn	45	D	54	D	8	46	D	61	E	15	42	D	58	E	15
		Through	41	D	35	C	-6	40	D	33	C	-8	32	C	31	C	-1
		Right Turn	13	B	8	A	-4	13	B	10	B	-2	13	B	11	B	-2
		Approach	33	C	36	D	3	34	C	39	D	5	32	C	39	D	7
	Intersection		45	D	49	D	4	48	D	60	E	12	63	E	88	F	25
SE 192nd Avenue & SE 34th Street	NB	Left Turn	45	D	56	E	10	57	E	132	F	75	76	E	403	F	328
		Through	23	C	28	C	5	27	C	30	C	3	36	D	67	E	31
		Right Turn	7	A	4	A	-2	7	A	5	A	-2	9	A	12	B	3
		Approach	22	C	26	C	4	29	C	42	D	14	37	D	92	F	55
	SB	Left Turn	70	E	66	E	-3	75	E	71	E	-4	82	F	189	F	108
		Through	22	C	25	C	3	40	D	66	E	26	32	C	81	F	49
		Right Turn	17	B	20	C	4	37	D	71	E	34	27	C	84	F	57
		Approach	30	C	32	C	2	45	D	68	E	22	41	D	102	F	62
	EB	Left Turn	33	C	34	C	0	37	D	61	E	24	36	D	90	F	54
		Through	38	D	52	D	14	38	D	71	E	33	38	D	107	F	69
		Right Turn	26	C	40	D	14	31	C	63	E	32	32	C	95	F	63
		Approach	34	C	43	D	9	36	D	65	E	29	36	D	99	F	63
	WB	Left Turn	40	D	57	E	17	60	E	43	D	-17	81	F	63	E	-18
		Through	31	C	39	D	8	32	C	35	D	3	34	C	39	D	5
		Right Turn	19	B	7	A	-12	25	C	8	A	-16	27	C	11	B	-16
		Approach	33	C	43	D	10	45	D	34	C	-11	54	D	45	D	-9
	Intersection		29	C	34	C	5	39	D	53	D	15	42	D	86	F	44



Appendix D: Traffic Volume & Lane Configurations



1. SE 164th Ave/SE 34th St	2. SE 168th Ave/SE 34th St	3. SE 172nd Ave/SE 34th St	4. SE 176th Ave/SE 34th St
5. SE 177th Ave/SE 34th St	6. SE Hiddenbrook Dr/SE 34th St	7. SE 192nd Ave/SE 34th St	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

Peak Hour Traffic Volumes and
Lane Configurations (AM(PM))
2024 No Build



1. SE 164th Ave/SE 34th St	2. SE 168th Ave/SE 34th St	3. SE 172nd Ave/SE 34th St	4. SE 176th Ave/SE 34th St
5. SE 177th Ave/SE 34th St	6. SE Hiddenbrook Dr/SE 34th St	7. SE 192nd Ave/SE 34th St	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

Peak Hour Traffic Volumes and
Lane Configurations (AM(PM))
2024 With Repurposed Lane





1. SE 164th Ave/SE 34th St SE 164th Ave SE 34th St 40 (60) 700 (1,270) 170 (170) 110 (260) 120 (140) 430 (400) 30 (60) 60 (130) 170 (200) 120 (200) 940 (1,260) 380 (410)	2. SE 168th Ave/SE 34th St SE 168th Ave SE 34th St 60 (60) 10 (20) 20 (30) 10 (40) 560 (700) 10 (10) 40 (70) 550 (610) 20 (30) 40 (40) 10 (10) 10 (10)	3. SE 172nd Ave/SE 34th St SE 172nd Ave SE 34th St 20 (10) 0 (10) 10 (10) 20 (30) 530 (530) 30 (90) 10 (10) 490 (690) 20 (40) 70 (60) 10 (10) 30 (30)	4. SE 176th Ave/SE 34th St SE 176th Ave SE 34th St 170 (200) 10 (20) 70 (100) 60 (60) 330 (520) 10 (20) 220 (180) 340 (370) 10 (20) 20 (20) 10 (10) 10 (10)
5. SE 177th Ave/SE 34th St SE 177th Ave SE 34th St 0 (0) 360 (570) 10 (20) 0 (0) 400 (440) 20 (40) 40 (30) 0 (0) 20 (10) 0 (0) 260 (250) 180 (270) 30 (50)	6. SE Hiddenbrook Dr/SE 34th St SE Hiddenbrook Dr SE 34th St 110 (210) 20 (100) 240 (370) 160 (100) 230 (250) 30 (100) 80 (110) 20 (20) 50 (60) 210 (190) 420 (760) 100 (190)	7. SE 192nd Ave/SE 34th St SE 192nd Ave SE 34th St 50 (120) 120 (220) 160 (330) 180 (250) 170 (230) 120 (140) 140 (160) 580 (820) 320 (150)	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

Peak Hour Traffic Volumes and
Lane Configurations (AM(PM))
2030 No Build



1. SE 164th Ave/SE 34th St SE 164th Ave SE 34th St Approach from SE 164th Ave (Northbound): - Left turn: 40 (60) - Through/Right turn: 700 (1,270) - Right turn: 170 (170) Approach from SE 34th St (Eastbound): - Left turn: 30 (60) - Through/Right turn: 60 (130) - Right turn: 170 (200) Approach from SE 164th Ave (Southbound): - Left turn: 110 (260) - Through/Right turn: 120 (140) - Right turn: 430 (400) Approach from SE 34th St (Westbound): - Left turn: 120 (200) - Through/Right turn: 940 (1,260) - Right turn: 380 (410)	2. SE 168th Ave/SE 34th St SE 168th Ave SE 34th St Approach from SE 168th Ave (Northbound): - Left turn: 60 (60) - Through/Right turn: 10 (20) - Right turn: 20 (30) Approach from SE 34th St (Eastbound): - Left turn: 40 (70) - Through/Right turn: 550 (610) - Right turn: 20 (30) Approach from SE 168th Ave (Southbound): - Left turn: 10 (40) - Through/Right turn: 560 (700) - Right turn: 10 (10) Approach from SE 34th St (Westbound): - Left turn: 40 (40) - Through/Right turn: 10 (10) - Right turn: 10 (10)	3. SE 172nd Ave/SE 34th St SE 172nd Ave SE 34th St Approach from SE 172nd Ave (Northbound): - Left turn: 20 (10) - Through/Right turn: 0 (10) - Right turn: 10 (10) Approach from SE 34th St (Eastbound): - Left turn: 20 (30) - Through/Right turn: 530 (530) - Right turn: 30 (90) Approach from SE 172nd Ave (Southbound): - Left turn: 10 (10) - Through/Right turn: 490 (690) - Right turn: 20 (40) Approach from SE 34th St (Westbound): - Left turn: 70 (60) - Through/Right turn: 10 (10) - Right turn: 30 (30)	4. SE 176th Ave/SE 34th St SE 176th Ave SE 34th St Approach from SE 176th Ave (Northbound): - Left turn: 170 (200) - Through/Right turn: 10 (20) - Right turn: 70 (100) Approach from SE 34th St (Eastbound): - Left turn: 220 (180) - Through/Right turn: 340 (370) - Right turn: 10 (20) Approach from SE 176th Ave (Southbound): - Left turn: 60 (60) - Through/Right turn: 330 (520) - Right turn: 10 (20) Approach from SE 34th St (Westbound): - Left turn: 20 (20) - Through/Right turn: 10 (10) - Right turn: 10 (10)
5. SE 177th Ave/SE 34th St SE 177th Ave SE 34th St Approach from SE 177th Ave (Northbound): - Left turn: 0 (0) - Through/Right turn: 360 (570) - Right turn: 10 (20) Approach from SE 34th St (Eastbound): - Left turn: 0 (0) - Through/Right turn: 400 (440) - Right turn: 20 (40) Approach from SE 177th Ave (Southbound): - Left turn: 40 (30) - Through/Right turn: 0 (0) - Right turn: 20 (10) Approach from SE 34th St (Westbound): - Left turn: 160 (100) - Through/Right turn: 230 (250) - Right turn: 30 (100)	6. SE Hiddenbrook Dr/SE 34th St SE Hiddenbrook Dr SE 34th St Approach from SE Hiddenbrook Dr (Northbound): - Left turn: 110 (210) - Through/Right turn: 20 (100) - Right turn: 240 (370) Approach from SE 34th St (Eastbound): - Left turn: 80 (110) - Through/Right turn: 20 (20) - Right turn: 50 (60) Approach from SE Hiddenbrook Dr (Southbound): - Left turn: 260 (250) - Through/Right turn: 180 (270) - Right turn: 30 (50) Approach from SE 34th St (Westbound): - Left turn: 180 (250) - Through/Right turn: 170 (230) - Right turn: 120 (140)	7. SE 192nd Ave/SE 34th St SE 192nd Ave SE 34th St Approach from SE 192nd Ave (Northbound): - Left turn: 210 (190) - Through/Right turn: 420 (760) - Right turn: 100 (190) Approach from SE 34th St (Eastbound): - Left turn: 140 (160) - Through/Right turn: 580 (820) - Right turn: 320 (150) Approach from SE 192nd Ave (Southbound): - Left turn: 50 (120) - Through/Right turn: 120 (220) - Right turn: 160 (330)	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

Peak Hour Traffic Volumes and
Lane Configurations (AM(PM))
2030 With Repurposed Lane





1. SE 164th Ave/SE 34th St	2. SE 168th Ave/SE 34th St	3. SE 172nd Ave/SE 34th St	4. SE 176th Ave/SE 34th St
5. SE 177th Ave/SE 34th St	6. SE Hiddenbrook Dr/SE 34th St	7. SE 192nd Ave/SE 34th St	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

Peak Hour Traffic Volumes and
Lane Configurations (AM(PM))
2040 No Build





1. SE 164th Ave/SE 34th St 	2. SE 168th Ave/SE 34th St 	3. SE 172nd Ave/SE 34th St 	4. SE 176th Ave/SE 34th St
5. SE 177th Ave/SE 34th St 	6. SE Hiddenbrook Dr/SE 34th St 	7. SE 192nd Ave/SE 34th St 	

Legend:

- Study Intersection
- Stop Control
- Signal Control
- Lane Configuration

Peak Hour Traffic Volumes and
Lane Configurations (AM(PM))
2040 With Repurposed Lane

DATE: August 15, 2022

TO: Mayor and City Council

CC: Eric Holmes, City Manager

FROM: Emily Benoit, Community Development

RE: **Complete Streets - SE 34th Street Safety and Mobility Project**

The focus of the Complete Streets Workshop is the SE 34th Street Safety and Mobility Project. As part of Vancouver Moves, the City's ongoing Complete Streets Program, the SE 34th Street Safety and Mobility Project is evaluating potential changes to improve safety and mobility in this corridor, between SE 162nd and SE 192nd Avenues. The project is evaluating repurposing a travel lane in each direction to add dedicated space for people walking, biking, and using mobility-devices, and other safety improvements for all users, including drivers.

In addition to the Complete Streets policy goals, several corridor specific goals have been identified for the SE 34th Street project and are being used to align potential changes to the corridor with desired outcomes. The specific goals for the project are:

- 1. Improve comfort and mobility for all users, regardless of how they choose to travel**
- 2. Prioritize safety for all users**
- 3. Make improvements quickly and efficiently**

Today, SE 34th Street is a four-lane roadway that prioritizes auto travel. Between SE 192nd and SE 164th Avenues, there are no facilities for people biking. West of SE 164th Avenue, there is an on-street mobility lane in the westbound direction that connects people biking to SE 162nd Avenue, but eastbound bicyclists must use the vehicle travel lane. Sidewalks on both sides of the corridor provide space for people walking; however, sidewalks are located next to vehicle lanes where nearly 55 percent of drivers are going between 36 and 45 miles per hour (mph). To identify locations where a high number of collisions occur and where additional design features may lower collision rates, the project team analyzed six years of collision data in the corridor. Key findings from that analysis include:

- 77% of all collisions occurred at intersections
- 60% of all collisions occurred at the SE 164th and SE 192nd Avenue intersections
- Three of the four collisions involving a bicycle or pedestrian involved a car that was turning

The first of two touchpoints with the community began in May 2022 on Be Heard Vancouver. This touchpoint provides an overview of the project and an opportunity for community members to identify safety issues and share concerns in an online survey and with open ended comments. As of late-July, over 500 responses had been received. Responses to the community survey indicate that top priorities for community members traveling along or across SE 34th Street include getting places safely and quickly and preserving the environment.

One barrier to walking and biking on SE 34th Street today, shared by many community members, is the vehicle travel speeds. Community members shared that the lack of separation between existing sidewalks and the travel lanes paired with high vehicle speeds make it uncomfortable to walk on the corridor. Community members also shared concern about the number of vehicles that use SE 34th Street today and how planned growth along with repurposing a travel lane may impact travel time.

To understand how repurposing a travel lane would change conditions for people driving on SE 34th Street, a traffic analysis has been completed for existing (2022), mid-term (2027), and long-term (2040) scenarios. Traffic analysis findings indicate that under the near-term and mid-term scenarios, the project goals can be achieved without substantially increasing travel time or delay experienced by people driving. Under the long-term scenario, improvements may be needed at SE 164th and SE 192nd Avenues to maintain continued safety at those intersections.

Based on these findings, the project team has developed a proposed design that will achieve the project goals of enhancing safety and mobility for all users while minimizing the increase in delay experienced by drivers where possible. The proposed design would provide one vehicle travel lane and a mobility lane with a buffer separating the two lanes. To enhance safety and access to transit, additional design features include:

- Installing a vertical barrier to provide physical separation between the mobility lanes and vehicle lanes.
- Installing high-visibility crosswalks to make pedestrians more visible and drivers more likely to stop for pedestrians.
- Constructing a HAWK Beacon at SE 162nd Avenue to allow people to cross safely.
- Installing modular bus platforms to maintain ADA access to buses and minimize potential conflicts between buses and people traveling in the mobility lanes.

Next steps to meet the project timeline include:

- August 2022 – Refine Project Design
- September 2022 - Gather Community Feedback on Project Design
- October 2022– Conclude Safety and Mobility Study
- Summer 2023 – Planned Pavement Treatment Inclusive of Project Design Elements

Staff Contact:

Emily Benoit, Senior Transportation Planner

Emily.Benoit@cityofvancouver.us | 360-487-7944

SE 34th Street Safety & Mobility Project

VANCOUVER
CITY HALL



August 15, 2022

Vancouver City Council Workshop

**Emily Benoit, Senior Transportation Planner,
Community Development**

Kara Hall, Associate, Fehr & Peers

Presentation Overview

- Project Background & Context
- Community Engagement
- Technical Findings
- Proposed Design
- Next Steps

Presentation Purpose & Target Outcomes

Purpose:

- Overview of project, community engagement, and work completed to date
- Overview of next steps, anticipated deliverables
- Council comments/feedback and confirmation on approach

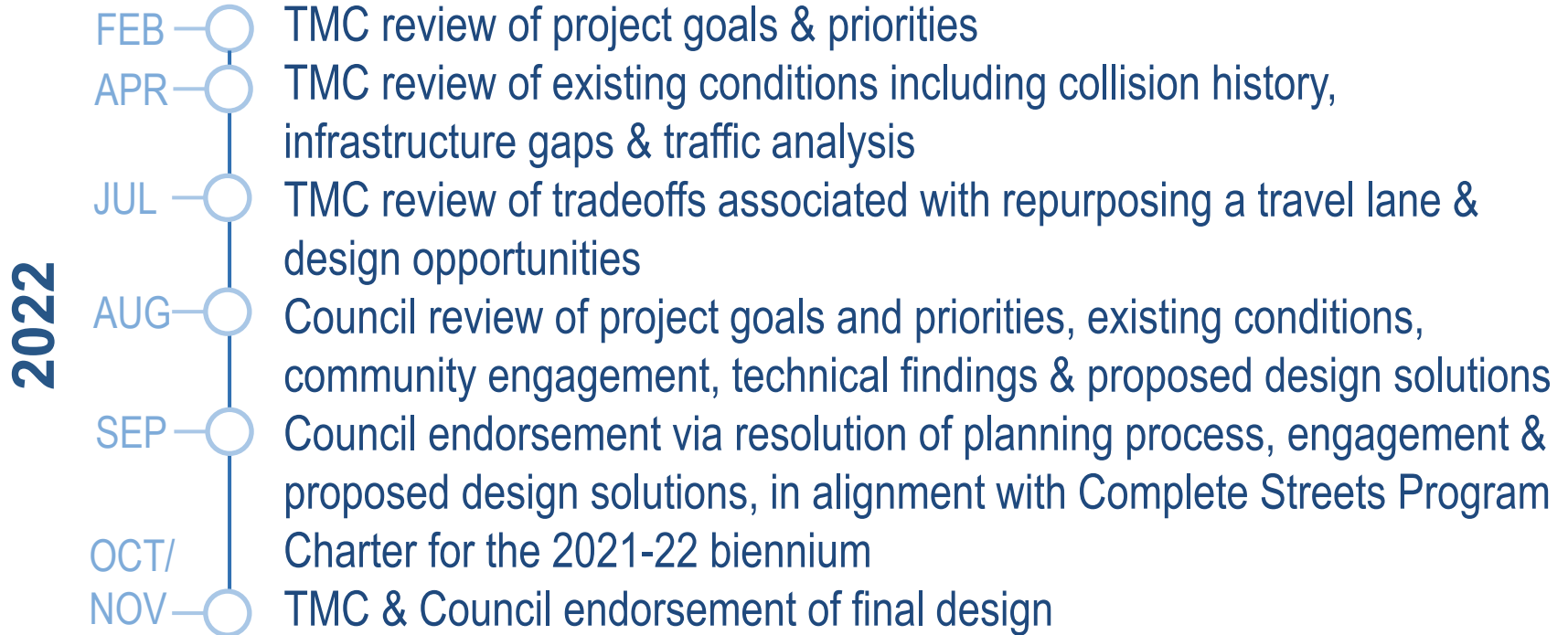
Target Outcomes:

- Clear Council direction on whether to proceed with design and outreach related to repurposing a lane
- Identify additional information needed to support upcoming discussions

Project Development Process



TMC Council and Review Process



Project Purpose



SE 34th Street will be repaved in 2023. The project provides an opportunity to evaluate potential changes to the street to improve safety, mobility, and accessibility.



Project Scope

1. Complete traffic analysis
2. Conduct a comprehensive public outreach process
3. Develop design and improvements



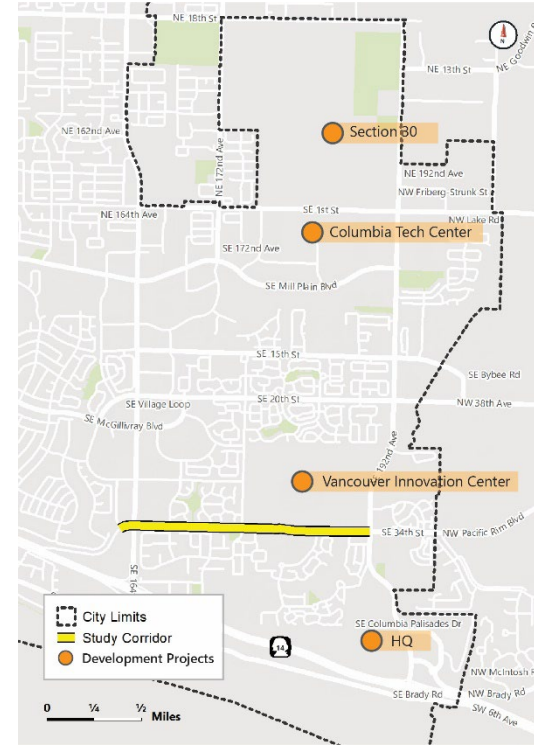
Complete Streets Goal

Complete a public outreach and design process to improve safety, mobility, and equity on the SE 34th Street corridor in preparation for the 2023 pavement project.

SE 34th Street Safety and Mobility Project - 6

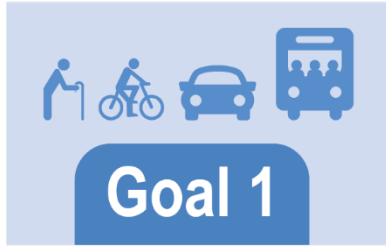
Project Location & Planned Development

The SE 34th Street Safety & Mobility Project will provide a key east-west mobility corridor in an area of the City where development continues to occur.



SE 34th Street Safety and Mobility Project - 8

Project Goals



Improve comfort and mobility for all users



Prioritize safety for all users



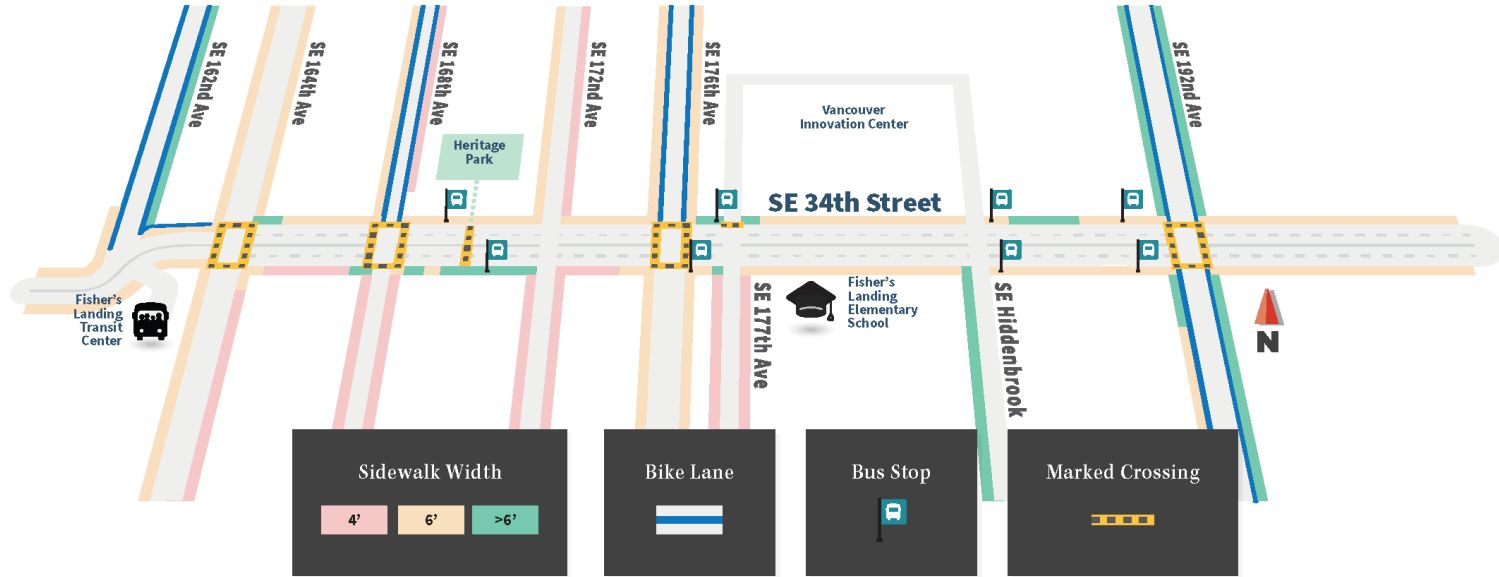
Facilitate near-term implementation

Today, SE 34th Street...

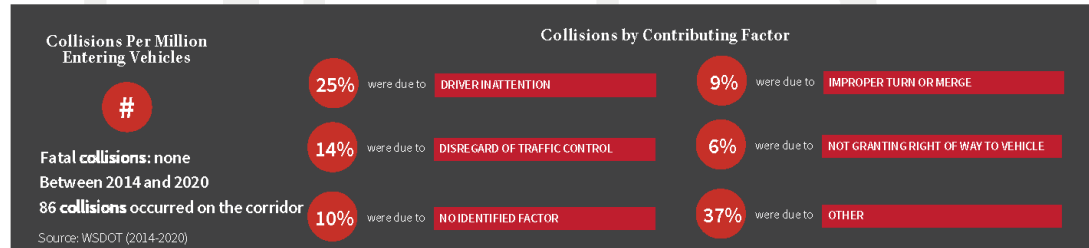
- Is a four-lane roadway that prioritizes auto travel
- Has sidewalks that vary in width
- Does not have dedicated space for people biking or using micromobility devices
- Has four transit stops served by C-TRAN Route 37



Existing Infrastructure



Collision Rates



Community Engagement Process



TOUCHPOINT #1

Timeline	June 2022
Event	BeHeard Online Open House
Goal	Share project overview & changes being considered
Outcome	Understand community concerns



TOUCHPOINT #2

Timeline	September 2022
Event	BeHeard Online Open House Stakeholder Listening Sessions
Goal	Share analytical findings & design changes
Outcome	Understand community concerns & determine additional needs

What We Are Hearing



What concerns do you have about repurposing a travel lane on SE 34th Street?

TOP THREE CONCERNS



Safety



Drive time
impacts on
the corridor



Impacts to
neighborhood
character

OTHER CONCERNS



Economic
Impacts



Environmental
Impacts



Equity
Impacts

Traffic Analysis Overview

- Providing capacity for mobility lanes will have trade-offs for people driving.
- Traffic analysis was completed to understand changes in driver experience.
 - Will there be enough capacity if a lane is repurposed?
 - Where will congestion increase?
 - How will travel time change?

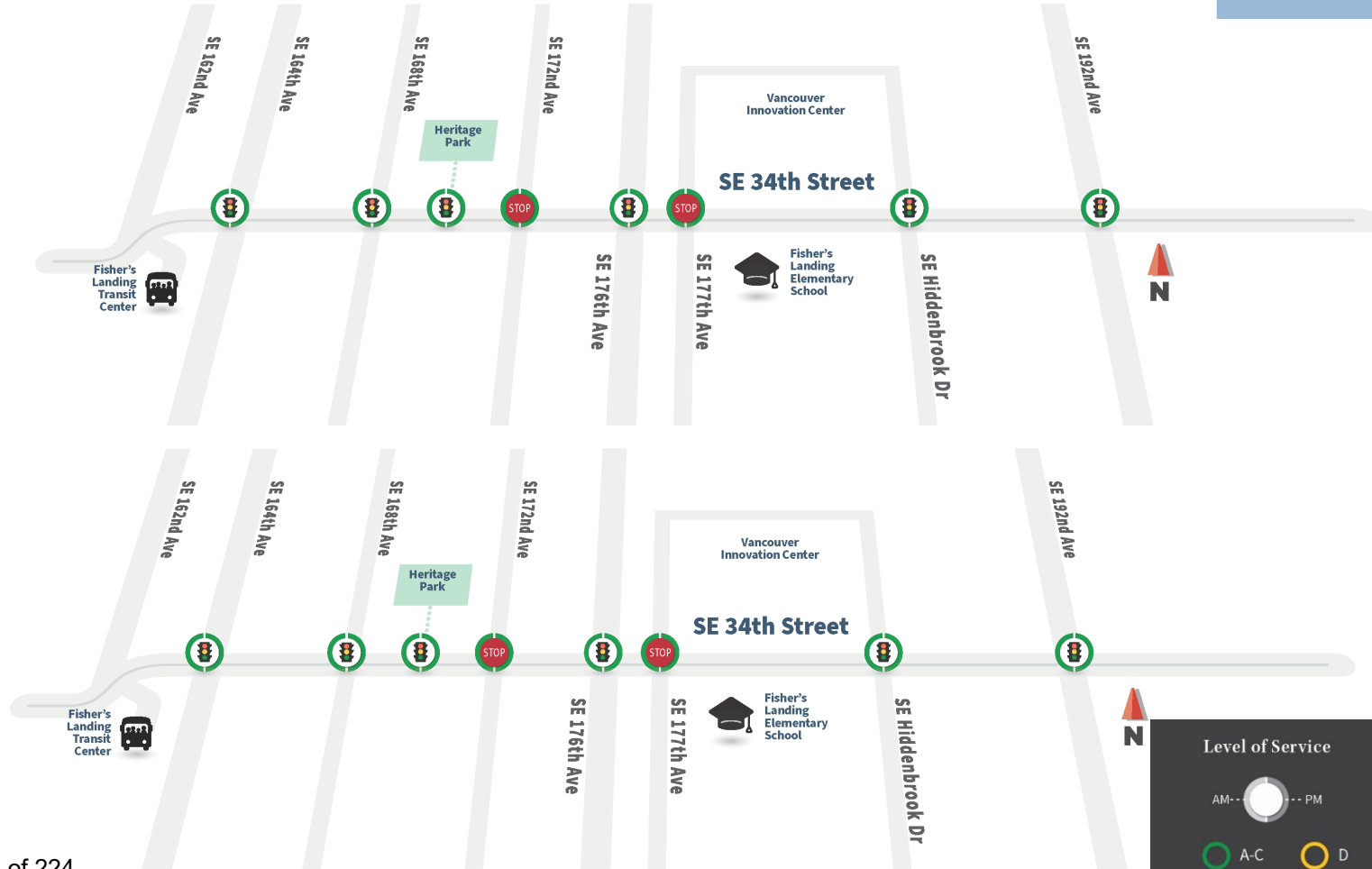
What was analyzed?

- How SE 34th Street would operate with no changes and how it would operate with the proposed design in place.
 - How it operates during morning and evening commute times.
 - How it operates today.
 - How it will operate in the medium-term.
 - How it will operate in the long-term.

No Build

Build

Existing (2022)



Level of Service



A-C
E

D
F

Stop Control



Signalized intersection



Side-street stop sign

No Build

Build



Level of Service



A-C
E

D
F

Stop Control



No Build

Build

Long-Term (2040)



Level of Service



A-C
E

D
F

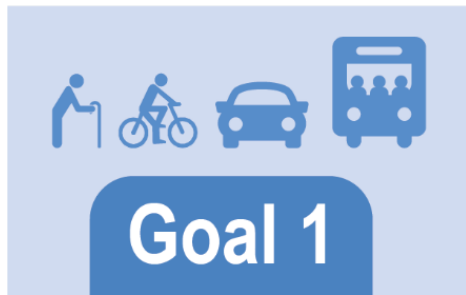
Stop Control



Traffic Analysis Key Takeaways

- Under existing and medium-term scenarios, there is adequate capacity to repurpose a lane with minimal change for people driving.
 - Only locations where demand is already high will experience an increase in delay.
- Under the long-term scenario, delay will begin to increase for people driving without repurposing a lane.
 - In 2040, repurposing a lane will increase delay at the SE 192nd Avenue and SE 164th Avenue intersections and travel time within the corridor compared to the No Build Scenario.

What We've Learned



**Improve comfort
and mobility for all
users**



- ✓ Creates a new east-west mobility corridor
- ✓ Improves access to transit for people biking
- ✓ Does not substantially add to driver delays in the near-term and mid-term
- ✓ Slows down vehicles, improving safety for all users

SE 34th Street Safety and Mobility Project - 21

What We've Learned



**Prioritize safety
for all users**

- ✓ Fewer travel lanes make intersections easier to navigate for people walking and biking
- ✓ Improves contributing factors to collisions involving someone walking or biking
- ✓ Enhance existing crossings and connect key destinations
- Long term (10+ years), improvements may be needed at SE 164th and SE 192nd Avenues to maintain safety at those intersections

What We've Learned



Facilitate near-term implementation

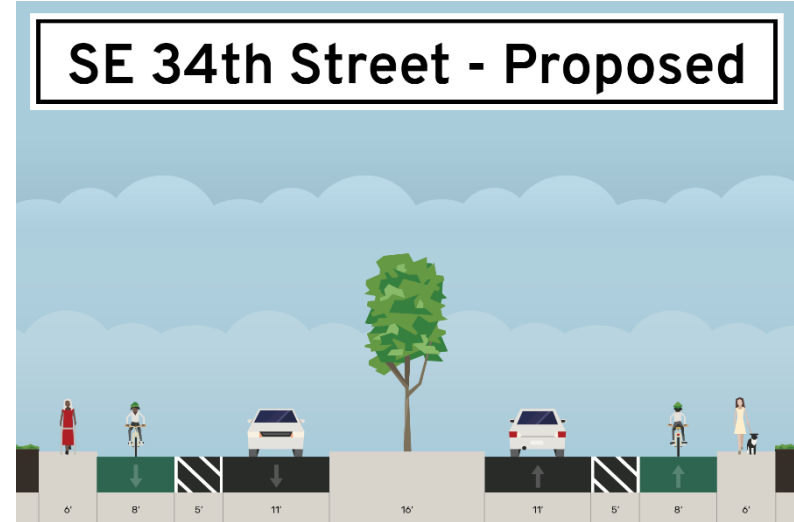
- ✓ Restriping could occur with the pavement work
- ✓ No large capital investments would be required in the near to mid-term
- ✓ Safety improvements would be eligible for grant funding

The Design

SE 34th Street - Existing



SE 34th Street - Proposed



Safety Enhancements



Photo source: bciway.com

Vertical barriers will provide physical separation between the mobility lanes and vehicle lanes.



Photo source: SFMTA

High visibility crosswalks will make pedestrians more visible and are more effective in getting drivers to stop for pedestrians.

SE 34th Street Safety and Mobility Project - 25

Safety Enhancements



Photo source: City of Tacoma

A **HAWK Beacon** at SE 162nd Avenue will require vehicles to stop to allow people walking and biking to cross safely.



Photo source: BikePortland

Modular bus platforms will maintain ADA access to buses and minimize potential conflicts between buses and people biking.

The Design



Next Steps

- August 2022 – Refine Project Design
- September – Gather Community Feedback on Project Design
- October 2022– Safety & Mobility Study Concludes
- Summer 2023 – Planned Pavement Treatment Inclusive of Project Design Elements
- Ongoing throughout project: communication and information sharing with community and project stakeholders

Presentation Purpose & Target Outcomes

Purpose:

- Overview of project extent, community engagement, and work completed to date
- Overview of next steps, anticipated deliverables
- Council comments/feedback and confirmation on approach

Target Outcomes:

- Clear Council direction on whether to proceed with design and outreach related to repurposing a lane
- Identify additional information needed to support upcoming discussions

Feedback

Council questions, comments, discussion

Thank you!

VANCOUVER
CITY HALL

Emily.Benoit@cityofvancouver.us
VancouverMoves@cityofvancouver.us
www.beheardvancouver.org/se-34th



SE 34th Street Safety & Mobility Project - 31

[October 9, 2023]

RESOLUTION NO. _____

A RESOLUTION endorsing the Complete Streets final design to improve safety, equity, and mobility in coordination with upcoming pavement work on SE 34th Street, between 162nd and 192nd avenues.

WHEREAS, the City’s 2023-2029 Strategic Plan focus area of Transportation and Mobility is to ensure that “Vancouver has a safe, future-ready and convenient transportation system that offers affordable and climate-friendly options for people to get where they need to be” and where “All community members can walk, roll, bike, drive, and take transit to reach their destinations”; and

WHEREAS, The City adopted a Complete Streets policy in 2017 with the vision and intent of providing safe, accessible streets for all users, ages and abilities regardless of their preferred mode of travel; and

WHEREAS, City Council identified safety, equity and climate action as guiding priorities in developing the 2023-24 biennial budget and when setting goals for the update to the City’s Transportation System Plan;

WHEREAS, the City leverages upcoming pavement projects as opportunities to implement improvements that advance safety, equity, and mobility for all users of the transportation system;

WHEREAS, the Project team conducted ongoing community engagement and held two online open houses in June 2022 and September 2022, hosted two online community surveys with

one about the project and how the community uses the corridor and a second on the proposed design elements, twice posted yard signs and sent mailers to about 10,000 households along the project corridor, attended community events like the Multicultural Resource Fair and held two community conversations in Fall 2022 with stakeholders including neighborhood associations, local schools, and developers to understand community concerns and determine additional needs tied to the project area;

WHEREAS, the Project team heard concerns from the community related to safety, potential changes to drive time, changes to neighborhood character, and economic, environmental and equity impacts;

WHEREAS, a crash analysis of the corridor found that there were 86 collisions during the five-year analysis period and three crashes involving vulnerable road users like bicyclists and pedestrians;

WHEREAS, a traffic analysis was conducted to identify potential congestion impacts when providing capacity for mobility lanes, including the repurposing of a vehicle travel lane, and found there is adequate capacity to repurpose a lane with minimal change in the present-and medium-term scenarios for people driving, and found increased delay in the long-term scenario for people driving under both the existing no-change scenario and the reconfigured lane scenario;

WHEREAS, the design alternatives that include added space for mobility lanes extend the City's major east-west mobility corridor to the eastern City limits, and increase safety and access for those walking, bicycling, using mobility devices or taking transit;

WHEREAS, the design alternatives that repurpose a travel lane do not substantially add to driver delays in the near- and mid-term, and will slow speeds to create a significantly safer travel environment for all users;

WHEREAS, investment in complete streets that allow safe and equitable access to transportation choices address inequities through improved access to jobs, education, services and commercial and open space amenities;

WHEREAS, investment in complete streets that make it easier, more comfortable and safer for community members to make non-motorized trip choices, in alignment with City climate goals to achieve net zero carbon emissions by 2040, of which transportation is the largest current contributor;

WHEREAS, City Council has identified a chartering process to review and endorse Complete Street project milestones at inflections points that include a review of the planning process, community engagement, design concept alternatives, and final design;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

- The SE 34th Street Safety and Mobility Project (“The Project”) shall advance the recommended roadway reconfigurations outlined in this resolution and associated staff report for SE 34th Street between SE 164th Avenue and SE 192nd Avenue, including repurposing a travel lane for the purpose of improving safety and mobility for all users.
- The Project shall apply these roadway configuration designs in coordination with the 2024 pavement maintenance and resurfacing project on this corridor.
- The Project Team shall continue to provide clear, transparent communication with the public, and an inclusive outreach process that

focuses on involving historically excluded and underserved community members, as well as residents, businesses, neighborhood associations, community organizations, agency partners, the Transportation and Mobility Commission, and other stakeholders.

ADOPTED at a Regular Meeting of the Vancouver City Council this 9th day of October, 2023.

Anne McEnerny-Ogle, Mayor
Attest:

_____, City Clerk
By: _____, Deputy City Clerk

Approved as to form:

_____, City Attorney



Staff Report: 184-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/9/2023

SUBJECT Banking services agreement amendment with JP Morgan Chase, N.A.

Key Points

- An RFP for banking services, P-card services, and merchant services was issued on December 1, 2020.
- The banking services contract was awarded on July 1, 2021, to JP Morgan Chase Bank in an amount not to exceed \$500,000. The RFP and contract included language to allow the bank to perform all banking and merchant services.
- A separate contract for merchant services was awarded to Paymentus Corporation on July 21, 2021. It was later identified that Paymentus was limited to performing on-line payment processing for transactions associated with Selectron/Infor, the City's utility billing and permitting software solution, but was not capable of supporting other system the City utilizes.
- In September 2022 the City amended the contract with JP Morgan Chase to implement merchant services processing for on-line payments associated with other accounts receivable systems the City uses such as Parking, Fire Inspections, walk-in payments, etc.
- Current Council authorization of the banking services agreement is \$500,000 over a five-year time period. This contract amendment request increases the total to \$2,500,000 to pay for future combined banking and merchant service fees. It will also incorporate Merchant Services as agreed to through the Paymentech LLC U.S. Select Government Merchant Processing Agreement Optblue Amendment signed September 2022 to be provided by the Contractor. Paymentech LLC is a subsidiary of JP Morgan Chase.

Strategic Plan Alignment

N/A

Present Situation

On December 1, 2020, the City issued a Banking Services and Merchant Services Request for Proposals (RFP). The proposers had the option to only propose on banking services, or merchant services, or both. Council approved award of the banking services agreements to JP Morgan Chase Bank (JPM) from July 1, 2021, through December 31, 2026, for an amount not to

exceed \$500,000. These services did not contemplate JPM providing merchant services, however it was an option in the RFP and JPM's response that JPM would be able to provide all banking and merchant services.

In addition, Council approved award of a merchant services agreement to Paymentus from July 26, 2021, through July 25, 2026. The estimated cost over the life of the five-year contract was \$9,000,000. This contract included interchange fees charged by the various credit/debit card providers such as Visa, MasterCard, Discover, AmEx, etc. on payments to the City. In Paymentus' response, the company had built a platform and had a partnership with Selectron, the company the City uses for utility and permit customers. This allowed improved payment processing functions for these specific payment types.

During the implementation period with Paymentus, it was determined that the company did not have the on-line payment platform built to work with other accounts receivable systems the City uses for Parking, Fire Inspections, Police Alarms, walk-in customer payments, etc. Because of this, the City amended the banking services contract with JPM September 2022 to implement merchant services for these other accounts receivable systems but did not increase the overall contract amount with JPM.

Staff recommends Council approve 1) the amendment to the JPM banking services contract to amend the language in the Statement of Work in the original contract to include merchant services with Paymentech LLC which is a subsidiary company of JPM; and 2) to approve a \$2,000,000 increase in the contract amount for a grand total of \$2,500,000.

Advantage(s)

Provides banking and merchant services for the City at competitive prices.

Disadvantage(s)

None

Budget Impact

Funding for contract costs is included in the 2023-2024 budget.

Prior Council Review

Contract approval July 19, 2021, City Council meeting.

Action Requested

On Monday, October 9, 2023, authorize the City Manager or designee to sign banking services agreement amendment with JP Morgan Chase Bank, NA.

Anthony Glenn, Treasurer, 360-487-8493

ATTACHMENTS:

- ▣ SERVICE AGREEMENT C-100658 AMENDMENT No. 1
- ▣ General Banking Services Professional Services Agreement

SERVICE AGREEMENT C-100658

AMENDMENT No. 1

(THIS “AMENDMENT”)

BANKING & MERCHANT SERVICES

This Amendment amends the Professional Services Agreement number C-100658 dated as of August 16, 2021 (the “Original Agreement”) by and between the City of Vancouver, hereinafter referred to as “City”, and JPMorgan Chase Bank, N.A., hereinafter referred to as "Contractor".

This Amendment amends the Original Agreement as follows:

1. The following language is added to the end of the first paragraph of Section 1, Statement of Work:

Subsequent to the original execution of this Agreement, the City entered into that certain U.S. Select Government Merchant Processing Agreement dated as of July 27, 2022, with Paymentech, LLC, also known as Chase Merchant Services, (“CMS”) and the Contractor (the “Merchant Terms”). CMS provides merchant and related services (as more fully described in the Merchant Terms) to the City pursuant to the Merchant Terms (“Merchant Services”). Except as provided below with respect to the Service Fee Cap, the provisions of this Agreement do not apply to Merchant Services. References to ‘Service Terms’ in this Agreement do not include the Merchant Terms.

2. The sentence in Section 1, Statement of Work that currently reads:

Payment of fees and compensation for these services shall not exceed \$500,000 USD (the “Service Fee Cap”) unless authorized in writing by the City, and the parties have signed an amendment according to Section 14 of this Agreement to increase the Service Fee Cap.

is amended and restated to read:

Payment of fees and compensation for the Services subject to this Agreement plus fees and compensation for the Merchant Services subject to the Merchant Terms shall not exceed \$2,500,000 USD (the “Service Fee Cap”) unless authorized in writing by the City, and the parties have signed an amendment according to Section 14 of this Agreement to increase the Service Fee Cap.

3. Ratification: Acts taken pursuant to this Amendment but prior to its effective date are hereby ratified and confirmed.

This amendment in no way alters any other provisions of the original agreement.

CITY OF VANCOUVER

A municipal corporation

CONTRACTOR:

JPMorgan Chase Bank, N.A.

Eric Holmes, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

PAYMENTECH, LLC
U.S. SELECT GOVERNMENT MERCHANT PROCESSING AGREEMENT
OPTBLUE AMENDMENT

MERCHANT NAME: City of Vancouver, WA

This Amendment (the “**Amendment**”) is attached and incorporated into the U.S. Select Government Merchant Processing Agreement, dated on or about July 27, 2022 (the “**Agreement**”), as may have been amended, between Paymentech, LLC (or its predecessor in interest), for itself and on behalf JPMorgan Chase Bank, N.A. (“**Member**”), and the Merchant(s) whose signature(s) appear below (collectively referred to as “**Merchant**”). This Amendment is effective as of the date last signed below (the “**Effective Date**”). Terms not otherwise defined herein have the meanings set forth in the Agreement. To the extent there exists any conflict or inconsistency between the terms of this Amendment and the Agreement, the terms of this Amendment will control.

In consideration of the mutual promises made and the benefits to be derived from this Amendment, the sufficiency of which is hereby acknowledged, the Agreement is hereby amended and modified to incorporate the following additional terms and conditions:

1. AMERICAN EXPRESS OPTBLUE TERMS.

1.1 American Express OptBlue Provisions. Merchant, by participating in American Express OptBlue Program, agrees to comply with the requirements, acknowledgments and authorizations specific to Merchant’s acceptance of American Express Payment Cards set forth in this Section. Further, Merchant, by participating in American Express OptBlue Program, agrees to the limited manner described in this Section by which American Express may directly market and communicate to Merchant, or use and disclose information Merchant provides in connection with its participation in the OptBlue Program. The “OptBlue Program” is a program under which Chase Paymentech and other eligible third party acquirers may enable small merchants (defined as merchants that process American Express card transactions where the gross annual sales amount of such American Express card transactions is One Million U.S. Dollars or less) to accept American Express Payment Cards. Notwithstanding the foregoing, the gross annual sales amount limit does not apply to the following industries: charity, education, government, healthcare, insurance, online gambling, residential rent, or utilities.

1.2 Acceptance. Merchant hereby agrees to accept American Express Payment Cards only in accordance with the terms of the Agreement and the *American Express Merchant Operating Guide*, as may be amended from time to time and which is located at www.americanexpress.com/merchantopguide, provided however that (A) any Claim between Chase Paymentech and Merchant arising from or relating in any way to this Agreement, even if relating to acceptance of the American Express Payment Card or otherwise involving or relating to American Express (including claims to which American Express is a party or has a right to join), shall be brought in accordance with the Agreement and not the dispute resolution provisions of the *American Express Merchant Operating Guide*; (B) American Express’s right to provide you information, notify you or otherwise provide you Solicitations (as hereinafter defined) shall be in accordance with Section 1.5 below and not the *American Express Merchant Operating Guide*; and (C) American Express’s right to use Transaction Data and Merchant Data provided to American Express by Chase Paymentech shall be in accordance with Section 1.6 and not the *American Express Merchant Operating Guide*. American Express has asked Paymentech to inform Merchant that any claim brought by Merchant against American Express, to which Chase Paymentech is not a party, arising from or relating in any way to this Agreement is to be resolved pursuant to the dispute resolution provisions of the *American Express Merchant Operating Guide*, provided that nothing in this Agreement shall provide any grounds for Paymentech to be a party to any claim between Merchant and American Express that does not relate to this Agreement. For purposes of the OptBlue Program, “Merchant Data” means names, postal and email addresses, tax ID numbers, names and social security numbers of the authorized signer of OptBlue Program Merchants and similar identifying information about OptBlue Program Merchants. For clarification, Merchant Data does not include Transaction Data.

1.3 Authorization. Merchant authorizes Chase Paymentech to submit Transactions to, and receive settlement from, American Express.

1.4 Communication with Merchants. By agreeing to use the “OptBlue” service, Merchant understands and agrees that American Express may communicate with Merchant to provide information about the OptBlue Program and other programs regarding the American Express network as set forth below, including:

- a. “welcome acceptance” communications;
- b. communications designed to inform Merchant how to increase Customers’ usage of the American Express Card (e.g., information regarding posting of the American Express logo);
- c. communications required by law or to comply with directions from American Express regulators;
- d. communications necessary for Merchant to fulfill or comply with offers made by American Express to its Customers;
- e. communications under certain circumstances where American Express seeks to transfer Merchant to direct card acceptance program with American Express because Merchant’s American Express transactions are more than \$1 million annually or Chase Paymentech no longer participates in the OptBlue Program;
- f. communications about programs on the American Express network that are relevant to merchants participating in the OptBlue program, but do not include Solicitations (as defined below); and
- g. communications about the benefits to Merchant of accepting the American Express card, but do not include Solicitations.

1.5 American Express Programs. Although American Express may send Merchant general information about American Express programs (e.g., notifications about the occurrence of American Express’s “Small Business Saturday” program or the availability of American Express’s “Pay with Points” program as further described in Section 1.2 above), American Express will not directly solicit Merchant to register for, purchase or otherwise obtain products or services unrelated to the OptBlue Program (“**Solicitations**”). Merchant may, however, receive solicitations from American Express if it has provided the necessary data or consent directly to American Express outside the scope of this agreement). To register for, purchase or otherwise obtain products or services from American Express unrelated to the OptBlue Program, please contact American Express directly by visiting the website <http://www.americanexpress.com/privacy> or calling American Express at 1-(800)-528-5200.

PAYMENTECH, LLC
U.S. SELECT GOVERNMENT MERCHANT PROCESSING AGREEMENT
OPTBLUE AMENDMENT

MERCHANT NAME: City of Vancouver, WA

1.6 Disclosure of Transaction Data and Merchant Data. Merchant understands and agrees that Chase Paymentech will disclose Transaction Data and Merchant Data to American Express, and American Express may use such information to perform its responsibilities in connection with the OptBlue Program, perform analytics and create reports, to communicate with Merchant in the manner permitted above and for any other lawful purposes (other than Solicitations).

1.7 Protection of Merchant Data. American Express uses reasonable administrative, technical and physical security measures to protect the security and confidentiality of Merchant Data obtained from Chase Paymentech under this Agreement. American Express requires industry standard confidentiality and data security measures from third parties who are authorized by American Express to process data on its behalf. American Express only shares data in accordance with its data protection privacy principles, available here: <https://www.americanexpress.com/us/content/customer-privacy-principles.html>.

1.8 High CV Merchants. Merchant acknowledges that it may be converted from the OptBlue Program to a direct Payment Card acceptance relationship with American Express if and when it becomes a High CV Merchant. Merchant acknowledges that upon any such conversion, processing of any American Express Payment Card will be governed by American Express's then current card acceptance agreement (and not this Agreement) and American Express will be solely responsible for setting pricing and other fees payable by Merchant for acceptance of any American Express Payment Card. For purposes of this Agreement, a High CV Merchant is defined as a Merchant with greater than \$1,000,000 in Charge Volume in a rolling 12 month period

1.9 No Assignment of Payments. Merchant will not assign to any third party any payments due Merchant under this Agreement. All indebtedness arising from charges will be for bona fide sales of goods or services (or both) at Merchant's establishments and free of liens, claims and encumbrances other than ordinary sales taxes. The prohibition on assigning payments due Merchant, however, does not apply to the sale of Transaction receivables to Chase Paymentech, its Affiliates or a partner of Chase Paymentech or its Affiliates that provides cash advance funding.

1.10 Refund Policies. Merchant acknowledges that its refund policies for purchases American Express Payments Cards must be at least as favorable as its refund policy for purchases made on Payment Cards of other Payment Brands. Merchant agrees to disclose to holders of American Express Payment Cards the refund policy at the time of purchase and in accordance with Applicable Law.

1.11 Collection for Cardholders. Merchant may not collect or attempt to collect from any holder of American Express Payment Cards for any purchase or payment on an American Express Payment Card unless: (A) the charge has been charged back to the Merchant; (B) Merchant has accepted/paid the charge (i.e., no Chargeback reversal has been processed); and (C) Merchant has a right to collect or attempt to collect funds to recover unpaid amounts lawfully owed to Merchant by such holder American Express Payment Cards.

1.12 NOTICE REQUIRED BY AMERICAN EXPRESS. American Express requires that Chase Paymentech inform Merchant that (i) American Express charges Chase Paymentech a wholesale discount rate and not interchange and (ii) American Express operates a non-interchange based network.

2. WAIVER OF RIGHT TO CONTEST JURISDICTION; WAIVER OF JURY TRIAL; ARBITRATION.

PLEASE READ THIS PROVISION CAREFULLY. IT PROVIDES THAT ANY CLAIM MAY BE RESOLVED BY BINDING ARBITRATION.

WITH BINDING ARBITRATION MERCHANT ACKNOWLEDGES AND AGREES THAT:

- (a) MERCHANT IS GIVING UP ITS RIGHT TO HAVE A TRIAL BY JURY TO RESOLVE ANY CLAIM ALLEGED AGAINST CHASE PAYMENTECH, MEMBER, OR RELATED THIRD PARTIES;**
- (b) MERCHANT IS GIVING UP ITS RIGHT TO HAVE A COURT RESOLVE ANY CLAIM ALLEGED AGAINST CHASE PAYMENTECH, MEMBER OR RELATED THIRD PARTIES; AND**
- (c) MERCHANT IS GIVING UP ITS RIGHT TO SERVE AS A REPRESENTATIVE, AS A PRIVATE ATTORNEY GENERAL, OR IN ANY OTHER REPRESENTATIVE CAPACITY, AND TO PARTICIPATE AS A MEMBER OF A CLASS OF CLAIMANTS, IN ANY LAWSUIT OR ARBITRATION FILED AGAINST CHASE PAYMENTECH, MEMBER, AND RELATED THIRD PARTIES.**

IN THE ABSENCE OF THIS ARBITRATION AGREEMENT, MERCHANT AND CHASE PAYMENTECH MAY OTHERWISE HAVE HAD A RIGHT OR OPPORTUNITY TO LITIGATE CLAIMS THROUGH A COURT BEFORE A JUDGE OR A JURY AND TO PARTICIPATE OR BE REPRESENTED IN LITIGATION FILED IN COURT BY OTHERS (INCLUDING CLASS ACTIONS). BUT, EXCEPT AS OTHERWISE PROVIDED ABOVE, THOSE RIGHTS, INCLUDING ANY RIGHT TO A JURY TRIAL, ARE WAIVED AND ALL CLAIMS MUST NOW BE RESOLVED THROUGH ARBITRATION.

PAYMENTECH, LLC
U.S. SELECT GOVERNMENT MERCHANT PROCESSING AGREEMENT
OPTBLUE AMENDMENT

MERCHANT NAME: City of Vancouver, WA

Any claim, dispute, or controversy relating to acceptance of the American Express Payment Card or otherwise involving or relating to American Express ("**Claim**") by either Merchant, Chase Paymentech or Member against the other, or against the officers, directors, employees, agents, parents, subsidiaries, affiliates, beneficiaries, agents, successors, or assigns of the other, arising from or relating in any way to this Agreement or to the relationship formed between the parties as a result of this Agreement, including Claims regarding the applicability of this arbitration clause or the validity of the entire Agreement, shall be resolved exclusively and finally by binding arbitration administered by the American Arbitration Association ("**AAA**"). All Claims are subject to arbitration, no matter what theory they are based on. This includes Claims based on contract, tort (including intentional tort), fraud, agency, Merchant, Chase Paymentech's or Member's negligence, statutory or regulatory provisions, or any other source of law. Claims and remedies sought as part of a class action, private attorney general, or other representative action are subject to arbitration on an individual (non-class, non-representative) basis only, and the arbitrator may award relief only on an individual (non-class, non-representative) basis. Merchant and Chase Paymentech will agree on another arbitration forum if the AAA ceases operations. The arbitration will be conducted before a single arbitrator and will be limited solely to the Claim between Merchant and Chase Paymentech and/or Member. The arbitration, or any portion of it, will not be consolidated with any other arbitration and will not be conducted on a class-wide or class action basis. The prohibition against class action contained in this Section shall be non-severable from the remainder of this Section. If either party prevails in the arbitration of any Claim against the other, the non-prevailing party will reimburse the prevailing party for any fees it paid to the AAA in connection with the arbitration, as well as for any reasonable attorneys' fees incurred by the prevailing party in connection with such arbitration. Any decision rendered in such arbitration proceedings will be final and binding on the parties, and judgment may be entered in a court of competent jurisdiction. Rules and forms of the AAA may be obtained and Claims may be filed at any AAA office, www.adr.org, or 335 Madison Avenue, New York, NY 10017, telephone 1-800-778-7879. Any arbitration hearing at which Merchant appears will take place at a location within Dallas County, Dallas, Texas. This arbitration agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by the Federal Arbitration Act, 9 U.S.C. §§ 1-16. This arbitration agreement applies to all Claims now in existence or that may arise in the future. Nothing in this Agreement shall be construed to prevent any party's use of (or advancement of any Claims, defenses, or offsets in) bankruptcy or repossession, replevin, judicial foreclosure, or any other prejudgment or provisional remedy relating to any collateral, security, or other property interests for contractual debts now or hereafter owned by either party to the other.

3. CONVEYED TRANSACTIONS.

If Merchant accepted American Express Payment Cards through the American Express OptBlue Program and no longer can do so because Merchant became a High CV Merchant, in order to accept American Express Payment Cards through Conveyed Transactions, it must enter into a direct relationship with American Express by executing American Express's then current card acceptance agreement.

4. CONTINUED EFFECT. Except to the extent amended hereby, all terms, provisions and conditions of the Agreement are hereby ratified and shall continue in full force and effect and the Agreement shall remain enforceable and binding in accordance with its terms.

Please execute and return this Amendment to evidence Merchants' understanding and acceptance of its terms and incorporation by reference in the Agreement.

Agreed and Accepted by:

City of Vancouver, WA

MERCHANT LEGAL NAME (Print or Type)

415 W. 6th Street, Vancouver, WA 98660

Address (Print or Type)

DocuSigned by:


By (authorized signature)

Natasha Ramras

CFO

By, Name, Title (Print or Type)

9/2/2022

Date

Agreed and Accepted by:

PAYMENTECH, LLC, for itself and on behalf of

JPMorgan Chase Bank, N.A.

By:

Print Name:

Title:

Date:

Address: 8181 Communications Parkway, Plano, TX 75024

**CITY OF VANCOUVER
PROFESSIONAL SERVICES AGREEMENT No. C-100658
GENERAL BANKING SERVICES**

This Agreement by and between the City of Vancouver, a municipal corporation, under the laws of the State of Washington, hereinafter referred to as "City" and JPMorgan Chase Bank, N.A. hereinafter referred to as "Contractor", whose address is 1301 2nd Avenue, 24th Floor, Seattle, WA 98101-3800.

WHEREAS, the City desires to engage the Contractor to provide general banking services and other related services on an as needed basis. Contractor has agreed to offer its professional services to perform said work per City issued Request for Proposal (RFP) No. 18-20, Contractor's proposal to said RFP; this Agreement and City Council's approval on July 19, 2021 of Staff Report No. 099-21; and

WHEREAS, the Contractor has represented by entering into this Agreement that it is fully qualified to perform the work described in this Agreement in a competent and professional manner, and to the standards required by City that are set forth in this Agreement or otherwise agreed to in writing by the parties.

NOW, THEREFORE, IT IS MUTUALLY AGREED BETWEEN THE PARTIES:

The City hereby agrees to engage the Contractor and the Contractor hereby agrees to perform, in a satisfactory and proper manner, as reasonably determined by the City, the services hereafter set forth in connection with this Agreement:

1. Statement of Work.

Contractor agrees to provide general banking services (the "Services") per RFP No. 18-20 and Contractor's response to said RFP on file in City of Vancouver Procurement Services by reference hereto made a part of this Agreement. For the avoidance of doubt, the term 'Services' (as used in this Agreement) and the scope of work to be performed under this Agreement does not include: any services for which Contractor did not submit a bid, merchant services, or procurement card services, the provision of any such services (if applicable) are subject to separate agreements between City and Contractor or its affiliate. References in this Agreement to the RFP and the Contractor's response refer only to the provisions in such documents that are applicable to the Services.

All work must be authorized and approved by the City's Project Manager in writing before any work begins. Contractor shall approach this project in a manner consistent with its customary practice. Contractor shall actively seek collaborative input from City staff.

Compensation shall be calculated based on the amount or volume of Services used by the City at the per-unit prices set forth on Exhibit A attached hereto and incorporated by reference. Compensation may be amended, by mutual agreement of the parties, for documentable circumstances not reasonably foreseeable to either party at the time the task and/or subtask is initiated, or for changes to the scope of work or deliverables requested by the City that are mutually agreed to by the parties. All deliverables must be acceptable to the City, at the reasonable discretion of the City.

This agreement is a purchase of professional services at the rates set-forth in Exhibit A attached hereto. Payment of fees and compensation for these services shall not exceed \$500,000 USD (the "Service Fee Cap") unless authorized in writing by the City, and the parties have signed an amendment according to Section 14 of this Agreement to increase the Service Fee Cap. The City shall not request any service for which expected fees would exceed the Service Fee Cap nor shall the City provide any instruction or direction to the Contractor that would cause the Contractor to incur costs or expenses that would exceed amounts the City is authorized to pay. If the City requests any service, functionality or feature that is not listed in Exhibit A, the implementation of such service, functionality or feature may be subject to additional terms and fees to be mutually agreed upon at the time of the City's request and execution of an amendment to increase the Service Fee Cap. If additional time is needed, please refer to Section 6 of this agreement. A written amendment must be attached.

In addition to the fees and compensation described above and elsewhere in this Agreement, the City shall pay and be liable to the Contractor for all costs and expenses (including, without limitation, fees, fines, taxes, interest and penalties) related to (a) the Contractor's acceptance or execution of any request, instruction or direction from the City, or any of the City's transactions; (b) any credit extended to the City in connection with the Services; or (c) the City's breach or failure to comply with this Agreement, the Services Terms or any laws, statutes, codes, rules, regulations or policies applicable to any of the City's transactions (including, without limitation, clearing house rules, funds transfer rules, Federal Reserve Operating Circulars, and the Uniform Commercial Code as in effect from time to time in the State of Washington). The foregoing costs and expenses are not subject to the Service Fee Cap.

2. Order of Precedence.

This Agreement is comprised of the following documents and where there is a conflict among or between any of these documents, the controlling documents shall be the first listed in the following sequence: Amendments to this Agreement; this Agreement; the Service Terms; Contractor's submitted proposal to RFP No. 18-20 and RFP No. 18-20.

"Service Terms" means the Contractor's account terms, services terms, and other document required for the administration, implementation or operation of the Services together with any addenda, schedules, supplements, and other attachments attached hereto as Exhibit B and incorporated herein by this reference.

3. Relation of Parties.

The Contractor, its subconsultants, agents and employees are independent contractors performing professional services for City and are not employees of City. The Contractor, its subcontractors, agents and employees, shall not, as a result of this Agreement, accrue leave, retirement, insurance, bonding or any other benefits afforded to City employees. The Contractor, subconsultants, agents and employees shall not have the authority to bind City in any way except in connection with transactions that the City requests, instructs, or directs the Contractor to process or execute or as may be specifically provided herein.

4. E-Verify.

Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty (60) days after execution of this Agreement. Contractor shall ensure all Contractor employees and any sub-contractor(s) assigned to perform work under this Agreement 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.

5. Time of Performance.

The service of the Contractor is to commence as of July 26, 2021. It is agreed services hereunder shall be completed by July 25, 2026.

6. Delays and Extensions of Time.

If the Contractor is delayed at any time in the progress of providing services covered by the Agreement, by any causes beyond Contractor's control, the time for performance may be extended by such time as shall be mutually agreed upon by Contractor and City and shall be incorporated in a written amendment to this Agreement. Any request for an extension of time shall be made in writing to City.

7. Compensation and Schedule of Payments.

City shall pay the Contractor at the per-unit rates indicated in Exhibit A for the amount or volume of work performed under the terms of this Agreement. Such per-unit rates shall not be increased without City's prior written authorization in the form of a negotiated and executed amendment. Payment of all fees and compensation reflected in an account analysis statement shall be full compensation for work performed or services rendered and for all labor, materials, supplies, equipment and incidentals provided during the billing period covered by the statement. The Contractor shall submit monthly invoices, which shall be on the Contractor's form of account analysis, to City covering both professional fees and project expenses, if any, for fees and expenses from the previous month or billing period. Payments to Contractor shall be net 30 days.

The City reserves the right to correct any invoices paid in error according to the rates set forth in this Agreement. City and Contractor agree that any amount paid in error by City does not constitute a rate change in the amount of the contract.

During the life of this Contract, and in consideration of the City's business needs, the Contractor may make requests for compensation adjustments. In consideration of market conditions, the City may allow an annual adjustment to compensation paid for the actual cost of services. Contractor shall submit the request for consideration, together with supporting documentation, before the anniversary date of this Agreement. The City will review the request and, at its sole discretion, make a decision. If accepted, the adjustment shall become effective on the anniversary date of the Agreement and will be firm for the remainder of the contracted period. All adjustments will be authorized by written contract amendment.

8. Termination.

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.

The Contractor reserves the right to close an account and/or terminate a Service pursuant to the Service Terms and may terminate this agreement if it terminates all Services.

In the event this Agreement is terminated the City will pay the Contractor for Services performed or in the process of being performed that cannot reasonably be cancelled prior to such termination, and will reimburse the Contractor for any credit extended to the City in connection with the Services.

9. Evaluation and Compliance with the Law.

The Contractor shall have the authority to control and direct the performance and details of the work described herein. The Contractor agrees to comply with all relevant, federal, state and municipal laws, rules and regulations ("Legal Requirements") to the extent that such Legal Requirements are binding on the Contractor in its performance of the Services. To the extent that Legal Requirements of the City currently, or in the future, impose obligations upon its Contractors or consultants that provide services contemplated in this Agreement, which are not expressly set forth in this Agreement, the Contractor will, if notified of such requirements, endeavor to comply with the same, except to the extent that it reasonably concludes that compliance with such requirement subject it to additional obligations, liability or expense or impose upon it reporting requirements of confidential or non-public information or information that it does not currently monitor. If the Contractor makes such determination, and the parties are unable to resolve these issues through mutually agreeable amendments to this Agreement, either party may terminate this Agreement for convenience upon notice to the other. Nothing in this Agreement shall be construed to require any party to (a) violate any Legal Requirement binding upon such party, (b) comply with any Legal Requirement from which it is exempt or (c) take, or refrain from taking, any action that would conflict with any request or demand of a regulatory authority, governing body or law enforcement agency.

10. City Business and Occupation License.

Contractors will be required to obtain a business license when contracting with the City of Vancouver, unless allowable exemptions apply. Businesses/Contractors shall contact the State of Washington Business License Service (BLS) at: <http://bls.dor.wa.gov/file.aspx>, telephone 800-451-7985, or go to www.bls.dor.wa.gov/cities/vancouver.aspx or www.cityofvancouver.us/businesslicense, to determine whether a business license is required pursuant to VMC Ch. 5.04.

11. Liability and Hold Harmless.

In addition to maintaining the insurance coverage required under Section 12 of this Agreement, Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, demands, claims, causes of action, suits or judgments, including costs, attorney fees and expenses incurred in connection therewith, of whatsoever kind or nature (including patent infringement or copyright claims) to the extent the same are directly caused by , the negligent performance or willful misconduct of Contractor, its employees, subcontractors, or agents in the

performance of the Services pursuant to this Agreement. This indemnity and hold harmless shall include any claim made against the City by an employee of Contractor or subcontractor or agent even if Contractor is thus otherwise immune from liability pursuant to the workers' compensation statute, Title 51 RCW, except 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. Contractor specifically acknowledges the provisions contained herein have been mutually negotiated by the parties. Contractor is an independent contractor and responsible for the safety of its employees. Notwithstanding anything to the contrary in this Agreement: (a) the Contractor shall not be liable for any indirect, incidental, consequential, exemplary, punitive or special damages, including lost profits, regardless of the form of action or theory of recovery, even if it has been advised of the possibility of those damages or the same are reasonably foreseeable; and (b) the Contractor's obligation to indemnify, defend, save and hold harmless the City, its officials, employees and agents shall not exceed, in the aggregate, an amount equal to two (2) times the average annual fees paid or payable to the Contractor under this Agreement (exclusive of any earnings credits used to offset such fees). For the avoidance of doubt, the limitation described in clause (b) of the foregoing sentence shall not limit the insurance coverage required under Section 12 of this Agreement.

12. Insurance.

Contractor shall obtain and keep in force during the entire term of this agreement, liability insurance against any and all claims for damages to person or property which may arise out of the performance of this Contract whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor.

a. **Liability Insurance.** Contractor shall maintain commercial General Liability insurance with a limit of not less than one million dollars (\$1,000,000) for each occurrence and not less than one million dollars (\$1,000,000) combined single limit business automobile liability coverage. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operation and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement. All liability insurance required herein shall be under a comprehensive or commercial general liability and business, policies.

b. **City Listed as an Additional Insured:** The City of Vancouver, representatives, officers, directors, and employees must be included as an additional insured on the Commercial General Liability policy and shown on the certificate as an additional insured as their interest pertain to this contract. A copy of the additional insured endorsement 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.

c. **The employers liability policy must be endorsed to include "Washington Stop Gap" insurance.** The limits and aggregates referenced must apply to the Stop Gap coverage as well. This must be indicated on the certificate.

d. **Worker's Compensation.** Contractor shall carry workers' compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Contractor's employees engaged in the performance of the work or services; and, Employer's Liability insurance of not less than one million dollars (\$1,000,000) for each accident, five hundred thousand dollars (\$500,000) for each disease for each employee, and one million dollars (\$1,000,000) for each disease policy limit.

g. **Bankers Blanket Bond.** The Contractor shall obtain and keep in force during the entire term of this Agreement, a Fidelity/Employee Dishonesty Bond against any and all claims which may arise out of the performance of this Contract whether such work shall be by the Contractor, subcontractor or anyone directly or indirectly employed by either the Contractor or a subcontractor. The amount of coverage provided by such insurance shall be not less than ten thousand dollars (\$10,000).

h. **Employment Security.** The Contractor shall comply with all employment security laws of the state in which services are provided and shall timely make all required payments in connection therewith.

i. The City of Vancouver shall be listed on the Certificate as the Certificate Holder.

j. **Coverage Trigger:** The insurance must be written on a "occurrence" basis. This must be indicated on the certificate. Claims made policies will be accepted for professional liability coverage only.

Contractor shall provide evidence of all insurance required, at the City's request, by submitting an insurance certificate to the City on a standard "ACORD" or comparable form.

13. Notices.

All notices which are given or required to be given pursuant to this Agreement shall be hand delivered or mailed postage paid (with a duplicate copy sent by email) as follows:

City:

Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
Anna.vogel@cityofvancouver.us

Contractor:

Lindsay Sovde
JPMorgan Chase Bank, N.A.
1301 2nd Avenue, 24th Floor
Mail Code: WA2-3533
Seattle, WA 98101-3800
Lindsay.A.Sovde@jpmorgan.com

14. Amendments.

All changes to this Agreement, including changes to the statement of work and compensation, must be made by written amendment and signed by all parties to this Agreement.

15. Scope of Agreement.

This Agreement, together with the documents referenced in section 2 of this agreement, incorporates all the agreements, covenants and understanding between the parties hereto with respect to

the Services and are merged into this written Agreement. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents with respect to the Services shall be valid or enforceable unless set forth in this Agreement.

16. Ratification.

Acts taken pursuant to this Agreement but prior to its effective date are hereby ratified and confirmed.

17. Governing Law/Venue.

This Agreement shall be deemed to have been executed and delivered within the State of Washington, and, except to the extent pre-empted by federal law, in which case federal law shall govern, 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. The contractor shall have legal authority to enter into this agreement and be at least 18 years of age. Any action or suit brought in connection with this Agreement shall be brought in the Superior Court of Clark County, Washington or if federal jurisdiction is present, the U.S. Court for the Western District of Washington (Tacoma Division).

18. Cooperative Purchasing:

The Washington State Inter-local Cooperation Act, Ch. 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 of Vancouver incurring any financial or legal liability for such purchases. The City of Vancouver agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City of Vancouver is not held financially or legally liable for purchases and that any public agency purchasing under such solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

Notwithstanding the foregoing, cooperative purchase under this Agreement is also subject to Contractor's approval on a case by case basis, which approval will be based on criteria determined by Contractor in its sole discretion. If Contractor approves cooperative purchase by another agency, such approval will also be conditioned upon adjustments in pricing and other terms and conditions as are mutually agreed to between Contractor and such other agency, and execution of mutually acceptable documentation. Contractor is authorized to disclose the terms of this Agreement in connection with a cooperative purchase. Any agency requesting cooperative purchase is solely responsible for ensuring that such purchase is in accordance with legal requirements binding on such agency.

19. Public Disclosure Compliance.

The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Ch 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 (5) 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 Ch.42.17 RCW for withholding or delaying public disclosure of such information.

20. Debarment.

The Contractor certifies, based upon a search of the System for Award Management website, www.sam.gov, that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency.

21. Nondiscrimination.

The City of Vancouver, WA is an equal opportunity employer. In the performance of this Agreement, the Government Banking division of the Contractor's Commercial Banking line of business will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, sexual orientation, marital status, age or the presence of any sensory, mental or physical handicap.

CITY OF VANCOUVER
A municipal corporation

DocuSigned by:



75A9181285CA4B7...
Eric Holmes, City Manager

8/16/2021

Date

Attest:

DocuSigned by:



8CF6734E40E94AE...
Natasha Ramras, City Clerk

Approved as to form:

DocuSigned by:

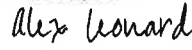


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Jonathan Young, City Attorney

CONTRACTOR:

JPMorgan Chase Bank, N.A.

DocuSigned by:



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Signature

Alex Leonard

Managing Director

Printed Name /Title

8/5/2021

Date

Exhibit A
RFP 18-20 General Banking Services

INCENTIVE CREDIT OFFER: To offset the cost of transition, if we are selected we are pleased to offer the City a conversion credit of **\$40,000** to be applied to account analysis over the first 9 months after accounts are open. Should Purchasing card also be awarded we are happy to offer an additional **\$15,000** and up to 12 months. These conversion credits can also be utilized for banking-related hardware such as remote deposit scanners, supplies, or armored car.

City of Vancouver Consolidated Account Analysis 2019			
ACH Transactions	Annual Total Quantity	Average Monthly Quantity	PROPOSED PRICING Disclose pricing as per item charge, fee, or other
ACH Optional Reports	1,440	120.00	No charge
ACH Optional Reports - Fax	-	-	No charge
ACH Delete/Reversal Item	1	0.08	\$ 2.00
Ach Return Item	465	38.75	\$ 0.50
ACH Monthly Maintenance	156	13.00	\$ 10.00
Ach Input - Echannel (to be credited)	33	2.75	\$ 10.00
Ach Input File	445	445.00	\$ 2.50
ACH Block Authorization Instructions	311	25.92	\$ 0.25
ACH Input Batch	261	21.75	\$ 5.00
ACH Blocks Auth Maintenance	91	7.58	\$ 5.00
ACH Block Auth Add-Change	-	-	No charge
ACH Originated Addenda	699	58.25	\$ 0.03
ACH Notification of Change NOC ⁵	58	4.83	\$ 0.50
ACH Standard Reports - Electronic	310	25.83	No charge
Consumer On US Credit (E)	2,555	212.92	\$ 0.02
Consumer Off US Credit (E)	27,838	2,319.83	\$ 0.02
Consumer On US Debits (E)	3,752	312.67	\$ 0.02
Consumer Off US Debits (E)	29,145	2,428.75	\$ 0.02
ACH ON US Debits - Same day	26	2.17	\$ 0.30
ACH ON US Credits - Same day	802	66.83	\$ 0.30
ACH off US Credits - Same day	8,434	702.83	\$ 0.30
ACH ON US Debits	1,233	102.75	\$ 0.02
ACH OFF US Debits	9,736	811.33	\$ 0.02
On US Debits - Same Day	6	0.50	\$ 0.30
ACH Unauthorized Entry	9	0.75	\$ 4.00
ACH Credit Received item	5,823	485.25	\$ 0.01
ACH Debit Received item	1,048	87.33	\$ 0.01
Wire Transfers			
CPO Monthly Maintenance Basic	12	1.00	No charge
Domestic Transfer	704	58.67	\$ 4.00
Book Transfer (LGIP)	124	10.33	\$ 3.00
Incoming Wires	297	24.75	\$ 4.00
Wires DR Adjustment	1	0.08	No charge
Wire Investigation	2	0.17	\$ 75.00
Customer Maintained Temp Storage			
CPO GP CUST MNT	718	59.83	No charge
Book Credit	25	2.08	\$ 3.00
Bank of America Direct			
ARP Partial PPAY Maint-Supp	24	2.00	\$ 40.00
ARP Partial PPAY Maint-PPR RPT ⁴	-	-	No charge
ARP Partial PPAY Item	8,617	718.08	\$ 0.02
ARP Void Cancel Items	67	5.58	No charge
ARP Positive Pay Return-Other	7	0.58	\$ 10.00
Payee Positive Pay-Issue Match	9,174	764.50	\$ 0.02
Payee Positive Pay Maint ³	18	1.50	No charge
ARP Recon Output File	-	-	\$ 10.00
ARP POS Pay Return Default	-	-	\$ 10.00
CP Connect IR PDR Acct	60	5.00	\$ 15.00
CP Connect IR PDR Item ⁷	37,312	3,109.33	\$ 0.04
CPO ARP Online Reports	24	2.00	\$ 10.00
CPO Prem IR Maintenance	12	1.00	\$ 20.00
CPO Prem PDR Account	72	6.00	\$ 15.00
CPO Prem for Itm Stored 12 month ¹	40,629	3,385.75	\$ 0.04
CPO Prem CDR Account ⁶	36	3.00	No charge
CPO Prem CDR Item Stored ⁶	25,369	2,114.08	No charge
CPO Prem Research Item/first 100=0	2,944	245.33	No charge
CPO Prem Research Item/101+items	-	-	No charge
CPO Per Image Access/11+ items	674	56.17	No charge

Attachment B Account Analysis
RFP 18-20 General Banking Services

Image Archive - 7 years	20,715	1,726.25	\$	0.02
Image Retrieval CPO	8	0.67	\$	3.00
CPO Image Maintenance	70	5.83	\$	3.00
Image Archive - 90 Days	319	26.58	\$	0.02
CPO Monthly Maintenance Basic	-	-	\$	20.00
Check Copy	4	0.33	No charge	
Domestic Wire Investigation	-	-	\$	75.00
Overdraft	-	-	Prime + 3%	
Non-Client Check Cashing Fee	45	3.75	\$	4.00
Non-Client Check Cashing Fee	-	-	\$	4.00
Statement Copy	2	0.17	\$	30.00
Check printing supplies	-	-	See footnote	
Service Charge Credit	-	-	Requires further clarification	

JPM service code	Category ⁰	Service	Volume	Price
Account Services				
1005 Account Services		Account maintenance	5	\$ 3.00
7640 Account Services		Credit posted electronic	510	\$ 0.02
7641 Account Services		Debit posted electronic	157	\$ 0.02
ACH				
2695 ACH		ACH maintenance	13	\$ 10.00
2729 ACH		Return notification online	39	\$ 0.50
2730 ACH		Notification of change online	5	\$ 0.50
8023 ACH		ACH unauthorized entry fee	9	\$ 4.00
2861 ACH		ACH trans block authorized	26	\$ 0.25
Image Cash Letter⁶				
519 Check Deposits		Image group one	1619	\$ 0.04
520 Check Deposits		On-US Standard	508	\$ 0.02
521 Check Deposits		IRD period one	508	\$ 0.02
526 Check Deposits		Image group two	2247	\$ 0.03
528 Check Deposits		Image group two-tier 2	1679	\$ 0.03
746 Check Deposits		ON US premium	391	\$ 0.05
751 Check Deposits		Image group one- period 2	405	\$ 0.05
756 Check Deposits		ICL deposit standard	36	\$ 0.80
758 Check Deposits		Non-conforming image items	1	\$ 3.00
Vault				
1310 Vault		Vault deposit	635	\$ 1.50
1459 Vault		Vault deposit per 1000	180	\$ 1.00
1506 Vault		Vault deposit partial or mixed bag	20	\$ 6.50
Image Capture				
3386 Image Capture		Image capture per item	765	\$ 0.03

⁰Additional J.P. Morgan line items are designated in blue. These line items may or may not be assessed and are for disclosure purposes. Please note that while every attempt is made to identify each applicable service code and volume provided by the City, actual volumes may result in different charges than are specified above. Please refer to Pro Forma in Appendix for full list of potential charges.

¹Pricing is assuming a cash reporting retention of 1 year. Less expensive options of 45 or 90 days could be used alternatively

²If the City decides to order through our third-party affiliated vendor, bank supplies can be charged to account analysis so that the City can utilize Earnings Credit Allowance to offset costs; pricing is set by our third-party vendor.

³There is no fee for our Positive Pay service

⁴J.P. Morgan does not charge per pull of reported items or charge for intra-day or current day reporting. Reporting is charged per transaction loaded to J.P. Morgan Access Cash Balances and Transactions Reporting. J.P. Morgan Access transaction reporting fees are included in the monthly maintenance fee for service (online portal), per account maintenance, and prior-day transactions.

⁵ACH Notification of Change will also have fee associated with the corresponding notification channel (email, fax, transmission, or online notification); pricing will be the same at \$0.50.

⁶J.P. Morgan does not charge per pull of reported items or charge for intra-day or current day reporting. Reporting is charged per transaction loaded to J.P. Morgan ACCESS Cash Balances and Transactions Reporting. J.P. Morgan ACCESS transaction reporting fees are included in the monthly maintenance fee for service (online portal), per account maintenance, and prior-day transactions.

⁷Pricing is assuming a cash reporting retention of 1 Year.

⁸Image Cash Letter is priced based on the transmission file received and how the check clears; please see additional J.P. Morgan Line Items for pricing. Volume distribution is based on our assumptions.

Exhibit B

ACCOUNT TERMS

V1.7_02_03_21

INTRODUCTION

This document, as amended or supplemented by account addenda for each country in which the Accounts are held, (collectively, the "Account Terms") contains the general terms, conditions and disclosures for the Accounts and Services selected by the Customer and constitutes an agreement between the Bank and the Customer and supersedes all previous drafts, discussions and negotiations, whether oral or written, between them in connection with the opening of Accounts and receipt of Services.

References to the "Bank" shall mean JPMorgan Chase Bank, N.A., and any of its affiliates. References to the "Customer" shall mean the entity to which the Bank, as an independent contractor, provides Accounts and Services. All accounts subject to the Account Terms are, regardless of their location, referred to as "Accounts". References to "Services" shall mean services offered by the Bank and subject to the Account Terms and any applicable Service Terms. References to "Service Terms" shall mean any terms and conditions regarding specific types of Accounts or Services that are subject to the Account Terms. Use of a Service constitutes acceptance of the relevant Service Terms. In addition to the Account Terms and Service Terms, the Accounts are subject to other Account-related documentation, including signature cards and application forms (the "Account Documentation").

The Customer shall not transfer any of its rights and obligations in an Account or with respect to a Service, or create any form of security interest over such rights and obligations in an Account, without the prior written consent of the Bank. Failure to obtain the Bank's prior written consent constitutes a breach of these Account Terms by the Customer and may result in immediate closure of Accounts or termination of Services.

The Account Terms, Account Documentation and Service Terms may vary applicable law to the maximum extent permitted under any such law. Any provision of applicable law that cannot be varied shall supersede any conflicting term of the Account Terms, Account Documentation or Service Terms.

The Account Terms may be supplemented or amended as set forth in Section 17.6 (Amendments; Supplement; Waivers) herein.

1. Authorized Persons.

1.1 Authorized Persons. The Bank is authorized to rely on any document or designation that identifies a person authorized to act on behalf of the Customer ("Authorized Person") with respect to the Accounts and Services, until the authority for such Authorized Person is withdrawn by the Customer upon written notice to the Bank, and the Bank has had a reasonable opportunity to act on such notice. The Customer will provide a specimen signature for Authorized Persons in the manner requested by the Bank.

1.2 Authorizations. Each Authorized Person is independent of the Bank and, subject to any written limitation provided by the Customer and received and accepted by the Bank, is authorized on behalf of the Customer to: open, operate and close Accounts; overdraw Accounts as permitted by the Bank; appoint and remove Authorized Persons; execute or otherwise agree to any form of agreement relating to the Accounts or Services, including Account Documentation; execute guarantees, indemnities or other undertakings to the Bank in relation to guarantees, letters of credit or other financial transactions, or in relation to missing documents; draw, accept, endorse or discount checks, drafts, bills of exchange, notes and other financial instruments ("Items"); receive materials related to security procedures; and give instructions ("Instructions"), including requests and payment orders, by means other than the signing of an Item, with respect to any Account transaction. Without limitation, such Instructions may direct: (i) the payment, transfer or withdrawal of funds; (ii) the disposition of money, credits, items or property at any time held by the Bank for account of the Customer; (iii) the provision of access as described in Section 1.4 (Third Party Access) and Section 2.1 (Third Party Instructions) below; (iv) the provision of information regarding the Accounts; (v) any other transaction of the Customer with the Bank; or (vi) the amendment or cancellation of any prior Instruction.

1.3 Facsimile Signatures. If the Customer provides the Bank with facsimile signature specimens, or if the Customer issues Items with a facsimile signature on one or more occasions, the Bank is authorized to pay Items signed by facsimile signature (including computer generated signatures) if the actual or purported facsimile signature, regardless of how or by whom affixed, resembles the specimens filed with the Bank by the Customer, or resembles a specimen facsimile signature otherwise employed for the Customer's benefit.

1.4 Third Party Access. The Customer may request that the Bank permit a third party to have access to an Account by submitting an access request in a form acceptable to the Bank (an "Access Request"), and the third party designated in such form will be referred to as a "Third Party"). Each Third Party is authorized by the Customer to issue Instructions to the Bank in relation to an Account, including to initiate payments and transfers against an Account, and to access and receive balance and transaction information (including account statements, information reporting and transaction advices) by any method of communication, including the Bank's electronic channels, facsimile transmission, in writing, by telephone and SWIFT message, and the Bank is authorized to act on such Instructions and provide such access as described in this Section and Section 2.1 (Third Party Instructions) below. Subject to the Third Party's completion of documentation required by the Bank, the Bank is authorized to act upon any Instructions issued in the name of any authorized person of the Third Party who has been nominated by the Third Party in a form acceptable to the Bank, and such authorized person shall be deemed an Authorized Person with respect to the provisions of these Account Terms relating to the use of the Accounts and the giving of Instructions with respect to the Accounts. The Customer may revoke an Access Request at any time by giving the Bank written notice of such revocation; such revocation shall be effective when the Bank has received such notice and has had a reasonable opportunity to act upon it.

2. Security Procedures; Confirmations.

2.1 Security Procedures Generally. When issuing Instructions, the Customer is required to follow the Bank's security procedures as communicated to the Customer by the Bank from time to time, including the procedures set forth herein, and shall be bound by such security procedures for use

of the Service. Upon receipt of an Instruction, the Bank will use the security procedures to verify that the Instruction is effective as that of the Customer. A security procedure may require the use of algorithms or other codes, identifying words or numbers, encryption, call back procedures or similar security devices. It is understood that the purpose of the security procedure is to verify the authenticity of, and not to detect errors in, Instructions. The Customer shall safeguard the security procedure and make it available only to persons that it has authorized. Any Instruction, the authenticity of which has been verified through such security procedure, shall be effective as that of the Customer, whether or not authorized.

Security Procedure for Verbal or Written Instructions. Unless the Customer and the Bank have agreed in writing to an alternate security procedure, the Bank may verify the authenticity of verbal or written (including those transmitted by facsimile) funds transfer Instructions by telephonic call-back to an Authorized Person. The Customer agrees that this security procedure is commercially reasonable for such Instructions.

Security Procedure for Instructions Received through Electronic Channels. If the Bank receives an Instruction in the name of the Customer by means of any of Bank's electronic channels, the Customer's SWIFT BIC codes, or other electronic channels through which the Bank has notified Customer that it will accept Instructions, then Bank may rely on authentication procedures established by such electronic channels as the security procedure. Any such Instruction shall be deemed to have been given by an Authorized Person and shall be effective as that of the Customer, whether or not authorized. By using an electronic channel to provide Instructions to the Bank, the Customer agrees that this security procedure is commercially reasonable for such Instructions.

Security Procedure for Third Party Instructions. The security procedures applicable to Instructions from any Third Party shall be those security procedures established by the Bank with the Third Party. Any Instruction that the Bank receives from the Third Party, the authenticity of which has been verified through such security procedure, shall be effective as that of the Customer, whether or not authorized, and shall be deemed an Instruction given on behalf of the Customer for all purposes of these Account Terms. The Bank is authorized to act upon any Instructions received via any of the SWIFT BIC codes specified in an Access Request whether or not such SWIFT BIC codes are associated with the Customer or the Third Party.

- 2.2 Confirmations.** If the Customer, other than with respect to security procedures, chooses to confirm an Instruction, any confirmation must be clearly marked as a confirmation, and, if there is any discrepancy between an Instruction and a confirmation, the terms of the Instruction shall prevail. Subject to [Section 2.1 \(Security Procedure for Verbal or Written Instructions\)](#), the Bank may, at its option, confirm or clarify any request or Instruction using any means, even if a security procedure appears to have been followed. If the Bank is not satisfied with any confirmation or clarification, it may decline to honor the Instruction.

3. Deposits.

- 3.1 Processing Incoming Items.** All Items deposited or cashed are received for collection only and are subject to receipt of final payment. The Bank may agree with other banks and clearing houses to vary procedures regarding the collection or return of Items, and deadlines to the extent permitted by applicable law or market practice. The Bank chooses the method of collecting Items and may use other banks in the process. The Bank will present Items in accordance with the custom and market practice of the jurisdictions in which the Items are handled for collection. The Bank is not responsible for actions or omissions of other banks, nor for the loss or destruction of any Item in the possession of other banks or in transit. The Customer shall use reasonable efforts to assist the Bank in locating or obtaining replacements of Items lost while in the Bank's possession. For purposes of determining when an Item is sent to the Customer, the provision of an image of the Item or information identifying the Item (e.g., Item number, amount, date of Item) is a sufficient substitute for the actual Item.
- 3.2 Availability of Funds; Credits Not Received.** Credits and deposits to an Account will be available in accordance with the Bank's availability policy and applicable law. If the Bank credits an Account: (i) in contemplation of receiving funds for the Customer's credit and those funds are not actually received by the Bank; or (ii) in reliance on a transaction which is subsequently returned, reversed, set aside or revoked, or if the Bank does not receive funds for the Customer's credit for value on the date advised by or on behalf of the Customer, or if final settlement is not received by the Bank for any reason, then the Bank shall be entitled to debit any Account of the Customer with the amount previously credited and/or with any other charges incurred, even if doing so creates or increases an overdraft.
- 3.3 Collection Basis Processing.** If an Item is processed by the Bank on a collection basis, the Bank may defer credit to the relevant Account until it has received final, non-reversible, payment in accordance with applicable law and market practice.

4. Payment of Items.

- 4.1 Processing Outgoing Items.** The Bank is authorized to pay any Item drawn on the Account, in accordance with the Bank's usual procedures, including any Item that purports to be a substitute check. The Bank is authorized to debit the Account on which the Item is drawn on the day the Item is presented, certified or accepted, or at such earlier time when the Bank receives notice by electronic or other means that an Item drawn on an Account has been deposited for collection. The Bank may determine Account balances in order to decide whether to dishonor an Item for insufficient funds at any time between receiving such presentment or notice and the time of the return of the Item, and need make no more than one such determination.
- 4.2 No Inquiry.** The Bank is authorized to pay all Items presented to it or cashed at the Bank, regardless of amount and without inquiry as to the circumstances of issue, negotiation or endorsement or as to the disposition of proceeds, even if drawn, endorsed or payable to cash, bearer or the order of the signer or any Authorized Person or to a lender in payment of the signer's or Authorized Person's obligations.
- 4.3 Limitations.** The Customer shall immediately notify the Bank if it becomes aware that any Items (whether completed or blank) are lost or stolen. The Customer shall not allow any third party to issue Items against or otherwise use the Accounts unless specifically agreed to in writing by the

Bank. The Customer shall not issue Items that are post-dated, and the Bank shall not be liable for any damages caused by premature payment or certification of a post-dated Item. Further, the Customer shall not put any condition, restriction, or legend on any Item; and the Bank is not required to comply with any such condition, restriction or legend.

4.4 Electronic Processing; Specifications. The Bank may process any Item by electronic means. All Items issued by the Customer against any Account must comply with industry standards and the Bank's check specifications and image standards, published from time to time. The Bank shall not be liable for damages or losses due to any delay or failure in procuring, collecting, or paying Items not conforming to such specifications or standards, except to the extent such losses or damages are the direct result of the Bank's gross negligence or willful misconduct.

5. Funds Transfer Instructions.

5.1 Processing Funds Transfer Instructions. The Customer may issue funds transfer Instructions against Accounts, subject to the Bank's acceptance. Funds transfer Instructions will be received, processed and transmitted only on the Bank's funds transfer business days, and within the Bank's established cut-off hours on such days. Instructions requesting cancellation or amendment of funds transfer Instructions must be clearly marked as such and received at a time and in a manner affording the Bank a reasonable opportunity to act on the cancellation or amendment Instruction. The Customer may reverse, amend, cancel or revoke any Instructions only with the consent of the Bank and, if applicable, the beneficiary's bank. The Bank will debit the Account for the amount of each funds transfer Instruction accepted by the Bank, and the Customer authorizes the Bank to debit the Account for, or deduct from the amount of the funds transfer, all associated fees, including debit and credit processing charges. In processing a funds transfer, other banks may deduct fees from the funds transfer. No restrictions upon the acceptance of funds transfer Instructions by the Bank or upon the Accounts that the Bank may debit shall be binding unless agreed to by the Bank in writing. The Bank shall not be required to inquire into the circumstances of any transaction.

5.2 Acting on Instructions. Notwithstanding any Instructions by the Customer to the contrary, the Bank reserves the right to use any funds transfer system and any intermediary bank in the execution of any funds transfer Instruction and may otherwise use any means of executing the funds transfer Instruction that the Bank deems reasonable in the circumstances.

5.3 Inconsistent Name and Number. The Bank and other financial institutions, including the beneficiary's bank, may rely upon the identifying number of the beneficiary, the beneficiary's bank or any intermediary bank included in a funds transfer Instruction, even if it identifies a person different from the beneficiary, the beneficiary's bank or intermediary bank identified by name.

5.4 Foreign Exchange.

- (a) If the Bank accepts a funds transfer Instruction issued in the Customer's name for payment in a currency (the "Non-Account Currency") other than the currency of the Account (the "Account Currency"), the Bank is authorized to enter into a foreign exchange transaction to sell to the Customer the amount of Non-Account Currency required to complete the funds transfer and debit the Account for the purchase price of the Non-Account Currency. If the Bank receives a payment to the Account in a Non-Account Currency, the Bank is authorized to purchase the Non-Account Currency from the Customer and to credit the purchase price to the Customer's Account in lieu of the Non-Account Currency.
- (b) The applicable foreign exchange rate and spread for any of the foregoing transactions shall be determined by the Bank in its sole discretion and may differ from foreign exchange rates and spreads at which comparable transactions are entered into with other customers or the range of foreign exchange rates or spreads at which the Bank otherwise enters into foreign exchange transactions on the relevant date. The Bank may generate additional profit or loss in connection with the Bank's execution of a foreign exchange transaction or management of its risk related thereto in addition to the applicable spread. Further, (i) the Bank may execute such foreign exchange transactions in such manner as the Bank determines in its sole discretion; and (ii) the Bank may manage the associated risks of the Bank's own position in the market in a manner it deems appropriate without regard to the impact of such activities on the Customer. Any such foreign exchange transaction will be between the Bank and the Customer as principals, and the Bank will not be acting as agent or fiduciary for the Customer.
- (c) Notwithstanding any prior action or course of dealing, subject to applicable law, the Bank has no obligation to cancel, reverse or otherwise buy back foreign currencies purchased by the Customer under a Service and the Bank makes no commitment to buy back currencies. The Customer acknowledges that it may not be able to sell back certain foreign currencies once purchased.

5.5 Cancellation of Foreign Exchange Drafts. Subject to applicable law, the Bank may cancel any draft issued by the Bank on behalf of the Customer in a Non-Account Currency if the draft is not presented for payment within one hundred eighty (180) calendar days after the date of issuance, and the Customer authorizes the Bank to recredit the Customer's Account with an equivalent amount of Account Currency at a foreign exchange rate and spread, and at such date and time, as the Bank determines in its sole discretion. Following such cancellation, the Customer shall be responsible for all claims that may be asserted against the Bank in respect of the draft.

6. Interest; Fees; Taxes.

6.1 Interest. The Bank may apply interest on balances in Accounts at rates determined by the Bank in its sole discretion, subject to any withholding or deduction for tax as required by applicable law (including the Foreign Account Tax Compliance Act ("FATCA")). The Bank may deduct from the Accounts charges for early withdrawals, which may include a deduction from principal (if permitted or required by law). If the rate applied by the Bank is negative, the Customer may be required to make a negative rate payment, including on non-interest bearing Accounts, which the Bank shall be entitled to collect by debiting the Account.

6.2 Fees and Taxes.

- (a) The Bank may impose and the Customer will pay fees for Accounts and Services provided by the Bank, including transaction, maintenance, balance-deficiency, and service fees and other charges (collectively "Fees"). The Bank may debit any Account for Fees and/or Taxes, even if such debit creates or increases an overdraft of the Account. References to "Taxes" shall mean any taxes (including value added taxes, sales taxes and similar taxes), levies, imposts, deductions, charges, stamp, transaction and other duties and withholdings (together with any related interest, penalties, fines, and expenses) in connection with the Fees, Accounts or Services (including payments or receipts to an Account) except if such Taxes are imposed on the overall net income of the Bank.
- (b) All payments (including Fees and interest on overdrafts) from the Customer to the Bank pursuant to the Account Terms, the Service Terms and any Account Documentation shall be in full, without set-off or counterclaim, and free of any withholding or deduction (collectively, a "Deduction") related to any tax or other claim, unless a Deduction is required by applicable law. If any Deduction is required by applicable law in respect of any payment due to the Bank, the Customer shall:
 - (i) ensure that the Deduction is made;
 - (ii) pay the amount of the Deduction as required by applicable law;
 - (iii) increase the payment in respect of which the Deduction is required so that the net amount received by the Bank after the Deduction shall be equal to the amount which the Bank would have been entitled to receive in the absence of any requirement to make any Deduction; and
 - (iv) deliver to the Bank, within thirty (30) days after it has made payment to the applicable authority, a certified copy of the original receipt issued by the authority, evidencing the payment to the authority of all amounts required to be deducted.
- (c) All Fees are exclusive of Taxes. In addition to any Fees or other amounts due and except to the extent the Bank is otherwise compensated for such Taxes under this Section 6, the Customer will pay or reimburse the Bank for any Taxes which the Bank is required to account for to any tax authority under any applicable law and, where required by applicable law, the Customer shall account for any Taxes directly to the applicable tax authority.

6.3 Tax Documentation and Information. The Customer will provide the Bank with such documentation and information as the Bank may require in connection with taxation, and warrants that such information is true and correct in every respect and shall immediately notify the Bank if any information requires updating or correction.

7. Account Statements.

The Bank will issue Account statements, confirmations, or advices ("Account Statements") at the frequency and in the manner advised to the Customer from time to time. The Customer is responsible for ensuring that an Authorized Person promptly examines each Account Statement and any accompanying Items that are made available to it by the Bank, and reporting any irregularities to the Bank in writing, including any claim of unauthorized funds transfer activity. The Bank shall not be responsible for the Customer's reliance on balance, transaction or related information that is subsequently updated or corrected or for the accuracy or timeliness of information supplied by any third party to the Bank. Electronic Account Statements, if applicable, shall be deemed to be received by the Customer when the Bank sends notice to the Customer that the Account Statement has been posted by electronic means (including by posting such Account Statement on a Bank website).

8. Overdrafts.

8.1 Overdrafts. The Bank may debit an Account even if the debit may cause or increase an overdraft. Unless otherwise agreed in writing, the Bank is under no obligation to permit any overdraft or to continue to permit overdrafts after having permitted an overdraft or to provide notice of any refusal to permit an overdraft, in each case notwithstanding any prior action or course of dealing. Any overdraft shall be immediately due and payable by the Customer to the Bank, unless otherwise agreed in writing. If the Bank permits an overdraft, the Bank is authorized to charge interest on the amount of the overdraft as long as the overdraft is outstanding, at a rate determined by the Bank, up to the maximum rate permitted by law at the time of the overdraft or at the specific rate agreed in writing between the Customer and the Bank. Subject to applicable law, interest shall accrue on any negative balance in an Account notwithstanding closure of the Account and/or termination of these Account Terms. If the Bank pays an Item that causes or increases an overdraft, the Bank may deduct applicable Fees and expenses from the Account without notice.

8.2 Order of Payment. When Items and other debits to the Account are presented to the Bank for payment on the same day and there are insufficient available funds in the Account to pay all of these transactions, the Bank may choose the order in which it pays transactions, including the largest transaction first or any other order determined by the Bank, in its sole discretion.

9. Set Off; Security Interest.

9.1 Set-Off. The Bank may at any time, without prejudice to any other rights which it may have, and without prior notice or demand for payment, combine, consolidate or merge all or any of the Accounts of the Customer or may retain, apply or set off any money, deposits or balances held in, or standing to the credit of, any Account in any currency towards payment of any amount owing by the Customer to the Bank or any of its affiliates. The Bank shall be entitled to accelerate the maturity of any time deposit or fixed term deposit. For the purposes of this Section the Bank may effect currency conversions at such times or rates as it may think reasonable and may effect such transfers between any Accounts as it considers necessary.

9.2 Security Interest. The Customer grants to the Bank a lien and security interest in any Accounts of the Customer at the Bank, in order to secure any and all obligations and liabilities of the Customer to the Bank or any of its affiliates.

10. Confidential Information; Consents.

10.1 Confidential Information. "Confidential Information" means and includes all non-public information regarding the Customer, its Accounts or the Services. The term Confidential Information does not include information which is or becomes publicly available by means other than the Bank's breach of this section, information the Bank develops independently without the use of Confidential Information, or information the Bank obtains from a third-party that is not reasonably known to have confidentiality obligations for such information.

- (a) The Bank will maintain Confidential Information in the same manner it maintains its own confidential information.
- (b) The Customer authorizes the Bank and its agents, employees, officers and directors and affiliates to use Confidential Information (i) to provide services to and administer the relationship with Customer, (ii) for any operational, credit or risk management purposes, (iii) for due diligence, verification or sanctions or transaction screening purposes, (iv) for the prevention or investigation of crime, fraud or any malpractice, including the prevention of terrorism, money laundering and corruption, (v) to improve and develop products or services, including, but not limited to using data analytics, (vi) for compliance with any legal, regulatory or tax requirements or tax reporting or any industry standard, code of practice, or internal policies or (vii) with prior consent of the Customer.
- (c) In connection with the permitted uses set forth in subsection (b), the Customer authorizes the Bank and its agents, employees, officers and directors and affiliates to disclose Confidential Information to (i) any subcontractor, consultant, agent, or any other unaffiliated third party or service provider, including the transmission of information to other banks and clearing houses and through channels and networks operated by third parties that the Bank reasonably believes is required in connection with the Services and provided that such parties are subject to equivalent confidentiality obligations; (ii) to the Bank's professional advisors, auditors or public accountants; (iii) the Bank's subsidiaries, affiliates and branches and their relevant parties as set forth in subsection (i) and (ii) herein; (iv) to a proposed assignee of the Bank's rights under the Account Documentation; and (v) with the consent of the Customer.
- (d) In addition to the foregoing, the Bank may use and disclose Confidential Information as required by (i) applicable law or courts of competent jurisdiction; (ii) governmental or regulatory or supervisory authorities, or law enforcement agencies with jurisdiction over the Bank's or Customer's businesses; or (iii) to establish, exercise or defend claims, enforce legal rights, or satisfy the legal obligations of the Bank.
- (e) The Customer acknowledges that: (i) permitted disclosures of Confidential Information may be transmitted across national boundaries in the context of outsourcing arrangements and through networks, including networks owned and operated by third parties; and (ii) the Bank may process or store, or engage service providers to process or store Confidential Information on its behalf, both in its own premises and those of its services providers, located in, amongst others, the European Economic Area, the United States of America, India, the Philippines, Singapore, Hong Kong, Australia, China, Japan, Brazil, Mexico, Argentina, Colombia, Chile, South Africa, Russia and any other country where the Bank or such service providers conduct business.

10.2 Consents. The Customer represents and warrants that prior to submitting to the Bank information about natural persons related to the Customer (including Authorized Persons, users of the Bank's electronic access systems, officers and directors, employees, beneficial owners, and customers and persons on whose behalf the Customer is receiving or transmitting funds, issuing items or maintaining an Account), the Customer shall have obtained such consents as may be required by applicable law or agreement, for the Bank to process and use the information for purposes of providing the Accounts or Services.

11. Liability Limitation; Force Majeure.

11.1 Liability. The Bank, its agents, employees, officers and directors, shall not be liable for any damage, loss, expense or liability of any nature which the Customer may suffer or incur, except to the extent of losses or expenses directly resulting from the gross negligence or willful misconduct of the Bank, its agents, employees, officers or directors. The Bank, its agents, employees, officers and directors shall not, in any event, be liable for indirect, special, consequential or punitive loss or damage of any kind (including lost profits, loss of business or loss of goodwill), in each case, whether or not foreseeable, even if the Bank, its agents, employees, officers or directors have been advised of the likelihood of such loss or damage, and regardless of whether the claim for loss or damage is made in negligence, gross negligence, for breach of contract or otherwise; provided, however, that the foregoing shall not apply to the extent such loss or damage is caused by fraud on the part of the Bank, its agents, employees, officers or directors. Customer shall promptly provide the Bank with a notice of any claims it receives regarding a Service.

11.2 Force Majeure. Neither the Bank nor the Customer shall be liable for any loss or damage, expense or liability of any nature to the other for its failure to perform or delay in the performance of its obligations resulting from an act of God, act of governmental or other authority, de jure or de facto, legal constraint, civil or labor disturbance, fraud or forgery (other than on the part of the other party or its employees), war, terrorism, catastrophe, fire, flood or electrical, computer, mechanical or telecommunications failure or malfunction, including inability to obtain or interruption of communications facilities, or failure of any agent or correspondent, or unavailability or failure of or the effect of rules or operations of a payment or funds transfer system, including non-availability of appropriate foreign exchange or foreign currency, or any cause beyond its reasonable control.

12. Indemnity.

The Customer indemnifies and holds the Bank, and its agents, employees, officers and directors, harmless from and against any and all claims, damages, demands, judgments, liabilities, losses, costs and expenses (including attorneys' fees) (collectively, "Losses") arising out of or resulting from: (i) the Bank's acceptance or execution of any request, direction or transaction in connection with any Account or any Service provided to the Customer, including Items and Instructions; or (ii) the Bank's payment of any taxes, interest or penalty otherwise due from the Customer paid on the Customer's behalf, or for which the Bank has no responsibility under the Account Terms, the Service Terms or any Account Documentation. Notwithstanding the foregoing, the Bank, its agents, employees, officers and directors shall not be indemnified for any Losses to the extent resulting directly from its own gross negligence, willful misconduct or fraud.

13. Notices.

13.1 Notice to the Customer. All Account Terms, Service Terms, Account Documentation, notices and other documents may be delivered, made available and/or made accessible to the Customer by ordinary mail or courier at the address of the Customer provided to the Bank, or by facsimile transmission, electronic means and channels (including SWIFT message, emails and by posting on a Bank website) or by such other means as the Customer and the Bank may agree upon from time to time.

13.2 Notice to the Bank. Unless otherwise arranged, all notices to the Bank must be sent to the Bank officer or service representative managing the Account or to any other address notified by the Bank to the Customer in writing from time to time, and must be sent by ordinary mail, by courier, by facsimile transmission, by electronic transmission or by such other means as the Customer and the Bank agree upon from time to time. The Bank shall have a reasonable time to act on any notices received.

14. Termination.

Either the Bank or the Customer may close an Account and/or terminate a Service:

- (a) by giving the other party not less than thirty (30) calendar days' prior written notice of intent to close or terminate, or
- (b) immediately upon written notice to the other party in the event of: (i) a breach of the Account Terms, Account Documentation or Service Terms by the other party; (ii) the other party's inability to meet its debts as they become due, receivership, administration, liquidation, or voluntary or involuntary bankruptcy; or the institution of any proceeding therefor, any assignment for the benefit of the other party's creditors, or anything analogous to the foregoing in any applicable jurisdiction, or a determination in good faith by the terminating party that the financial or business condition of the other party has become impaired; (iii) a determination by the terminating party, in its sole opinion, that termination is necessary or required by applicable legal, tax or regulatory requirements, or as a result of a court or regulatory agency order or proceeding; or (iv) a good faith belief by the terminating party that the other party is engaged in activities that are inconsistent with the terminating party's policies, provided however, that any closure and/or termination will be effective only after the Bank has had reasonable time to act on such notice.

The Bank shall only be required to process requests or Instructions for transactions that the Bank reasonably estimates will be completed prior to the date of closure of the Account or termination of the relevant Service, but shall not be precluded from completing a request or Instruction received by it prior to the date of the closure or termination. Any such closing or termination shall not affect the Customer's liabilities to the Bank arising prior to, or on, such closing or termination, all of which shall continue in full force and effect. Notwithstanding anything to the contrary in any Service Terms, upon the closing of an Account, all Services linked to such Account are simultaneously terminated (unless otherwise specifically agreed to by the parties). In the absence of Instructions from the Customer on transfer of monies standing to the credit of an Account that is being terminated, the Bank may issue a cashier's check and send it to the address of the Customer on the Bank's record.

15. Account Disclosures.

15.1 Rejection of Funds; Reversal of Erroneous Postings.

- (a) The Bank may return or refuse to accept all or any part of a deposit or credit to an Account, at any time, and will not be liable to the Customer for doing so, even if such action causes outstanding Items to be dishonored and returned, or payment orders to be rejected.
- (b) The Bank may reverse any transactions posted to the Account if it determines such posting was made in error and that Customer was not entitled to the funds posted.

15.2 Withdrawal. The Bank may refuse to allow withdrawals from Accounts, may block or suspend an Account, or perform any other function in certain circumstances, including where: (i) there appears to be a dispute relating to an Account, including disputes regarding the persons authorized to issue Instructions; (ii) as required by applicable law, legal process affecting the Account, or order of any relevant government regulatory, judicial or tax authority, including a levy or restraining notice; (iii) the Account is being used as collateral to secure indebtedness to the Bank or its affiliates; (iv) documentation requested by the Bank has not been presented; or (v) the Customer fails to pay its indebtedness to the Bank or its affiliates when due.

15.3 Payable Branch; Deposits Outside of the U.S. Any amount standing to the credit of any Account with the Bank is payable exclusively at a branch in the country at which the Account is held; however, payment may be suspended from time to time in order to comply with any applicable law, governmental decree or similar order, in any jurisdiction, for the time period affecting the Bank, its officers, employees, affiliates, subsidiaries,

agents or correspondents. The Customer acknowledges that deposits held in a branch of the Bank located outside the United States are not payable in the United States and: (i) are not insured by the Federal Deposit Insurance Corporation or any other United States governmental agency; (ii) are subject to cross-border risks; and (iii) have a lesser preference as compared to deposits held in the United States in the event of a liquidation of the Bank.

- 15.4 Commissions and Rebates.** In connection with the provision of any Service by the Bank to the Customer, the Bank may from time to time receive commission, rebate or similar payments from other banks or third parties.

16. Governing Law and Procedure.

- 16.1 Governing Law.** The Account Terms, the relevant Account Documentation and the rights and obligations of the Customer and the Bank in respect of each Account shall be governed by and construed in accordance with the laws of the jurisdiction in which the branch holding the relevant Account is located.

- 16.2 Waiver of Jury Trial; Limitation of Claims.** The Customer and the Bank hereby knowingly, voluntarily and intentionally irrevocably waive, to the fullest extent permitted by applicable law, all right to, and will not seek, prejudgment interest and a trial by jury in any action, proceeding or counterclaim, of whatever type or nature, arising out of these Account Terms, the Account Documentation or the relationship established hereby. Any claim in connection with any Account or Service, unless a shorter period of time is expressly provided, must be brought against the Bank within two (2) years of the occurrence of the event giving rise to the claim.

- 16.3 Venue.** In relation to each Account, the courts of the country, state or province in which the branch or affiliate of the Bank at which the Account is held shall have exclusive jurisdiction to settle any disputes that arise out of or are connected with the Account Terms, the Account Documentation and/or the Account and the Customer agrees to submit to the jurisdiction of such courts and waive any objection to venue or their convenience as a forum. This section is for the benefit of the Bank only and does not prevent the Bank from taking proceedings in the courts of any other country, state or province with jurisdiction including, to the extent allowed by law, concurrently in any number of countries, states or provinces.

17. Miscellaneous.

- 17.1 Languages.** If the Account Terms, Account Documentation or Service Terms are translated into, or appear in a language other than English, the English language version shall control.

- 17.2 Successors and Assigns.** The Account Terms, Service Terms and Account Documentation will be binding on each of the parties' successors, assigns and transferees. The parties agree that neither party may assign or transfer any of its rights or obligations under the Account Terms, Service Terms or Account Documentation without the prior written consent of the other party, which consent will not be unreasonably withheld or delayed; except that the Bank may assign or transfer the Account Terms, Service Terms and Account Documentation (a) to any affiliate or subsidiary of the Bank, or (b) in connection with a merger, reorganization or other restructuring involving the Bank or its business; upon notice to the Customer, and the Customer hereby consents to the same.

- 17.3 Order of Precedence.** Any terms of any supplement, amendment, agreement, Service Terms or notice that are inconsistent with a provision of the Account Terms or the Account Documentation shall supersede such provision of the Account Terms or the Account Documentation for purposes of the particular Account or Service that is the subject thereof. The Account Terms and Account Documentation supersede and replace any other account conditions previously sent to the Customer.

- 17.4 Interpretation.** Section and subsection headings are for convenience only and shall not affect the meaning of the Account Terms, the Service Terms and any Account Documentation. References to Schedules, Sections, Subsections and Clauses are to Schedules, Sections, Subsections and Clauses of the Account Terms, the Service Terms and any Account Documentation. Words in the singular import the plural and vice versa. If any provision of the Account Terms, the Service Terms and any Account Documentation shall be held to be illegal, invalid, or unenforceable the validity of the remaining portions of the Account Terms the Service Terms and any Account Documentation shall not be affected. The term "including" shall in all cases mean "including without limitation" unless otherwise indicated. The term "affiliates" shall mean with respect to any entity, an entity, whether directly or indirectly, that controls, is controlled by, or is under common control with that entity. The term "applicable laws" or similar terms shall mean any law, statute, order, decree, rule, injunction, license, consent, approval, agreement, guideline, circular or regulation of a government authority.

- 17.5 Compliance; Transaction Screening.** The Customer shall comply with all applicable laws and with the Bank's policies notified to the Customer. The Bank is required to act in accordance with Bank policies, the laws of various jurisdictions relating to the prevention of money laundering and the implementation of sanctions, including economic or financial sanctions or trade embargoes imposed, administered or enforced from time to time by the U.S. government, including those administered by the Office of Foreign Assets Control of the U.S. Department of the Treasury or the U.S. Department of State. The Bank is not obligated to execute payment orders or effect any other transaction where a party to the transaction is a person or entity with whom the Bank is prohibited from doing business by any law applicable to the Bank, or in any case where compliance would, in the Bank's opinion, conflict with applicable law or market practice or its own policies and procedures. Where the Bank does not execute a payment order or effect a transaction for such reasons, the Bank may take any action required by any law applicable to the Bank including freezing or blocking funds. Transaction screening may result in delays in the posting of transactions and/or funds availability. The Bank may direct the Customer (a) to make changes to the activity in the Customer's Accounts, including to cease and desist from using the Accounts for particular types of transactions or for transactions involving particular parties from time to time, and (b) not to use the Accounts to send payments with certain characteristics. The Customer agrees to comply with such directions.

17.6 Amendments; Supplements; Waivers. All amendments must be in writing. The Account Terms may be amended or supplemented on notice to the Customer, including by terms contained in any Service Terms or Account Documentation. The Service Terms may be amended or supplemented on notice to the Customer. These amendments or supplements may impose restrictions on the Accounts and Services, as the Bank deems necessary in the course of its business, and will be effective on notice to the Customer or at such other time to be specified in the notice; provided that amendments or supplements that are required by law may be implemented immediately or as required by law. By signing an Account signature card, Account application or similar document or by using or continuing to use any of the Accounts or Services, the Customer agrees to the Account Terms, the Account Documentation, Service Terms and any amendments or supplements, as applicable.

The Bank may waive any of provision of these Account Terms, the Account Documentation or the Service Terms, but such waiver shall apply only on that occasion. Such waiver shall not constitute a waiver of any other provision of the Account Terms, the Account Documentation or the Service Terms. Any such waiver shall not affect the Bank's right to enforce any of its rights with respect to other customers or to enforce any of its rights with respect to later transactions with Customer and is not sufficient to modify the terms and conditions of the Account Terms, the Account Documentation or the Service Terms. The rights and remedies in the Account Terms, the Service Terms and any Account Documentation are cumulative and are not exclusive of any other rights or remedies provided by applicable law.

17.7 Waiver of Immunity. To the extent that the Customer has or hereafter may acquire any immunity (including sovereign, crown or similar immunity) for itself or its assets from jurisdiction of any court, suit or legal process (whether from service of notice, injunction, attachment, execution or enforcement of any judgment or otherwise), the Customer irrevocably waives and agrees not to claim such immunity against the Bank or its affiliates.

17.8 Internet Services; Notice of Claims. The Customer agrees at its sole expense: (i) to advise each of its employees, officers, agents or other persons accessing any Service by or on behalf of Customer ("Users") of their obligations under the Account Terms, Account Documentation or under any Service Terms or ancillary Service material, including the obligation to refrain from using the Service via the Internet in the countries identified by the Bank; and (ii) to provide the Bank with all information reasonably necessary to setup and provide Services for the Customer, including advising the Bank of the countries from which Users will access any Service via the Internet.

17.9 Recordings. To the extent permitted by applicable law, the Customer acknowledges that the Bank may record and monitor all electronic communications (e.g., telephone and email communication) for the purposes of ensuring compliance with the Bank's legal and regulatory obligations and the Bank's internal policies. The Customer shall notify and obtain their employee's consent to such recording and monitoring where required by applicable law.

17.10 Instructions. Instructions may be sent to the Bank using such means as the Bank may permit from time to time. All Instructions, whether Items, payment orders or otherwise, are subject to applicable laws, and rules, policies, operations and market practices of the applicable clearing or settlement systems or payment networks.

17.11 Electronic Copies. The Bank may retain copies (paper, electronic or otherwise) of any documents or Items relating to the Accounts and Services in a form preserving an image of any such documents or Items, including signatures, or a regular business record and discard the original documents or Items. The Customer hereby waives any objection to the use of such records in lieu of their paper equivalents for any purpose and in any forum, venue or jurisdiction, including objections arising from the Bank's role or acquiescence in the destruction of the originals.

17.12 Intellectual Property. All intellectual property rights in or relating to a Service, including any trademarks, service marks, logos, and trade names used in conjunction with a Service are the property of the Bank or its licensors and are protected by applicable copyright, patent, trademark and other intellectual property law. Except as provided herein, the Customer shall not reproduce, transmit, sell, display, distribute, establish any hyperlink to, provide access to, modify, or commercially exploit in whole or in part any part of a Service, without the prior written consent of the Bank. Further, Customer shall not make any public announcements (including interviews) or publish any promotional or marketing materials, publicity or press releases, customer listings, testimonials or advertising in relation to the Accounts or Services or the subject matter of these terms and conditions without obtaining the prior written approval of Bank.

17.13 Know Your Customer. To assist in the prevention of the funding of terrorism and money laundering activities, applicable law may require financial institutions to obtain, verify, and record information that identifies each person who opens an account. What this means for the Customer: when the Customer opens an Account, the Bank may ask for the Customer's name, address, date of birth (for natural persons), and/or other information and documents that will allow the Bank to identify the Customer. The Bank may also request and obtain certain information from third parties regarding the Customer. For purposes of this provision, the Customer, to the extent required by applicable law, shall include any Authorized Person or signatory on an Account.

Information. To fulfill the Bank's "know your customer" responsibilities, the Bank will request information from the Customer from time to time, inter alia, regarding the Customer's organization, business, Third Parties and, to the extent applicable, Authorized Persons and beneficial owner(s) of the Customer, the Customer's customers, and their beneficial owners, including relevant natural or legal persons, and the Customer shall procure and furnish the same to the Bank in a timely manner. The Bank may also request further information and/or documentation in connection with the provision of the Accounts or Services. Any information and/or documentation furnished by the Customer is the sole responsibility of the Customer and the Bank is entitled to rely on the information and/or documentation without making any verification whatsoever (except for the authentication under the security procedures, as applicable). The Customer represents and warrants that all such information and/or documentation is true, correct and not misleading and shall advise the Bank promptly of any changes and, except as prohibited by applicable law, the Customer agrees to provide complete responses to the Bank's requests within the timeframes specified. The Customer will notify the Bank in writing if any Accounts or monies it holds or places with the Bank are subject to restrictions or otherwise held or received by the Customer in a capacity other than previously disclosed to the Bank, including monies being held for the benefit of third parties, whether as

fiduciary or otherwise, monies subject to encumbrances, monies received as intermediary, processor or payment service provider, or arising from undisclosed business or similar sources. The Bank may, at its sole discretion and subject to such further conditions as it may impose, including execution of further documentation in form and manner acceptable to the Bank, permit the holding of such Accounts or deposits or receipt of funds. Unless prohibited by applicable law, the Customer agrees to promptly disclose to the Bank activity in the Customer's Accounts that is suspicious or violates applicable laws or sanctions.

If the Customer fails to provide or consent to the provision of any information required by this Section, the Bank may close any Account or suspend or discontinue providing any Service without further notice.

17.14 Click-Thru and Electronic Signatures. The Bank may make Service Terms and Account Documentation available to the Customer via electronic means (including by posting on a Bank website or electronic signature platform). The Bank may request that an Authorized Person "click" or electronically sign to indicate the Customer's approval of such terms. The Customer agrees that the act of "clicking" its acceptance or applying its electronic signature (or any similar act which has the same effect) with respect to any such Service Terms or Account Documentation will be evidence of Customer's acceptance of such Service Terms and Account Documentation, to the same extent, and with the same force and effect, as if Customer had manually executed a written version of such Service Terms and Account Documentation.

18. Interpleader; Reimbursement.

18.1 Interpleader. The Bank may apply to an appropriate court for resolution of any dispute relating to the Customer's Accounts, including any dispute: (i) regarding the ownership of or entitlement to the funds; (ii) regarding the persons authorized to issue Instructions or act on behalf of the Customer; or (iii) by or amongst persons authorized to act or purportedly authorized to act on behalf of the Customer. If permitted by the court, the Bank may pay funds held by the Bank for the account of the Customer into the court pending resolution of such dispute.

18.2 Reimbursement. The Customer agrees to reimburse the Bank for any expenses, including its attorneys' fees and costs incurred in connection with the resolution of disputes (including interpleader proceedings) or in connection with the Bank's response to, any legal or regulatory process relating to an Account or the Services.

19. Provisional Recredit.

In connection with any dispute regarding an Account, the Bank may choose to credit the Account pending completion of the Bank's investigation of the dispute. If the Bank determines that the Customer is not entitled to such credit, then, the Bank may reverse the provisional recredit to the Account, even if that reversal results in an overdraft.

ADDENDUM TO ACCOUNT TERMS UNITED STATES OF AMERICA

V1.11_07_22_20

Accounts maintained by the Customer with the Bank are subject to the Bank's Account Terms. This addendum ("Addendum") amends or supplements the Account Terms with respect to Accounts maintained in the United States of America ("U.S.") and to Services provided in connection with such U.S. Accounts, regardless of the location where Services are provided. Capitalized terms used in this Addendum, and not otherwise defined, have the meanings set forth in the Account Terms. By using any Account maintained in the U.S., the Customer acknowledges receipt of, and agrees to be bound by, the Account Terms which includes this Addendum, each as may be amended or supplemented from time to time.

Section 2 of the Account Terms (Instructions; Security Procedures) is amended by adding the following provision:

- 2.3 The Customer represents and warrants to the Bank that the Customer has not requested funds transfer security procedures other than those expressly agreed by the Customer and the Bank.

Section 3 of the Account Terms (Deposits) is amended by adding the following provisions:

- 3.4 Verification; Adjustments. Receipts issued by the Bank for deposits are based solely on the amounts stated in the deposit ticket. Credits for Items received for deposit or collection (whether or not accompanied by a deposit ticket) are subject to verification and the Bank's receipt of final payment of deposited Items. The Bank may make adjustments to the Account for any errors appearing on deposit tickets or occurring during processing or otherwise, but the Bank has no obligation to do so for *de minimis* discrepancies.
- 3.5 Foreign Currency Items. The Bank may handle Items drawn on a non-U.S. bank or Items payable in a foreign currency on a collection basis, not for deposit, even if the Bank has received the Items in a deposit. The Customer may not receive provisional credit for such Items or, if provisional credit has been given, the Bank may revoke it. Credit for Items payable in a foreign currency will be converted into U.S. dollars at a foreign exchange rate and spread, and at such date and time, as the Bank determines in its discretion.
- 3.6 Endorsements. Endorsement must be placed on the back of Items only in the area within 1.5 inches from the trailing edge of the Item. The trailing edge of the Item is defined as the left-hand edge of the check looking at it from the front. If the Customer is authorized in writing to endorse Items on the Bank's behalf, the Customer agrees to comply with the endorsement standards of the Bank.
- 3.7 Encoding. If the Customer encodes information on an Item, the Customer warrants to the Bank and to all other collecting and paying banks of that Item that it is properly encoded and the Customer will be liable for losses related to encoding errors, including any loss due to delay in processing caused by an encoding error.
- 3.8 Return or Charge Back. The Customer should not use carrier documents (Items placed inside envelopes) in either high-speed forward or return cash letters. The Bank may charge the Account for Items returned unpaid to the Bank or for claims based on asserted unauthorized signatures, endorsements or alterations.
- 3.9 Collections. The Customer agrees that the Bank may collect any Item deposited to Customer's Account by electronic means. The Bank has no duty to inspect such Item during the deposit and collection process.
- 3.10 Variance. The Bank may agree with other banks and clearing houses to vary procedures regarding the collection or return of Items, and to vary applicable deadlines, to the maximum extent permitted by applicable laws, and rules, policies, operations and practices of the applicable clearing or settlement systems or payment networks (collectively "Rules & Regulations").
- 3.11 Substitute Checks. The Customer will not deposit any substitute checks (that are not returned Items) unless the Bank expressly agrees to accept such Items for deposit. In the absence of the Bank's express agreement, the Customer will be solely responsible for any loss or claim in connection with its use of substitute checks.
- 3.12 Night Depository Deposits. The Bank is not liable for any deposit made through the use of the Bank's night depositories until the Bank issues a written acknowledgement of the deposit. The Bank's count of the amount deposited in a night depository will be conclusive. The Customer is solely responsible for any loss that may be incurred before the Bank verifies the contents of the deposit.
- 3.13 Remotely Created Checks. If the Customer deposits a remotely created check ("RCC"), as such term is defined in Federal Reserve Regulation CC, the Customer warrants to the Bank, with respect to each RCC, that the person on whose account the RCC is drawn, authorized the issuance of such RCC in the amount and to the payee stated on the RCC. The Customer authorizes the Bank to debit the Customer's account for any claim or return based upon an unauthorized RCC and the Customer agrees to indemnify and hold the Bank harmless from and against any claims, liabilities, costs and expenses (including attorneys' fees) resulting directly or indirectly from any breach of the foregoing warranty.
- 3.14 Electronically-Created Items. The Customer should not deposit electronically-created items ("ECIs") to its account, as such term is defined in Federal Reserve Regulation CC. ECIs are included in the definition of an Item. If the Customer does deposit an ECI, the Customer authorizes the Bank to debit the Customer's account for any claim, return or adjustment related to the ECI, and the Customer agrees to indemnify and

hold the Bank harmless from and against any claims, liabilities, costs and expenses (including attorneys' fees) resulting directly or indirectly from the Customer's deposit of the ECI.

- 3.15 **ATM Cards.** The Bank may issue one or more automated teller machine ("ATM") cards ("Cards") and personal identification numbers ("PINs") to Customer's employees or agents for use in initiating certain Account transactions at Bank owned ATMs. Unless otherwise agreed by Bank, Customer agrees that Cards will be used only at ATMs owned by the Bank and Customer shall be liable for any transactions and fees resulting from the use of such Cards. The Customer agrees that the types of transactions offered through the use of any Card may be limited by the Bank, in its sole discretion. The Bank may cancel any Card at any time and for any reason, and will notify Customer of such cancellation. The Customer agrees to obtain possession of and return to the Bank or destroy all cancelled Cards. If the Customer believes a Card or PIN has been lost or stolen, the Customer shall immediately contact the Bank's ATM call center. All ATM transactions are subject to verification. Any deposit transaction through an ATM that is not made on a business day or made after the Bank's designated cut-off time will be processed on the Bank's next business day.
- 3.16 **Internet Gambling.** The Customer agrees not to conduct any transactions through the Account that are directly or indirectly related to unlawful Internet gambling, including the acceptance or receipt of any funds or deposits in connection therewith. The term "unlawful Internet gambling," as used in this section, shall have its meaning set forth in 12 C.F.R. Section 233.2(bb).

Section 4 of the Account Terms (Payment of Items) is hereby amended by adding the following provisions:

- 4.5 **Cashing Items.** The Bank may, in its discretion, cash Items drawn on an Account when presented by the holder. If a holder who is not a deposit customer of the Bank presents an Item drawn on the Account for cash, the Bank may refuse to cash the Item, or may charge the holder a fee for cashing the Item.
- 4.6 **Signatures.** If the Customer establishes an Account which purports to: (i) require two or more signatures on Items drawn on the Account, or (ii) limits the amount for which an Item can be issued, the Customer acknowledges that any such requirements are solely for the Customer's own internal control purposes. The Customer agrees that, provided that the Bank follows its usual and customary procedures for processing and paying Items, the Bank will not be liable for paying any Item (a) lacking the required number of signatures, or (b) in an amount exceeding the applicable limit.
- 4.7 **Fraudulent Items.** The Bank provides Services to which the Customer may subscribe, such as Positive Pay and Reverse Positive Pay, which are reasonably designed to prevent payment of unauthorized or altered Items. Customer agrees that failure to use such Services will constitute Customer negligence contributing to the making of an unauthorized signature or the alteration of an Item, and the Customer will assume the risk that Items paid against its Account may be unauthorized or altered. In that event, the Customer will be precluded from asserting any claims against the Bank for paying any unauthorized, altered, counterfeit or other fraudulent Items. The Bank shall not be required to re-credit Customer's Account or otherwise have any liability for paying such Items to the extent such Services would likely have prevented such loss.
- 4.8 **Obscured Endorsements.** The Customer assumes responsibility for losses that the Customer or the Bank may incur as the result of processing delays caused by the Customer's: (i) issuance of an Item in such a manner that information, marks or bands on the back of the Item obscure endorsements; or (ii) placement of an endorsement on the back of the Item which obscures other endorsements.
- 4.9 **Negotiation Outside of U.S.** If an Item is transferred or negotiated outside of the U.S. and is subsequently sent to the Bank for deposit, collection or payment in the U.S., the Customer shall be deemed to make, to the Bank, the transfer and presentment warranties under the Rules & Regulations, as if such Item were negotiated or otherwise transferred in the U.S.
- 4.10 **Stop Payments.** A stop payment Instruction from the Customer will be effective with respect to an Item if: (i) the Bank has a reasonable opportunity to act on such Instruction prior to its payment or encashment, which shall be at least one (1) full Business Day following the Business Day on which the Bank received the Instruction; and (ii) the Instruction is in the form required by the Bank, the information is complete and is delivered to the location designated by the Bank. For purposes of this Section, "Business Day" means a day on which the Bank is generally open for business in the jurisdiction where the Account is maintained. Stop payment Instructions, unless otherwise provided, will be valid for one (1) year and will automatically renew up to six (6) additional years unless the Bank receives Customer's revocation of a stop payment Instruction. The Customer may request, through the Bank's call center or other authorized representative, a non-renewable stop payment, which will be effective for a 180-day period. The Bank shall not be liable for any Item properly paid or cashed prior to the effective time of a stop payment request. The Customer acknowledges that a stop payment instruction does not limit or vary its obligation to pay the subject Item and, notwithstanding a stop payment instruction, the Bank may properly pay such an item to a person entitled to enforce it.

- 4.11 Standard of Care. Any Item issued by the Customer drawn on its Account shall be deemed to be endorsed in the name of the payee if: the Item is endorsed or deposited into an account in a name that is substantially similar to that of the payee; the payee is a fictitious person; the Customer was wrongfully or erroneously induced to issue the Item payable to the stated payee; the deposit of the item was accomplished by an employee entrusted with responsibility for the Item or person working in concert with such an employee; or the Customer or payee failed to act with ordinary care with respect to the Item. The Bank shall not be liable for any loss caused by the alteration or unauthorized signature or endorsement on any Item issued by the Customer, unless the Customer establishes that the Bank failed to handle the Item with ordinary care, and that such failure substantially contributed to the loss. If the Bank's failure to act with ordinary care substantially contributed to the loss on the item, the loss shall be allocated between the Customer and the Bank based upon the extent to which their respective failures to exercise ordinary care contributed to the loss. The Bank may process any Item by electronic means and is not required to inspect the Item paid by automated payment processing.

Section 5 of the Account Terms (Funds Transfer Instructions) is amended by adding the following provisions:

5.4 Foreign Exchange.

...

(d) If the Bank accepts a funds transfer instruction issued in the Customer's name for payment from its Account in the Account Currency to a beneficiary account the Bank determines is a Non Account Currency account, the Bank is authorized in its discretion to enter into a foreign exchange transaction to convert the Account Currency funds into an amount of the relevant Non-Account Currency of such beneficiary account and complete the funds transfer as provided in Section 5.4(a) above.

- 5.6 Funds Transfer by Check. If the Customer, through the Bank's funds transfer services, requests that payment be made by check, the Customer authorizes the Bank to debit the Customer's Account on receipt of the instruction and to issue a check as agent for the Customer in accordance with the instruction. If the Customer requests the Bank to place a stop payment on the check before the check has been presented for payment, such request must be clearly identified as a stop payment request, including the reference number given for the transaction, and it must be received by the Bank at a time and in a manner designated by the Bank from time to time. If the check is not presented for payment within one hundred eighty (180) days after issuance, the Bank may place a stop payment on the check and transfer the funds back to the Account.

- 5.7 Credit Entries Received Through Automated Clearing House (ACH) System. Credit given by the Bank to the Customer for an ACH credit entry shall be provisional, until the Bank receives final payment. If the Bank does not receive final payment, the Bank may revoke the provisional credit and charge back the amount of the entry to the Account, or obtain a refund from the Customer, in which case the originator of the credit entry shall not be deemed to have paid the Customer the amount of such entry. The Bank shall not be obligated to notify the Customer of the receipt of a payment order or ACH entry for credit or debit to an Account.

- 5.8 Same Day Amend and Cancel. The Customer may subscribe to a service to enable same day amendment and cancellation of payment orders. All cancellation or amendment messages sent to the Bank shall be in the format specified by the Bank and must be received by the Bank no later than such time as may be established by the Bank upon notice to the Customer.

- 5.9 Priority/Timed. The Bank will determine the order in which it processes payment orders. If the Customer's payment order bears the codeword "PRIORITY" in such field as the Bank specifies, the Bank will use reasonable efforts to execute such payment order in advance of the Customer's standard payment orders. If the Customer's payment order bears the codeword "TIMED" in such field as the Bank specifies, the Bank will endeavor, but will have no obligation, to process the payment order by the time requested by the Customer within the payment order. For "TIMED" payment orders, funds in the Customer's Account are reserved by the Bank on the payment value date until processed. For the avoidance of doubt, all payment orders are subject to the Bank's acceptance, and the Bank will have no liability for failure to process payments by the time requested by the Customer.

- 5.10 Real Time Payments. Payments received through the Real Time Payment System operated by The Clearing House Payments Company LLC ("RTP System") will be processed pursuant to the RTP Operating Rules and any other applicable Rules & Regulations, to which the Customer agrees to be bound. If the Customer receives a payment through the RTP System on behalf of another person or entity, such other person or entity must be a resident of, or otherwise domiciled in the United States. In the further transmission of any such payments, the Customer agrees to comply with all applicable US laws and regulations, including, without limitation, those administered by the US Office of Foreign Assets Control.

- 5.11 Messaging Standards. To the extent there is any inconsistency between a fund transfer financial messaging standard and the governing law set forth in Section 16.1, the governing law set forth in Section 16.1 will govern.

Section 6 of the Account Terms (Interest; Fees; Taxes) is amended by adding the following provisions:

- 6.4 Earnings Credit Account Analysis. The Customer may instruct the Bank to calculate and apply a credit (the "Earnings Credit") on eligible Accounts by calculating an earnings credit rate (the "ECR") to balances held in an Account (the "ECR Balance"). The ECR and ECR Balance are set out in the Account Statements. The Bank, in its sole discretion, may establish a threshold on the ECR Balance (the "Threshold") and apply (a) ECR to the portion of the ECR Balance that is below the Threshold and (b) interest to the portion of the ECR Balance that is above the Threshold. The Earnings Credit calculated for each billing period will be applied by the Bank as an offset (the "ECR Application") against Fees actually incurred by the Customer during the same billing period for the use of certain of the Bank's products or services. Fees eligible

for the ECR Application shall be determined by the Bank in its sole discretion. Any excess Earnings Credit remaining after the ECR Application expires immediately and will not be carried forward or backward in relation to the billing period in which the Fees are charged. If the Earnings Credit is insufficient to offset all Fees, the Customer remains responsible for paying all remaining Fees.

Section 7 of the Account Terms (Account Statements) is amended by adding the following provisions:

- 7.2 Images Sufficient. The Customer acknowledges that Account Statements and images of paid Items are available to it and are sufficient to allow it to make all examinations and reports of Account activity including errors, as required in this Section. The Bank is not required to return paid or cancelled Items with the Account Statement.
- 7.3 Obligation to Inspect. The Customer must notify the Bank in writing, within a reasonable period of time not to exceed 60 calendar days of the date of an Account Statement, of (i) the failure to receive the Account Statement, or (ii) any errors, unauthorized payments, charges, alterations, discrepancies or irregularities reported on the Account Statement ("Errors"). The Customer must notify the Bank in writing of any unauthorized, improper, or missing endorsements within six (6) months after the date of the Account Statement on which the Item was reported to have been paid. The Customer must provide the Bank with all information necessary for the Bank to investigate any claim based upon an endorsement or Error, and must provide all supporting evidence that the Bank requests. Failure to comply with the time frames set forth above shall be deemed conclusive proof that the Customer failed to exercise reasonable care and promptness in examining Account Statements and paid Items or identifying Errors and that such failure may cause subsequent loss to the Bank. If the Customer fails to comply with the notice requirements set forth above, the Bank is not required to reimburse the Customer for the Customer's claimed loss and the Customer shall be barred from bringing any action against the Bank.
- 7.4 Inactive Accounts. If an Account has no activity other than charges assessed or interest credited by the Bank for a period of six (6) or more months, the Bank is not required to provide an Account statement until additional activity occurs in the Account. If an Account has no activity other than charges assessed or interest credited by the Bank for a period of twelve (12) or more months, the Customer may be unable to access the Account until the Customer contacts the Bank.
- 7.5 Advice Services. The Customer may subscribe to Bank services for the delivery of account-related information ("Advices") to a party designated by the Customer, including information relating to credits and debits to a Customer account, and the return or rejection of certain payments. Advices may be sent via SWIFT, electronic mail, facsimile transmission, ordinary mail, telephone, through internet sites, or as otherwise agreed by the parties. The Customer is responsible for maintaining the accuracy of the information that is required for delivery of Advices, including the address, telephone and/or facsimile number of the recipient and, if applicable, the messaging components and conditions that will trigger the transmission of the Advices.

Section 10 of the Account Terms (Agents; Information) is amended by replacing Section 10.3 with the following provision:

- 10.3 Offshoring. Certain services may be performed by Bank or any affiliate, including affiliates, branches or units located in any country in which Bank conducts business or has a service provider. The Customer authorizes Bank to transfer Customer information to such affiliates, branches or units at such locations as the Bank deems appropriate. Bank reserves the right to store, access, or view data in locations it deems appropriate for the services provided.

Section 15 of the Account Terms (Account Disclosures) is amended by adding the following provisions:

- 15.5 Withdrawal Limitations on Certain Account Types. U.S. federal regulations limit the number of pre-authorized or automatic transfers or withdrawals or telephonic/electronic instructions (including check, draft, debit card or similar order payable to third parties) that can be made from a savings account (including a savings sub-account (as described below) and a money market deposit account) to a total of six (6) per calendar month or statement cycle or similar period. The Customer agrees to comply at all times with such restrictions. Exceeding these withdrawal limits may result in the Bank converting the savings account into a non-interest bearing demand deposit account, with any attendant changes in pricing and account terms and conditions. Further, the Bank is required by U.S. law to reserve the right to require at least seven (7) days' notice prior to a withdrawal from a savings account (including a savings sub-account) or an interest-bearing negotiable order of withdrawal account ("NOW Account").
- 15.6 NOW Accounts. The Customer, if eligible, may open a NOW Account. There is no limit on the number of withdrawals that the Customer may make from the demand deposit or NOW sub-account.
- 15.7 Administrative Subaccounts. The Bank is authorized, for regulatory reporting and internal accounting purposes, to divide an Account: (i) in the case of a demand deposit checking Account, into a non-interest bearing demand deposit sub-account and a non-interest bearing savings sub-account; (ii) in the case of a NOW Account, into an interest bearing NOW sub-account and an interest bearing savings sub-account, and, in both cases, to transfer funds on a daily basis between these sub-accounts in accordance with U.S. law at no cost to the Customer. The Bank will record the sub-accounts and any transfers between them on the Bank's books and records only. The sub-accounts and any transfers between them will not affect the Account number, balance requirement or use of the Account, except as described herein.
- 15.8 Savings Subaccounts. The Bank will establish a target balance for the Customer's demand deposit or NOW sub-account, which it may change at any time. To the extent funds in the demand deposit or NOW sub-account exceed the target balance, the excess will be transferred to the Customer's savings sub-account, unless the maximum number of transfers from the savings sub-account for that calendar month or statement cycle have already occurred. If withdrawals from the demand deposit or NOW sub-account exceed the available balance in the demand deposit or NOW sub-account, funds from the Customer's savings sub-account will be transferred to the demand deposit or NOW sub-account up to the entire balance of available funds in the savings sub-account to cover the shortfall and to replenish any target balance

that the Bank has established for the demand deposit or NOW sub-account. If a sixth transfer is needed during a calendar month or statement cycle, it will be for the entire balance in the Customer's savings sub-account, and such funds will remain in the demand deposit or NOW sub-account for the remainder of the calendar month or statement cycle.

- 15.9 **Branch Designation.** The Bank, for its administrative purposes may designate a branch of the Bank as the branch of record of an Account which may be different from the branch at which the Account is opened. This designation requires no action on the part of the Customer and will not change the Bank's operations, Services or customer support.
- 15.10 **No Fiduciary Relationship.** Bank's relationship with Customer concerning the Accounts is that of a debtor and creditor. No fiduciary, quasi-fiduciary or other special relationship exists between Bank and Customer or any third parties regarding the Accounts.

Section 16 of the Account Terms (Governing Law) is amended by replacing Section 16.1 with the following provision:

- 16.1 Except as otherwise agreed in writing by the Bank and the Customer, the rights and obligations of the Customer and the Bank in respect of each Account maintained in the U.S. shall be governed by and construed in accordance with the laws of the State of New York (without regard to its conflict of laws rules). Each of the Customer and the Bank irrevocably and unconditionally submits to the exclusive jurisdiction and venue of any State or Federal court sitting in the City of New York, New York over any action, suit, proceeding, claim or controversy arising out of or relating to the Account Terms which includes this Addendum. The rights and remedies of the Bank under this Addendum, the Account Terms, the Account Documentation, the Service Terms, and any other agreement by the Customer in favor of the Bank are in addition to the rights and remedies of the Bank under applicable law (as provided above in this Section), are cumulative and may be exercised successively or concurrently, and are retained by the Bank.

Section 16 of the Account Terms (Governing Law) is amended by adding the following provision:

- 16.4 In the event the Bank is required to remit funds to any state as abandoned property, the Account may be charged for fees in remitting funds to that state. In addition, the Bank may charge fees in connection with its handling of dormant funds and accounts.

Section 17 of the Account Terms (Miscellaneous) is amended by adding the following provisions:

- 17.15 When the Customer provides the Bank any information requested by the Bank under its "Know Your Customer" or Anti-Money Laundering or other compliance policies pertaining to any natural or other persons, the Customer represents and warrants to the Bank that the Customer has obtained that person's consent that the Bank may make continued use of that person's information in order for the Bank to discharge any of its responsibilities in connection with "Know Your Customer" or Anti-Money Laundering, or other compliance purposes.
- 17.16 **Beneficial Ownership.** Customer agrees to adhere to the FinCEN Customer Due Diligence final rule which requires certain entities to provide and certify beneficial ownership information to the Bank at 10% and provide information on a controller when opening a new USD account. The Bank is required to collect and validate certain information (e.g. Name, Address, DOB, SSN or Passport # for non US individuals) for new accounts impacted by the rule. If an entity is exempt from rule, the Bank may require documentation to support the exemption.
- 17.17 **Payable Through Accounts.** If the Customer is a bank or financial institution and is not organized under the laws of the U.S., it shall not permit its customers to conduct banking transactions in the U.S. through the Customer's Account, and shall not provide its customers with check stock, drafts, wire transfer capabilities or any other means which would enable its customers to draw on the Customer's Account. These types of arrangements are typically called "payable through accounts" and are prohibited under these Account Terms. The Customer acknowledges that the sale of U.S. dollar checks or drafts to third parties is prohibited without the express written approval of the Bank.
- 17.18 **No Advice.** The Customer acknowledges and agrees that the Bank has not provided and will not provide any investment, tax or accounting advice or recommendation in relation to the Accounts or any investments made under any Service.
- 17.19 **ERISA Status.** The Customer will notify the Bank in writing, reasonably in advance of the Account opening, if any Accounts or monies it holds or places with the Bank are subject to the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), together with all the rules promulgated thereunder, or Section 4975 of the Internal Revenue Code, together with all the rules promulgated thereunder. The Bank may, in its sole discretion and subject to such further conditions as it may impose, including, without limitation, execution of further documentation in form and manner acceptable to the Bank, permit the holding of such Accounts or deposits or receipt of funds.
- 17.20 **Additional Representation for ERISA Benefit Plans.**
 (i) If the Customer is or represents a "benefit plan," as defined in Section 3(42) of ERISA, and U.S. Department of Labor Regulations Section 2510.3-101, as modified by Section 3(42) of ERISA (together, the "Plan Asset Rules" and each such benefit plan investor, a "Benefit Plan"), or is acting on behalf of one or more Benefit Plans, the Customer represents and warrants that:
- (1) the Bank has not or will not provide advice with respect to the services obtained by the Benefit Plan.
 - (2) the Benefit Plan fiduciary (the "Plan Fiduciary") is independent of the Bank, and is not an individual acting for his or her own Individual Retirement Account, and such Plan Fiduciary is either (a) a bank as defined in Section 202 of the Investment Advisers Act of 1940 (the "Advisers Act"), or similar institution that is regulated and supervised and subject to periodic examination by a State or Federal agency; (b) an insurance carrier which is qualified under the laws of more than one state to perform the services of managing, acquiring or disposing of assets of a Benefit Plan; (c) an investment adviser registered under the Advisers Act or, if not registered as

an investment adviser under the Advisers Act by reason of paragraph (a)(1) of Section 203A of the Advisers Act, is registered as an investment adviser under the laws of the state in which it maintains its principal office and place of business; (d) a broker-dealer registered under the Securities Exchange Act of 1934, as amended; or (e) has, and will at all times have, total assets of at least U.S. \$50,000,000 under its management or control;

- (3) the Plan Fiduciary is capable of evaluating investment risks independently, both in general and with respect to the Accounts and Services;
- (4) the Plan Fiduciary is a "fiduciary" with respect to the Benefit Plan within the meaning of Section 3(21) of ERISA, Section 4975 of the Code, or both, and is responsible for exercising independent judgment in evaluating the receipt of Services by the Benefit Plan;
- (5) the Bank has not exercised any authority to cause the Benefit Plan to agree to these Account Terms; and
- (6) the Plan Fiduciary has been informed (a) that the Bank is not undertaking to provide impartial investment advice or to give advice in a fiduciary capacity in connection with the Services; and (b) of the existence and nature of the financial interests of the Bank, as disclosed in the Account Terms and Service Terms.

(ii) The representations and covenants in the above clauses are intended to comply with the U.S. Department of Labor's Reg. Sections 29 C.F.R. 2510.3-21(a) and (c)(1) as promulgated on April 8, 2016 (81 Fed. Reg. 20,997). If these regulations are revoked or repealed, these representations shall be deemed no longer in effect.

17.21 **FDIC Part 370 Disclosure.** If the Customer's Account is eligible for "pass through" deposit insurance from the Federal Deposit Insurance Corporation (the "FDIC") as set forth in the Federal Deposit Insurance Act and 12 CFR § 330, then the Customer acknowledges and agrees that if the Bank becomes insolvent or enters into receivership (hereinafter a "Bank Receivership"), the Customer will: (a) cooperate fully with the Bank and the FDIC in connection with determining the insured status of funds in each Account, and (b) provide the FDIC with the information that identifies each beneficial owner and its interest in the funds in each such Account within 24 hours of the Bank Receivership, unless it falls within one of the enumerated exceptions in 12 CFR 370.5(b). The information described in (b) must be sent to the Bank in the format specified by the FDIC (see: www.fdic.gov/regulations/resources/recordkeeping/index.html). The Bank shall provide the Customer an opportunity to validate its capability to deliver the information described in (b) in the format specified by the FDIC so that a timely calculation of deposit insurance coverage for the Account can be completed.

The Customer further acknowledges and agrees that following a Bank Receivership: (i) a hold will be placed on each Account once a receiver of the Bank is appointed so that the FDIC can conduct the deposit insurance determination and such hold will not be released until the FDIC obtains the necessary data to enable the FDIC to calculate the deposit insurance coverage for each Account; (ii) its failure to provide the necessary data to the FDIC may result in a delay in receipt of insured funds and legal claims against the Customer from the beneficial owners of the funds in the applicable Account; and (iii) failure to provide the data the FDIC requires may result in the applicable Account being frozen until the information is received, delaying receipt of FDIC insurance proceeds.

Notwithstanding other provisions in this Agreement, this section survives after the FDIC is appointed as the Bank's receiver, and the FDIC is considered a third party beneficiary of this section.

AVAILABILITY POLICY - FOR ACCOUNTS MAINTAINED IN THE U.S.

The Bank's policy is to make funds available to the Customer on the same, next or second business day after the day of deposit depending on the type of deposit and when the deposit is made as described below. If the Customer will need the funds from a deposit immediately, the Customer should ask the Bank when the funds will be available.

- A. Determining the Day of a Deposit.** If a deposit is made to an account on a business day before the Bank's cutoff time established for that location (which will be no earlier than 2 p.m. local time), then the Bank will consider that day to be the day of deposit. However, if a deposit is made after the cutoff time or on a day that is not a business day, then the Bank will consider the deposit to have been made no later than the next business day. For determining the availability of deposits, every day is a business day, except Saturdays, Sundays, and federal holidays. Availability with respect to any deposit will be determined by the location of the banking center or other facility where the deposit was received. For deposits made at the Bank's automated teller machines (ATMs) the cutoff time is 11 p.m. Eastern Time unless otherwise noted on the ATM screen.
- B. Same Day Availability.** Funds from the following deposits made at a banking center or at an ATM that do not require deposit envelopes will be available on the business day the Bank determines the deposit is made:
- Cash;
 - Wire transfers; and
 - Electronic direct deposits to an account.
- C. Next Day Availability.** Funds from the following deposits are available on the first business day after the business day the Bank determines the deposit is made:
- U.S. Treasury checks that are payable to the Customer;
 - Checks drawn on a Bank affiliate that holds the applicable account (excluding a Controlled Disbursement site); and
 - At least, the first \$225 from a day's total deposits.

If the deposit is made in person to a Bank employee, funds from the following deposits are also available on the first business day after the business day the Bank determines the deposit is made:

- State and local government checks that are payable to the Customer, if a special deposit slip, available upon request at any Bank banking center is used;
- Cashier's, certified, and teller's checks that are payable to the Customer, if a special deposit slip, available upon request at any Bank banking center, is used; and
- Federal Reserve Bank checks, Federal Home Loan Bank checks, and postal money orders, if these items are payable to the Customer.

If a special deposit slip is not used, availability of funds from these deposits will follow the schedule identified in the Availability of Other Check Deposits section below.

- D. Availability of Other Check Deposits.** Generally, funds from all other deposits of checks drawn on banks (as defined in Federal Reserve Regulation CC) will be available no later than the second business day after the day of deposit. Checks that require special handling may receive delayed availability. The amount of funds available to the Customer will be reduced by the amount of any deposited check that is returned unpaid. If the Bank reprocesses the check, the funds will become available no later than the second business day after the business day in which the check is reprocessed.
- E. Longer Delays May Apply.** In some cases the Bank may not make all of the funds that are deposited by check available. Depending on the type of check deposited, funds may not be available as set forth above. However, the first \$225 of the aggregate deposit will be available on the first business day after the day of deposit.

If the Bank is not going to make all of the funds from a deposit available at the times shown above, it will notify the Customer and specify when the funds will be available. If a deposit is not made directly to a Bank employee, or if the Bank decides to take this action after the Customer has left the premises, the Bank will mail or otherwise send the notice to the Customer by the business day after the day of deposit.

Funds deposited by check may be delayed for a longer period under the following circumstances:

- The Bank believes a deposited check will not be paid;
- Deposited checks for all of the Customer's accounts total more than \$5,525 in any one day;
- The Customer redeposited a check that has been returned unpaid;
- The Customer has overdrawn one or more of its accounts repeatedly in the last six months; or
- There is an emergency, such as failure of communications or computer equipment.

In such circumstances, funds will generally be available no later than the seventh business day after the day of deposit. Inclement weather or transportation problems may lead to additional delays under certain availability schedules. Customer may have specific availability schedules related to a banking service.

F. Special Rules for New Accounts. If the account is a new account, the following special rules may apply during the first thirty days the account is open:

- Funds from deposits of the first \$5,525 of that day's total deposits of cashier's, certified, teller's, traveler's and federal, state and local government checks payable to the Customer will be available on the first business day after the day of deposit. The excess over \$5,525 will be available no later than the ninth business day after the day of deposit. If the deposit of checks (other than U.S. Treasury checks) is not made in person to one of the Bank's employees, the first \$5,525 may not be made available until the second business day after the day of deposit; and
- Funds from all other check deposits will be made available no later than the fifteenth business day after the day of deposit.

G. Large Dollar Deposits. The U.S. Federal Reserve Banks will not forward process any Item over \$99,999,999.99 and considers such Items as "non-cash items." Such Items should not be deposited in the Account. If Customer does deposit such an Item, the Bank may refuse to process such Item or handle it as a collection Item. If handled as a collection Item, Customer credit and availability will be deferred accordingly.

This Availability Policy and availability schedules may be changed without notice.

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JPMorgan Chase Bank, N.A. Member FDIC.

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:

\$ 8,305,029.07 this 9th day of October 2023.

DocuSigned by:
Anne McEnerny-Ogle
6080D3009EC3424...
MAYOR

Cyndi A. Turner
Digitally signed by Cyndi A. Turner
Date: 2023.10.02 20:42:18 -07'00'
AUDITING OFFICER

DocuSigned by:
Ty Stib
6080D3009EC3424...
COUNCILMEMBER

DocuSigned by:
MW
6080D3009EC3424...
COUNCILMEMBER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
September 25, 2023 - October 01, 2023	Accounts Payable Checks (see attached)	\$ 8,169,108.24
September 25, 2023 - October 01, 2023	Hansen City Payments (see attached)	\$ 84,734.64
September 25, 2023 - October 01, 2023	Visa Refunds (see attached)	\$ 2,064.57
September 25, 2023 - October 01, 2023	Payroll Checks (see attached)	\$ 49,121.62
TOTAL		\$ 8,305,029.07

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Supplier Payment	Check	13943	9/25/2023	6,464.99	Aflac	
Supplier Payment	Check	13944	9/25/2023	5,488.73	AFSCME Local #307	
Supplier Payment	Check	13945	9/25/2023	334.00	California State Disbursement Unit	
Supplier Payment	Check	13946	9/25/2023	491.00	Hawaii SDU	
Supplier Payment	Check	13947	9/25/2023	739.90	IAM Local #1374	
Supplier Payment	Check	13948	9/25/2023	8,869.43	Life Insurance Company of North America	
Supplier Payment	Check	13949	9/25/2023	875.00	MFS Service Center Inc	
Supplier Payment	Check	13950	9/25/2023	150.00	OPEIU Local #11	
Supplier Payment	Check	13951	9/25/2023	4,352.84	OPEIU Local #11	
Supplier Payment	Check	13952	9/25/2023	640.00	Teamsters Local #58	
Supplier Payment	Check	13953	9/25/2023	245.00	UA Local #290	
Supplier Payment	Check	13954	9/25/2023	3,270.28	Western Conference of Teamsters	
Supplier Payment	Check	13955	9/25/2023	1,017.06	Western Metal Industry Pension Plan	
Ad Hoc Payment	Check	13956	9/27/2023	85.00	Bauer,Jesse or Leanne	Utility Refunds: 0069045700-07
Ad Hoc Payment	Check	13957	9/27/2023	59.13	Bauer,Leanne	Utility Refunds: 0069045700-07
Ad Hoc Payment	Check	13958	9/27/2023	197.55	Benchmark Investments Inc	Utility Refunds: 0051092800-03
Ad Hoc Payment	Check	13959	9/27/2023	95.92	Blashishin,Artyom or Tatyana	Utility Refunds: 0500004011-01
Ad Hoc Payment	Check	13960	9/27/2023	301.06	Brooks,Tiffany	Utility Refunds: 0146002550-04
Ad Hoc Payment	Check	13961	9/27/2023	187.68	Buell,James	Utility Refunds: 0066061800-02
Ad Hoc Payment	Check	13962	9/27/2023	261.78	Copp,Kevin	Utility Refunds: 0032064900-02
Ad Hoc Payment	Check	13963	9/27/2023	59.37	David R or Joyce E Mercer, Co Settlor,Co Trustees of Mercer Family Trust	Utility Refunds: 0101000105-04
Ad Hoc Payment	Check	13964	9/27/2023	332.24	Davis,Veronica or Gavin	Utility Refunds: 0146002100-05
Ad Hoc Payment	Check	13965	9/27/2023	197.30	Deborah Mckay or David Olinger,or Brandy Kays	Utility Refunds: 0045011468-04
Ad Hoc Payment	Check	13966	9/27/2023	95.88	Estate of Helen Andersen Craig	Utility Refunds: 0116023700-05
Ad Hoc Payment	Check	13967	9/27/2023	13.11	Fisher,Jerry or Lisa	Utility Refunds: 0150003192-01
Ad Hoc Payment	Check	13968	9/27/2023	61.69	Garduque Jr,Kristina or Mattie	Utility Refunds: 0146004208-02
Ad Hoc Payment	Check	13969	9/27/2023	97.54	Humes,Les	Utility Refunds: 0039005200-00
Ad Hoc Payment	Check	13970	9/27/2023	24.52	Hyland,Phillip or Audrey	Utility Refunds: 0500001859-04
Ad Hoc Payment	Check	13971	9/27/2023	38.17	James J Altrichter or Mary C Murphy-Altrichter	Utility Refunds: 0004015400-04
Ad Hoc Payment	Check	13972	9/27/2023	226.02	Jordan Fairley,Rose	Utility Refunds: 0043015746-03 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13973	9/27/2023	19.17	Kraft,Nancy M	Utility Refunds: 0057007500-03
Ad Hoc Payment	Check	13974	9/27/2023	11.96	Lam,Peter	Utility Refunds: 0159000100-04
Ad Hoc Payment	Check	13975	9/27/2023	218.00	Lance,Dovie	Utility Refunds: 0024026100-00 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	13976	9/27/2023	118.00	Le Compte,Percy	Utility Refunds: 0021063600-02
Ad Hoc Payment	Check	13977	9/27/2023	130.00	Mcnabb,Huntley	Utility Refunds: 0101010182-02
Ad Hoc Payment	Check	13978	9/27/2023	160.00	Richard Finzer Personal Rep,Estate of Rebecca Anstine	Utility Refunds: 0057012506-05
Ad Hoc Payment	Check	13979	9/27/2023	152.17	Roberts,Margaret	Utility Refunds: 0137001514-05
Ad Hoc Payment	Check	13980	9/27/2023	324.16	Roels,Timothy	Utility Refunds: 0146002107-04
Ad Hoc Payment	Check	13981	9/27/2023	84.33	SF Operating WA	Utility Refunds: 0002000111-02
Ad Hoc Payment	Check	13982	9/27/2023	436.25	Shirley,Larry	Utility Refunds: 0045000164-06
Ad Hoc Payment	Check	13983	9/27/2023	287.75	Shirley,Larry or Deborah	Utility Refunds: 0045000164-06
Ad Hoc Payment	Check	13984	9/27/2023	49.43	Stepsis,Robert or Nancy	Utility Refunds: 0124001014-02
Ad Hoc Payment	Check	13985	9/27/2023	44.46	The Estate of Leslie R Humes and Marilyn M Humes	Utility Refunds: 0039005200-00
Ad Hoc Payment	Check	13986	9/27/2023	165.94	The Winston Revocable Living Trust	Utility Refunds: 0072070690-04
Ad Hoc Payment	Check	13987	9/27/2023	130.08	Timothy Brian or Nancy M Kraft Trustees of the,Timothy B Kraft and Nancy M Kraft	Utility Refunds: 0057007500-03

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Ad Hoc Payment	Check	13988	9/27/2023	46.32	Vicky Cowger or Edward Miller	Utility Refunds: 0124001010-05
Ad Hoc Payment	Check	13989	9/27/2023	220.00	Wallace,Francis	Utility Refunds: 0101010012-01
Miscellaneous Payment	Check	13990	9/27/2023	2,337.38	Amy Flores	Damage to vehicle from tree trimming
Miscellaneous Payment	Check	13991	9/27/2023	91.00	Apex Hood Cleaning	Refund duplicate payment to Inv#77054157
Miscellaneous Payment	Check	13992	9/27/2023	120.00	Bagley Downs Neighborhood Association	2023 RecycleU
Miscellaneous Payment	Check	13993	9/27/2023	5,977.00	Blue Goose Market III LLC	Claim #GL20230737
Miscellaneous Payment	Check	13994	9/27/2023	120.00	Cascade Southeast Neighborhood Association	2023 RecycleU
Miscellaneous Payment	Check	13995	9/27/2023	97.00	Cirque Entertainment III, LLC	Refund payment to Inv#77036864, Cust#788098 for incorrect permit.
Miscellaneous Payment	Check	13996	9/27/2023	1,500.00	Clark County Fire District 5	Replacement check due to check #11656 being fraudulently cashed.
Miscellaneous Payment	Check	13997	9/27/2023	57.00	COSTCO WHOLESALE #772	Refund of duplicate payment to INV#77055879
Miscellaneous Payment	Check	13998	9/27/2023	57.00	Craig & Trese Sorenson	REFUND - CIVIC GOV #77054566
Miscellaneous Payment	Check	13999	9/27/2023	8,571.50	Earthworks Excavating Services, Inc	Invoice#WA49-23 (Charles Winchell - 7214 NE 63rd Ave)
Miscellaneous Payment	Check	14000	9/27/2023	400.00	ESTHER RAMIREZ	Voucher #2010955
Miscellaneous Payment	Check	14001	9/27/2023	100.00	Fourth Plain Village Neighborhood Association	2023 Resource Conservation Challenge
Miscellaneous Payment	Check	14002	9/27/2023	827.00	Gabriel Vogel	Refund unclaimed cash
Miscellaneous Payment	Check	14003	9/27/2023	100.00	Meadow Homes Neighborhood Association	2023 Resource Conservation Challenge
Miscellaneous Payment	Check	14004	9/27/2023	120.00	Meadow Homes Neighborhood Association	2023 RecycleU
Miscellaneous Payment	Check	14005	9/27/2023	37.53	MICHELLE J FRYE	Refund of parking permit not needed.
Miscellaneous Payment	Check	14006	9/27/2023	20.65	Navigate Law Group	Refund of Parking Permit no longer needed
Miscellaneous Payment	Check	14007	9/27/2023	38.71	Navigate Law Group	Refund of Parking Permit Customer no longer needs. CUSTOMER UID: 331929
Miscellaneous Payment	Check	14008	9/27/2023	120.00	Novolex	Refund of duplicate payment to INV#77055947, 77055954 & 77055955
Miscellaneous Payment	Check	14009	9/27/2023	243.75	Point Monitor Corporation	MPE-344083 (jobsite: 7809 NE Vancouver Plaza Drive)
Miscellaneous Payment	Check	14010	9/27/2023	85.47	Professional Credit Service	Negative trust remittance statement invoice #31762 for PCS - Devon Palmore
Miscellaneous Payment	Check	14011	9/27/2023	69.70	Professional Credit Service	Refund STAYS - Customer Name: SOMARAKIS, GEORGE Customer: #90878 Amount: \$69.70
Miscellaneous Payment	Check	14012	9/27/2023	81.63	Professional Credit Service	Refund to PCS for negative trust remittance statements. Invoice 31674, Invoice 31741, and Invoice 31754
Miscellaneous Payment	Check	14013	9/27/2023	100.00	Rose Village Neighborhood Association	2023 Resource Conservation Challenge
Miscellaneous Payment	Check	14014	9/27/2023	57.00	WAHI HANA	Refund of duplicate payment to INV#77055062
Supplier Payment	Check	14015	9/27/2023	36,225.64	Accela Inc - Remit-To: Supplier Accela	
Supplier Payment	Check	14016	9/27/2023	17,313.75	Action Onsite Inc	
Supplier Payment	Check	14017	9/27/2023	8,593.31	Action Technology Systems	
Supplier Payment	Check	14018	9/27/2023	414.72	Airgas, Inc	
Supplier Payment	Check	14019	9/27/2023	1,649.07	A-Line Asphalt Maintenance Inc	
Supplier Payment	Check	14020	9/27/2023	28,107.13	Allcon LLC	
Supplier Payment	Check	14021	9/27/2023	62,774.25	Alpine Products Inc	
Supplier Payment	Check	14022	9/27/2023	17,171.00	American Electrical Construction LLC	
Supplier Payment	Check	14023	9/27/2023	136.00	American Sani-Can	
Supplier Payment	Check	14024	9/27/2023	292.84	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	14025	9/27/2023	3,137.63	Arborscape Ltd Inc	
Supplier Payment	Check	14026	9/27/2023	13,158.08	Ashley Merrill	
Supplier Payment	Check	14027	9/27/2023	6,787.35	Axon Enterprises Inc	
Supplier Payment	Check	14028	9/27/2023	12,886.00	Berry Dunn McNeil & Parker LLC	
Supplier Payment	Check	14029	9/27/2023	7,074.69	BHC Consultants LLC	
Supplier Payment	Check	14030	9/27/2023	4,865.15	Bound Tree Medical LLC	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Supplier Payment	Check	14031	9/27/2023	10,464.13	Brown & Wilson Partnership LLC	
Supplier Payment	Check	14032	9/27/2023	6,414.00	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	Check	14033	9/27/2023	8,534.00	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	14034	9/27/2023	32,809.51	CECO Inc	
Supplier Payment	Check	14035	9/27/2023	42.17	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	14036	9/27/2023	3,982.32	Chef's Depot	
Supplier Payment	Check	14037	9/27/2023	2,119.68	Chicago Title Company of WA	
Supplier Payment	Check	14038	9/27/2023	23,835.00	Christopher Aaron Giles	
Supplier Payment	Check	14039	9/27/2023	2,130.42	Cintas	
Supplier Payment	Check	14040	9/27/2023	800.00	Clark County Fire District 5	
Supplier Payment	Check	14041	9/27/2023	600.00	Clark County Title Company - Remit-To: Clark County - Reconveyance Fees	
Supplier Payment	Check	14042	9/27/2023	98,384.55	Clary Longview LLC	
Supplier Payment	Check	14043	9/27/2023	104.96	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	14044	9/27/2023	113.59	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	14045	9/27/2023	34,246.25	Conсор North America Inc	
Supplier Payment	Check	14046	9/27/2023	146.75	Datec Inc	
Supplier Payment	Check	14047	9/27/2023	2,025.00	David Corey PHD PC	
Supplier Payment	Check	14048	9/27/2023	454.37	Distinctive Landscape LLC	
Supplier Payment	Check	14049	9/27/2023	9,793.03	Echo Electric LLC	
Supplier Payment	Check	14050	9/27/2023	275.00	ERF Company Inc	
Supplier Payment	Check	14051	9/27/2023	3,057.00	Erickson Structural Consulting Engineers	
Supplier Payment	Check	14052	9/27/2023	9,181.00	Esther Short Commons LLP	
Supplier Payment	Check	14053	9/27/2023	240.00	Evergreen School District 114	
Supplier Payment	Check	14054	9/27/2023	935.00	Examworks Inc	
Supplier Payment	Check	14055	9/27/2023	23,972.06	Ferguson Enterprises - Remit-To: Ferguson - Dallas	
Supplier Payment	Check	14056	9/27/2023	65,907.90	FFA Architecture and Interiors, Inc	
Supplier Payment	Check	14057	9/27/2023	9,506.78	Fourth Plain Forward	
Supplier Payment	Check	14058	9/27/2023	111.54	Galls LLC	
Supplier Payment	Check	14059	9/27/2023	67,539.45	Gee Automotive Liberty Lake, LLC	
Supplier Payment	Check	14060	9/27/2023	57,082.72	General Pacific Inc	
Supplier Payment	Check	14061	9/27/2023	4,940.17	Geographic Technologies Group	
Supplier Payment	Check	14062	9/27/2023	16,723.75	Groundwater Solutions, Inc.	
Supplier Payment	Check	14063	9/27/2023	3,455.37	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	14064	9/27/2023	3,105.13	H D Fowler Company Inc	
Supplier Payment	Check	14065	9/27/2023	108,793.43	Herrera Environmental Consultants Inc	
Supplier Payment	Check	14066	9/27/2023	1,800.00	HPA Holdco LLC	
Supplier Payment	Check	14067	9/27/2023	388,451.64	Infor Public Sector Inc	
Supplier Payment	Check	14068	9/27/2023	15,050.00	InSource, Inc.	
Supplier Payment	Check	14069	9/27/2023	1,988.54	Invintus Media LLC	
Supplier Payment	Check	14070	9/27/2023	46,852.26	KBT Distributing LLC	
Supplier Payment	Check	14071	9/27/2023	20,000.00	Ke Kukui Foundation - Remit-To: Ke Kukui Foundation - street	
Supplier Payment	Check	14072	9/27/2023	3,534.25	Keller Associates Inc	
Supplier Payment	Check	14073	9/27/2023	1,044.86	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	14074	9/27/2023	300.00	Lee Nicholas	
Supplier Payment	Check	14075	9/27/2023	170.90	Legacy Laboratory Services Inc	
Supplier Payment	Check	14076	9/27/2023	1,340.92	Mark IV Enterprises Inc	
Supplier Payment	Check	14077	9/27/2023	16,997.52	Mity-Lite, Inc.	
Supplier Payment	Check	14078	9/27/2023	8,138.52	Municipal Emergency Services Inc - Remit-To: Municipal Emergency Services - Chicago	
Supplier Payment	Check	14079	9/27/2023	600.00	Nagra & Atwal Corporation	
Supplier Payment	Check	14080	9/27/2023	4,997.80	National Park Service - Remit-To: National Park Service - Pearson Lease	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Supplier Payment	Check	14081	9/27/2023	17,279.04	Nelson Nygaard Consulting Associates Inc - Remit-To: Nelson Nygaard Consulting Associates Inc	
Supplier Payment	Check	14082	9/27/2023	160,794.94	Northside Ford Truck Sales, Inc	
Supplier Payment	Check	14083	9/27/2023	429.57	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	14084	9/27/2023	25,438.37	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	Check	14085	9/27/2023	3,079.86	Origami Risk LLC - Remit-To: Origami Risk LLC	
Supplier Payment	Check	14086	9/27/2023	7,844.00	Pacifica Law Group LLP	
Supplier Payment	Check	14087	9/27/2023	12,726.96	Parametrix, Inc	
Supplier Payment	Check	14088	9/27/2023	4,000.00	Playground Guardian, LLC	
Supplier Payment	Check	14089	9/27/2023	70.00	Porter W Yett Company	
Supplier Payment	Check	14090	9/27/2023	957.00	Rapid Response Bio Clean Inc.	
Supplier Payment	Check	14091	9/27/2023	486.20	Rider & Associates, Inc.	
Supplier Payment	Check	14092	9/27/2023	951.13	Security Contractors Services	
Supplier Payment	Check	14093	9/27/2023	966.14	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	14094	9/27/2023	25,309.23	SP Plus Corporation	
Supplier Payment	Check	14095	9/27/2023	658.73	Towing & Recovering Services Inc	
Supplier Payment	Check	14096	9/27/2023	25,109.70	Traffic Safety Supply Co Inc	
Supplier Payment	Check	14097	9/27/2023	4,973.72	Triple J Enterprises	
Supplier Payment	Check	14098	9/27/2023	5,770.75	Univar Solutions USA Inc - Remit-To: Supplier Univar Solutions USA Inc	
Supplier Payment	Check	14099	9/27/2023	10,228.04	Valentine NW LLC	
Supplier Payment	Check	14100	9/27/2023	494.00	Vancouver Aire LLC	
Supplier Payment	Check	14101	9/27/2023	50.00	Veritext LLC - Remit-To: Veritext LLC	
Supplier Payment	Check	14102	9/27/2023	5,047.00	Washington State Criminal Justice Training Commission	
Supplier Payment	Check	14103	9/27/2023	2,533.34	Waste Connections of Washington - Remit-To: Waste Connections - Vancouver	
Supplier Payment	Check	14104	9/27/2023	929.39	Wesco Distribution, Inc.	
Supplier Payment	Check	14105	9/27/2023	10,435.20	Western Systems Inc	
Supplier Payment	Check	14106	9/27/2023	14,000.00	Why Community	
Supplier Payment	Check	14107	9/27/2023	5,428.73	Wire Works LLC	
Supplier Payment	Check	14108	9/27/2023	235.66	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Supplier Payment	Check	14109	9/27/2023	2,282.68	Zayo Group Holding Inc - Remit-To: Zayo Group Holding Inc	
Supplier Payment	Check	14110	9/28/2023	478,066.55	Clark Public Utility District No. 1	
			Check	2,229,455.31		Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214898	9/28/2023	407.00	Kevin Bestul	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214899	9/28/2023	434.50	Jason Nicholson	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214900	9/28/2023	434.50	Chadd Nolan	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214901	9/28/2023	162.75	Steve Harris	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214902	9/28/2023	152.50	Erica Nilsen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214903	9/28/2023	165.50	Annette Haley	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214904	9/28/2023	153.50	Ben McCormack	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214905	9/28/2023	183.50	Julie Patterson	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214906	9/28/2023	107.50	Erik Paulsen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214907	9/28/2023	333.00	Andrew Jorgenson	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214908	9/28/2023	333.00	Cale Baker	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214909	9/28/2023	333.00	Heidi Scarpelli	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214910	9/28/2023	150.75	Brian Wilson	Travel Advance
Expense Payment	Direct Deposit	EFT-00214911	9/28/2023	58.95	Samuel Harrison	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214912	9/28/2023	114.50	Ethan Brown	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214913	9/28/2023	115.00	Anne McEnery-Ogle	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214914	9/28/2023	123.12	Derac Wilson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214915	9/28/2023	79.41	Chad Williams	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214916	9/28/2023	95.45	Jessica Trowsell	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214917	9/28/2023	179.47	Mark Castle	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214918	9/28/2023	69.00	Ryan Starbuck	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214919	9/28/2023	217.25	Ryan Pitts	Employee Reimbursement

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Expense Payment	Direct Deposit	EFT-00214920	9/28/2023	473.92	Nick Imbery	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214921	9/28/2023	150.75	Jesse Chick	Travel Advance
Expense Payment	Direct Deposit	EFT-00214922	9/28/2023	238.47	Mikhail Shapoval	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214923	9/28/2023	434.50	Amelia Metevia	Travel Advance
Expense Payment	Direct Deposit	EFT-00214924	9/28/2023	95.58	Kelly Lund	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214925	9/28/2023	150.75	Nicholas Brodaczynski	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214926	9/28/2023	434.50	Sierra Maxwell	Travel Advance
Expense Payment	Direct Deposit	EFT-00214927	9/28/2023	930.18	Natasha Ramras	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214928	9/28/2023	309.50	Eric Holmes	Travel Advance
Expense Payment	Direct Deposit	EFT-00214929	9/28/2023	115.50	Patricia Thompson	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214930	9/28/2023	343.23	Craig Frantz	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214931	9/28/2023	150.75	Erik Schoofield	Travel Advance
Expense Payment	Direct Deposit	EFT-00214932	9/28/2023	97.25	Sean Hansen	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214933	9/28/2023	85.00	Trent Harris	Travel Advance
Expense Payment	Direct Deposit	EFT-00214934	9/28/2023	112.29	Erica Nilsen	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214935	9/28/2023	434.50	Tammy Michelson	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214936	9/28/2023	169.00	Anna Vogel	Travel Advance
Expense Payment	Direct Deposit	EFT-00214937	9/28/2023	2.00	Rainy Rau	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214938	9/28/2023	434.50	Julie Ballou	Travel Advance
Expense Payment	Direct Deposit	EFT-00214939	9/28/2023	9.24	Matt Hoover	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214940	9/28/2023	434.50	Anna Bergstrom	Travel Advance
Expense Payment	Direct Deposit	EFT-00214941	9/28/2023	69.00	Robert Block	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214942	9/28/2023	214.63	Chad Ryle	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214943	9/28/2023	434.50	Madeline Vogelsang	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214944	9/28/2023	434.50	Jake Carlow	Travel Advance
Expense Payment	Direct Deposit	EFT-00214945	9/28/2023	69.00	Jeffrey Anaya	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214946	9/28/2023	434.50	James Dewey	Travel Advance
Expense Payment	Direct Deposit	EFT-00214947	9/28/2023	75.00	Tommy Myrick	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214948	9/28/2023	172.50	Hayley Woodbridge	Travel Advance
Expense Payment	Direct Deposit	EFT-00214949	9/28/2023	59.96	Ashley Conley	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00214950	9/28/2023	82.04	Eric Holmes	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00214951	9/28/2023	140.75	Vincson Green	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214952	9/28/2023	297.97	Julie Denton	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214953	9/28/2023	140.75	Alisha Lakin	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214954	9/28/2023	407.00	Mel Anthony	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214955	9/28/2023	407.00	Charles Schmidt	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214956	9/28/2023	407.00	Jason Gorman	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214957	9/28/2023	434.50	Eddie Alba	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214958	9/28/2023	407.00	Jacob Guisinger	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214959	9/28/2023	352.00	Christopher LeBlanc	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00214960	9/28/2023	407.00	Scott Edwards	Travel Advance
			Direct Deposit	15,455.66		
Supplier Payment	EFT	EFT-00214771	9/25/2023	16,233.85	Allegiance Benefit Plan Management Inc	
Supplier Payment	EFT	EFT-00214772	9/25/2023	28,215.90	IAFF Local #452	
Supplier Payment	EFT	EFT-00214773	9/25/2023	153.91	Legal Shield	
Supplier Payment	EFT	EFT-00214774	9/25/2023	12,192.25	Vancouver Police Officer Guild	
Supplier Payment	EFT	EFT-00214775	9/25/2023	1,108.80	Vancouver Command Guild	
Supplier Payment	EFT	EFT-00214961	9/28/2023	69,797.83	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00214962	9/28/2023	29,913.11	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00214963	9/28/2023	5,435.00	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00214964	9/28/2023	11,446.01	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00214965	9/28/2023	133,022.99	PC Specialists Inc - Remit-To: TIG - San Diego	
Supplier Payment	EFT	EFT-00214966	9/28/2023	582.59	Pitney Bowes Inc	
Supplier Payment	EFT	EFT-00214967	9/28/2023	697,474.25	Doollittle Acquisitions	
Supplier Payment	EFT	EFT-00214968	9/28/2023	114,144.01	Jeffrey D. Barrar, PS	
Supplier Payment	EFT	EFT-00214969	9/28/2023	7,500.00	Arbutus Consulting LLC	
Supplier Payment	EFT	EFT-00214970	9/28/2023	2,660.00	Cascadia Partners LLC	
Supplier Payment	EFT	EFT-00214971	9/28/2023	3,217.50	ERP Analysts, Inc.	
Supplier Payment	EFT	EFT-00214972	9/28/2023	22,027.23	Fehr & Peers	
Supplier Payment	EFT	EFT-00214973	9/28/2023	13,877.56	Otak Inc	
Supplier Payment	EFT	EFT-00214974	9/28/2023	4,118.00	Andrews Terry Jeffers LLP	
Supplier Payment	EFT	EFT-00214975	9/28/2023	6,979.31	YWCA Clark County	
Supplier Payment	EFT	EFT-00214976	9/28/2023	2,955.45	AirX LLC	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Transaction Reference</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Memo</u>
Supplier Payment	EFT	EFT-00214977	9/28/2023	17,477.83	HDR Engineering Inc - Remit-To: HDR Engineering - Chicago	
Supplier Payment	EFT	EFT-00214978	9/28/2023	2,544.92	Linguava Interpreters Inc	
Supplier Payment	EFT	EFT-00214979	9/28/2023	12,500.00	Vancouver Downtown Association	
Supplier Payment	EFT	EFT-00214980	9/28/2023	1,528.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00214981	9/28/2023	1,087.00	Better Air Northwest, LLC	
Supplier Payment	EFT	EFT-00214982	9/28/2023	15,203.00	Mead and Hunt Inc	
Supplier Payment	EFT	EFT-00214983	9/28/2023	78,330.05	EGM, Inc.	
Supplier Payment	EFT	EFT-00214984	9/28/2023	65,650.20	Loma Media Partners	
Supplier Payment	EFT	EFT-00214985	9/28/2023	198,419.89	SDB Inc	
Supplier Payment	EFT	EFT-00214986	9/28/2023	27,066.30	Consolidated Electrical Distribution	
Supplier Payment	EFT	EFT-00214987	9/28/2023	6,800.00	JCI Jones Chemicals, Inc.	
Supplier Payment	EFT	EFT-00214988	9/28/2023	20,810.68	Power Systems West	
Supplier Payment	EFT	EFT-00214989	9/28/2023	3,661.59	Eagle Newspaper Inc	
Supplier Payment	EFT	EFT-00214990	9/28/2023	977.07	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00214991	9/28/2023	2,239.08	Canopy Wellbeing	
Supplier Payment	EFT	EFT-00214992	9/28/2023	82,849.79	Western United Civil Group, LLC - Remit-To: Western United Civil Group, LLC	
Supplier Payment	EFT	EFT-00214993	9/28/2023	9,476.96	Tapani Inc	
Supplier Payment	EFT	EFT-00214994	9/28/2023	19,421.78	Live Love Outreach	
Supplier Payment	EFT	EFT-00214995	9/28/2023	36,432.40	Lee Contractors LLC	
Supplier Payment	EFT	EFT-00214996	9/28/2023	342.00	Tierra Right of Way Services LTD	
Supplier Payment	EFT	EFT-00214997	9/28/2023	40.81	Ziply Fiber	
Supplier Payment	EFT	EFT-00214998	9/28/2023	140,267.78	First Forty Feet LLC	
Supplier Payment	EFT	EFT-00214999	9/28/2023	4,498.05	Accurate Investigation Services	
Supplier Payment	EFT	EFT-00215000	9/28/2023	140.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00215001	9/28/2023	6,247.50	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00215002	9/28/2023	360,718.17	Advanced Excavating Specialists LLC	
			EFT	2,297,786.40		
Supplier Payment	Manual Wire		9/22/2023	77,101.61	Paymentus Corporation	
Supplier Payment	Manual Wire		9/25/2023	1,438.46	Vancouver Fire Command Officers	
Supplier Payment	Manual Wire		9/25/2023	636.00	Oregon SDU	
Supplier Payment	Manual Wire		9/25/2023	265,291.58	International City Management Association Retirement Corporation	
Supplier Payment	Manual Wire		9/25/2023	6,274.43	Washington SDU	
Supplier Payment	Manual Wire		9/25/2023	19,900.00	Washington State Firefighters	
Supplier Payment	Manual Wire		9/25/2023	24,519.39	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		9/25/2023	22,460.35	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		9/25/2023	16,669.89	Washington Dental Service	
Supplier Payment	Manual Wire		9/25/2023	256,441.73	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		9/25/2023	51,798.89	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		9/25/2023	150,000.00	Pacific Life & Annuity Services, Inc.	
Supplier Payment	Manual Wire		9/25/2023	7,620.63	Superior, LLC	
Supplier Payment	Manual Wire		9/25/2023	50,000.00	Fidelity National Title Co of Washington	
Supplier Payment	Manual Wire		9/26/2023	1,185,494.58	Internal Revenue Service	
Supplier Payment	Manual Wire		9/26/2023	495,312.70	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		9/27/2023	226.00	City of Portland Revenue Division	
Supplier Payment	Manual Wire		9/27/2023	46,540.47	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire		9/27/2023	11,176.05	Bank Of America N.A. - Remit-To: Charlotte NC	
Supplier Payment	Manual Wire		9/28/2023	868,333.19	State of Washington Department of Retirement Systems (DRS)	
Supplier Payment	Manual Wire		9/28/2023	69,174.92	Fidelity National Title Co of Washington	
			Manual Wire	3,626,410.87		
			Checks	2,229,455.31		
			Direct Deposit	15,455.66		
			EFT	2,297,786.40		
			10/2/2023	84,734.64	City Payments	Posted 09-25-23 to 10-01-23
			Hansen Total	84,734.64		
			10/2/2023	682.00	Miscellaneous	Parks Class Refunds FCC 09-25-23 to 10-01-23

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
			10/2/2023	1,382.57	Miscellaneous	Parks Class Refunds MCC 09-25-23 to 10-01-23
			VISA Total	2,064.57		
			Payroll Total	49,121.62		
			GRAND TOTAL	8,305,029.07		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

City of Vancouver
Payroll Council Report
September 25, 2023 - October 1, 2023

Check No.	Date	Explanation	Amount
N/A	09/26/23	Void - Misprint	\$ -
1656 - 1661	09/29/23	9 2023 Pension Payroll	\$ 6,648.86
214781 - 214824	09/29/23	9 2023 Pension Direct Deposits	\$ 42,472.76

\$ 49,121.62



Staff Report: 185-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/9/2023

SUBJECT Waterfront Gateway Disposition and Development Agreement

Key Points

- The Waterfront Gateway site is a 6.4-acre site owned by the City of Vancouver located at the vacant lot south of City Hall and the City Hall parking lot.
- In November 2019, the City Center Redevelopment Authority (CCRA) entered into a Memorandum of Understanding (MOU) with the City of Vancouver authorizing the CCRA to lead the development of the Waterfront Gateway site.
- In November 2021, LPC West was selected as the partner and master developer for planning and developing the Waterfront Gateway site following the CCRA's issuance of a request for qualifications (RFQ).
- LPC West proposes to develop a mixed-use district consisting of 340 market rate residential units, 95 permanently affordable units, 35,000 square feet of ground floor retail space, above ground parking structure and a 100,000 square feet cross laminate timber office building and two acres of open space.
- City staff and LPC West have agreed to terms in a Disposition and Development Agreement (DDA), a copy of which is attached, and the key terms outlined below.
- The CCRA reviewed the DDA at its September 21, 2023 board meeting and unanimously recommended that Council approve the DDA.
- Staff requests Council to adopt the resolution attached to approve the DDA.

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.

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces.

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

Climate and Natural Systems – Environmental stewardship and efforts to address climate change to ensure a sustainable future.

Present Situation

Waterfront Gateway is a 6.4-acre City owned site located at the vacant lot south of City Hall and the City Hall parking lot, zoned CX, City Center.

In November 2019, the CCRA entered into a Memorandum of Understanding (MOU) with the City of Vancouver authorizing the CCRA to lead the development of the Waterfront Gateway site.

The project started with community visioning workshops to review, comment, and build upon concepts the project team pulled from successful downtowns and districts around the country. Opportunities were offered online through the project's BeHeard page as well as in person workshops. The community input was consolidated into a list of goals and design considerations that were articulated in the Master Developer Request for Qualifications (RFQ). Key elements of the vision were a mixed-use development with mixed income housing, retail and office; active ground floor uses and outdoor public spaces and amenities to encourage year-round activity; a publicly accessible visitor attraction; reinforce pedestrian and bicycle connections to and from the site; and to create a unique district that becomes a destination unto itself. The feedback received from the visioning workshops helped frame the RFQ.

The project was paused over 2020 and the first quarter of 2021 due to the COVID-19 pandemic. The RFQ was then issued in March 2021. In November 2021, LPC West, the west coast arm of national real estate firm Lincoln Property Company, was selected as the partner and master developer of the site. Thereafter, the CCRA entered into an Exclusive Negotiation Agreement (ENA) with LPC West that set forth that the parties will collaborate on a master plan for the site and negotiate the terms of a Disposition and Development Agreement (DDA) for the site's development.

The proposed development is described as follows:

- 95-unit affordable housing building with 100% of units at or below 60% Area Median Income
- 2 market rate residential buildings with approximately 340 units total
- Approximately 35,000 square feet of ground floor retail
- Approximately 100,000 square feet 8-story cross laminate timber officer building
- 510 parking spaces across a 6-story parking garage for private and public parking and underground parking below the market rate apartment building known as Building 1
- Approximately 2 acres of open space

Substantive elements negotiated by the CCRA and City staff included in the DDA are as follows:

- Disposition of all parcels except for the affordable housing parcel will be through a ground lease for 50 years with two 15-year extensions. The affordable housing parcel will be sold to LPC West for \$1 with a 50-year permanently affordable covenant attached to the land. In the event the affordable housing parcel is not developed for the purposes of affordable housing, or the construction of the project does not commence within 90 days from the sale date, the City has the right to take back the property, and the Initial Deposit of \$100,000 will be released to the City and nonrefundable.
- Target date for draft form of ground lease and purchase and sale agreement for Council's

approval is within 90 days of execution of the DDA.

- LPC West has an option to develop an office building on the site. The City instructed an independent economic analysis of the office financing market that verified the economic uncertainty of the office financing market that justified this option right. In the event LPC West cannot secure debt and equity financing for the office within 33 months from the DDA Effective Date, and in this event only, both parties can discuss the option of extending the option period. LPC West has full intention of developing the office building when the office capital markets stabilize.
- Closing date of all parcels except the office parcel is no later than 33 months from the DDA Effective Date with 3 months to start construction. Closing date of the office parcel must occur no later than 36 months after the DDA Effective date, subject to LPC West exercising the office option.
- Public benefits of the project include:
 - Affordable housing with 100% of the units at or below 60% AMI
 - Contracting opportunities for black, indigenous and people of color and women owned subcontractors. Colas Construction, an 100% black owned general contractor is the selected contractor for the project. Targets have been set that a minimum of 20% of subcontractor contracts are awarded to black, minority, women-owned or emerging small businesses and a minimum of 20% of apprentices are hired.
 - 2 acres of open space including public plazas for year-round events. The design of the Block Y plaza and the plaza adjacent to City Hall will be subject to the City's public design process that involves community input and the review and approval of the Parks and Recreation Advisory Commission. An operations and maintenance agreement will be entered into at a later date that will govern the open space.
 - Green building elements that are equivalent to LEED Gold certification and meet the City's Interim Green Building Policy.
 - Opportunities for small businesses in Makers Alley. Makers Alley is located on the eastern edge of Building 1, approximately 6,700 square feet. Local, small businesses have a right of first refusal to lease the space and rigorous outreach and marketing plan for local, small businesses will be conducted. The space will be flexibly designed with shared facilities to be more accessible for local, small businesses.
- LPC West applied for the market rate 8-year property tax exemption under the previous Multi-Family Tax Exemption Program (MFTE) contributing public benefits that exceed the required \$1,179,250 in the form of enhanced improvements to the public plaza on Block Y. City Council approval of LPC West's MFTE application is included in the DDA.
- The City has agreed to share 90% of the incremental costs associated with the removal of the contaminated soils across the site but the City's liability is capped at \$2.4M.
- Contractually construction must commence no later than July 2026 and finish no later than July 2029. However, LPC West projects to start construction in Spring 2025 and finish in Summer 2027.

Substantive elements which will be in a forthcoming ground lease agreement (to be approved separately by City Council) are as follows;

- 50-year term with two 15-year extensions with the buildings and improvements reverting to the City at the end of the lease term.
- Rent is calculated by multiplying the appraised value of the property (using the value set forth in the February 28, 2023, appraisal prepared for the City by Colliers International) by the square footage of each parcel and then multiplying the allocated value of each parcel by 6% cap rate.
- Rent is adjusted annually using Consumer Price Index (CPI) for the Seattle-Tacoma-

Bellevue MSA and the CPI is capped at 5.5% with a floor of 2.5%. The rent will reset every 20 years by virtue of an appraisal but shall not exceed 10% of the rent from the preceding year. The rent will be adjusted at the closing dates.

- Rent will be abated during first 2 years of the lease term during construction and is discounted during the first 7 years of the lease term.

Separate approvals that will be needed for the project to move forward include:

- City Council's approval of the form of ground lease and purchase and sale agreement
- City's regulatory approval of land use/design review, engineering and building permits.

Advantage(s)

1. Facilitates the development of a strategic site in downtown.
2. Provides much needed housing and affordable housing downtown.
3. Grows employment in the downtown area.
4. Activates an area that connects the Vancouver Waterfront to the historic downtown.
5. Offers opportunities for minority, local and women-owned contractors.
6. Offers opportunities for local, small businesses to thrive and expand their business.

Disadvantage(s)

The proposed ground lease will result in payment to the City over time, as opposed to payment of the full appraised value up front. However, this will provide an ongoing source of revenue for the City while keeping upfront development costs low.

Budget Impact

Private investments for this project are estimated at approximately \$300 million, with the public investment estimated at approximately \$20.4 million (which will include budget requests from General Services for City Hall improvements or Parks for City Hall plaza funding as examples).

Prior Council Review

Workshop - May 15, 2023

Action Requested

Adopt a resolution approving the Disposition and Development Agreement between the City of Vancouver and LPC West (DDA) and authorizing the City Manager or designee to execute the agreement, related implementation documents and certain amendments to the DDA.

Amy Zoltie, Real Estate Project Manager, 360-305-1909

ATTACHMENTS:

- ▣ Presentation
- ▣ Waterfront Gateway Resolution
- ▣ Disposition and Development Agreement

Waterfront Gateway

Disposition & Development Agreement (DDA) Public Hearing

October 9, 2023



Marc Fazio, President
Patrick Quinton, Executive Director
CCRA

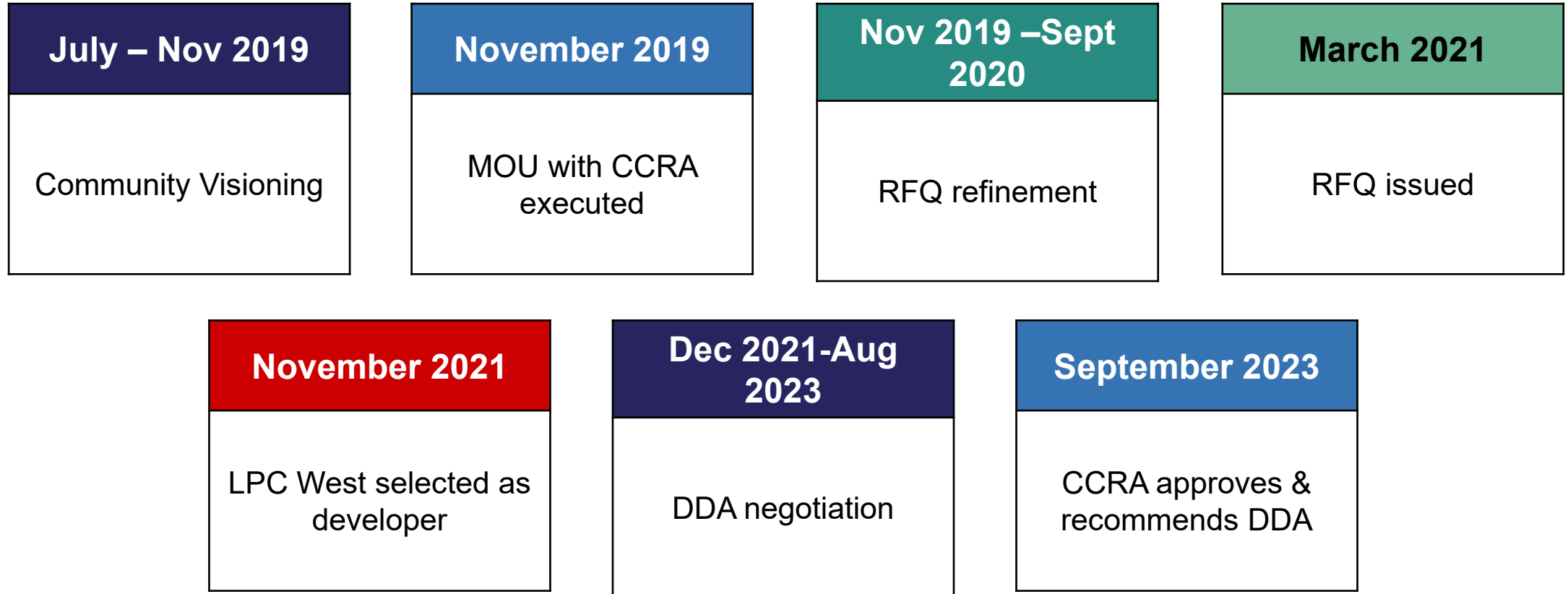
Amy Zoltie, Project Manager
Economic Prosperity & Housing

Agenda

- Project History
- CCRA Role
- Project Vision
- Site Plan and Program
- Public Benefits
- DDA Key Terms
- Project Costs and Cost Sharing
- Next Steps
- Requested Action
- Discussion & Questions



Project History



City Center Redevelopment Authority (CCRA) Role & Review

Memorandum of Understanding (MOU) with City delegated to CCRA responsibility for managing all activities necessary to plan and develop the site.

- Developer solicitation and selection
- Site plan development
- Negotiation of property disposition and funding plan
- Recommendation to Council on agreements, site plan and program.

Project Vision

The district should:

- be **active, urban, inviting** and mixed-use with strong cross-site pedestrian connectivity;
- include any **combination of residential, retail, office, visitor, cultural, signature attraction**, and structured parking uses;
- capitalize on the site's **strategic location**;
- provide **public benefits** including public connectivity and amenities;
- Be **accessible to all** abilities, ages and income levels; and
- create an environment that will **attract from the community** and around the region.



Developer Selection

Rationale for selecting LPC West

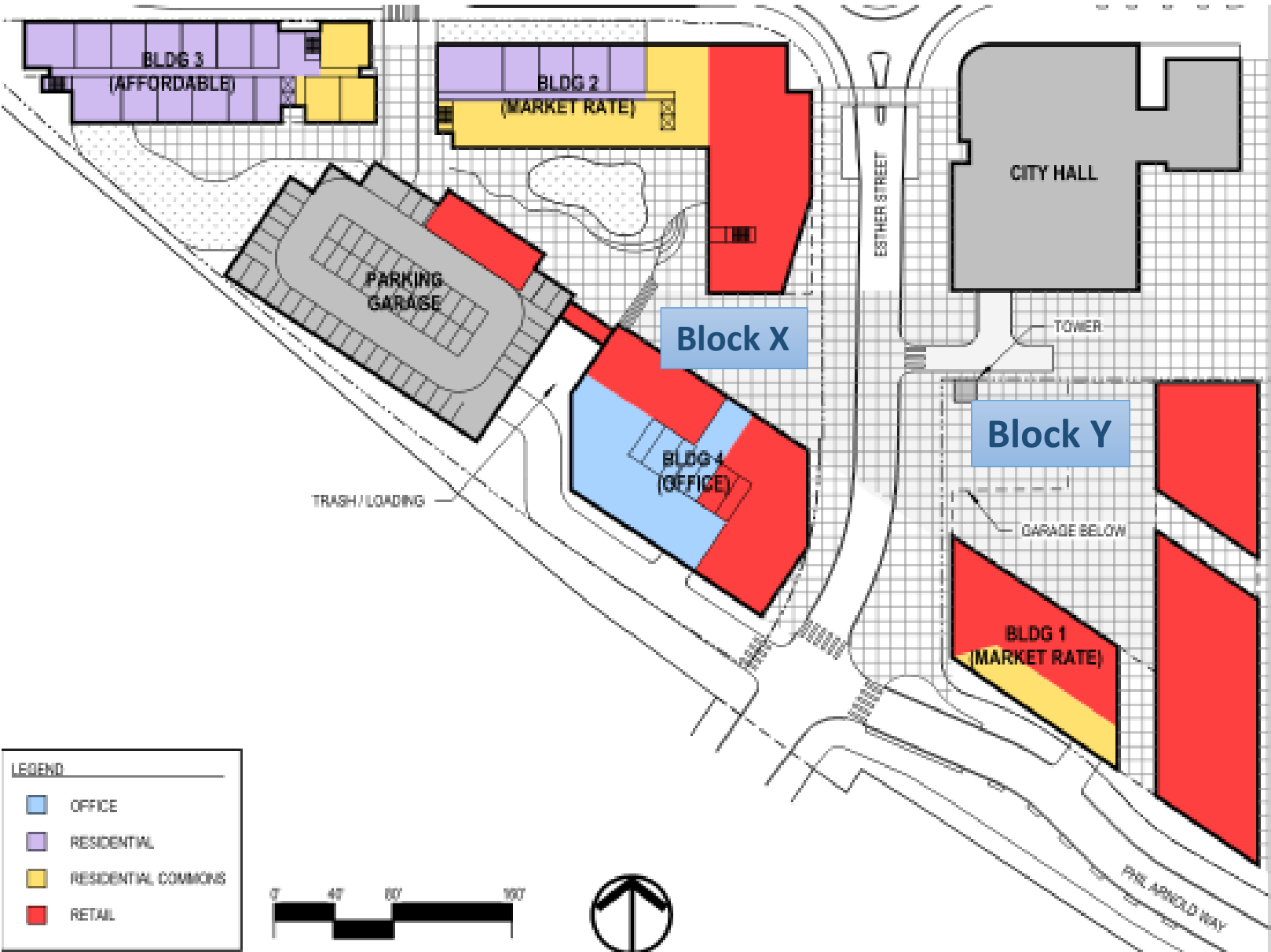
- Most qualified to accomplish desired outcomes
- Financial capacity and access to capital
- Team capacity and experience
- Best positioned to bring major employers to downtown Vancouver
- Commitment to equity & inclusion and relationships with BIPOC contractors

Site Plan & Programming

Site Plan Program	
Market Rate Units	~340 units*
Affordable Units	95 units, 100% @ 50-60% AMI
Retail Space	~35k sq ft
Office Space	~100k sq ft**
Parking Spaces	~510
Open Space	2 acres

*Dependent on height increase to allow for up to two additional floors

**Office Building to be constructed in Phase II



Public Benefits

Affordable Housing

- 95 units
- 100% of units @ or below 60% AMI

Workforce Development

- Employment Opportunities for BIPOC, Women & Apprentices
- Contracting Opportunities for BMWESB
- Community bidding

Public Open Space

- Two acre public plaza for year-round events
- TREECAP Silver Leaf Certification

Small Business Opportunities

- ROFR to lease space in Maker's Alley
- Smaller than standard commercial spaces with shared facilities

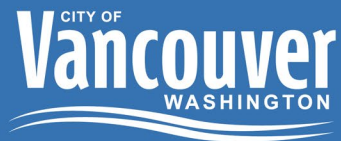
Climate Friendly - Green Building Elements

Economic Impact

<u>Estimated Return on Investment</u>	
Total value of private investment	\$300 m
Total value of Public Investment	\$25 m
Leveraging Ratio (private:public)	12:1
Construction Jobs	1,310
Permanent Jobs	1,000
Total Direct Employment	2,310
Total Indirect Employment	1,100
TOTAL EMPLOYMENT	3,410

Financial Return

\$300 million total investment including parking and office buildings



Estimates for Market Rate Residential

Property Tax

20 years

- \$15.3M total
- \$4.8M COV

Construction Sales Tax

- \$11.75M total
- \$1.5M COV

Retail Sales Taxes

20 years

- \$2.4M total
- \$250k COV

Utility Taxes

20 years

- \$2.2M total
- \$1.8M COV

Disposition & Development Agreement (DDA) Terms

Disposition of Property

- Ground lease for all market rate parcels
- Affordable housing parcel sold for \$1 with 50-year affordability covenant

Office Option

- 36-month option for office parcel

Timing

- 36 months to close and start construction on all parcels except office parcel
- Single phase for all parcels except office parcel

Contaminated Soil Disposal

- City to pay 90% incremental costs but capped at \$2.4M, LPC pay 10% incremental costs
- City to prepare Contaminated Media Management Plan

Performance

- Right of reversion for failure to deliver affordable housing project
- Performance guaranties & standard default and termination provisions

MFTE Market Rate Option

- 8-year program approved under previous MFTE program

Public Benefit Cost Sharing

	LPC	COV
Open Space	Block X & Y	City Hall Plaza + MFTE benefit to LPC
Parking	100%	
ROW Improvements	Block X & Y frontages	City Hall frontages
Affordable Housing		100% of subsidy
Soil Removal	90%/10% standard removal costs	90%/10% contaminated soil removal costs
City Hall Upgrades		100%

Schedule of Performance

Milestone	Target Date
Council approval of ground lease and sale agreement	90 days after DDA execution
Recording of all covenants	90 days following creation of the Legal Lots
Approval of permits to start construction	April 1, 2026
Phase 1 Outside Closing Date	April 1, 2026
Required commencement of construction Phase 1	July 1, 2026
Required completion of construction Phase 1	July 1, 2029 or within 3 years of construction commencement

Next Steps

- Public design process for City Hall plaza
– Q3 2023 – Q1 2024
- Review and approval by City Council of
form of ground lease and sale agreement
- Q1 2024
- Design and permitting by LPC West – Q3
2023 – Q4 2024
- Projected start of construction - Q1 2025
- Projected end of construction – Q2 2027

Requested Actions

- Approve Disposition and Development Agreement (DDA) between City of Vancouver and LPC West
- Adopt Resolution authorizing City Manager to execute the DDA on behalf of City Council

10/9/2023

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION relating to the approval of a disposition and development agreement between the City of Vancouver and LPC West, Inc.; establishing the terms and conditions under which the Waterfront Gateway Site may be leased and conveyed by the City to LPC West; and authorizing the City Manager to execute the disposition and development agreement.

WHEREAS, the City owns real property commonly referred to as the “Vancouver Waterfront Gateway” site, which is located near the intersection of W 6th Street and Esther Street, in City of Vancouver, Washington (the “Property”); and

WHEREAS, the City identified the Property as a potential redevelopment site and on November 4, 2019 entered into a Memorandum of Understanding (MOU) with the City Center Redevelopment Authority (CCRA) authorizing the CCRA to lead the development of the Property.

WHEREAS, on March 31, 2021, CCRA issued a Request for Qualifications (the “RFQ”) for the Property and, following a thorough review process, selected LPC West as the preferred master developer for the Property; and

WHEREAS, on November 18, 2021, CCRA and LPC West entered into an Exclusive Negotiation Agreement which was subsequently extended through October 31, 2023; and

WHEREAS, LPC West and CCRA have negotiated a disposition and development agreement between the City and LPC West that details the terms of the disposition and development of the Property into a mixed-use district with mixed income housing, retail, office and a parking structure; and

RESOLUTION - 1

WHEREAS, a public hearing was duly noticed and held by the City Council on Monday October 9, 2023, regarding the approval of the attached disposition and development agreement.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The City Council hereby authorizes the City Manager to execute on behalf of the City the disposition and development agreement, in its substantive form, attached hereto as Exhibit "A." The City Manager is authorized to negotiate and execute any documents necessary to implement the agreement, as well as any amendments to the agreement, except those that extend deadlines for more than 180 days, modify the financial terms of the agreement, or that are inconsistent with the material substantive terms set forth in SR _____.

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of _____, 2023.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, Acting City Attorney

RESOLUTION - 2

**LAND DISPOSITION AND DEVELOPMENT AGREEMENT
(WATERFRONT GATEWAY DEVELOPMENT)**

BY AND BETWEEN

CITY OF VANCOUVER, a Washington municipal corporation,

AND

LPC WEST, INC., a Texas profit corporation,

OCTOBER __, 2023

LAND DISPOSITION AND DEVELOPMENT AGREEMENT (WATERFRONT GATEWAY DEVELOPMENT)

THIS LAND DISPOSITION AND DEVELOPMENT AGREEMENT (WATERFRONT GATEWAY DEVELOPMENT) is made as of October __, 2023 (the “**Effective Date**”), by and between CITY OF VANCOUVER, a Washington municipal corporation (“**City**”), and LPC WEST, INC., a Texas profit corporation, and its permitted successors and assigns (“**LPC West**”). City and LPC West are each referred to in this Agreement individually as a “**Party**” and collectively as the “**Parties**”.

RECITALS

- A. City owns the real property commonly referred to as the “Vancouver Waterfront Gateway” site, which is located near the intersection of West 6th Street and Esther Street, in Vancouver, Washington, and legally described on Exhibit A-1 attached hereto (the “Property”).
- B. City identified the Property, along with other nearby land not part of this Agreement, as a potential re-development site and entered into a November 4, 2019 Memorandum of Understanding with the City Center Redevelopment Authority, a City of Vancouver public authority (“**CCRA**”) that authorized CCRA to solicit, select, and negotiate with a qualified lead developer to develop the site pursuant to a comprehensive development plan that would provide for a multi-story, mixed use district with public facilities and amenities on the Property. Any proposed development plan or disposition and development agreement arising out of the negotiations between LPC West and CCRA is subject to review and contingent upon approval by City Council.
- C. On March 31, 2021, CCRA issued a “Request for Qualifications: Development Opportunity for a New District in Downtown Vancouver” (the “**RFQ**”) for the Property and, following a thorough public review process, selected LPC West as the preferred lead developer for the Property.
- D. On November 18, 2021, CCRA and LPC West entered into an Exclusive Negotiation Agreement, which was subsequently extended by amendments through October 31, 2023 (collectively, the “**ENA**”).
- E. LPC West and CCRA have negotiated the elements of a development plan for the project commonly known as “Waterfront Gateway” and the terms of this Agreement. Pursuant to this proposed development plan, the Property is anticipated to be developed as five separate parcels, generally anticipated in the locations shown on Exhibit A-2 attached hereto, with final legal descriptions to be agreed to by the Parties as provided in Section 2.4.5 of this Agreement (each a “Parcel” and collectively the “Parcels”). For purposes of describing and distinguishing between the Parcels, and the manner and sequence in which they are to be leased or conveyed, this Agreement will reference Parcels 1, 2, 3, 4, and 5 as shown on Exhibit A-2.
- F. As provided by the terms of this Agreement, the Parties anticipate that they will enter into a separate ground lease for at least three and up to four of the Parcels, and that City will convey one of the Parcels to LPC West. The Parties acknowledge and agree that City would not agree to ground lease or convey any Parcel to LPC West without the development terms, conditions, and obligations set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, LPC West and City agree as follows:

ARTICLE 1. DEFINITIONS AND EXHIBITS

1.1 **Definitions.** In addition to the defined terms with meanings given elsewhere in this Agreement, the following definitions shall apply throughout this Agreement.

1.1.1 **“100% Schematic Design Plans and Drawings”** means the schematic design drawings of the Improvements attached as Exhibit B, which have been approved by City in its regulatory and proprietary capacities.

1.1.2 **“Additional Deposit”** has the meaning set forth in Section 3.3.1.

1.1.3 **“Affordable Housing”** has the meaning set forth in Section 6.1.2.

1.1.4 **“Affordable Housing Covenant”** has the meaning set forth in Section 3.2.3.

1.1.5 **“Affordable Housing Parcel”** and **“Parcel 3”** means the parcel identified on Exhibit A-2 as the **“Affordable Housing Parcel”**.

1.1.6 **“Agreement”** means this Disposition and Development Agreement, including the attached Exhibits and all subsequent duly executed memoranda, implementation agreements, and amendments to this Agreement.

1.1.7 **“Allocated Value”** has the meaning set forth in Section 4.1.3.1.

1.1.8 **“Approvals”** has the meaning given to it in Section 2.1.2.6.

1.1.9 **“Block X”** has the meaning set forth in Section 4.1.3.1.

1.1.10 **“Block Y”** has the meaning set forth in Section 4.1.3.1.

1.1.11 **“Business Days”** mean any day other than Saturday, Sunday, or a legal holiday in the state of Washington as provided by the RCW 1.16.050(1) or a successor statute.

1.1.12 **“CC&Rs”** has the meaning given to it in Section 6.2.8.

1.1.13 **“CCRA”** has the meaning set forth in Recital B.

1.1.14 **“Certificate of Completion”** has the meaning given to it in Section 5.6.

1.1.15 **“Certificate of Occupancy”** means the temporary certificate of occupancy issued by City, or comparable City sign-off, for the completion of construction of a Component of the Improvements.

1.1.16 **“City”** has the meaning set forth in the introductory paragraph of this Agreement.

1.1.17 **“City Code”** has the meaning set forth in Section 2.1.1.5.

1.1.18 **“City Council”** means the City of Vancouver elected, governing body vested with the authority of the council-manager form of government for a Washington first class city.

1.1.19 **“City’s Cure Notice”** has the meaning set forth in Section 3.4.3.4.

1.1.20 **“City’s knowledge”** has the meaning set forth in Section 7.2.

1.1.21 **“City Letter”** has the meaning set forth in Section 3.4.1.

1.1.22 **“Closing”** or to **“Close”** means, (a) as to any Parcel other than Parcel 3, the execution of the Ground Lease by the Parties and the recording of the Memorandum of Ground Lease for such Parcel, and (b) with respect to Parcel 3, City’s execution, delivery and recordation of the Deed conveying such Parcel to LPC West, and LPC West’s payment of the purchase price therefor.

1.1.23 **“Closing Date”** means (a) the date of recording of the Memorandum of Ground Lease for a Parcel other than Parcel 3, and (b) the date of recording of the Deed for Parcel 3, all as further defined in Section 3.6.

1.1.24 **“Closing Obligations”** has the meaning set forth in Section 8.3.

1.1.25 **“Commence construction”** and **“commencement of construction”** have the meanings set forth in Section 5.2.

1.1.26 **“Completion Guaranty”** means a guaranty of completion of vertical improvements on a Parcel given by LPC West to City, the form of which will mirror the form and substance of the completion guaranty provided by LPC West to its construction lender.

1.1.27 **“Completion of construction”** has the meaning set forth in Section 5.3.

1.1.28 **“Component”** means the Improvements planned for development on a particular Parcel.

1.1.29 **“Condition Precedent”** and **“Conditions Precedent”** has the meanings set forth in Section 2.1.3.

1.1.30 **“Contaminated Soils”** has the meaning set forth in Section 3.11.

1.1.31 **“Deed”** has the meaning set forth in Section 3.2.5.1.

1.1.32 **“Deposit”** has the meaning set forth in Section 3.3.1.

1.1.33 **“Design Guidelines”** has the meaning set forth in Section 6.2.4.

1.1.34 **“Development”** means the Property and the Improvements.

1.1.35 **“Due Diligence Expiration Date”** has the meaning set forth in Section 2.4.2.

1.1.36 **“Due Diligence Period”** has the meaning set forth in Section 2.4.2.

1.1.37 **“Effective Date”** has the meaning given to it in the first sentence of this Agreement.

1.1.38 “**ENA**” has the meaning given to it in Recital D of this Agreement.

1.1.39 “**Escrow**” means, for each Parcel, the escrow established with the Title Company for the purpose of Closing on such Parcel.

1.1.40 “**Environmental Reports**” has the meaning set forth in Section 7.1.4.

1.1.41 “**Exception**” has the meaning set forth in Section 3.4.1.

1.1.42 “**Force Majeure**” has the meaning set forth in Section 11.6.1.

1.1.43 “**Force Majeure Event**” has the meaning set forth in Section 11.6.1.

1.1.44 “**Generator and Well**” has the meaning set forth in Section 3.5.2.

1.1.45 “**Ground Lease**” has the meaning set forth in Section 2.3.

1.1.46 “**Hazardous Materials**” means any substance, material, or waste which is: (1) defined as a “hazardous waste,” “hazardous material,” “hazardous substance,” “extremely hazardous waste,” “restricted hazardous waste”, “pollutant” or any other terms comparable to the foregoing terms under any provision of Washington law or federal law; (2) petroleum and any fraction thereof; (3) asbestos and asbestos containing materials; (4) polychlorinated biphenyls; (5) radioactive materials; (6) mold; (7) Methyl Tertiary Butyl Ether; or (8) determined by Washington, federal or local governmental authority to be capable of posing a risk of injury to health, safety, property, or the environment. Without limiting the foregoing, Hazardous Materials means and includes any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, a hazardous, toxic or radioactive substance, or other similar term, by any Hazardous Materials Laws including any federal, state or local environmental statute, regulation or ordinance presently in effect that may be promulgated in the future, as such as statutes, regulations and ordinances may be amended from time to time.

1.1.47 “**Hazardous Materials Laws**” means all federal, state, and local laws, ordinances, regulations, orders and directives governing hazardous waste, hazardous substances, discharges of pollutants to soil or groundwater, wastewater discharges, drinking water, air emissions, Hazardous Materials releases or reporting requirements, Hazardous Materials use, storage or disposal, and employee or community right-to-know requirements related to Hazardous Materials and the work being performed under this Agreement.

1.1.48 “**Improvements**” means the planned redevelopment of the Property, as described in Article 6 of this Agreement, and depicted in the 100% Schematic Design Plans and Drawings attached as Exhibit B. If any conflict exists between this Agreement and the 100% Schematic Design Plans and Drawings, this Agreement will control. There are Improvements contemplated for construction with each Component.

1.1.49 “**Incremental Cost Estimate**” has the meaning set forth in Section 3.11.

1.1.50 “**Indemnified Party**” has the meaning set forth in Section 11.8.

1.1.51 “**Indemnifying Party**” has the meaning set forth in Section 11.8.

1.1.52 **"Initial Deposit"** has the meaning set forth in Section 3.3.1.

1.1.53 **"Initial Submittal"** has the meaning set forth in Section 6.2.6.1.

1.1.54 **"Laws"** has the meaning set forth in Section 7.1.6.

1.1.55 **"Legal Lot"** has the meaning set forth in Section 2.1.2.4.

1.1.56 **"LPC West"** has the meaning set forth in the introductory paragraph of this Agreement.

1.1.57 **"LPC West Due Diligence"** has the meaning set forth in Section 2.4.2.

1.1.58 **"LPC West's Affiliate"** has the meaning set forth in Section 11.23.1.

1.1.59 **"LPC West's knowledge"** has the meaning set forth in Section 7.6.

1.1.60 **"LPC West Parties"** has the meaning set forth in Section 7.3.

1.1.61 **"MFTE"** has the meaning set forth in Section 6.5.

1.1.62 **"MFTE Projects"** has the meaning set forth in Section 6.5.

1.1.63 **"Mortgage"** means a mortgage or deed of trust against a Parcel recorded in the real property records of the county in which the Parcel is located.

1.1.64 **"Mortgagee"** means the holder of any Mortgage affecting or encumbering a Parcel, or the Ground Lease on any Parcel, together with any successor or assignee of such holder including the first purchaser from Mortgagee if Mortgagee acquires the Parcel at a foreclosure sale or from Mortgagee following a deed in lieu of foreclosure. The term "Mortgagee" shall include any Mortgagee as owner of the Parcel as a result of foreclosure proceedings, or action in lieu thereof, or any insurer or guarantor of any obligation or condition secured by a Mortgage as well as (a) any other person or entity who thereafter obtains title to the Parcel, from or through a Mortgagee or (b) any other purchaser at a foreclosure sale.

1.1.65 **"Must Remove Exceptions"** has the meaning set forth in Section 3.4.

1.1.66 **"New Exception"** has the meaning set forth in Section 3.4.3.1.

1.1.67 **"Open Space"** has the meaning set forth in Section 6.1.5.

1.1.68 **"Option"** has the meaning set forth in Section 3.12.

1.1.69 **"Option Period"** has the meaning set forth in Section 3.12.

1.1.70 **"Parcel"** and **"Parcels"** have the meanings given to them in Recital E.

1.1.71 **"Parcel 1"** means the parcel identified as "Parcel 1" on Exhibit A-2.

1.1.72 **"Parcel 2"** means the parcel identified as "Parcel 2" on Exhibit A-2.

1.1.73 **"Parcel 3"** and **"Affordable Housing Parcel"** mean the parcel identified as **"Parcel 3"** on Exhibit A-2.

1.1.74 **"Parcel 3 Transferee"** has the meaning set forth in Section 3.2.4.

1.1.75 **"Parcel 4"** means the parcel identified as **"Parcel 4"** on Exhibit A-2.

1.1.76 **"Parcel 5"** means the parcel identified as **"Parcel 5"** on Exhibit A-2.

1.1.77 **"Parcel-Specific New Exception"** has the meaning set forth in Section 3.4.3.2.

1.1.78 **"Parcel-Specific Survey"** has the meaning set forth in Section 3.4.3.2.

1.1.79 **"Parcel-Specific Title Commitment"** has the meaning set forth in Section 3.4.3.2.

1.1.80 **"Parcel-Specific Title Exam Deadline"** has the meaning set forth in Section 3.4.3.2.

1.1.81 **"Party"** and **"Parties"** has the meaning set forth in the introductory paragraph of this Agreement.

1.1.82 **"Permitted Exceptions"** has the meaning given to it in Section 3.7.

1.1.83 **"Phase 1 Closing Date"** has the meaning given to it in Section 3.6.1.

1.1.84 **"Phase 1 Outside Closing Date"** has the meaning given to it in Section 3.6.1.

1.1.85 **"PRAC"** has the meaning set forth in Section 6.2.6.1.

1.1.86 **"Property"** has the meaning set forth in Recital A.

1.1.87 **"Property Information"** has the meaning set forth in Section 2.4.1.

1.1.88 **"Public Benefit Feature"** has the meaning set forth in Section 6.5.

1.1.89 **"RCW"** means the Revised Code of Washington.

1.1.90 **"Released Parties"** has the meaning set forth in Section 3.8.4.

1.1.91 **"Remaining Deposit"** has the meaning set forth in Section 3.3.3.

1.1.92 **"Remediation Plan"** has the meaning set forth in Section 3.11.

1.1.93 **"Required Completion Date"** has the meaning set forth in Section 5.3.

1.1.94 **"RFQ"** has the meaning set forth in Recital C.

1.1.95 **"Schedule of Performance"** means the schedule attached to this Agreement as Exhibit C, which contains actions to be taken by the Parties pursuant to this Agreement to achieve the ground leasing and conveyance of the Parcels to LPC West and the development of the Components of the Improvements on the Property. The Schedule of Performance is subject to Force Majeure.

1.1.96 **“Survey”** has the meaning set forth in Section 3.4.1.

1.1.97 **“Survival Period”** has the meaning set forth in Section 7.3.

1.1.98 **“Title Affidavit”** has the meaning set forth in Section 3.4.4.

1.1.99 **“Title Commitment”** has the meaning set forth in Section 3.4.1.

1.1.100 **“Title Company”** means the Vancouver, Washington office of Chicago Title/Fidelity National Title at 655 West Columbia Way, Suite 200, Vancouver, WA 98660, unless modified pursuant to Section 3.3.

1.1.101 **“Title Exam Deadline”** has the meaning set forth in Section 3.4.2.

1.1.102 **“Title Policy”** has the meaning set forth in Section 2.1.2.9.

1.1.103 **“Title Update”** has the meaning set forth in Section 3.4.3.1.

1.1.104 **“Updated Title Exam Deadline”** has the meaning set forth in Section 3.4.3.1.

1.2 **Exhibits and Schedules.** The following exhibits and schedules are attached to and incorporated in the Agreement:

Exhibit A-1:	Legal Description of the Property
Exhibit A-2:	Depiction of the Parcels
Exhibit B:	100% Schematic Design Plans and Drawings
Exhibit C:	Schedule of Performance
Schedule 2.4.5:	Final Legal Lot Configuration
Schedule 3.2.4.1:	Form of Deed
Schedule 3.2.4.2:	Form of Assignment of Intangibles
Schedule 4.1.3.3:	Ground Lease- Discounted Rent
Schedule 6.2.1:	Green Building Measures
Schedule 6.2.3:	Workforce and Business Development Strategy
Schedule 6.2.4:	Design Guidelines
Schedule 6.2.6:	Publicly Accessible Spaces and Amenities
Schedule 6.2.7:	Small Business Outreach and Marketing Plan
Schedule 6.2.9:	Tree Canopy Scope of Work
Schedule 6.5.2:	MFTE Public Benefits Cost Estimate
Schedule 7.1.4:	Environmental Reports

ARTICLE 2. PREDISPOSITION REQUIREMENTS

2.1 **Conditions Precedent.**

2.1.1 **City’s Conditions Precedent to Obligation to Ground Lease or Convey a Parcel.** Notwithstanding anything in this Agreement to the contrary, City’s obligation to Close on any Parcel is subject to and contingent upon the satisfaction or waiver, as provided in Section 2.1.3, of the following Conditions Precedent, which are solely for the benefit of City:

2.1.1.1 *Initial Ground Lease Rent.* LPC West shall have deposited in Escrow any rent due at Closing pursuant to the Ground Lease for the relevant Parcel.

2.1.1.2 *Pre-Application Conference.* LPC West shall have held a pre-application conference with City to discuss the Component to be developed on the Parcel.

2.1.1.3 *No Default.* LPC West shall not be in default of its obligations under this Agreement in any material respect and beyond any applicable cure period.

2.1.1.4 *City Council Approval of Ground Lease and Finalization of each Individual Ground Lease.* The Parties shall have agreed to, and City Council shall have duly reviewed and approved, the form of Ground Lease, which the Parties are working to obtain on or before the date set forth in the Schedule of Performance. Prior to Closing, City shall have approved each separate Ground Lease with respect to each Parcel, which shall be based on the form of Ground Lease to be approved by the Parties on or before the date set forth in the Schedule of Performance. The Parties understand and acknowledge that each Ground Lease entered into at Closing may include slightly different provisions, with such provisions related to distinctive characteristics or circumstances of the Parcel or Component of the Improvements to be developed on the Parcel.

2.1.1.5 *City Council Approval of Affordable Housing Parcel Conveyance.* With respect to Parcel 3 (the Affordable Housing Parcel), City Council shall have duly approved the disposition and conveyance of the parcel pursuant to the requirements of the Vancouver Municipal Code ("**City Code**"), which approval the Parties are working to obtain on or before the date set forth in the Schedule of Performance.

2.1.1.6 *Representations and Warranties.* All representations and warranties of LPC West contained in any part of this Agreement shall be true and correct in all material respects as of the Closing Date.

2.1.1.7 *Closing Documents.* LPC West shall have delivered to Escrow duly executed copies of the following documents related to the Closing for the relevant Parcel:

- (i) Ground Lease for each of Parcels 1, 2, 4 and 5;
- (ii) Memorandum of Ground Lease in recordable form for each of Parcels 1, 2, 4 and 5;
- (iii) The Completion Guaranty;
- (iv) Such other documents as the Title Company may reasonably request to issue the Title Policy for the relevant Parcel; and
- (v) Such other documents as may be reasonably required to effectuate the Closing of the Ground Lease or Purchase of a Parcel pursuant to this Agreement.

2.1.1.8 *No Litigation.* There is no pending claim, dispute, or litigation that prevents or is likely to prevent City from performing its obligations under this Agreement; *provided, however*, that a pending claim, dispute, or litigation arising from an event that constitutes a material breach of this

Agreement by City shall not excuse the performance by City and shall not be a reason this Condition Precedent is unsatisfied.

2.1.1.9 *Financing.* LPC West shall have provided City with evidence or documentation that LPC West has secured such equity or debt financing as is sufficient to develop and construct the Improvements on the Parcel or Parcels that are the subject of the applicable Closing.

2.1.1.10 *Recording of CC&Rs.* The CC&Rs have been recorded against the Parcel or Parcels that are the subject of the Closing.

2.1.2 Conditions Precedent to LPC West's Obligation to Close on a Parcel. Notwithstanding anything in this Agreement to the contrary, LPC West's obligation to Close on any Parcel is subject to and contingent upon the satisfaction or waiver, as provided in Section 2.1.3, of the following Conditions Precedent, which are solely for the benefit of LPC West:

2.1.2.1 *No Default.* City shall not be in default of its obligations under this Agreement in any material respect and beyond any applicable cure period.

2.1.2.2 *Agreement on and City Council Approval of Ground Lease.* The Parties shall have agreed to, and City Council shall have duly reviewed and approved, the form of Ground Lease.

2.1.2.3 *City Council Approval of Affordable Housing Parcel Conveyance.* With respect to Parcel 3 (the Affordable Housing Parcel), City Council shall have duly approved the disposition and conveyance of the parcel pursuant to the requirements of the City Code

2.1.2.4 *Legal Lot.* City shall have caused the relevant Parcel to be created, either through one or more of a short plat, binding site plan, or boundary line adjustment, as a separate unit of land which complies with all requirements of state and local law to be considered a legal lot capable of being separately ground leased or conveyed, as applicable, and developed, all in accordance with Section 2.4.5 below (each a "**Legal Lot**"). The approval or approvals so creating the Parcel as a Legal Lot must be final and unappealable. The City shall use commercially reasonable efforts to create each Legal Lot by the date set forth in the Schedule of Performance. In furtherance of the foregoing, LPC West, at its expense, will cause a surveyor it selects to undertake the surveying work necessary to (a) determine the configuration of and depict each Parcel as a to-be-created Legal Lot, and (b) prepare the legal descriptions of each such to-be-created Legal Lot. LPC West will present the configuration of each Parcel as a to-be-created Legal Lot to the City for its review and approval, which approval the City shall not unreasonably withhold, condition or delay. Thereafter, the City, at no cost to LPC West, will process and complete the creation of the Legal Lots.

2.1.2.5 *Financing.* LPC West has secured to its satisfaction, as determined in its sole and absolute discretion, such equity or debt financing as is sufficient to develop and construct the Improvements on the Parcel or Parcels that are the subject of the applicable Closing.

2.1.2.6 *Permits and Approvals.* LPC West shall have received (or have ready to issue, subject only to the payment of fees) all final, non-appealable governmental approvals necessary for the development of the Component on the Parcel, including any necessary or desirable permits, licenses, permissions, consents, land use approvals, building permits, encroachment permits, plats, variances, conditional use requests, local improvement district approvals, and other approvals (collectively, the "**Approvals**"). City hereby grants to LPC West the right, and in City's name as owner of the Property if so

required, to, among other things, (a) enter into discussions and negotiations regarding the Property with all governmental authorities, and (b) apply for, prosecute, participate in, and cause to be issued and finally approved any and all Approvals. City agrees to reasonably cooperate with LPC West in seeking all such Approvals for the Improvements, including that City agrees, as owner of the Property, to sign any application form reasonably necessary to obtain the Approvals.

2.1.2.7 *Representations and Warranties.* All representations and warranties of City contained in any part of this Agreement shall be true and correct in all material respects as of the Closing Date.

2.1.2.8 *Closing Documents.* City shall have delivered to Escrow duly executed copies of the following documents for the relevant Parcel:

- (i) Ground Lease for each of Parcels 1, 2, 4 and 5;
- (ii) Memorandum of Ground Lease in recordable form for each of Parcels 1, 2, 4 and 5;
- (iii) With respect to Parcel 3 (the Affordable Housing Parcel) only, the documents described in Section 3.2.4;
- (iv) Such affidavits and other documents as the Title company may reasonably request to issue the Title Policy for the relevant Parcel;
- (v) Such other documents as may be reasonably required to effectuate the applicable Closing.

2.1.2.9 *Title Matters.*

(i) Title Company shall be irrevocably committed to issue, in the case of the ground leased Parcels, an ALTA Extended Coverage Leasehold Owner's Policy of Title Insurance, and in the case of Parcel 3 (the Affordable Housing Parcel), an ALTA Extended Coverage Owner's Policy of Title Insurance, to LPC West for insuring LPC West's leasehold or fee interest, as applicable, in the Parcel, and the cost of the relevant Component of the Improvements, and showing fee simple title to the Property vested in City, subject only to the Permitted Exceptions, and containing such endorsements as are required by LPC West or its lenders (the "**Title Policy**"). Any commitment for a loan policy in connection with a Closing shall be acceptable both to LPC West and to any lender that will provide financing for the Closing or for development of the Component on the Parcel.

(ii) City has terminated all easements, leases, licenses, and agreements related to the relevant Parcel, including parking easements, leases, licenses, and agreements, except to the extent that any of the foregoing are Permitted Exceptions.

2.1.2.10 *No Litigation.* There is no pending claim, dispute, or litigation that prevents or is likely to prevent LPC West from performing its obligations under this Agreement; *provided, however*, that a pending claim, dispute, or litigation arising from an event that constitutes a material breach of this Agreement by LPC West shall not excuse the performance by LPC West and shall not be a reason this Condition Precedent is unsatisfied.

2.1.2.11 *Material Adverse Change.* No material adverse change in the physical or legal condition of the Parcel has occurred or been discovered between the Effective Date and the Closing Date.

2.1.2.12 *Recording of CC&Rs on all Parcels.* The CC&Rs have been recorded against the Parcel or Parcels that are the subject of the Closing.

2.1.3 *Failure or Waiver of Conditions Precedent.* Notwithstanding anything to the contrary set forth in this Agreement, neither City nor LPC West is obligated to proceed with the lease or conveyance of any Parcel to LPC West unless the conditions set forth in this Section 2.1 (each, a “**Condition Precedent**,” and collectively, the “**Conditions Precedent**”) are satisfied or waived in writing by the benefitted Party prior to the Closing Date. Conditions Precedent for a Parcel shall be automatically deemed satisfied or waived upon the Parties’ execution and recordation of the Deed or the Memorandum of Ground Lease for a Parcel, as applicable, even if a Party has not notified the other Party in writing of such satisfaction or waiver.

2.1.3.1 *Elections upon Non-Satisfaction of Conditions.* If any Condition Precedent is not fulfilled to the satisfaction of the benefitted Party as of the applicable Closing Date, then such benefitted Party may elect to:

(i) Terminate this Agreement in its entirety or only as to the Parcels that are the subject of the applicable Closing, by and effective upon written notice to the other Party;

(ii) Waive in writing the benefit of that Condition Precedent and proceed in accordance with the terms of this Agreement; or

(iii) Designate in writing a later date for the applicable Closing or Closings, to allow additional time for the condition to be satisfied, if the condition can be satisfied with additional time and the other Party agrees in writing to the later date. Notwithstanding the foregoing, if any of the Conditions Precedent set forth in Sections 2.1.2.1 (No Default), 2.1.2.4 (Legal Lot), 2.1.2.8 (Closing Documents), 2.1.2.9 (Title Matters), 2.1.2.10 (No Litigation), or 2.1.2.12 (Recording of CC&Rs on all Parcels) is not satisfied at a Closing, then LPC West may grant City additional time to satisfy such Condition(s) Precedent and allow for a later Closing by delivering written notice of such election prior to the Closing Date, in which event the both the Closing Date and the time period for commencement of construction under the Schedule of Performance for such Parcel or Parcels shall be increased by one day for each day of delay in City’s satisfaction of the applicable Condition(s) Precedent.

2.1.3.2 *Effect of Termination for Non-Satisfaction of Conditions Precedent to Closing.* If this Agreement terminates or is terminated for non-satisfaction of the Conditions Precedent to Closing and neither Party is in default under this Agreement pursuant to Section 7, then all rights and obligations of the Parties under this Agreement applicable to the Parcel or Parcels designated in the written notice shall terminate, other than: (a) City’s obligation to refund to LPC West the Deposit; and (b) the obligation to cooperate in preparing, executing, and recording such documents as may be necessary or desirable to reflect the termination, or partial termination, of this Agreement as to all or some of the Parcels of the Property, in the real property records of the county in which the Property is located. If a Party is in default under this Agreement on the date this Agreement terminates or is partially terminated for non-satisfaction of the conditions precedent to a Closing, then the rights and remedies accruing to the other Party under this Agreement as a result of such default shall survive termination of this Agreement.

2.2 *Intentionally Omitted.*

2.3 Ground Lease Negotiations. LPC West and the City have agreed to use good faith efforts to agree on the form of ground lease for each of Parcels 1, 2, 4, and 5 within ninety (90) days of the Effective Date and that the form of ground lease shall contain the provisions set forth in Section 4.1 (each, a “**Ground Lease**”). The Parties agree that the Ground Lease for each Parcel shall be in substantially the form approved by City Council but may have differences, including provisions related to distinctive characteristics or circumstances of the Parcel or Component to be developed on the Parcel.

2.4 LPC West Due Diligence Contingency.

2.4.1 Property Information. To the extent not already provided to LPC West, within ten (10) calendar days after the Effective Date, City shall deliver to LPC West all information, documentation, and reports in City’s possession or control pertaining to the Property, including, without limitation, the following (collectively, the “**Property Information**”): (a) all plans, drawings, specifications, soils reports, engineering and architectural studies, zoning studies or reports, hazardous waste studies, geotechnical and seismic reports, soils reports, archeological studies, hydrology reports, wetland studies, topographical maps, boundary and ALTA surveys, environmental reports, traffic or other transportation studies, grading plans, and any other reports, studies, investigations, or other analyses relating to the Property; (b) copies of all contracts and agreements between City and City’s consultants relating to the materials addressed in subsection (a); (c) all permits, entitlement documents, zoning agreements, agreements with any governmental entities, and notices from governmental entities, for the Property, and all correspondence related thereto; (d) any agreements affecting the Property; (e) property tax bills and any notices of tax assessments for the past five (5) years; and (f) any other documents reasonably related to development of the Improvements as may reasonably be requested by LPC West.

2.4.2 LPC West Due Diligence Contingency. LPC West shall have a period (the “**Due Diligence Period**”) commencing on the Effective Date and continuing until the date that is thirty (30) days following the Effective Date (the “**Due Diligence Expiration Date**”), to examine any and all aspects of the Property, including without limitation grading, settling, soil composition and condition, drainage, hydrology, existence of Hazardous Materials (if any), structural aspects, archeological investigations, easements, rights of way, feasibility, building and other permits, approvals, laws and restrictions, land use and other governmental conditions and restrictions, likelihood of condemnation, zoning matters, traffic and flight patterns, demographics, title matters, matters disclosed by a survey of the Property, the Property Information, income and expenses of the Property and each portion thereof (if any), matters that would be disclosed by investigations of the types contemplated by this Section 2.4.2, and all other matters related to the suitability of the Property for LPC West’s intended purposes, development, use, and investment and the financial feasibility thereof, all as determined by LPC West in its sole and absolute discretion (collectively, “**LPC West Due Diligence**”). All square footages, dimensions, and sizes (if any) in any materials furnished or made available by City are approximate. LPC West has been urged to independently verify all such information. LPC West has also been urged to conduct its own investigations regarding any impact the zoning of the Property and development regulations may have on LPC West’s intended use of the Property. LPC West may perform invasive inspections, borings, sampling, and testing of soils, water, air, or other materials by (x) submitting to City the scope and specifications for such testing; and (y) obtaining the prior written consent of City for such testing, which consent City will not unreasonably withhold, condition, or delay.

2.4.3 Access. LPC West may enter the Property at any time between the Effective Date and the Closing Date for a Parcel in accordance with the terms hereof and the City shall ensure unfettered physical access to the Property. LPC West shall obtain City’s prior written consent to any invasive testing, which

consent shall not be unreasonably withheld, conditioned or delayed. LPC West shall be solely responsible for all costs of inspections and shall restore the Property to the same condition it was in prior to inspection or to a better condition. LPC West agrees to indemnify and defend City from all liens, costs, claims, and expenses, including attorneys' fees and experts' fees, arising from or relating to entry onto or inspection of the Property by LPC West, its agents, and representatives. This obligation to indemnify and defend City shall survive Closing or termination of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, LPC West shall have no liability or responsibility for any claim, costs (including attorney fees), loss, or liability arising out of or to the extent related to (a) pre-existing conditions on, at, under, or around the Property, or (b) the negligence or intentional acts of City or its agents, employees, or contractors.

2.4.4 Due Diligence Period; LPC West Satisfaction. If the LPC West Due Diligence is acceptable to LPC West in its sole and absolute discretion, LPC West may elect, by delivering written notice to City on or before 6:00 p.m. Pacific Time on the Due Diligence Expiration Date, to proceed with the transactions contemplated herein. For clarification, LPC West may choose not to give a notice of its satisfaction with its due diligence during the Due Diligence Period for any or no reason whatsoever. If LPC West fails to timely notify City of its satisfaction with LPC West's Due Diligence, this Agreement shall terminate, except as to those provisions which explicitly survive a termination, and the Initial Deposit shall be deemed nonrefundable and released to City and the Additional Deposit shall immediately be returned to LPC West.

2.4.5 Legal Descriptions of Parcels. The Parties will agree upon the final legal descriptions of the Parcels, which final legal descriptions will generally reflect the locations, configurations and sizes shown on Exhibit A-2. As the Parties move through the process of creating each Parcel as a Legal Lot in accordance with Section 2.1.2.4, City shall present to LPC West for its review and approval any and all changes to the location, configuration and size of any Parcel as shown on Exhibit A-2, which approval LPC West may withhold in its sole and absolute discretion. The final locations, configurations and sizes of the Parcels agreed upon by City and LPC West, if different than those attached as Exhibit A-2, will be attached to this Agreement as Schedule 2.4.5.

ARTICLE 3. DISPOSITION OF PROPERTY

3.1 Ground Leases. Provided the Conditions Precedent in Article 2 have all been satisfied or waived by the applicable benefited Party, and in the case of Parcel 4, LPC West has exercised the Option, City shall ground lease to LPC West, and the LPC West shall ground lease from City, Parcels 1, 2, 4 and 5 of the Property pursuant to a Ground Lease for each such Parcel.

3.1.1 Construction and Staging Easement. Simultaneously with entering into the Ground Leases with respect to Parcels 1, 2 and 5 and the conveyance of Parcel 3, and as a condition thereof, the City shall grant to LPC West temporary construction licenses and easements over City property, including Parcel 4, as reasonably necessary for LPC West to construct Improvements on Parcels 1, 2, 3 and 5. Such licenses and easements shall be in a form reasonably satisfactory to both the City and LPC West and shall include: (a) licenses for construction staging and trailers; (b) licenses for layback/laydown areas on Parcel 4; (c) easements to support construction cranes, including over City rights of way, once crane locations and the radii of crane jibs have been determined by LPC West; and (d) the right of access over and across City property, adjacent to the Property, including the City Hall site.

3.2 Conveyance. Provided that the Conditions Precedent in Article 2 have all been satisfied or waived by the applicable benefited Party, City shall convey Parcel 3 to LPC West, or an entity of which LPC West

is a partner or member, and LPC West shall purchase Parcel 3 from City by the Phase 1 Closing Date, all on the terms and conditions set forth in this Section 3.2 and elsewhere in this Agreement.

3.2.1 Provided that Parcel 3 is used as Affordable Housing and that the conveyance complies with RCW 39.33.015 in all other respects, the purchase price for Parcel 3 is \$1.00 which shall be paid in cash on the Closing Date.

3.2.2 The conveyance of Parcel 3 by City to LPC West shall include the land comprising the Parcel, together with: (a) all rights, privileges, licenses, and easements appurtenant to the land owned by City, including, without limitation, all minerals, oil, and gas on and under the land, as well as development rights, air rights, and water rights related to the land, and any other easements, private rights-of-way, or appurtenances used in connection with the beneficial use and enjoyment of the land; (b) all improvements, equipment, fixtures or other personal property of every kind located on the land, if any; and (c) any and all permits, warranties, development rights, intangible property and any other similar personal property assets owned by City with respect to the land and the improvements thereon.

3.2.3 City will convey Parcel 3 to LPC West pursuant to the Deed, subject only to the Permitted Exceptions and an affordable housing covenant ("**Affordable Housing Covenant**") no less than 50 years in duration together with such other terms and conditions are reasonably required to comply with RCW 39.33.015. City shall deliver possession of Parcel 3 to LPC West concurrently with the conveyance of title.

3.2.4 The Deed shall include a right of reversion in favor of the City which shall be triggered by LPC West's (a) conveyance of Parcel 3 to a third party (or an entity in which LPC West is a partner or member) (in each case, a "**Parcel 3 Transferee**") for a purchase price in excess of \$1.00, or (b) failure to commence construction within ninety (90) days following recordation of the Deed, and shall be exercised by the City providing written notice to LPC West. If triggered, the right of reversion shall be null and void if the City does not exercise it prior to the date LPC West commences construction on Parcel 3. Notwithstanding the foregoing, LPC West shall be entitled to reimbursement from the Parcel 3 Transferee of any and all out of pocket costs incurred in connection with the acquisition, due diligence, entitlement, and development of Parcel 3; provided, in no event shall LPC West receive more from the Parcel 3 Transferee than Parcel 3's pro rata share of LPC West's aggregate out of pocket costs incurred in connection with the acquisition, due diligence, entitlement, and development of Parcels 1, 2, 3, 4 and 5, together with any out of pocket costs incurred by LPC West solely with respect to Parcel 3.

3.2.5 City shall have delivered to Escrow the following funds and duly executed copies of the following documents on or before the Closing Date:

3.2.5.1 An original bargain and sale deed in the form attached hereto as Schedule 3.2.4.1 (the "**Deed**") and a Real Estate Excise Tax Affidavit with the Deed notarized;

3.2.5.2 An original Assignment of Intangibles, substantially in the form attached hereto Schedule 3.2.4.2;

3.2.5.3 An original non-foreign affidavit in compliance with Internal Revenue Code section 1445 and the Washington equivalent, if any;

3.2.5.4 Such funds by wire transfer, if any, as are necessary to pay City's share of closing costs and prorations;

3.2.5.5 Such affidavits and other documents as the Title Company may reasonably request to issue the Title Policy for Parcel 3; and

3.2.5.6 Such documents as the Escrow may require to establish the authority of City to complete the sale of Parcel 3 and to otherwise effectuate the transfer of Parcel 3 to LPC West.

3.2.6 On or before the Closing Date, LPC West shall deliver to Escrow the following:

3.2.6.1 Such funds (by wire transfer) as are necessary to complete the payment of the Parcel 3 purchase price and to pay LPC West's share of closing costs and prorations; and

3.2.6.2 Such documents as the Escrow may require to establish the authority of LPC West to complete the purchase of Parcel 3 and to otherwise effectuate the transfer of Parcel 3 to LPC West.

3.3 Deposit.

3.3.1 Prior to the Effective Date, LPC West deposited with CCRA, for the benefit of City, the sum of One Hundred Thousand Dollars (\$100,000.00) as ENA fees, which funds shall be considered the "**Initial Deposit**" for purposes of this Agreement. Within three (3) Business Days following the Effective Date, LPC West shall deposit an additional amount equal to One Hundred Fifty Thousand Dollars (\$150,000.00) with Title Company, acting in its capacity as escrow agent (the "**Additional Deposit**" and together with the Initial Deposit, the "**Deposit**").

3.3.2 Upon (a) the expiration of the Due Diligence Period in Section 2.4.2, (b) the agreement of the Parties on the form of Ground Lease and Remediation Plan pursuant to Sections 2.3 and 3.11 respectively, and (c) the approval of the public plaza design pursuant to Section 6.2.6 (the "**Contingency Deadline**"), and subject to Section 3.4.3.6, unless LPC West shall have terminated or shall be deemed to have terminated this Agreement, the Deposit shall be fully earned by City and shall be non-refundable to LPC West except as expressly set forth in this Agreement. If LPC West elects to or is deemed to have elected to terminate this Agreement prior to the Contingency Deadline, the Deposit shall be immediately refunded to LPC West, and the Parties shall owe each other no obligations except for those that expressly by their terms survive the termination of this Agreement.

3.3.3 At the first Closing on a Parcel or Parcels, except as provided below, an amount equal to the Initial Deposit shall be applied to the rent under any of the executed Ground Leases selected by LPC West and shall thereafter be governed by the terms and conditions of such Ground Lease. Once the Initial Deposit has been applied to rent under a Ground Lease, it shall no longer be refundable regardless of any provision of this Agreement to the contrary. The remainder of the Deposit ("**Remaining Deposit**") shall apply to the rent due under the last Ground Lease for any Parcel used for other than primarily commercial office space (i.e., any Parcel other than Parcel 4). Notwithstanding the foregoing, the Initial Deposit shall not be applied as provided above until, and only so long as, construction is commenced on Parcel 3 within ninety (90) days following Closing on Parcel 3. If construction does not commence on Parcel 3 within ninety (90) days following Closing, the Initial Deposit shall be released to City, deemed nonrefundable, and not be applied to rent due under any Ground Lease.

3.4 Title and Survey.

3.4.1 Title Examination. Prior to the Effective Date, the Parties have preliminarily reviewed title and survey documents for the Property, and LPC West delivered a title objection letter to City dated

August 2, 2022. City provided an initial response to LPC West's title objection letter on November 15, 2022 (the "**City Letter**"), which addressed some but not all title matters. As of the Effective Date, City has delivered or caused to be delivered to LPC West an updated preliminary leasehold report for the Property reflecting the resolution of some of the title issues set forth in the City Letter (the "**Title Commitment**"). Within ten (10) days of the Effective Date, City will provide further responses to the title matters that were not fully addressed or resolved in either the City Letter or the Title Commitment. The Title Commitment will include, to the extent available, a legible copy of each document referenced in the Title Commitment as an exception to title (each, an "**Exception**"). LPC West, at its cost, may obtain an updated ALTA survey of the Property ("**Survey**") within twenty (20) days after the Effective Date.

3.4.2 Approval. No later than thirty (30) days following the Effective Date (the "**Title Exam Deadline**"), LPC West shall notify City in writing of LPC West's remaining objections to any matters shown in the Title Commitment and on the Survey ("**LPC Title/Survey Notice**"). City shall have ten (10) days following receipt of the LPC Title/Survey Notice to determine whether City intends to address or resolve such objections and shall notify LPC West of such determination within such 10-day period ("**City Title/Survey Notice**"). LPC West shall have fifteen (15) days following receipt of the City Title/Survey Notice to elect to terminate the Agreement and receive the return of the Deposit. If LPC West fails to terminate the Agreement in accordance with the preceding sentence, any item(s) contained in the Title Commitment and on the Survey which City has not elected to address or resolve in accordance with the City Title/Survey Notice shall be automatically and irrevocably be deemed a Permitted Exception unless such item constitutes a Must Remove Exception.

3.4.3 Title Update; Title Objections; Cure of Title Objections.

3.4.3.1 If, following the Title Exam Deadline, the Title Commitment for the entire Property is revised (each, a "**Title Update**") to disclose an Exception that was not on the Title Commitment or any earlier Title Update, or if the Title Company reduces coverage in any way or refuses to issue any endorsement (each, a "**New Exception**"), LPC West shall have until the date (the "**Updated Title Exam Deadline**") which is fifteen (15) Business Days after LPC West's receipt of such Title Update, to notify City in writing of LPC West's objections to any matters shown in the Title Update. Any item(s) contained in a Title Update to which LPC West does not timely object prior to the applicable Updated Title Exam Deadline shall be automatically and irrevocably deemed a Permitted Exception unless such item constitutes a Must Remove Exception.

3.4.3.2 Within ten (10) days after City notifies LPC West that it has created any Parcel as a Legal Lot, City shall deliver or cause to be delivered to LPC West an updated preliminary leasehold report for each such Parcel (each, a "**Parcel-Specific Title Commitment**") from Title Company, and, to the extent available, a legible copy of each document referenced in the Parcel-Specific Title Commitment as an exception to title. LPC West, at its cost, may obtain an updated ALTA survey of the Parcel (each, a "**Parcel-Specific Survey**") within thirty (30) days after receipt of the Parcel-Specific Title Commitment. If any Parcel-Specific Title Commitment or Parcel-Specific Survey discloses an exception to title that was not on the Title Commitment or any earlier Title Update, or if the Title Company reduces coverage in any way or refuses to issue any endorsement (each, a "**Parcel-Specific New Exception**"), LPC West shall have until the date (the "**Parcel-Specific Title Exam Deadline**") which is fifteen (15) Business Days after LPC West's receipt of such Parcel-Specific Title Commitment and a Parcel Specific Survey, to notify City in writing of LPC West's objections to any matters shown in the Parcel-Specific Title Commitment, the Parcel Specific Survey, or both. Any item(s) contained in a Parcel-Specific Title Commitment or on the Parcel Specific Survey to which LPC West does not timely object prior to the applicable Parcel-Specific Title Exam Deadline

shall be automatically and irrevocably deemed a Permitted Exception unless such item constitutes a Must Remove Exception.

3.4.3.3 City agrees that any of the following shown on the Title Commitment or any Title Update shall not constitute Permitted Exceptions and shall be cured or removed by City on or prior to Closing for any Parcel regardless of whether objected to by LPC West as provided above: (a) any judgment liens against City; (b) any mechanics liens for work performed or requested by or on behalf of City; (d) any other monetary encumbrances which can be satisfied and released by the payment of money; and (e) any Exception created voluntarily by City after the effective date of the Title Commitment, unless LPC West has approved of such Exception in writing (collectively, the **“Must Remove Exceptions”**).

3.4.3.4 If LPC West shall timely notify City of objections to Exceptions shown in the Title Commitment, Survey, any Title Update, any Parcel-Specific Title Commitment, or any Parcel-Specific Survey prior to the applicable deadline, City shall have the right, but not the obligation, to cure such objections. Within thirty (30) days after receipt of the applicable notice of objections from LPC West (whether to the Title Commitment, Survey, any Title Update, any Parcel-Specific Title Commitment, or any Parcel-Specific Survey), City shall notify LPC West in writing whether City elects to attempt to cure any or all of such objections (the **“City’s Cure Notice”**). If City elects to cure, City shall have until the applicable Closing Date to remove, satisfy, or cure the same. Any exception objected to by LPC West shall be deemed cured if it is removed as an exception in the Title Policy for the relevant Parcel or Parcels (including, through the posting of a bond) or if Title Company issues an endorsement insuring over such exception in a form reasonably acceptable to LPC West, which benefits not only LPC West but its successor and assigns who acquire an interest in such Parcel or Parcels.

3.4.3.5 If City: (a) elects not to cure any matters properly objected to by LPC West in accordance with this Section 3.4.3; (b) is unable to effect a cure of those objections which it elected to cure prior to the Closing and so notifies LPC West in writing; or (c) fails to respond to LPC West’s notice within said thirty (30) day period (which shall be deemed City’s election to not cure), then LPC West shall have the following options to be exercised by LPC West in its sole and absolute discretion: (x) to ground lease the Parcel or Parcels subject to the those uncured objections, in which case such uncured objections shall be automatically and irrevocably deemed a Permitted Exception unless such item constitutes a Must Remove Exception, or (y) to terminate (or partially terminate) this Agreement as to one or more Parcels by sending written notice thereof to City, and upon delivery of such notice of termination, this Agreement shall terminate as to that Parcel or Parcels, and thereafter neither Party hereto shall have any further rights, obligations, or liabilities hereunder related to that Parcel or Parcels, except to the extent that any right, obligation, or liability set forth herein expressly survives termination of this Agreement.

3.4.3.6 Within five (5) Business Days after receipt of City’s Cure Notice (or if no notice is given, within five (5) Business Days after expiration of the five (5) day period for City to provide the City’s Cure Notice) LPC West shall notify City in writing whether LPC West shall elect to accept the conveyance under clause (x) or to terminate this Agreement under clause (y) of Section 3.4.3.5 above. LPC West’s failure to notify City of termination of this Agreement within such five (5) Business Day period shall be deemed to be an election under clause (y) of Section 3.4.3.5 above to terminate this Agreement as to the Parcel or Parcels affected by the relevant exception to title. Within two (2) Business Days of any such termination or deemed termination, the Deposit shall be returned to LPC West.

3.4.4 Title Policy. City agrees to execute an owner’s affidavit (**“Title Affidavit”**) in such form as the Title Company shall require for the issuance of the Title Policy. At Closing, the Title Company shall

issue to LPC West the Title Policy, provided that City shall not be required to cure any title exceptions or incur any liability in connection with the issuance of such policy (other than in connection with the execution of the Title Affidavit as set forth above) unless expressly required by this Agreement or unless City elects to cure under this Section 3.4.

3.5 Covenants of City Prior to Closings.

3.5.1 As to each Parcel, during the period from the Effective Date until the earlier of (a) the Closing or (b) the termination of this Agreement, City shall, in addition to the covenants set forth elsewhere in this Agreement:

3.5.1.1 Take such actions as are required to cause each Parcel to be a separate Legal Lot;

3.5.1.2 Maintain existing levels and types of liability insurance coverage for each Parcel, including through City's self-insurance program;

3.5.1.3 Not permit or suffer to exist any encumbrance, charge, or lien to be placed or claimed upon any Parcel unless such encumbrance, charge, or lien has been approved in writing by LPC West;

3.5.1.4 Cause all leases, tenancies, and other occupancy agreements existing as of the Effective Date related to any portion of the Property to be terminated as of the Closing Date for the relevant Parcel;

3.5.1.5 Not enter into any new contracts, leases, or other occupancy agreements affecting the Property which will extend past the Closing Date for the relevant Parcel, or amend any current contracts, leases, or occupancy agreements affecting the Property, without the prior written consent of LPC West, which consent may be withheld in LPC West's sole and absolute discretion;

3.5.1.6 Maintain the Property and keep the Property in substantially the same condition on the Closing Date for each Parcel as on the Effective Date, normal wear and tear and casualty or condemnation excepted;

3.5.1.7 Not sell, mortgage, pledge, hypothecate, or otherwise transfer or dispose of all or any part of the Property or any interest therein;

3.5.1.8 Not enter into or solicit any agreement granting to any persons or entity any option or other right to purchase or ground lease the Property or any portion thereof;

3.5.1.9 Not voluntarily take any action that will render any of the representations of City set forth in Section 7.1 untrue in any material respect;

3.5.1.10 Comply with all laws applicable to the Property, or the use or occupancy thereof, or any operations or activities therein or thereon;

3.5.1.11 Comply with all existing permits, licenses, and approvals required for the use and occupancy of, and all operations activities on, the Property, and keep all such permits, licenses, and approvals in full force and effect; and

3.5.1.12 Not take any other action which would violate any laws applicable to the Property, or which would have an adverse effect upon the Property, or upon LPC West after Closing on any Parcel.

3.5.2 City acknowledges and agrees that (a) a generator (the “**Generator**”) and geothermal well (the “**Well**”) exist on Parcel 1 and serve City Hall, and (b) both the Generator and Well must be removed from Parcel 1 to allow for development of Improvements on Parcel 1. City agrees to remove the Generator from Parcel 1 and to disconnect and otherwise discontinue use of the Well on Parcel 1 on or before the date set forth in the Schedule of Performance. If City fails to timely remove the Generator, disconnect from and discontinue use of the Well, or both, by the date set forth in the Schedule of Performance, then LPC West, at its election in its sole and absolute discretion, may decommission, demolish, destroy, and/or remove the Generator, the Well, or both from Parcel 1, as applicable, and City hereby releases LPC West and its members, managers, officers, directors, shareholders, partners, employees, contractors and agents from any and all liability and responsibility whatsoever arising from or related to such decommissioning, demolition, destruction, and/or removal.

3.6 Closing Dates.

3.6.1 The Closing for Parcels 1, 2, 3 and 5 shall occur collectively and simultaneously on a date mutually selected by the Parties in writing (the “**Phase 1 Closing Date**”), but in no event later than the date which is thirty-three (33) months after the Effective Date of this Agreement (the “**Phase 1 Outside Closing Date**”). In the event of failure of the Condition Precedent related to financing set forth in Section 2.1.2.5, LPC West may extend the Phase 1 Outside Closing Date for a period of up to ninety (90) days, provided that prior to the Phase 1 Outside Closing Date, LPC West has given written notice to City of the need for the extension and the desired length of time of the extension, and has made at least three (3) attempts to schedule a meeting with the City of Vancouver Director of Economic Prosperity and Housing to discuss LPC West’s efforts to obtain equity and debt financing and the challenges therewith. Prior to the expiration of the extended Phase 1 Outside Closing Date, City agrees to negotiate in good faith to further extend the Phase 1 Outside Closing Date to allow for the Condition Precedent related to financing set forth in Section 2.1.2.5 to be met. Additionally, the Phase 1 Outside Closing Date shall be extended as set forth in Section 2.1.3.1(iii), as a result of failure of one or more Conditions Precedent, other than the Condition Precedent set forth in Section 2.1.2.5.

3.6.2 In the event that LPC West exercises the Option to ground lease Parcel 4 pursuant to Section 3.12, the Closing for Parcel 4 shall occur on a date mutually selected by the parties in writing, but in no event later than the date which is three (3) months after the date that LPC West provides notice to City of its intent to exercise the option to ground lease Parcel 4.

3.7 Condition of Title. On the Closing Date, City shall deliver possession of the relevant Parcel to LPC West subject only to the following (the “**Permitted Exceptions**”):

3.7.1 applicable building and zoning laws and regulations;

3.7.2 items deemed a Permitted Exception pursuant to the title review processes in Section 3.4 above; and

3.7.3 any documents which are required by this Agreement to be recorded, including the Memorandum of Lease for each of Parcels 1, 2, 4 and 5.

3.8 Condition of Property.

3.8.1 "AS IS" CONVEYANCE. LPC WEST SPECIFICALLY ACKNOWLEDGES AND AGREES THAT IT IS GROUND LEASING EACH PARCEL ON AN "AS IS WITH ALL FAULTS" BASIS AND THAT LPC WEST IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM CITY AS TO ANY MATTERS CONCERNING THE PROPERTY, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES SET FORTH IN SECTION 7 AND THE RIGHT TO REIMBURSEMENT PURSUANT TO SECTION 3.11 AND THOSE IN THE GROUND LEASE FOR A PARCEL, INCLUDING WITHOUT LIMITATION: (A) THE QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, CLIMATE, AIR, WATER RIGHTS, WATER, GAS, ELECTRICITY, UTILITY SERVICES, GRADING, DRAINAGE, SEWERS, ACCESS TO PUBLIC ROADS, AND RELATED CONDITIONS); (B) THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF SOILS, GEOLOGY, AND GROUNDWATER; (C) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF UTILITIES SERVING THE PROPERTY; (D) THE DEVELOPMENT POTENTIAL OF THE PROPERTY, AND THE PROPERTY'S USE, HABITABILITY, MERCHANTABILITY, OR FITNESS, SUITABILITY, VALUE, OR ADEQUACY OF THE PROPERTY FOR ANY PARTICULAR PURPOSE; (E) THE ZONING OR OTHER LEGAL STATUS OF THE PROPERTY OR ANY OTHER PUBLIC OR PRIVATE RESTRICTIONS ON THE USE OF THE PROPERTY; (F) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY APPLICABLE CODES, LAWS, REGULATIONS, STATUTES, ORDINANCES, COVENANTS, CONDITIONS, AND RESTRICTIONS OF ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY; (G) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS IN, ON, AT, UNDER, OR ABOUT THE PROPERTY OR THE ADJOINING OR NEIGHBORING PROPERTY; AND (H) THE CONDITION OF TITLE TO THE PROPERTY. LPC WEST AFFIRMS THAT, EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF CITY IN THIS AGREEMENT AND THOSE IN THE GROUND LEASE FOR A PARCEL, LPC WEST HAS NOT RELIED ON THE SKILL OR JUDGMENT OF CITY OR ANY OF ITS RESPECTIVE AGENTS, EMPLOYEES, OR CONTRACTORS TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT CITY MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE. EXCEPT FOR THE REPRESENTATIONS AND WARRANTIES OF CITY IN THIS AGREEMENT AND THOSE IN THE GROUND LEASE FOR A PARCEL, LPC WEST ACKNOWLEDGES THAT IT SHALL USE ITS INDEPENDENT JUDGMENT AND MAKE ITS OWN DETERMINATION AS TO THE SCOPE AND BREADTH OF ITS DUE DILIGENCE INVESTIGATION WHICH IT SHALL MAKE RELATIVE TO THE PROPERTY AND SHALL RELY UPON ITS OWN INVESTIGATION OF THE PHYSICAL, ENVIRONMENTAL, ECONOMIC, AND LEGAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, WHETHER THE PROPERTY IS LOCATED IN ANY AREA WHICH IS DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, DAM FAILURE INUNDATION AREA, EARTHQUAKE FAULT ZONE, SEISMIC HAZARD ZONE, HIGH FIRE SEVERITY AREA, OR WILDLAND FIRE AREA, BY ANY FEDERAL, STATE OR LOCAL AGENCY). LPC WEST UNDERTAKES AND ASSUMES ALL RISKS ASSOCIATED WITH ALL MATTERS PERTAINING TO THE PROPERTY'S LOCATION IN ANY AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, DAM FAILURE INUNDATION AREA, EARTHQUAKE FAULT ZONE, SEISMIC HAZARD ZONE, HIGH FIRE SEVERITY AREA, OR WILDLAND FIRE AREA, BY ANY FEDERAL, STATE, OR LOCAL AGENCY.

WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, LPC WEST HEREBY EXPRESSLY WAIVES, RELEASES AND RELINQUISHES ANY AND ALL CLAIMS, CAUSES OF ACTION, RIGHTS AND REMEDIES LPC WEST MAY NOW OR HEREAFTER HAVE AGAINST CITY, ITS EMPLOYEES OR MEMBERS OF ITS CITY COUNCIL, WHETHER KNOWN OR UNKNOWN, UNDER ANY ENVIRONMENTAL LAW(S), OR COMMON LAW, IN EQUITY OR OTHERWISE, WITH RESPECT TO (1) ANY PAST, PRESENT OR FUTURE PRESENCE OR EXISTENCE OF HAZARDOUS MATERIALS ON, UNDER OR ABOUT THE PROPERTY (INCLUDING IN THE GROUNDWATER UNDERLYING THE PROPERTY) OR (2) ANY PAST PRESENT OR FUTURE VIOLATIONS OF ANY

ENVIRONMENTAL LAWS; PROVIDED, HOWEVER, THAT THE FOREGOING RELEASE DOES NOT APPLY TO, AND SHALL NOT PROHIBIT LPC WEST FROM BRINGING A CLAIM BASED UPON, A BREACH OF ANY OF SECTIONS 3.5.1.3, 3.5.1.6, 3.5.1.12, 3.11, 7.1.3, 7.1.4, 7.1.6 and 7.1.9.

3.8.2 Survival. The terms and conditions of this Section 3.8 shall expressly survive the Closing of each Parcel. Neither City nor LPC West is liable or bound in any manner by any oral or written statements, representations or information pertaining to the Property furnished by any contractor, agent, partner, member, manager, shareholder, employee, servant, or other person, except as expressly set forth in this Agreement and in any Ground Lease and the Deed. Each of LPC West and City has fully reviewed the disclaimers and waivers set forth in this Agreement with its respective counsel and understands the significance and effect thereof.

3.8.3 Acknowledgment. Each of LPC West and City acknowledges and agrees that: (a) to the extent required to be operative, the disclaimers of warranties contained in this Section are “conspicuous” disclaimers for purposes of all applicable laws and other legal requirements; (b) the disclaimers and other agreements set forth herein are an integral part of this Agreement; and (c) neither City nor LPC West would have agreed to ground lease or convey the Property pursuant to this Agreement without the disclaimers and other agreements set forth in this Section 3.8.

3.8.4 LPC West’s Release of City. LPC West, on behalf of itself and anyone claiming by, through or under LPC West hereby waives its right to recover from and fully and irrevocably releases City, its governing council, employees, officers, directors, representatives, and agents (the “**Released Parties**”) from any and all claims, responsibility, or liability that LPC West may have or hereafter acquire against any of the Released Parties for any costs, loss, liability, damage, expenses, demand, action or cause of action arising from or related to: (a) the condition (including any construction defects, errors, omissions or other conditions, latent or otherwise), valuation, salability, or utility of the Property, or its suitability for any purpose whatsoever; (b) any presence of Hazardous Materials; and (c) any information furnished by the Released Parties under or in connection with this Agreement except as set forth herein. Notwithstanding the generality of the foregoing, the foregoing waiver and release is subject to City’s obligations under Section 3.11 below and does not include any claims, responsibility, or liability to the extent related to the covenants set forth in Section 3.5 or to the representations and warranties of City in this Agreement and those in any Ground Lease or deed for a Parcel.

3.8.5 Scope of Release. The release set forth in Section 3.8.4 hereof includes claims of which LPC West is presently unaware or which LPC West does not presently suspect to exist which, if known by LPC West, would materially affect LPC West’s release of the Released Parties. LPC West specifically waives the provision of any statute or principle of law that provides otherwise. In this connection and to the extent permitted by law, LPC West agrees, represents, and warrants that LPC West realizes and acknowledges that factual matters now unknown to LPC West may have given or may hereafter give rise to causes of action, claims, demands, debts, controversies, damages, costs, losses, and expenses which are presently unknown, unanticipated, and unsuspected, and LPC West further agrees, represents, and warrants that the waivers and releases herein have been negotiated and agreed upon in light of that realization and that LPC West nevertheless hereby intends to release, discharge, and acquit City from any such unknown causes of action, claims, demands, debts, controversies, damages, costs, losses, and expenses, subject to City’s obligations under Section 3.11 below and except to the extent related to the representations and warranties of City in this Agreement and those in the Ground Lease or deed for a Parcel.

3.9 Costs of Escrow and Closing. City shall pay the cost for an ALTA standard leasehold title insurance policy for each of Parcels 1, 2, 4 and 5. LPC West shall pay the cost for the Title Policy above the cost of an ALTA standard leasehold title insurance policy, including the cost of extended coverage and endorsements. City shall pay the cost of any and all transfer or excise tax, the Parties shall share equally escrow fees charged by the Title Company, and LPC West shall pay the Title Company's document recordation fees, except for recordation of documents needed to remove title exceptions that City has agreed to remove pursuant to City's Cure Notice, which shall be paid by City. All other Closing costs shall be allocated in accordance with local custom. All items of income and expense attributable to the Parcel subject to the Closing, including any real estate taxes and assessments, shall be prorated as of 11:59 p.m. Pacific Time on the day prior to the Closing Date.

3.10 Real Estate Commissions. City and LPC West each represent and warrant to the other that it has not engaged, in any manner, any broker or finder nor incurred any liability for any brokerage or finders' fees or commissions, in connection with this Agreement or the transactions contemplated thereby. City and LPC West shall indemnify, defend, and hold harmless each other from and against any and all claims incurred or asserted against the other, and from and against all losses, liabilities, damages, costs, and expenses, including reasonable attorneys' fees, actually incurred by the other as a result of any claims of any broker or finder in connection with this Agreement or the transactions contemplated thereby where such claims are allegedly based on actions of the indemnifying Party or its agents or representatives. The provisions of this Section 3.10 shall survive termination of this Agreement.

3.11 Soil Remediation Plan. City and LPC West acknowledge and agree that the Environmental Reports (defined below) reveal the presence of Hazardous Materials in, on, under and about the Property in the form of contaminated soils ("**Contaminated Soils**"). As a material inducement to LPC West to acquire and develop the Parcels in accordance with, this Agreement, City agrees to contribute to the cost of removal and/or remediation as further provided herein.

3.11.1 No later than sixty (60) days following the Effective Date, City, at its sole cost and expense, will prepare a contaminated media management plan to address Contaminated Soils existing on the Property, which plan will include items (a) through (f) of the definition of incremental costs as set forth in Section 3.11.5 ("**Remediation Plan**"). City will provide a draft Remediation Plan to LPC West for its review and approval, which approval LPC West will not unreasonably withhold, condition or delay.

3.11.2 The Parties agree and intend the Remediation Plan to provide that: (a) Category 1 soils will be disposed of by LPC West at its cost and expense; (b) Category 2 and 3 soils will be placed by LPC West, at its cost and expense, on a site designated by City in writing on or before the Phase 1 Closing Date within a ten (10) mile radius of the Property; and (c) City and LPC West will share incremental costs associated with the removal or remediation of Category 4 soils from each Parcel comprising the Property with City paying ninety percent (90%) and LPC West paying ten percent (10%) of all such incremental costs; provided that City's liability for such incremental costs shall not exceed two million four hundred thousand (\$2,400,000).

3.11.3 In disposing of soils from the Property, LPC West shall conform to the Remediation Plan. Any changes to the Remediation Plan must be pre-approved by City, which approval City will not unreasonably withhold, condition or delay. On or before the Phase 1 Closing Date, City, at no cost to LPC West, shall (a) obtain any and all permits and other approvals necessary for the site to which LPC West will deliver the Category 2 and 3 soils to, and for City to receive the Category 2 and 3 soils at, the designated site, and (b) receive, offload, stack, store, distribute, manage and maintain the soils at, on and

about the designated site. LPC West's compliance with the Remediation Plan and delivery of the Category 2 and 3 soils to the designated site shall immediately and automatically result in a transfer of ownership and responsibility for such soils to City, and LPC West shall have no further responsibility or liability for such soils whatsoever. If City believes that LPC West has failed to comply with the Remediation Plan for purposes of this Section 3.11.3, then within thirty (30) days of LPC West's delivery of the Category 2 and 3 soils to the designated site, City shall so notify LPC West in a writing that sets forth in detail the alleged noncompliance. Failure of City to timely provide such notice shall be deemed City's waiver of any and all allegations that LPC West failed to comply with the Remediation Plan with respect to the Category 2 and 3 soils delivered to the designated site.

3.11.4 City will reimburse LPC West for its share of incremental costs within thirty (30) days of receipt from LPC West of documentation reasonably required by City of the incremental costs actually incurred in accordance with the Remediation Plan. LPC West shall not submit for reimbursement of incremental costs more frequently than monthly. The applicable Ground Leases and Parcel 3 purchase and sale agreement shall provide that any environmental remediation be performed in accordance with the Remediation Plan.

3.11.5 As used in this Section 3.11, "incremental costs" means all costs that would not otherwise be incurred but for the existence of Category 4 soils, in, on, under and about the Property, including: (a) soil off-haul and disposal; (b) environmental testing of materials (including soil and groundwater) removed from the Property if and as required by applicable law or a disposal facility; (c) environmentally required materials and equipment such as demarcation fabric; (d) dust and track-out control; (e) management of soil piles; and (f) any specialty clothing needed for workers performing soil removal or other remediation work. In other words, "incremental costs" are costs and expenses in excess of costs that would be incurred by LPC West as a result of the existence of Category 1 soils in, on, under and about the Property, including in each cost category described in subsections (a) through (f) of this Section 3.11.

3.11.6 As used in this Section 3.11, "Category 1", "Category 2", "Category 3" and "Category 4" soils shall have the meaning given to such terms by the Washington State Department of Ecology.

3.12 LPC West Option for Parcel 4. From the Effective Date until the date that is thirty-three (33) months after the Effective Date (the "**Option Period**"), LPC West shall have the right to exercise an option to ground lease Parcel 4 (the "**Option**") by giving written notice to City prior to the expiration of the Option Period. In the event of failure of the Condition Precedent related to financing set forth in Section 2.1.2.5, LPC West may extend the expiration of the Option Period for a period of up to ninety (90) days, provided that prior to the expiration of the Option Period, LPC West has given written notice to City of the need for the extension and the desired length of time of the extension, and has made at least three (3) attempts to schedule a meeting with City's Director of Economic Prosperity and Housing to discuss LPC West's efforts to obtain equity and debt financing and the challenges therewith. During the extended Option Period, City agrees to negotiate in good faith to further extend the Option Period to allow for the Condition Precedent related to financing set forth in Section 2.1.2.5 to be met. Additionally, the Option Period shall be extended as set forth in Section 2.1.3.1(iii), as a result of failure of one or more Conditions Precedent, other than the Condition Precedent set forth in Section 2.1.2.5.

ARTICLE 4.GROUND LEASE TERMS

4.1 General Terms. The Ground Lease form to be used for Parcels 1,2,4 and 5 shall contain terms that substantially conform to the intent of the provisions in this Article 4 and such other customary and

commercially reasonable terms of a long-term ground lease the Parties may agree upon. Accordingly, the Ground Lease form will:

4.1.1 Require LPC West to construct the agreed upon Component of the Improvements for the Parcel.

4.1.2 Have a term which begins at Closing and terminates no later than eighty (80) years thereafter, divided into an initial term of fifty (50) years with two (2) renewal terms of fifteen (15) years each, which renewal terms LPC West may exercise if LPC West is not in default of the Ground Lease at the time of renewal beyond any applicable notice and cure period.

4.1.3 State the amount of annual Ground Lease rent, which shall be calculated as follows:

4.1.3.1 For Parcels 2, 4 and 5, by multiplying the appraised value of the property (on a per square foot basis) commonly referred to by the Parties as “Block X” and depicted on Exhibit A-2 attached hereto (“**Block X**”) by the square footage of each such Parcel as set forth in the final plat or subdivision creating the Legal Lots (for each such Parcel, the “**Allocated Value**”), and then multiplying the Allocated Value by six percent (6%). As used in this Section 4.1.3.1, the “appraised value” means the value set forth in the February 28, 2023 appraisal prepared on behalf of City by Colliers International Valuation & Advisory Services and prepared for Waterfront Gateway Land (Block X), as increased in accordance with Section 4.1.3.3 below.

4.1.3.2 For Parcel 1, by multiplying the appraised value of the property commonly referred to by the Parties as “Block Y” and depicted on Exhibit A-2 attached hereto (“**Block Y**”) by six percent (6%). As used in this Section 4.1.3.2, the “appraised value” means the value set forth in the February 28, 2023 appraisal prepared on behalf of City by Colliers International Valuation & Advisory Services and prepared for Waterfront Gateway Land (Block Y), as increased in accordance with Section 4.1.3.3 below.

4.1.3.3 Rent shall be abated for a period of two years from the commencement date of each Ground Lease and shall be discounted in accordance with Schedule 4.1.3.3 attached to this Agreement. Beginning on the Effective Date and continuing annually until the Closing for Parcels 1, 2, 4 and 5 and thereafter (and including during the two-year rent abatement period) Ground Lease rent for each Parcel will be adjusted based on the change in the Consumer Price Index (Seattle-Tacoma-Bellevue, WA) from the prior twelve (12) months, with a floor of 2.5% and a cap of 5.5%. The Ground Lease will provide for a marking up of rent every twenty (20) years during the each Ground Lease term to the lesser of (a) fair market rental value, which shall be determined by a third-party appraisal that assumes existing usages and densities for each Parcel, and (b) ten percent (10%) more than Ground Lease rent paid during the immediately preceding year.

4.1.4 Provide that rent will be paid on a monthly schedule during the term of the Ground Lease.

4.1.5 Provide that City will provide access from a public street, utilities, and services to the Parcel.

4.1.6 Provide that the Ground Lease may be freely assigned or transferred by the tenant once City has issued a Certificate of Occupancy for the Component.

ARTICLE 5. CONSTRUCTION OF IMPROVEMENTS

5.1 Improvements to Conform to Design Renderings and Approvals. The Improvements to be constructed on each Parcel shall be designed and constructed substantially in accordance with the approved 100% Schematic Design Plans and Drawings attached as Exhibit B and will be constructed in a good and workmanlike manner and in compliance with Approvals granted by City in its regulatory capacity (as distinguished from its proprietary capacity as the owner of the Parcel and as a Party to this Agreement).

5.2 Commencement of Construction of Improvements. LPC West shall commence construction of Improvements on a Parcel no later than ninety (90) days after the Closing has occurred for such Parcel. As used in this Agreement, “**commence construction**” or “**commencement of construction**” and related phrases mean the date upon which the general contractor for a Component has commenced mobilization at the relevant Parcel. Subject to delay by Force Majeure, LPC West’s failure to timely commence construction of a Component shall constitute an event of default under the Ground Lease for that Parcel and shall entitle City to exercise its remedies under that Ground Lease.

5.3 Completion of the Improvements.

5.3.1 LPC West shall use commercially reasonable efforts to prosecute to completion the construction of Improvements on a Parcel by the date set forth in the Schedule of Performance (“**Required Completion Date**”), with “**completion of construction**” and related phrases meaning the date City issues a Certificate of Occupancy for the relevant Improvement or Improvements. LPC West anticipates that completion of construction and the issuance of Certificates of Occupancy for Improvements within one or more Components will be phased. The Schedule of Performance will reflect such phasing. Subject to Force Majeure, LPC West’s failure to timely complete an Improvement on a Parcel shall constitute an event of default under the Ground Lease and entitle City to exercise its remedies under the Ground Lease or to exercise City’s rights under the Completion Guaranty.

5.3.2 City and LPC West acknowledge and agree that archaeological artifacts have been discovered on the Property. If LPC West encounters archaeological artifacts on any portion of the Property, then any and all future deadlines in the Schedule of Performance shall be delayed on a day-for-day basis, commencing on the date of LPC West’s discovery of such artifacts and continuing as reasonably necessary for LPC West to handle, remove, and otherwise deal with such artifacts in compliance with all applicable Laws. Such period of delay shall be determined by LPC West in its reasonable discretion, provided that it is working diligently and in good faith to resolve all issues related to such artifacts and to continue with construction and development of the Property.

5.4 Progress Reports. From commencement of construction of Improvements on a Parcel until such time as LPC West has achieved completion of construction of Improvements on such Parcel, LPC West shall provide City with monthly progress reports regarding the status of the construction.

5.5 Construction Responsibilities.

5.5.1 City Not Responsible for Construction of Improvements. City shall not be responsible for any aspect of LPC West’s conduct in connection with the construction of Improvements, including the quality and suitability of the plans and specifications, the supervision of construction work, and the qualifications, financial condition, and performance of all architects, engineers, contractors, subcontractors, suppliers, consultants, and managers. Any review or inspection undertaken by City with reference to the construction of Improvements is solely for determining whether LPC West is properly

discharging its obligations to City under this Agreement and should not be relied upon by LPC West or by any third parties as a warranty or representation by City as to the quality of the design or construction of the Improvements.

5.5.2 Intentionally Deleted.

5.5.3 Public Procurement Process. Some elements of the Improvements that are City funded in whole or in part may be subject to a competitive procurement process. More specifically, City contemplates that construction of the public plaza on non-ground leased property adjacent to City Hall will be subject to a competitive procurement process. City will lead and manage the public bidding process.

5.6 Certificate of Completion. Promptly after completion of construction of Improvements on a Parcel and provided, that a Certificate of Occupancy has issued for the applicable Improvements, no later than five (5) Business Days after receipt of a written request from LPC West, City shall provide to LPC West a written instrument certifying the completion of the Improvements on the Parcel (the “**Certificate of Completion**”). The Certificate of Completion shall be conclusive evidence that LPC West has fulfilled its obligations under this Agreement with respect to construction of Improvements on the applicable Parcel. The issuance of such Certificate of Completion shall be in addition to any approvals required to be obtained from City in its regulatory capacity and such issuance shall not constitute approval by City or otherwise the bind City in its regulatory capacity.

5.7 Interim Condition of Parcel 4. If LPC West has not commenced construction of Improvements on Parcel 4 by the date the vertical buildings on each of Parcel 1, 2, 3 and 5 have received Certificate of Occupancy, then LPC West shall lay grass as a temporary improvement to Parcel 4 prior to commencing construction of Parcel 4.

5.8 Entry by City.

5.8.1 LPC West shall permit City, through its officers, agents, or employees, to enter an Improvement on a Parcel at reasonable times during business hours after reasonable advance written notice and acceptance by LPC West (a) to inspect the work of construction to determine that the same is in conformity with the requirements of this Agreement, and (b) following completion of construction, to inspect the ongoing operation and management of the Component to determine that the same is in conformance with the requirements of this Agreement. Notwithstanding the foregoing, City shall not be permitted to interfere with LPC West’s operations at the applicable Parcel or Improvement or interfere with any tenant’s occupancy of the Parcel or Improvement, and the scheduling of any inspections shall take into account the timing and availability of a LPC West representative to attend such inspections and access to tenants’ premises pursuant to tenants’ rights under the Leases or otherwise. City’s inspections shall not involve any activities that penetrate into an Improvement or any portion thereof.

5.8.2 City shall immediately repair any damage to the Parcel or Improvements caused by City’s entry onto and inspections of the Parcel or Improvement. City hereby agrees to indemnify, defend, and hold LPC West, its managers, members, partners, officers, directors, employees, and agents free and harmless from and against any and all costs, losses, liabilities, damages and expenses, of any kind or nature whatsoever (including reasonable attorneys’ fees and costs actually incurred), arising out of damage to persons or property caused by or arising out of or resulting from the entry and/or the conduct of inspections upon a Parcel or Improvements by City, its officers, agents or employees. The foregoing obligations and indemnification shall survive the expiration or earlier termination of this Agreement.

5.8.3 LPC West acknowledges that City is under no obligation to supervise, inspect, or inform LPC West of the progress of construction or operations, and LPC West shall not rely upon City therefor. Any inspection by City during the construction is entirely for its purposes in determining whether LPC West is in compliance with this Agreement and is not for the purpose of determining or informing LPC West of the quality or suitability of construction. LPC West shall rely entirely upon its own supervision and inspection (or that provided by third parties) in determining the quality and suitability of the materials and work, and the performance of architects, subcontractors, and material suppliers.

5.9 Construction Coordination.

5.9.1 Access; Interference. LPC West shall comply in all material respects with all applicable City permitting and construction requirements related to street closures, construction disturbances, and the maintenance of access to neighboring facilities and businesses, including City Hall, the Vancouver Convention Center, and Esther Short Park.

5.9.2 Construction Traffic. The Parties shall agree to a route for the construction truck traffic to utilize during construction, including keeping trucks off 6th Street through the eastern section of Downtown to the extent that reasonable ingress to and egress from the construction site remains without the use of 6th Street.

5.9.3 Construction Worker Parking. LPC West shall provide a construction worker parking plan to City for review and approval (such approval not to be unreasonably withheld, conditioned, or delayed) prior to commencement of construction. If LPC West's parking plans provides adequate parking for construction workers so that they are not utilizing on-street parking close to the construction site, then City shall have no reason to disapprove of such parking plan.

5.9.4 Construction Adjacent to BNSF Railway Berm. LPC West is responsible for obtaining any needed consents, approvals, or permissions from BNSF Railway to utilize areas adjacent to the railroad berm. A copy of such BNSF Railway consents, approvals, or permissions, if any, shall be provided in writing to City prior to start of the construction of the relevant Component.

5.9.5 Construction of City Hall Public Plaza. If the contractor hired by City through the public bidding process for the construction of the public plaza adjacent to City Hall is different from the contractor hired by LPC West for construction of the Improvements, then the Parties shall work collaboratively and cooperatively to ensure alignment between the construction schedules of LPC West's general contractor and City's contractor in an attempt to avoid construction conflicts and inefficiencies.

ARTICLE 6. DEVELOPMENT OF IMPROVEMENTS

6.1 Elements of Improvements. The Improvements for the Property as a whole will include the following elements of a mixed-use development:

6.1.1 On Parcel 4, a minimum of 100,000 square feet of office uses for research, flexible tech or any other office use approved by City in a mass timber/cross laminated timber (CLT) building;

6.1.2 On Parcels 1, 2 and 3, a combined minimum of 405 residential units, or 435 units in the event a height variance is granted, targeted to a variety of income levels, including 95 units on Parcel 3 that will be designated as affordable units ("**Affordable Housing**") with all 95 units at or below 60% of Portland Metro Area Median Income and as otherwise restricted by the Affordable Housing Covenant and

third parties providing equity and debt financing for the construction of the affordable housing project on Parcel 3;

6.1.3 On Parcels 1, 2, 4 and 5, a combined minimum of 35,000 square feet of retail/commercial, generally located on the ground floors or at street level. The retail adjacent to Esther Street and W. 6th Street and public plazas shall be sales and service orientated retail, dining, and entertainment establishments with a goal of promoting an active plaza environment.

6.1.4 On the entire Property, a minimum of 510 parking spaces, which are anticipated to be located in two (2) on-site parking garages, including a minimum of 90 spaces designated as public parking; and

6.1.5 Publicly accessible amenities and attractions including a series of variously sized, themed, programmed, and connected public plazas, placemaking features, landmark tower, pedestrian walkways, parks and related areas scattered throughout the Property (total of approximately 80,000 square feet), collectively referred to as “**Open Space**”.

6.2 Public Benefits; Design Matters.

6.2.1 *Sustainability.* LPC West agrees to meet the sustainability objectives outlined in Schedule 6.2.1 attached hereto.

6.2.2 *Public art program.* City and LPC West shall work collaboratively to identify locations throughout the district to install public art. LPC West shall solicit artwork through City’s Public Art Program, which is subject to review by City’s Culture, Arts and Heritage Commission.

6.2.3 *Workforce and business development strategy.* LPC West shall actively engage a diverse and local workforce to construct the Improvements required by this agreement by implementing the workforce and business development strategy set forth on Schedule 6.2.3 attached hereto.

6.2.4 *Development review and design considerations.* LPC West shall ensure that the construction of all Improvements referenced in Section 6.1 conforms to the applicable design guidelines, attached hereto as Schedule 6.2.4 (the “**Design Guidelines**”). LPC West shall submit to the Executive Director of CCRA and City’s Director of Economic Prosperity and Housing for each vertical building to be constructed on a Parcel: (a) any material changes to the 100% Schematic Design Plans and Drawings attached to this Agreement as Exhibit B; (b) fifty percent (50%) design development drawings; (c) 100% design development drawings; and (d) the permit set of drawings and specifications. City shall have ten (10) Business Days from receipt of the applicable drawings to review the same in its capacity as a Party to this Agreement (versus its regulatory capacity) for conformance to the Design Guidelines and to either approve such drawings or provide detailed written comments describing how the drawings do not conform to the Design Guidelines. If City timely provides detailed written comments describing how the drawings do not conform to the Design Guidelines, LPC West shall promptly respond to such comments. A failure of City to timely respond to a submission of drawings by LPC West shall be deemed City approval thereof. City and LPC West shall work collaboratively to seek community engagement on the design prior to submitting designs to City for regulatory review. Any material changes to the 100% Schematic Design Plans and Drawings attached to this Agreement shall be agreed upon by City and LPC West prior to submission for regulatory review.

6.2.5 Intentionally deleted.

6.2.6 *Publicly accessible spaces, visitor amenities, and attraction requirements.*

6.2.6.1 LPC West shall design all the Open Space depicted in Schedule 6.2.6, including the public plaza adjacent to City Hall. Within thirty (30) days of the Effective Date, LPC West will submit to City staff, one hundred percent (100%) schematic design, a material palette and precedent imagery for the public plaza on Block Y and plaza adjacent to City Hall that conforms to City Code and City's park development standards (the "**Initial Submittal**"). LPC West and City will solicit community feedback on the proposed design through a minimum of two community events and online surveys, which feedback LPC West and City staff will discuss and consider in good faith. LPC West and City staff, will cause its landscape architect to make changes to the design of the public plazas mutually determined by LPC West and City staff, to be necessary or desirable based on community feedback. LPC West will then submit such updated design to City staff for approval, which City staff shall not unreasonably withhold, condition or delay. The agreed upon updated design will be presented to the Parks and Recreation Advisory Commission ("**PRAC**") for its review and approval. The Parties aim to have a public plaza design approved by City staff and the PRAC within one hundred and eighty (180) days of delivery by LPC West of the Initial Submittal. Subsequent to such approval by City staff and the PRAC under this Agreement, LPC West may pursue regulatory approvals from City of the public plaza design.

6.2.6.2 Except for the public plaza adjacent to City Hall, which will not be ground leased to LPC West, LPC West shall construct the entire Open Space. LPC West shall be solely responsible for the operation, maintenance, and management of the plazas on Block X. City will be responsible for permitting events and activities in the public plaza on Block Y consistent with City's established special event process detailed in Section 5 of City Code. LPC West and City shall negotiate and execute an operations and maintenance cost-sharing agreement for the public plazas on Block Y after design documents for the plaza are 90% complete or at a point in time when the Parties agree that the level of design is sufficient to determine the level of maintenance that will be required.

6.2.7 *Makers Alley.* City and LPC West agree that uses on the eastern edge of the ground floor of Parcel 1 will have features that are anticipated to procure and support small businesses, which are important to the character of the Improvements to be developed on the Property. LPC West agrees to develop and manage Makers Alley in accordance with the Small Business Marketing and Outreach Plan attached to this Agreement as Schedule 6.2.7.

6.2.8 *Covenants, Conditions & Restrictions.* City and LPC West will work collaboratively and cooperatively to draft covenants, conditions and restrictions ("**CC&Rs**") that will be recorded against the Property on or before the first Closing under this Agreement, with a goal of recording the CC&Rs within ninety (90) days following creation of the Legal Lots. The CC&Rs are anticipated to include reciprocal easements among the Parcels, public access easements to privately owned amenities on the Property, restricted uses, and maintenance provisions.

6.2.9 *Tree Canopy.* As part of construction of the Components, LPC West shall plant trees in accordance with the tree plan attached to this Agreement as Schedule 6.2.9.

6.3 Signage. The Improvements will include signage in conformance with (a) the project character established in the 100% Schematic Design Plans and Drawings, (b) Design Guidelines, and (c) City Code.

6.4 Regulatory Approvals.

6.4.1 Approval of Permits for Improvements. LPC West shall use commercially reasonable efforts to apply for and secure all necessary Approvals to construct the Improvements on the timeline set forth in the Schedule of Performance attached hereto as Exhibit C. Failure to secure Approvals by the target deadlines in the Schedule of Performance, which shall be subject to Force Majeure, shall not constitute an event of default of this Agreement.

6.4.2 City's Regulatory Discretion. LPC West acknowledges that execution of this Agreement by City does not constitute approval by City in its regulatory capacity (as distinguished from its proprietary capacity as the owner of the Property and as a Party to this Agreement) of any required or additional Approvals and in no way limits the discretion of City in the regulatory permit approval process and this Agreement does not vest to any land use or development standards. City, in its proprietary capacity, shall assist LPC West throughout any and all Approval processes but does not represent or warrant that its assistance will guarantee any regulatory approval. If City, acting in its regulatory capacity, will not approve any requirements or changes to the 100% Schematic Design Plans and Drawings or any other drawings reviewed by City under Section 5.2.4 above in its proprietary capacity as a Party under this Agreement, then City's decisions in its regulatory capacity shall govern and control.

6.5 Multi-Family Tax Exemption Program Conditional Approval. On June 30, 2023, LPC West, submitted to City two complete applications for City's limited multi-family tax exemption ("MFTE") program associated with the proposed development of new market rate multi-family residential housing to be constructed in two separate buildings on Parcels 1 and 2 of the Property (collectively the "**MFTE Projects**") as identified on Exhibit A-2 (Perimeter legal descriptions). Pursuant to City Code Section 3.22, LPC West has applied for two separate eight (8) year exemptions that, among other requirements of City Code Section 3.22, are contingent upon LPC West agreeing to provide a public benefit feature or combination of features with a combined documented value of at least 25% of the estimated value of the tax exemption. City has determined that, if constructed as proposed and as detailed herein, LPC West will satisfy the MFTE approval criteria and that LPC West's agreement to provide stone stadium seating and wooden planter benches in the public plaza on Parcel 1 with a documented value of no less than 25% of the estimated value of the tax exemption will satisfy the public benefit requirement for a Final Certificate of Tax Exemption (the "**Public Benefit Feature**"). Pursuant to City Code Section 3.22.040(G), City's Director of Economic Prosperity and Housing approved the application on July 3, 2023, subject to City Council approval of this Agreement. The following terms and conditions, which reflect the MFTE rules and regulations as of the date LPC West's application was deemed complete, will govern the agreement between City and LPC West as it pertains to LPC West's eligibility for the subject multi-family tax exemption:

6.5.1 Following the creation of the Legal Lots, City shall issue LPC West Conditional Certificates of Acceptance of Tax Exemption for Parcels 1 and 2 that shall be effective as of the Effective Date.

6.5.2 LPC West shall construct the Public Benefit Feature in the public plaza on Parcel 1 consistent with the description and cost estimate set forth in Schedule 6.5.2.

6.5.3 LPC West shall construct multi-family residential housing on Parcels 1 and 2 of the Property as identified in the 100% Schematic Design Plans and Drawings in Exhibit B or as otherwise authorized by City. In no event shall construction of the MFTE Projects provide a combined total of fewer than 336 new permanent multi-family residential units.

6.5.4 LPC West shall construct the buildings according to the green building standards set forth in Schedule 6.2.1, which will satisfy City's Interim Green Building Policy.

6.5.5 LPC West shall complete construction and receive a temporary certificate of occupancy for each building of multi-family residential housing to be constructed on Parcels 1 and 2 and complete construction of the Public Benefit Feature within three (3) years from the Effective Date, or within any extension thereof granted by City pursuant to City Code Section 3.22.

6.5.6 Upon completion of the MFTE Projects and upon issuance by City of a temporary or permanent certificate of occupancy therefor, LPC West agrees to file with City's Director of Economic Prosperity and Housing the following for each of the MFTE Projects:

6.5.6.1 A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the property that is subject to the MFTE program (Parcels 1 and 2);

6.5.6.2 A description of the completed work and a statement of qualifications for the exemption; and

6.5.6.3 A statement that the work was completed within the required three-year period or any authorized extension or any extension thereof.

6.5.7 City agrees, conditioned on LPC West's completion of the MFTE Projects and completion of the Public Benefit Feature, and on the LPC West's filing of the materials described in Paragraph 6 above, to file a Final Certificate of Tax Exemption for Parcels 1 and 2 with the Clark County Treasurer and Assessor.

6.5.8 LPC West agrees, within 30 days following the first anniversary of City's filing of the Final Certificate of Tax Exemption, and each year thereafter for a period of eight years, to file a notarized declaration for each MFTE Project with City's Director of Economic Prosperity and Housing indicating the following:

6.5.8.1 A statement identifying the total number of occupied and vacant multi-family units receiving the MFTE property tax exemption;

6.5.8.2 A certification that the buildings continue to be in compliance with this Agreement, the applicable requirements of City Code Chapter 3.22 and RCW Chapter 84.14;

6.5.8.3 A description of any improvements or changes to the MFTE Projects constructed after the issuance of the certificate of tax exemption; and

6.5.8.4 The total monthly rent for each unit within the MFTE Projects.

6.5.9 LPC West shall pay City of Vancouver an annual monitoring fee of \$500 upon submission of the declaration referenced in Paragraph 8 during the exemption period.

6.5.10 LPC West agrees to maintain the MFTE Projects including all improvements in compliance with all applicable City Codes and MFTE requirements.

6.5.11 LPC West agrees to maintain records supporting all information provided to City and to make those records and the multi-family units within MFTE Projects available for inspection by City during the exemption period. Failure to submit the annual declaration identified in Paragraph 8 or to maintain adequate records may result in the tax exemption being canceled.

6.5.12 City may cancel the Final Certificates of Tax Exemption should LPC West, or its successors or assigns, fail to comply with any of the terms and conditions of this section. Cancellation of the Final Certificate of Tax Exemption may subject the LPC West to potential tax liability as further described in RCW 84.14

6.5.13 LPC West agrees that this Agreement is consistent with and subject to the Vancouver Multi-Family Housing Tax Exemption that it applied for, set forth at City Code, Chapter 3.22.

6.6 The provisions of this Section shall be incorporated into the relevant Ground Lease and shall survive expiration of this Agreement.

ARTICLE 7. REPRESENTATIONS AND WARRANTIES

7.1 Representations and Warranties of City. City hereby makes the following representations and warranties to LPC West as of the Effective Date, upon each of which LPC West is entitled to rely and has relied, which representations and warranties shall be deemed re-made as of the Closing for each Parcel, subject to the qualifications and exceptions provided in this Agreement:

7.1.1 Organization and Authority. City is a Washington municipal corporation validly formed. City has the full right, power, and authority to enter into this Agreement, to ground lease all of the Parcels, and to otherwise consummate or cause to be consummated the transactions contemplated herein. The person signing this Agreement on behalf of City is authorized to do so. Other than City Council approval, no consent, approval, or action of, filing with, or notice to any governmental or regulatory authority or any other person or entity on the part of City is required in connection with the execution, delivery, and performance of Agreement or the consummation of the transactions contemplated herein. This Agreement has been duly executed and delivered by City and is a valid and binding obligation of City, enforceable against City in accordance with its terms.

7.1.2 No Breach. The execution, delivery, and performance of this Agreement by City and the consummation of the transactions contemplated herein will not: (a) result in a breach or acceleration of or constitute a default or event of termination under the provisions of any agreement or instrument by which the Property is bound or affected which would have a material adverse impact on the value of the Property or LPC West's ability to ground lease the Property; (b) except for the Ground Lease, result in the creation or imposition of any lien, charge, or encumbrance, against the Property or any portion thereof; or (c) constitute or result in the violation or breach by City of any judgment, order, writ, injunction or decree issued against or imposed upon City or, to City's knowledge, result in the violation of any applicable law, rule, or regulation of any governmental authority.

7.1.3 Litigation; Condemnation. There is no litigation, action, suit, nor any condemnation, environmental, zoning, or other government proceeding pending, or to City's knowledge, threatened, which may affect the Property, City's ability to perform its obligations under this Agreement, or LPC West's ability to develop the Improvements.

7.1.4 Hazardous Materials. To City's knowledge, except as disclosed in writing to LPC West in the environmental reports listed on Schedule 7.1.4 attached hereto (collectively, the "**Environmental Reports**"), City has received no written notice that the Property is in violation of any Hazardous Materials Laws, and there has been no generation, manufacture, refinement, transportation, treatment, storage, handling, disposal, transfer, release, or production of Hazardous Materials, or other dangerous or toxic substances or solid wastes on the Property, except in compliance with all Hazardous Materials Laws, and City has not received notice of the existence or release of any Hazardous Materials on the Property.

7.1.5 Foreign Person. City is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended.

7.1.6 Compliance with Laws. To City's knowledge, and except as disclosed in writing to LPC West as part of the Property Information, the Property is in compliance with all applicable laws, rules, regulations, ordinances, and other governmental requirements, including environmental laws (collectively, "**Laws**"). City has not received or given any notice stating that the Property is in violation of any Laws.

7.1.7 Ownership. City is the legal and beneficial fee simple titleholder to the Property, and to City's knowledge, the Property is free and clear of all liens, encumbrances, claims, covenants, conditions, restrictions, easements, rights of way, options, or judgments, except as disclosed by the Title Commitment.

7.1.8 Agreements. There are no leases, licenses, occupancy agreements or service contracts that affect the Property that are not terminable at the Closing of each Parcel, and, except as disclosed in the Title Commitment, there are no options to purchase the Property or rights of first refusal to purchase the Property.

7.1.9 Material Defaults. As of the Effective Date, there are no material defaults by City under this Agreement or to City's knowledge, events that with the passage of time would constitute a material default of City under this Agreement.

7.2 City's Knowledge. The term "**City's knowledge**" or any reference thereto shall mean and apply to the actual knowledge of the managerial and supervisory personnel of City having responsibility for the Property or the Improvements. The foregoing personnel are acting for and on behalf of City and in a capacity as an executive or employee of City and are in no manner expressly or impliedly making any representations or warranties in an individual capacity. LPC West waives any right to sue or to seek any personal judgment or claim against any such individual.

7.3 Survival of City's Representations and Warranties; Indemnification. City's liability with respect to the representations and warranties of City set forth in this Agreement shall survive the Closing Date with respect to each Parcel for a period of twelve (12) months from the closing of such Parcel (the "**Survival Period**"). From and after the Closing of each Parcel and until the end of the Survival Period, City shall indemnify, defend, and hold harmless LPC West, and each of LPC West's members, managers, employees, agents, successors, and assigns ("**LPC West Parties**"), from and against any and all claims, demands, actions, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties, and reasonable attorneys' fees, that LPC West shall incur or suffer as a result of, or that arise, result from, or relate to any intentional or negligent material breach of any of City's representations, warranties, or covenants under this Agreement with respect to a particular Parcel.

7.4 Limits on LPC West's Claims Alleging Breach of Representations or Warranties or any other Claims. Notwithstanding any term, condition or provision in this Agreement to the contrary, express or implied, in the event the Closing occurs and LPC West receives possession of the Property, LPC West hereby expressly waives, relinquishes and releases any right or remedy available to LPC West, at law, in equity or under this Agreement, to make a claim against City for damages that LPC West may incur, or to rescind this Agreement and the transactions contemplated hereby, as the result of any breach by City of any provision of this Agreement or any of City's representations or warranties contained in Section 7.1 being untrue, inaccurate or incorrect if (a) LPC West had actual knowledge that such representation or warranty was untrue, inaccurate or incorrect at the time of the Closing and LPC West nevertheless permitted Closing to occur and the Deed or Memorandum of Ground Lease, as applicable, to be recorded, or (b) LPC West's damages and losses, if any, as a result of such representation(s) and/or warranty(ies) being untrue, inaccurate or incorrect are, in the aggregate, less than fifty thousand dollars (\$50,000.00), which amount is merely for purposes of setting a threshold for making claims and does not exempt City as to any portion of any amount for which it is liable. Notwithstanding anything contained herein or in this Agreement to the contrary, if the Closing has occurred and if LPC West has not waived, relinquished and released all rights or remedies available to it at law, in equity or otherwise as provided hereunder, the total aggregate liability of City arising pursuant to or in connection with City's covenants, agreements, representations, warranties, or other obligations (whether express or implied) set forth in this Agreement, including the exhibits attached hereto, shall not exceed two hundred thousand dollars (\$200,000.00) per Parcel or one million dollars (\$1,000,000.00) in the aggregate. LPC West acknowledges and agrees that the limits and restrictions upon any claim by LPC West as set forth in this Section have been specifically negotiated and agreed upon by and between the Parties and that City would not be willing to enter into this Agreement without LPC West's agreement to these restrictions and that the same are therefore binding and effective upon LPC West and its successors and assigns. All of the provisions of this Section will survive the Closing.

7.5 Representations and Warranties of LPC West. LPC West hereby represents and warrants to City:

7.5.1 ERISA. LPC West is not financing the Ground Leases or construction of Improvements on the Property with the assets of an employee benefit plan as defined in Section 3(3) of ERISA.

7.5.2 Organization and Authority. LPC West has been duly organized or formed and is validly existing under the laws of Texas. LPC West has the full right, power, and authority to enter into this Agreement, to ground lease the Parcels as provided in this Agreement, and to carry out LPC West's obligations hereunder, and all requisite action necessary to authorize LPC West to enter into this Agreement and to carry out its obligations hereunder have been, or by the Closing will have been, taken. The person signing this Agreement on behalf of LPC West is authorized to do so, and this Agreement is enforceable against LPC West in accordance with its terms, subject to bankruptcy, insolvency, and similar laws.

7.5.3 Pending Actions. There is no action, suit, arbitration, unsatisfied order or judgment, government investigation, or proceeding pending against LPC West which, if adversely determined, could individually or in the aggregate materially interfere with LPC West's ability to consummate the transaction contemplated by this Agreement.

7.5.4 Patriot Act and OFAC Compliance. Neither LPC West nor, to LPC West's knowledge, any individual or entity having any interest in LPC West is (i) listed on the Specially Designated Nationals and Blocked Persons List or any other similar list maintained by the Office of Foreign Assets Control or the U.S. Department of the Treasury, pursuant to any authorizing statute, executive order, or regulation; or (ii) a

8.3 Default by City. If City shall materially default in the performance of any of its obligations to be performed on or before the Closing Date and such default shall continue for thirty (30) days after written notice to City, LPC West shall be entitled, as its sole and exclusive to: (a) terminate this Agreement, in which event (I) the Deposit (to the extent not applied to rent due under the Ground Leases) shall be promptly returned to LPC West and (II) all other rights and obligations of City and LPC West hereunder (except those set forth herein which expressly survive a termination of this Agreement) shall terminate immediately; or (b) to waive such matter or condition and proceed to Closing with no change to the agreed upon Ground Lease terms. Notwithstanding the preceding sentence, if, at any Closing, City fails to comply in any material respect with any of its obligations contained in Section 3.4 (the “**Closing Obligations**”), and if all Conditions Precedent to City’s obligations hereunder have been waived or satisfied, LPC West shall have, in lieu of LPC West’s remedies contained in the preceding sentence, the option to waive all other actions, rights, or claims for damages for the failure to perform such Closing Obligations (other than costs and expenses incurred in enforcing this Agreement and its right to enforce the indemnities and other provisions of this Agreement which expressly survive a termination of this Agreement or Closing), and to bring an equitable action to specifically enforce the Closing Obligations; provided, LPC West’s suit for specific performance shall be filed against City in a court having jurisdiction in the county and state in which the Property is located, on or before the date that is sixty (60) days following the date the Closing should have occurred, failing which, LPC West shall be barred from enforcing this Agreement by specific performance and shall be deemed to have elected to terminate this Agreement as provided herein. If LPC West files a suit to enforce the Closing Obligations by specific performance, LPC West shall accept the Property from City subject only to the Permitted Exceptions, and City shall convey the Property to LPC West in compliance with all terms of this Agreement (other than the Closing Date). Notwithstanding anything to the contrary set forth in this Agreement, if all Conditions Precedent to City’s obligations under this Agreement have been waived or satisfied, if City intentionally fails to Close, and if the remedy of specific performance is not available to LPC West as a practical matter (e.g., City has conveyed one or more Parcels to a third party), then LPC West may pursue any and remedies available to it in law and equity, including an award of money damages. Other than as expressly provided herein, LPC West hereby waives any right to any damages resulting from City’s failure to perform its Closing Obligations or in the event of City’s default hereunder. The foregoing waiver is a material inducement to City in entering into this Agreement and shall survive the termination or expiration of this Agreement.

ARTICLE 9. CASUALTY AND CONDEMNATION

9.1 Condemnation. If the Parcels, or any part thereof, are or become the subject of a condemnation proceeding before the Closing of a Parcel, then LPC West may elect either to (a) terminate this Agreement as to the Parcel or Parcels affected, in which event all rights and obligations of the Parties hereunder shall cease and the Deposit (to the extent not applied to rent due under the first Ground Lease) shall be returned to LPC West, or (b) proceed to consummate the Closing for such Parcel or Parcels, in which event the Parties agree that the rent under the Ground Lease shall be reduced proportionately to the reduction in the size of the Parcel or Parcels and shall be reduced by the total of any awards or other proceeds received by City at or before the Closing Date with respect to any such condemnation proceeding. If LPC West elects to close and the award or other proceeds have not been received by City on or before the Closing Date, then, at the Closing, City shall assign to LPC West all rights of City in and to any awards or other proceeds payable by reason of any such condemnation proceeding. City agrees to notify LPC West in writing of any condemnation proceedings within five (5) days after City learns of the same. Damage and Destruction. If, prior to the Closing Date for any Parcel, any part of the Parcel is destroyed or suffers material damage affecting LPC West’s intended use, as determined by LPC West its sole and absolute discretion, LPC West shall have the right, exercisable by giving written notice of such decision to City within

thirty (30) days after receiving written notice of such damage or destruction, to terminate this Agreement, in which event the Deposit (to the extent not applied to rent due under the first Ground Lease) shall be returned to LPC West and all rights and obligations of the Parties hereunder shall cease. If LPC West does not timely elect to terminate this Agreement, all insurance and condemnation proceeds payable to City shall be paid or assigned to LPC West upon the Closing. **MORTGAGEE PROTECTION**

10.1 Effect of Revesting on Mortgages. With respect to City's reversionary rights on Parcel 3, City agrees to enter into one or more commercially reasonable agreements with a Mortgagee providing a loan for the development of Parcel 3, providing for, among other things, Mortgagee cure rights with respect to a failure to commence construction within ninety (90) days following the applicable Closing Date; provided that there shall be no Mortgagee cure rights in the event that LPC West transfers Parcel 3 in violation of Section 3.2.4.

10.2 Mortgagee Not Obligated to Construct. Notwithstanding any of the provisions of this Agreement, a Mortgagee or its designee for purposes of acquiring title at foreclosure shall in no way be obligated by the provisions of this Agreement to construct or complete the Improvements or any portion thereof or to guarantee such construction or completion; *provided, however*, that nothing in this Agreement shall be deemed or construed to permit or authorize any such Mortgagee, or any owner of the Development whose title thereto is acquired by foreclosure, trustee sale or otherwise, to devote that Development to any uses, or to construct any improvements thereon, other than the Improvements contemplated in this Agreement.

10.3 Copy of Notice of Default to Mortgagee. If City delivers any notice or demand to LPC West with respect to any breach of or default by LPC West in its obligations or covenants under this Agreement, City shall at the same time send a copy of such notice or demand to each Mortgagee at the last address of such holder shown in the records of City and if no such address is shown in City's records, then as show in any Mortgage of record.

10.4 Mortgagee's Options to Cure Defaults. After any default in or breach of this Agreement by LPC West where LPC West fails to cure or remedy said default or breach, then each Mortgagee may, at its option, cure or remedy such breach or default within one hundred eighty (180) days after passage of the latest date for LPC West's cure of the default, and, if permitted by its loan documents, add the cost thereof to the Mortgage debt and the lien of its Mortgage. If the breach or default is with respect to construction of the Improvements, nothing contained in this Agreement shall be deemed to prohibit such Mortgagee either before or after foreclosure or action in lieu thereof, from undertaking or continuing the construction or completion of the Improvements, provided that the Mortgagee notifies City in writing of its intention to complete the Improvements, or portion thereof. Any Mortgagee who properly completes Improvements on a Parcel shall be entitled to issuance of a Certificate of Completion, following the procedures set forth in Section 5.6.

10.5 Amendments to Agreement Requested by Mortgagee. City shall execute amendments to this Agreement or separate agreements to the extent reasonably requested by a Mortgagee proposing to make a loan to or investment in LPC West secured by a security interest in a Component or Parcel or a portion thereof, provided that such proposed amendments or other agreements do not materially and adversely affect the rights of City hereunder or City's interest in the Parcel. **GENERAL PROVISIONS**

11.1 Term. This Agreement shall be effective as of the Effective Date and shall terminate upon the earliest of: (a) a Party giving a notice of termination in accordance with any provision of this Agreement;

(b) the mutual agreement of the Parties in writing to terminate this Agreement; or (c) the issuance of a Certificate of Completion for all Components on all Parcels.

11.2 Notices, Demands, and Communications. Any notice, demand, or notice which either Party desires or may be required to make or deliver to the other pursuant to this Agreement shall be in writing and may be delivered, with all applicable delivery and postage charges prepaid, by: (a) personal delivery or messenger; (b) nationally recognized overnight courier service; (c) certified mail through the United States Postal Service, return receipt requested; or (d) e-mail, if simultaneously sent by another means allowed hereunder, and addressed as follows:

City:	City of Vancouver PO Box 1995 Vancouver, WA 98668-1995 Attn: Patrick Quinton Email: patrick.quinton@cityofvancouver.us
With a Copy to:	City of Vancouver PO Box 1995 Vancouver, WA 98668-1995 Attn: City Attorney's Office Email: City.attorneyemails@cityofvancouver.us
And to:	Pacifica Law Group LLP 1191 Second Avenue, Suite 2000 Seattle, Washington 98101 Attn: Gerry Johnson Email: Gerry.johnson@pacificallawgroup.com
LPC West:	LPC West, Inc. 1201 Third Avenue, Floor 22 Seattle, Washington 98101 Attn: Patrick Gilligan Email: pgilligan@lpc.com
With a Copy to:	Radler White Parks & Alexander LLP Attn: Dina Alexander 111 SW Columbia Street, Suite 700 Portland, OR 97201 Email: dalexander@radlerwhite.com

Notices shall be deemed received by the addressee upon the earlier of actual delivery or refusal of a Party to accept delivery thereof; provided that notices sent by email shall be deemed given on the date received if and only if delivered prior to 6:00 p.m. Pacific Time and if simultaneously sent by another means allowed hereunder. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision. Notices may be given by counsel to a Party on behalf of such Party.

11.3 Confidentiality. City agrees to keep financial information and other proprietary information (such as, by way of example, potential tenant information), that LPC West labels “Confidential” (“**Confidential Information**”) confidential, except for public records and open meeting requirements imposed by Washington law on City. Notwithstanding the foregoing, City shall have the right to make disclosures of Confidential Information to City’s legal counsel, City officers, employees, elected officials, agents, consultants and independent contractors who have a need to know such Confidential Information in order to perform their responsibilities under or in connection with this Agreement or development or financing of the Improvements, and who are made aware that Confidential Information must be kept confidential according to (and may not be distributed or used other than in accordance with) this ENA. Notwithstanding the foregoing, LPC West shall have the right to make disclosures of its Confidential Information. The Parties understand and acknowledge that City is a public agency that may be subject to the Open Public Meetings Act RCW 42.30 and is subject to the Washington Public Records Act RCW 42.56 and that information and records provided to City (potentially including Confidential Information) may be subject to public inspection and production in response to public records requests notwithstanding the terms of this Agreement. Notwithstanding anything to the contrary in this Agreement, if City receives a request to disclose Confidential Information under the Washington Public Records Act, City may assert exemptions to disclosure in their sole discretion. If City receives a request to disclose Confidential Information, City agrees to give LPC West ten (10) days’ notice prior to disclosure so that LPC West may seek a protective order. Notwithstanding anything to the contrary contained herein, the term “Confidential Information” shall not, however, include any information that is:

11.3.1 contained in an unrestricted, generally-available printed publication prior to the Effective Date;

11.3.2 available to the general public without use of a Washington Public Records Act Request at the time of disclosure or that becomes publicly available without any wrongful act or failure to act on the part of the recipient;

11.3.3 is known by either Party without any proprietary restrictions at the time of receipt of such confidential information from the discloser or becomes rightfully known to either Party without proprietary restrictions from a third-party source;

11.3.4 is independently developed by the recipient without reference to the confidential information of the discloser; or

11.3.5 is disclosed by the discloser in an open public meeting.

11.4 Time for Approvals. Where this Agreement requires the approval of a Party, said Party will approve or disapprove within ten (10) Business Days after receipt of the material to be approved, except where a longer or shorter time period is specifically provided to the contrary. Failure by a Party to approve or disapprove within said period of time shall be deemed approval. Any disapproval shall state in writing the reasons for such disapproval. Except when specifically set forth as subject to “sole discretion,” approvals will not be unreasonably conditioned, withheld, or delayed.

11.5 Non-Liability of City Officials, Employees and Agents. No member, official, employee, or agent of City shall be personally liable to LPC West, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to LPC West or successor or on any obligation under the terms of this Agreement.

11.6 Force Majeure Delay; Extensions of Time for Performance.

11.6.1 In addition to specific provisions of this Agreement, neither Party hereunder (or any successor in interest) shall be deemed to be in default or breach of this Agreement if any delays or defaults by such Party or its successor or the failure of any Condition Precedent arise from any of the following: (a) insurrection; (b) strikes; (c) lock-outs; (d) riots; (e) floods; (f) earthquakes; (g) fires; (h) unusually severe weather; (i) casualties; (j) acts of god; (k) acts of the public enemy; (l) acts of the other Party; (m) epidemics or pandemics; (n) quarantine restrictions; (o) freight embargoes; (p) litigation (including suits filed by third parties concerning or arising out of this Agreement); (q) inability to secure or the rationing of necessary services, labor, materials, tools, or sources of energy; (r) condemnation; (s) acts or failure to act of any public or governmental agency or entity (other than City as a Party to this Agreement); or (t) any other causes (other than failure of the financing contingency set forth in Section 2.1.2.5) beyond the reasonable and foreseeable control or without the fault of the Party claiming an extension of time to perform (collectively, “**Force Majeure**” and each, a “**Force Majeure Event**”).

11.6.2 If a Party determines that a Force Majeure Event exists, then that Party shall give notice of that event and its cause or causes to the other Party. If any Force Majeure Event occurs, the time or times for performance of the obligations of the Party or Parties, as the case may be, including the failure of any Condition Precedent, shall be extended for the period of the Force Majeure Event; provided, however, that the Party seeking the benefit of the provisions of this Section shall, within sixty (60) days after the Party becomes aware of a Force Majeure Event, have first notified the other Party in writing of its cause or causes and the estimated time of correction. Any Party may suspend its performance under this Agreement if that performance is conditioned on performance that another Party has been excused from by reason of a Force Majeure Event. A Party who intends to suspend its performance based on another’s Force Majeure Event shall notify the other Party in writing of the specific date of suspension of performance and the specific performance it will not undertake or continue. Upon resumption of performance by the Party initially excused due to a Force Majeure Event, all Parties shall immediately resume performance.

11.6.2.1 If a Force Majeure Event does prevent or is likely to prevent a Party’s performance for a period longer than eighteen (18) months, then any Party may give notice, at any time, to the other Party of its election to initiate negotiations to amend this Agreement, including the Schedule of Performance. If a Party elects to initiate such negotiations, both Parties shall participate in such negotiations in good faith and in the spirit of cooperation for a period of at least ninety (90) days. At any time after the ninetieth (90th) day, either Party may elect to terminate negotiations by written notice to the other Party. If neither Party initiates negotiations pursuant to this Section 11.6.1.2, or if the negotiations do not result in an amendment acceptable to all affected Parties, then the period of Force Majeure Event shall end on the last day of the eighteen (18) month period.

11.6.2.2 Times of performance under this Agreement may also be extended in writing by City and LPC West.

11.7 Title of Parts and Sections; Interpretation. Any titles of the articles, sections, or subsections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any part of its provisions. In construing or interpreting this Agreement, (a) singular pronouns and nouns shall be taken to mean and include the plural, and the plural shall be taken to mean and include the singular, and the masculine pronoun shall be taken to mean and include the feminine and the neuter,

as the context may require, (b) “shall” means mandatory and imperative, and (c) “including” means including without limitation.

11.8 General Indemnification. Each Party (the “**Indemnifying Party**”) agrees to indemnify, protect, hold harmless and defend (by counsel reasonably satisfactory to the other Party) the other Party (the “**Indemnified Party**”) and its respective governing council members, members, managers, officers, directors, shareholders, agents, contractors and employees, from all suits, actions, claims, causes of action, administrative proceedings, arbitrations, enforcement actions, costs, demands, judgments, and liens arising out of the Indemnifying Party’s performance or non-performance under this Agreement, or arising out of acts or omissions of the Indemnifying Party or any of Indemnifying Party’s contractors, subcontractors, employees, agents, or other persons claiming under any of the aforesaid, except to the extent caused by the Indemnified Party’s willful misconduct or gross negligence. The provisions of this Section shall survive termination of this Agreement.

11.9 Applicable Law. This Agreement shall, in all respects, be governed, interpreted, and enforced under and pursuant to the laws of the State of Washington, without resort to any jurisdiction’s conflicts of law principles, rules, or doctrines.

11.10 Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the Parties under that provision have been materially altered or abridged by such invalidation, voiding, or unenforceability.

11.11 Venue. In the event any legal action is commenced to interpret or to enforce the terms of this Agreement or to collect damages as a result of any breach thereof, the venue for such action shall be the Superior Court of Clark County, Washington.

11.12 Waiver. No waiver made by either Party with respect to the performance, or manner or time thereof, of any obligation of the other Party or any condition inuring to its benefit under this Agreement shall be considered a waiver of any other rights of the Party making the waiver. No waiver by City or LPC West of any provision of this Agreement or any breach thereof shall be of any force or effect unless in writing; and no such waiver shall be construed to be a continuing waiver.

11.13 Binding Upon Successors.

11.13.1 This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest and assigns of each of the Parties hereto. Any reference in this Agreement to a specifically named Party shall be deemed to apply to any successor, heir, administrator, executor or assign of such Party who has acquired an interest in compliance with the terms of this Agreement, or under law.

11.13.2 The covenants and restrictions set forth in this Agreement shall run with the land, and shall bind all successors in title to the Property. However, on the termination of this Agreement, such covenants and restrictions shall expire except to the extent of the specific terms and conditions of any recorded documents. Each and every contract, Ground Lease, or other instrument hereafter executed covering or conveying the Property shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed, or other instrument, unless City expressly releases the Property from the requirements of this Agreement.

11.14 Parties Not Co-Venturers. Nothing in this Agreement is intended to or does establish the Parties as partners, joint-venturers, co-venturers, or principal and agent with one another, nor any other association between the Parties.

11.15 No Third-Party Beneficiaries. No person or entity other than City, LPC West, and their permitted successors and assigns shall have any right of action under this Agreement, other than Mortgagees as expressly provided in this Agreement.

11.16 Time is of the Essence. In all matters under this Agreement, the Parties agree that time is of the essence.

11.17 Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays, and legal holidays in the State of Washington, except that if the last day of any period falls on any Saturday, Sunday, or legal holiday in the State of Washington, the period shall be extended to include the next Business Day.

11.18 Action by City. Except as may be otherwise specifically provided in this Agreement, whenever any approval, notice, direction, finding, consent, extension of time, request, waiver, or other action by City is desired, required or permitted under this Agreement, such action may be given, made, or taken by City Manager or by any person who shall have been designated in writing to LPC West by City Manager, without further approval by City Council. Any such action shall be in writing.

11.19 Discretion Retained by City. City's execution of this Agreement does not constitute approval by City and in no way limits the discretion of City as part of the regulatory permit and approval process under applicable City Code in connection with design, permitting, and construction of the Improvements.

11.20 Complete Understanding of the Parties. This Agreement constitute the entire understanding and agreement of the Parties with respect to the matters set forth in this Agreement. There is no other oral or written agreement between the Parties with regard to this subject matter. There are no oral or written representations made by either Party, implied or express, other than those contained in this Agreement.

11.21 Amendments. The Parties can amend this Agreement only by means of a writing executed by all Parties.

11.22 Implementation Agreements. The Parties acknowledge that the provisions of this Agreement require a close degree of cooperation and that new information and future events may demonstrate that changes are appropriate with respect to the details of performance of the Parties under this Agreement. The Parties desire, therefore, to retain a certain degree of flexibility with respect to the details of performance for those items covered in general terms under this Agreement. If and when, from time to time, the Parties find that refinements or adjustments are desirable, such refinements or adjustments shall be accomplished through operating memoranda or implementation agreements mutually approved in writing and signed by the Parties, and which, after execution, shall be attached to this Agreement as addenda and become a part hereof. Operating memoranda or implementation agreements may be executed on City's behalf by City Manager or any person who shall have been designated in writing to LPC West by City Manager as having such execution authority. If a particular subject requires public notice or hearing, such notice or hearing shall be appropriately given. Notwithstanding the foregoing, nothing in this Section shall be deemed to require City to consider any request by LPC West for a waiver of any particular obligation as set forth herein.

11.23 Assignment. LPC West shall be permitted to partially or wholly assign this Agreement, the Deposit, and the rights of LPC West in connection therewith to a “LPC West’s Affiliate” without the prior written consent of City, provided that LPC West delivers written notice no later than ten (10) days prior to the effective date of such assignment, which notice shall provide reasonable evidence to City that the assignee is a “LPC West Affiliate” as defined herein.

11.23.1 “**LPC West’s Affiliate**” means (a) any entity that directly or indirectly controls, is controlled by, or is under common control with LPC West; (b) any entity at least a majority of whose economic interest is owned by LPC West; or (c) any single purpose entity formed to enter into the Ground Lease, develop, own, lease, sell, or otherwise deal with the Component of the Improvements for a specific Parcel, provided that such entity has entered into a development contract with LPC West, such that LPC West will manage the construction of the relevant Component of the Improvements. The term “**control**” means the power to direct the day-to-day management of such entity through voting rights, ownership, or contractual obligations.

11.23.2 Except as otherwise provided in this Section 11.23, LPC West shall not assign its rights under this Agreement without the prior written consent of City which may be granted, denied or conditioned in City’s sole and absolute discretion.

11.23.3 No assignments shall relieve the assigning Party from its obligations under this Agreement unless expressly agreed to in writing by City.

11.24 Attorney Fees. If any action or proceeding of any nature whatsoever is commenced by either Party to interpret or enforce this Agreement or to collect damages as a result of the breach of any of the provisions of this Agreement, the substantially prevailing or non-defaulting Party in such action or proceeding, including any appellate proceedings, shall be entitled to recover from the losing or defaulting Party all reasonable costs and expenses, including, without limitation, attorney, paralegal, accountant, and other expert fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, in addition to other amounts provided by law or other relief awarded by the court at trial or on appeal.

11.25 Dispute Resolution. If a dispute arises under this Agreement, which shall include the inability of the Parties to reach agreement on any issue or item contemplated by this Agreement, either Party may notify the other in writing of the issue. Following such notification, the Parties shall meet and confer in an attempt to resolve the dispute or issue for a period thirty (30) days unless the Parties mutually agree to extend the period for meeting and conferring. A decision maker for each of the Parties shall attend and participate in at least one such meeting. At the conclusion of this period, if the dispute or issues are not resolved, the Parties shall mutually select a qualified mediator and submit the dispute or issues for resolution by mediation. If the Parties cannot agree to the appointment of a mediator within fifteen (15) days following the end of the 30-day meet and confer period, either Party may request the Presiding Judge of the Clark County Superior Court to designate a mediator. The Parties will accept the mediator so designated to mediate the dispute or issues. If the mediation fails, either Party may submit the matter to a court of competent jurisdiction for resolution. The Parties will split all costs and fees of the mediator.

11.26 Construction. The Parties acknowledge that they have each reviewed and revised this Agreement with their respective counsel and that the normal rule of construction that provides for ambiguities to be construed against the drafter shall not be applied when interpreting this Agreement.

11.27 Multiple Originals; Counterparts. This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts, all of which, when taken together, shall be one and the same Agreement.

11.28 Plans and Reports. If City exercises the right of reversion related to Parcel 3 and described in Section 3.2.4 above, within thirty (30) days of City's written request therefor, LPC West agrees to provide City with copies of all non-proprietary plans, studies and reports developed by or for LPC West in connection with its development of Parcel 3, including without limitation, all engineering reports, traffic studies, soils and environmental reports.

11.29 Press Releases. Any press release or public announcement of this Agreement or the transactions or projects contemplated by this Agreement, outside of a public meeting or as a result of a Washington Public Records Act request, will be coordinated and mutually agreed upon in writing by LPC West and City prior to any release.

*[Remainder of page intentionally left blank;
signature pages follow.]*

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the Effective Date.

CITY:

CITY OF VANCOUVER, a Washington municipal corporation,

By: _____
Name: _____
Title: _____

Attest By:

By: _____
Name: _____
Title: _____

Approved as to Form:

By: _____
Name: _____
Title: _____

LPC WEST:

LPC WEST INC., a Texas corporation

By: _____
Patrick Gilligan, Executive Vice President

EXHIBIT A-1
LEGAL DESCRIPTION OF THE PROPERTY

Title description obtained from that certain Commitment of Title Insurance issued by Chicago Title Company of Washington, dated July 13, 2002, Order Number 622-160230 (Amendment One). Legal description is subject to change to the extent the foregoing commitment is updated.

Parcel I:

Lots 1, 2, 7, and 8, Block 34, of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of Plats, Page 40, records of Clark County, Washington.

TOGETHER WITH the North half of vacated West 5th Street lying South of said portion of said block as set forth in Vacation Ordinance M-3628, as recorded in Auditor's File No. 3732663, which would attach by operation of law.

EXCEPT that portion conveyed to the City of Vancouver, a municipal corporation of the State of Washington, on June 20, 2005 under Auditor's File No. 4005368.

Parcel II:

That portion of Blocks 34 and 38 of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of Plats, Page 40, records of Clark County, Washington, and that portion of vacated Franklin Street between West Fifth Street and West Sixth Street described as follows:

BEGINNING at a point which is on the South line of West Sixth Street and being 100 feet North 89°14'34" West of the Northeast corner of Block 34 of said Plat, thence North 89°14'34" West along the South line of said Street 200 feet to a point, thence South 0°45'26" East 202.71 feet, more or less, to a point on the North line of West Fifth Street; thence South 89°14'07" East along the North line of said Street 200 feet to a point which is 100 feet North 89°14'07" West of the Southeast corner of said Block 34; thence North 0°45'26" East 202.74 feet, more or less, to the Point of Beginning.

TOGETHER WITH the North half of vacated West 5th Street lying South of said portion of said blocks and South of that portion of vacated Franklin Street as set forth in Vacation Ordinance M-3628, as recorded in Auditor's File No. 3732663, which would attach by operation of law.

Parcel III:

All of Lots 2, 3, 4, and 7, and portions of Lots 1, 5, 6, and 8, all in Block 38 of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of Plats, Page 40, records of Clark County, Washington, described as follows:

Beginning at a point of the South line of West 6th Street that is North 89°14'34" West 300.00 feet from the

West line of Esther Street and running thence South 0°45'26" West 202.71 feet to the South line of said Block 38 of the plat of the Town of Vancouver; thence North 89°14'07" West along said line 71.10 feet to the Burlington Northern Railroad right of way; thence Northwesterly along said right of way, along the arc of a curve to the right having a radius of 3777.33 feet through a central angle of 2°12'54", an arc distance of 146.03 feet to the East line of vacated Grant Street; thence North 0°45'23" East 108.01 feet to the South line of West 6th Street; thence South 89°14'34" East 182.25 feet to the Point of Beginning.

TOGETHER WITH that portion of vacated West 5th Street, as vacated by Ordinance No. M-3828, recorded under Auditor's File No. 3732663, which would attach by operation of law.

Parcel IV:

A portion of Lot 1, Block 45, of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of plats, Page 40, records of Clark County, Washington, and of vacated Grant Street on the East, described as follows:

Beginning at the intersection of the South line of West 6th Street with the East line of Grant Street, said point being the Northwest corner of Block 38 of said West Vancouver, and running thence South 0°45'23" West, along the West line of said block 108.01 feet to the right of way line of the Burlington Northern Railroad; thence Northwesterly along said right of way along a curve to the right having a radius of 3777.33 feet, through a central angle of 2°24'51" an arc distance of 159.16 feet to the South line of the aforementioned West 6th Street; thence South 89°14'34" East 116.88 feet to the Point of Beginning.

Parcel V:

Lots 1 and 2, and all of those portions of Lots 6, 7, and 8, in Block 35 of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of Plats, Page 40, records of Clark County, Washington, which lie North of the Northerly right-of-way line of the Spokane, Portland and Seattle Railway Company main line to Spokane, said right-of-way line being parallel to and 42.5 feet distant from the centerline of said main line tract.

TOGETHER WITH the South half of vacated West 5th Street lying North of said Lots 1 and 2 as set forth in Vacation Ordinance M-3628, as recorded in Auditor's File No. 3732663, which would attach by operation of law.

EXCEPT that portion conveyed to the City of Vancouver, a municipal corporation of the State of Washington, by Statutory Warranty Deed recorded March 6, 2009, under Auditor's File No. 4537639.

Parcel VI:

That portion of Lots 3 and 4, Block 35, of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of Plats, Page 40, records of Clark County, Washington, lying Northeasterly of a line parallel with and distant 42.5 feet Northeasterly from the centerline of the Spokane, Portland and Seattle Railway Company main line.

TOGETHER WITH the South half of vacated West 5th Street lying North of said Lots 4 and 3 as set forth in Vacation Ordinance M-3628, as recorded in Auditor's File No. 3732663, which would attach by operation of law.

{01300729;14}

Exhibit A-1

Parcel VII:

A parcel of property in the plat of TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of plats, Page 40, located in the Southwest quarter of Section 27, Township 2 North, Range 1 East of the Willamette Meridian in Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of Block 35 in said Plat of TOWN OF VANCOUVER (commonly known as WEST VANCOUVER); thence South 89°58'39" West, along the South line of West 5th Street, 201.21 feet to the West line of said Block 35 and the TRUE POINT OF BEGINNING; thence continuing South 89°58'39" West 68.23 feet to a point on the Northeasterly line of the Burlington Northern Railroad right-of-way said point on a non tangent 3777.22 foot radius curve to the left of having a tangent bearing into said curve of South 52°40'41" East of said point; thence along said Northeasterly line and around said 3777.22 foot radius curve to the left 85.04 feet to said West line of said Block 35; thence North 00°01'33" East, along the West line of said Block 35, a distance of 50.81 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of vacated West 5th Street, as vacated by Ordinance No. M-3722, recorded under Auditor's File No. 4098324.

Parcel VIII:

All of Block 28 of the TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), according to the plat thereof, recorded in Volume 'B' of Plats, Page 40, records of Clark County, Washington.

TOGETHER WITH the West half of vacated Daniels Street lying East of said Block 28, as more fully set forth in that Vacation Ordinance M-1325, as recorded in Auditor's File No. 8301060002, which would attach by operation of law.

TOGETHER WITH the abutting one-half width of Fifth Street, to the centerline thereof, effective upon the vacation thereof as more fully set forth in that Vacation Ordinance M-3628, as recorded in Auditor's File No. 3732663, which would attach by operation of law.

EXCEPT that portion thereof conveyed to the City of Vancouver, a Washington municipal corporation, under Auditor's File No. 4389581.

Parcel IX:

That parcel of land in a portion of the Amos Short Donation Land Claim, and a portion the plat of TOWN OF VANCOUVER (commonly known as WEST VANCOUVER), recorded in Volume 'B' of Plats, Page 40, in a portion of the Southwest quarter of Section 27, Township 2 North, Range 1 East of the Willamette Meridian, City of Vancouver, Clark County, Washington, described as follows:

BEGINNING at the Southeast corner of Block 28 of said plat; thence South 02°24'41" West, for a distance of 117.08 feet; thence North 57°54'46" West, for a distance of 86.48 feet; thence along the arc of a 170.00 foot radius non-tangent curve to the right, the long chord of which bears North 48°19'12" West, for a chord distance of 56.66 feet, through a central angle of 19°11'08", for an arc distance of 56.92 feet; thence along the arc of a 230.00 foot radius reverse curve to the left, the long chord of which bears North

{01300729;14}

Exhibit A-1

45°50'35" West, for a chord distance of 56.98 feet, through a central angle of 14°13'54", for an arc distance of 57.13 feet; thence South 87°45'03" East, along the South line of said Block 28, for a distance of 161.52 feet to the Point of Beginning.

**EXHIBIT A-2
DEPICTION OF THE PARCELS**

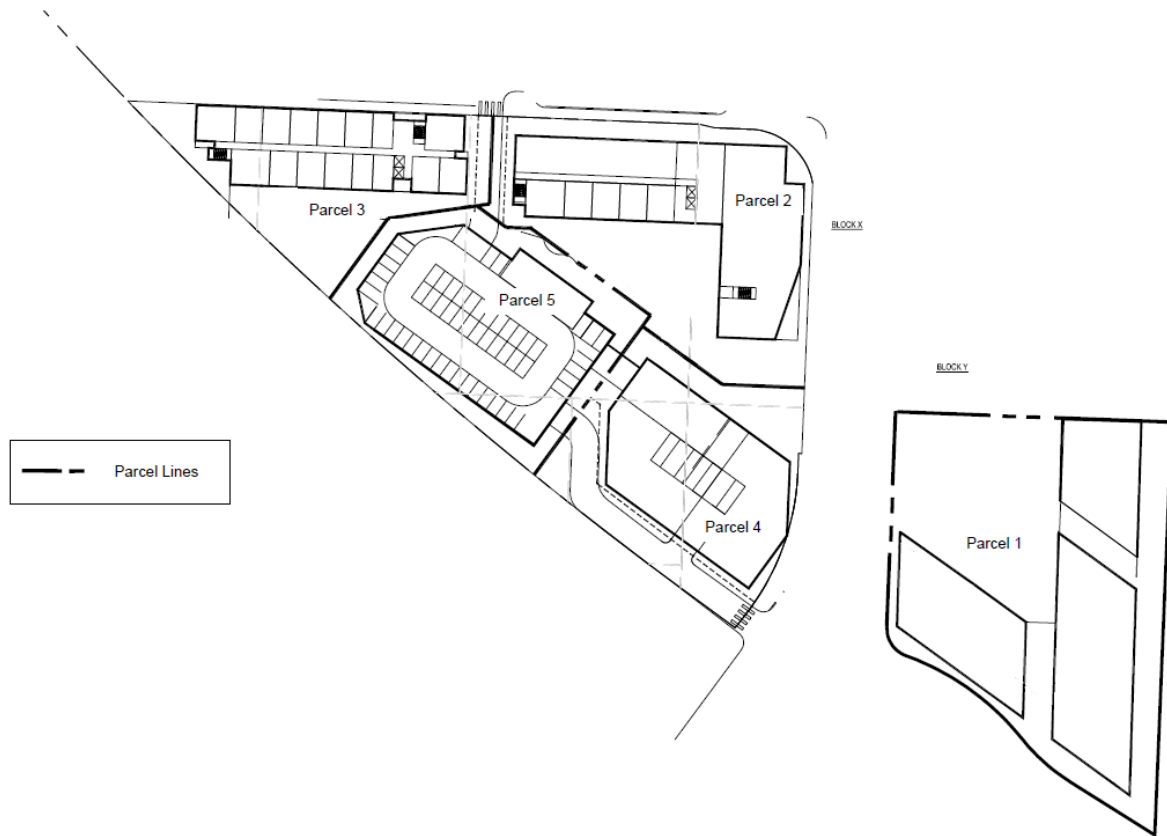


EXHIBIT B
100% Schematic Design Plans and Drawings

[TO BE INSERTED]

EXHIBIT C
Schedule of Performance

This Schedule of Performance summarizes the proposed, anticipated schedule for various milestones under this Agreement and under the Ground Leases. The description of items in this Schedule of Performance is meant to be descriptive only, and shall not be deemed to modify in any way the provisions of the Agreement. Except for commencement of construction and completion of construction, the Target Date of Completion noted below are goals not deadlines, and so long as LPC West uses commercially reasonable diligence and efforts to complete the milestones, the failure to complete a milestone by the corresponding Target Date of Completion shall not constitute a failure of a City condition or a default under the Agreement. As to commencement of construction and completion of construction, any failure to achieve the milestone by the Target Date of Completion provided below shall constitute an event of default under the Ground Lease for that Parcel as provided in Article 4 of this Agreement, and shall entitle City to exercise its remedies under that Ground Lease, but shall not constitute a separate default under this Agreement.

Item	Milestone	Target Date of Completion
	<i>Pre-Closing on a Parcel, Pursuant to this Agreement</i>	
1.	City Council Approval of Ground Lease form	90 days after Effective Date
2.	City Council Approval of Affordable Housing conveyance	60 days after recording of Legal Lots
3.	City Removal of Generator and Well	January 31, 2025. If not completed by April 30, 2025 then it will be an event of default on the part of City.
4.	Recording of Legal Lots	July 1, 2025 or within 60 days of land use approval, whichever is the earlier.
5.	Recording of CC&Rs	90 days following creation of the Legal Lots
6.	Approval of Permits for Improvements to start construction	April 1, 2026
7.	Phase 1 Outside Closing Date	April 1, 2026
	<i>Post-Closing on a Parcel, Pursuant to Ground Lease</i>	
8.	Commencement of Construction of Phase 1	July 1, 2026
9.	Required Completion Date of Phase 1	July 1, 2029 or within 3 years of commencement of construction, whichever is the earliest

SCHEDULE 2.4.5
Final Legal Lot Configuration

[TO BE INSERTED]

**Schedule 3.2.4.1
Form of Deed**

After recording, return to:

Document Title:	Statutory Bargain and Sale Deed
Reference No(s). of Related Documents:	N/A
Grantor:	City of Vancouver, a Washington municipal corporation
Grantee:	
Legal Description (abbreviated):	
Additional Legal Description:	See Exhibit A
Assessor Property Tax Parcel/Account No(s).	

STATUTORY BARGAIN AND SALE DEED

The Grantor, CITY OF VANCOUVER, a Washington municipal corporation, for and in consideration of _____ Dollars (\$ _____), in hand paid, bargains, sells and conveys to _____, a[n] _____, the real estate situated in the County of Clark, State of Washington and legally described in the attached Exhibit A, subject to those matters set forth in the attached Exhibit B.

DATED this _____ day of _____, 20____.

GRANTOR:	CITY OF VANCOUVER, a Washington municipal corporation
----------	--

By:	_____
Name:	_____
Title:	_____

STATE OF WASHINGTON)
) ss.
County of Clark)

On this ____ day of _____, 20____, before me personally appeared _____, to me known to be the _____ of the City of Vancouver, a Washington municipal corporation, which has executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said city, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(Signature of Notary Public)

(Printed Name of Notary Public)

(Place of Residence of Notary Public)

(seal or stamp)

My Commission Expires:_____

EXHIBIT A
(to Statutory Bargain and Sale Deed)

Property Legal Description

[To be inserted.]

EXHIBIT B
(to Statutory Bargain and Sale Deed)

Permitted Encumbrances

[To be inserted.]

Schedule 3.2.4.2

Form of Assignment of Intangibles

ASSIGNMENT OF INTANGIBLES

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CITY OF VANCOUVER, a Washington municipal corporation ("**Assignor**"), hereby assigns, transfers, sets over and delivers to _____, a[n] _____ ("**Assignee**"), all of Assignor's right, title, and interest in and to all of the following: (a) all rights, privileges, licenses, and easements appurtenant to the real property described in the attached Exhibit A (the "**Real Property**"), including, without limitation, all minerals, oil, gas, and other hydrocarbon substances on and under the Real Property, as well as all development rights, air rights, and water rights; (b) all governmental approvals, entitlements, permits, warranties, guaranties, and development rights or credits related to the Real Property; and (c) all other intangible property owned by Assignor pertaining to the Real Property.

This Assignment of Intangibles shall be binding upon Assignor and shall inure to the benefit of Assignee and each of their respective successors and assigns.

IN WITNESS WHEREOF, Assignor has executed this Assignment of Intangibles effective as of _____, 20____.

ASSIGNOR:

CITY OF VANCOUVER,
a Washington municipal corporation

By: _____
Name: _____
Title: _____

EXHIBIT A
(to Assignment of Intangibles)

Real Property Legal Description

[To be inserted.]

Schedule 4.1.3.3

Ground Lease- Discounted Rent

Year	Rent Discount
1	100%*
2	100%*
3	50%
4	50%
5	25%
6	25%
7	0%
8	0%
9	0%
10	0%

*Note: Year 1 and 2 referenced above reflects the 2-year rent abatement referenced in Section 4.1.3.3 of this Agreement.

Schedule 6.2.1
Green Building Measures

LPC West agrees to meet the following green building measures. Failure to do so shall be considered a default under the Agreement.

Energy Efficiency

- All buildings to comply with Washington Clean Buildings Performance Standards
- All buildings will be fully electric, with the exception of restaurant space which may require gas for cooking
- EnergyStar appliances will be utilized as much as possible
- Low flow plumbing fixtures will be utilized
- High efficiency LED light fixtures will be utilized

Transportation

- 100% of the parking stalls will be EV charging ready
- 10% of stalls will have installed and operational EV charging stations
- Dedicated bicycle storage and repair facilities will be provided on the Property

Lighting

- Dark sky lighting will be utilized to minimize light pollution

Heat Island Mitigation

- Approximately 140,000 square feet of asphalt parking lot will be removed
- Aim for Silver Leaf designation in City of Vancouver TreeCAP Program
- Drought resistant vegetation and light-colored paving surfaces used in open spaces

Rainwater Management

- Bioswales in landscaped areas to harvest rainwater

Material sourcing

- Materials from local suppliers will be used as much as possible (e.g., lumber, steel, concrete, landscaping, finishes)
- Recycled and renewable materials will be used as much as possible (e.g., asphalt, flooring)

Schedule 6.2.3 Workforce and Business Development Strategy

I. Project Goals

A. Participation Goals

- Local Business participation:
 - BIPOC General Contractor – 100%
 - Minimum BMWESB participation goal – 20%; Aspirational BMWESB participation goal – 40%
 - Minimum SW Washington Subcontractor (SWS) goal – 20%; Aspirational SW Washington Subcontractor (SWS) goal – 30%
- Apprenticeship Programs:
 - Goal to achieve 20% of labor hours in each apprenticeship trade for contracts of \$750,000 or more.
 - Develop a plan in collaboration with Workforce Southwest Washington and NAMCO that does not cannibalize specific apprenticeship goals for BIPOC and women regarding journey level positions. (*i.e.*, track BIPOC and women journey level participation towards 20% goals).
- Endeavor to maximize employment opportunities for BIPOC and women.
- Bring the highest value possible to the Owner for each contracting opportunity.
- Engage the local community through the bidding process.

To accomplish these project goals, LPC West's general contractor will closely follow the approach laid out in this Contracting Plan. The entire project team will collaborate, employing strategies and pragmatic solutions to ensure the Project creates opportunities, builds community, and strives to meet the goals outlined in this plan.

This Contracting Plan does not apply to contracts in effect as of the Effective Date, to contracts with a dollar amount of less than \$200,000, or to scopes of work requiring highly specialized contractors thereby making compliance unreasonable or impractical (e.g., elevators). The dollar amounts of the foregoing contracts will be removed from the total contract price when determining progress toward or achievement of the goals set forth in this Contracting Plan.

B. BIPOC Return on Investment (B-ROI)

In addition to working to achieve the participation goals set forth above, LPC West believe it is also important to help grow the long-term capacity of BMWESB businesses. Achieving an aspirational percentage goal does little for the community if the firms working on the projects do not have sustained growth after completion of the project. We hope that with NAMCO and Workforce Southwest Washington support, LPC West's general contractor will successfully engage the BMWESB community and provide meaningful opportunities on this project and on future projects.

Many project sponsors and owners are unaware that BIPOC Prime Contractors (BPC) directly support the growth of BIPOC Subcontractors (BSC) and businesses. This growth enhances the

subcontractor community for all prime contractors and leads to a sustainable and more price-conscious subcontractor community in the long term.

II. Outreach

A. General Outreach

LPC West's general contractor will continuously update its comprehensive list of BMWESB firms by utilizing the following means of contact:

- General contractor's bid list
- Office of Minority & Women's Business Enterprises (OMWBE)
- Procurement Technical Assistance Centers (PTAC)
- Southwest Washington Contractors Association (SWCA)
- Greater Vancouver Chamber of Commerce - member
- National Association of Minority Contractors (NAMCO)
- Oregon Association of Minority Entrepreneurs (OAME)
- Workforce Southwest Washington (WSW)
 - Affiliate apprenticeship programs include:
 - Evening Trades Apprenticeship Preparation (ETAP)
 - Constructing Hope Pre-Apprenticeship Program (ICCDC)
 - Oregon Tradeswomen, Inc.
 - Portland Youth Builders
 - Urban League of Portland
 - Worksystems, Inc.
 - POIC Pre-Apprenticeship

In addition, LPC West's general contractor will:

- Host a minimum of two significant outreach events focusing on this Contracting Plan.
 - Meetings will cover project scope, bid and project schedule, workforce training requirements, and preliminary technical assistance.
 - All meetings will include key members of the project team.
 - Project staff will follow up with all meeting attendees to continue to foster meaningful relationships.
- Advertise subcontracting work and potential BMWESB business opportunities in local minority newspapers in SW Washington and Portland, including, but not limited to: The Columbian, The Skanner, El Hispanic News, Asian Reporter, and Portland Observer.
- Foster majority and BIPOC business introductions before bidding to promote positive sub-contracting partnerships. This will be accomplished at pre-bid meetings and through the efforts of NAMCO, SWCA, and LPC West's general contractor's preconstruction team.
- Contact BMWESB businesses that perform the appropriate type of work through personal meetings, phone, email, and text, informing them of the pre-bid meetings and all bidding opportunities.
- Provide a calendar of bidding events and outreach opportunities. The project will also be highlighted at NAMCO's monthly membership meetings in an attempt to increase interest and share contracting opportunities.

B. Focused Outreach and Technical Assistance

- LPC West's contractor and NAMCO will identify BMWESB businesses that need help and attempt to develop a payment system that supports such businesses' cash flow, if and to the extent feasible.
- **"No question is a bad question"** bidding climate.
 - Plans will be available in the offices of LPC West's general contractor, SWCA and NAMCO and on the corresponding websites to promote a "safe" bidding atmosphere.
- BMWESB and SWS MEP opportunities capacity and portfolio building. Before the bid period, LPC West's general contractor, with the support of NAMCO, will identify qualified MEP businesses that are interested in pursuing the Project. LPC West's general contractor will conduct informational meetings where firms will be presented with essential information about the project. If smaller firms are interested in partnering with larger firms, LPC West's general contractor will make business introductions and recommend a scope package to help to facilitate partnering structures.
- LPC West's general contractor will use "Right Size" Bid Packages to eliminate barriers to entry and attract bidders. Larger packages will be broken apart to entice smaller companies to bid on the smaller work packages that are more achievable.

C. Youth Participation Opportunities

To help heighten awareness of the opportunities in the construction trades, LPC West's general contractor will:

- Create construction site visit opportunities for students, including, among other topics, lessons on building, math, and career coaching. During site visits, we will investigate options for students to be involved in all aspects of the construction process.
- Create awareness of construction as a viable career in the BIPOC community. Facilitate project tours with BIPOC youth involved in the following four organizations: The Blueprint Foundation, Elevate Oregon, SEI, Black male achievement group, and Building Blocks to Success.
- Require subcontractors awarded over \$1 million in contracts to register for the Northwest Youth Careers Expo, which is another opportunity to expose students to the broad and diverse construction world.

III. Bidding Strategies

LPC West's general contractor will utilize the following procurement methods for subcontractor bidding and award:

- A. Modified Bidding – Low bid with weight given to BIPOC and MWESB firms
- B. Bidding – Targeted Firms Only
- C. Price/Qualifications (RFP)
- D. Low Quote (Less than \$100,000, at which level attempting to achieve Contracting Plan goals is optional)

A. Modified Bidding – Low Bid with Weight Given to BIPOC and MWESB Firms:

A large portion of the subcontracted work will be procured through a modified, low bid process. A traditional low-bid process would exclude from the evaluation factors other than the submitted price. The LPC West general contractor-modified bid evaluation process for the publicly bid scopes will be evaluated based on a scoring system that considers BMWESB certification. This method gives the most weight to the low bid and also considers BMWESB certification in a competitive environment.

The scoring criteria for public bid scopes are as follows:

	<u>Maximum Points</u>
Bid Price	90 Points
Certified BMWESB	10 Points

The lowest responsive* bidder will be awarded 90 points. The remaining bidders will receive points based on the percentage amount that they are higher than the low bidder.

Example: If the low bid is \$200k and the high bid is \$225k, the high bid is 12.5% higher $(225-200)/200$. In this case, the high bid would receive a 12.5% deduction from the 90 possible points resulting in 78.75 points $(90 \times (1-.125))$. If the 225k subcontractor also has BMWESB certification, 10 extra points would be added to the 78.75 score for a total score of 88.75. In this example, with the adjusted score, the \$200k bidder would still win the bid with 90 points versus the BMWESB \$225k bid with 88.75 points.

BMWESB Certification: As noted above, all certified BMWESB bidders receive 10 points for their bid submission. Suppose a non-certified firm submits a bid that includes materials procured through BMWESB certified suppliers, or there are second tier BMWESB certified subcontractors included. These values will be listed on the bid form, and a pro-rated amount of the 10 points available will be awarded. For example, if a lower tier BMWESB firm represents 50% of the value of the total subcontract, the bid will receive an additional 5 points.

LPC West and its general contractor will evaluate bids based on the following:

- Bid Proposal:
 - Completeness of scope
 - Price
 - Equity participation
 - Ability to meet apprenticeship goals
 - Ability to meet Project contract requirements
 - Ability to meet Project schedule
- Prequalification Status:
 - Similar project experience
 - Safety record
 - Current workload (capacity)
 - Ability to meet LPC West's general contractor's insurance requirements

If the winning bid, as calculated by the process described above, is outside the construction budget, the range of industry standards, or both, LPC West reserves the right to award to the next responsible bidder or re-bid based upon the bidding protocol described above.

B. Public Bidding – Targeted Firms Only

To achieve BMWESB subcontractor participation goals, a portion of the subcontracted work for select trades will be procured through a competitive bid process that includes only certified BMWESB firms. This approach allows the project team to significantly increase the chances of subcontracting with a BMWESB certified firm while fostering a competitive bid environment. Scopes can be tailored to match the capabilities of BMWESB firms.

Selection of the portion of the work or the trades eligible for this type of bidding will be based on the following criteria, which has been developed to ensure a competitive process that provides LPCW with the best value:

- That there are no less than three (3), but ideally five (5) certified firms in the specified trade.
- That no fewer than three (3) certified firms in the specified trade have the skill and experience to perform the scope of work.
- That a member of the general contractor team has received a verbal commitment to bid from no fewer than three (3) firms in the specified trade.

If all submitted BMWESB bids are outside the range of the construction budget, industry standards, or both, LPC West reserves the right to re-bid based on the public bidding protocol.

The Summary of Bid Packages below identifies the scope of work that will be procured through this BMWESB competitive bid process.

C. Price / Qualifications (RFP)

As it is critical to schedule and design to secure specific trades early, we recommend selecting and awarding Mechanical, Electrical, Plumbing, and Fire Protection trades/scopes using a Request for Proposal (RFP) process that evaluates both price and qualifications of the subcontractors in a competitive environment. Before the bid period, LPC West's general contractor, with support from NAMCO and other supporting organizations, will identify qualified MEPF BMWESB and Non-Certified businesses that are open to mutually beneficial partnering opportunities. We will make business introductions and help to facilitate partnering structures.

D. Low Quote (Less than \$100,000)

It is intended that the low quote method of procurement for scopes under \$100,000 will be used, which amounts are excluded from and need not be counted toward the Contracting Plan goals, including but not limited to the following:

- Modeling/Revit Services
- Hazardous Materials Monitoring
- Dumpsters/Trash Removals
- Surveying

IV. Bid Award Process

Once all points are calculated, the subcontractor with the most points will be tentatively awarded the project.

- If the tentative award goes to a subcontractor with no points for their BMWESB contracting plan, the construction project team will meet with the tentative subcontractor to help support the contractor in meeting at least one of the goals of this Contracting Plan.
- LPC West's general contractor will meet with the tentative subcontractor and further review bids for completeness. Project schedule, staffing, and goals will be further discussed.
- Once all of the general contractor's subcontractor bid protocol has been met, the results of the bid process will be made public. LPC West's general contractor will hold a debriefing session with any subcontractors that request a meeting.

**Schedule 6.2.4
Design Guidelines**

WATERFRONT GATEWAY DESIGN GUIDELINES

Building Design

- Façade articulation should reinforce human scale by conveying occupancy types utilizing strategies as balconies, bay windows and operable windows for residential and hospitality uses, solar screening and rhythmic windows patterns and spacing for office, clear glass and signature entries for retail.
- All building elevations should be addressed in the architectural design with the same degree of detail, proportion, and materials. However, each building should have distinctive architectural characteristics to create interest.
- Residential unit ground floor entrances shall include elements that provide transitional space between public and private realm such as landscape spaces, low walls, stoops, porches or recessed entry.
- The following are prohibited exterior building materials: plastic laminates, glossy or large expanses of acrylic or plexiglas, pegboard, mirror, highly polished or plated metals (except as trim), mirrored glass, vinyl, fabric or paper wall coverings, plywood or particle board, sheet or modular vinyl, shingles, shakes, and rustic siding are prohibited.
- Building materials shall not present a hazard to birds or other wildlife.
- Screen structured parking and integrate into overall building design. Screening provides an opportunity to enhance building design through the use of art, green walls, and innovative materials.
- Roof top mechanical equipment shall be designed into the building form whenever possible and screened with complementary building materials from the building when not possible to integrate into the building design.
- Locate loading docks and service areas, including trash collection facilities and utility transformers, internal to the building, including the truck parking.

Landscaping

- Incorporate low-impact development strategies such as vegetated roofs, permeable pavement, and bio-retention cells (raingardens), where feasible.
- Use the preferred native and adaptive plant species list (attached) for all at-grade planting areas.

Sustainable Site and Development Design

- All new buildings are to be constructed to a minimum LEED Gold Certification or similar equivalent or better
- Incorporate low-impact development strategies such as vegetated roofs, permeable pavement, and raingardens, where feasible.
- Incorporate low-impact development practices in the site and landscape where feasible.
- Integrate ecological landscape elements in site designs.

Lighting

- All building mounted or façade lighting (in-grade, façade mounted, and entry lighting) should be carefully selected for scale, finish, appropriate light output, and consideration of light pollution reduction and to not create hazards for birds or other wildlife.

{01300729;14}

Schedule 6.2.4

- In grade and up lighting shall be minimized.
- Outdoor decorative lighting in the public plazas, such as string lighting and other forms of specialty overhead lighting (“Outdoor Specialty Lighting”) is encouraged to provide points of interest and an attraction for the public. A plan for the Outdoor Specialty Lighting shall be submitted to the City for review and approval.

Bicycle Parking

- Bicycle parking shall be provided for long-term (residents, hotel visitors and employees) and short-term (customers and visitors) within each block and building.
- Long-term bicycle parking shall be provided (per City Code Bicycle Parking Standards and Guidelines) within the building at the following rates:

Long Term Bicycle Parking Requirements

Land Use	Parking Requirement
Residential	1 Space/ 4 Dwelling Units
All Other Uses	1 Space/3,000 SF of Floor Area

- Long-term bicycle parking shall be provided in an accessible and safe location that is convenient to building occupants. Signing shall be provided where the location is not clearly evident from public ways providing access to the building.
- Short-term bicycle parking may be provided within or outside the building at the following rates:

Short Term Bicycle Parking Requirements

Land Use	Parking Requirement
Residential	1 Space/ 20 Dwelling Units
All Other Uses	1 Space/3,000 SF of Floor Area

- Short-term bicycle parking shall be positioned in visible areas with appropriate lighting, where not subject to vehicle traffic and within 50 feet of the building entrance. At least 50% of the spaces shall include rain protection. Bicycle parking shall be provided consistent with the *City of Vancouver Bicycle Parking Standards and Guidelines*.

Signs

- All signs shall comply with the provisions of City Code Section 20.960 Signs for number, location and size restrictions. Free standing, sidewalk signs and monument signs intended to advertise uses within the development are prohibited. Kiosk, wayfinding and interpretive signage intended to promote a comprehensive project Wayfinding Program shall be allowed.
- Individual buildings that accommodate multiple businesses and require signage for each business shall define the size, number, and locations of signs. The design of signs shall be reviewed and approved by the City and building design review process to ensure the signage is integrated into the architecture and overall development.
- Signs shall be constructed of high quality, durable materials.
- Signage shall be appropriate for its intended use such as residential, office and retail.
- Window signage is limited to business name, logo and hours of operation in white vinyl, sized no more than 1 square foot for every 5 feet of linear storefront.

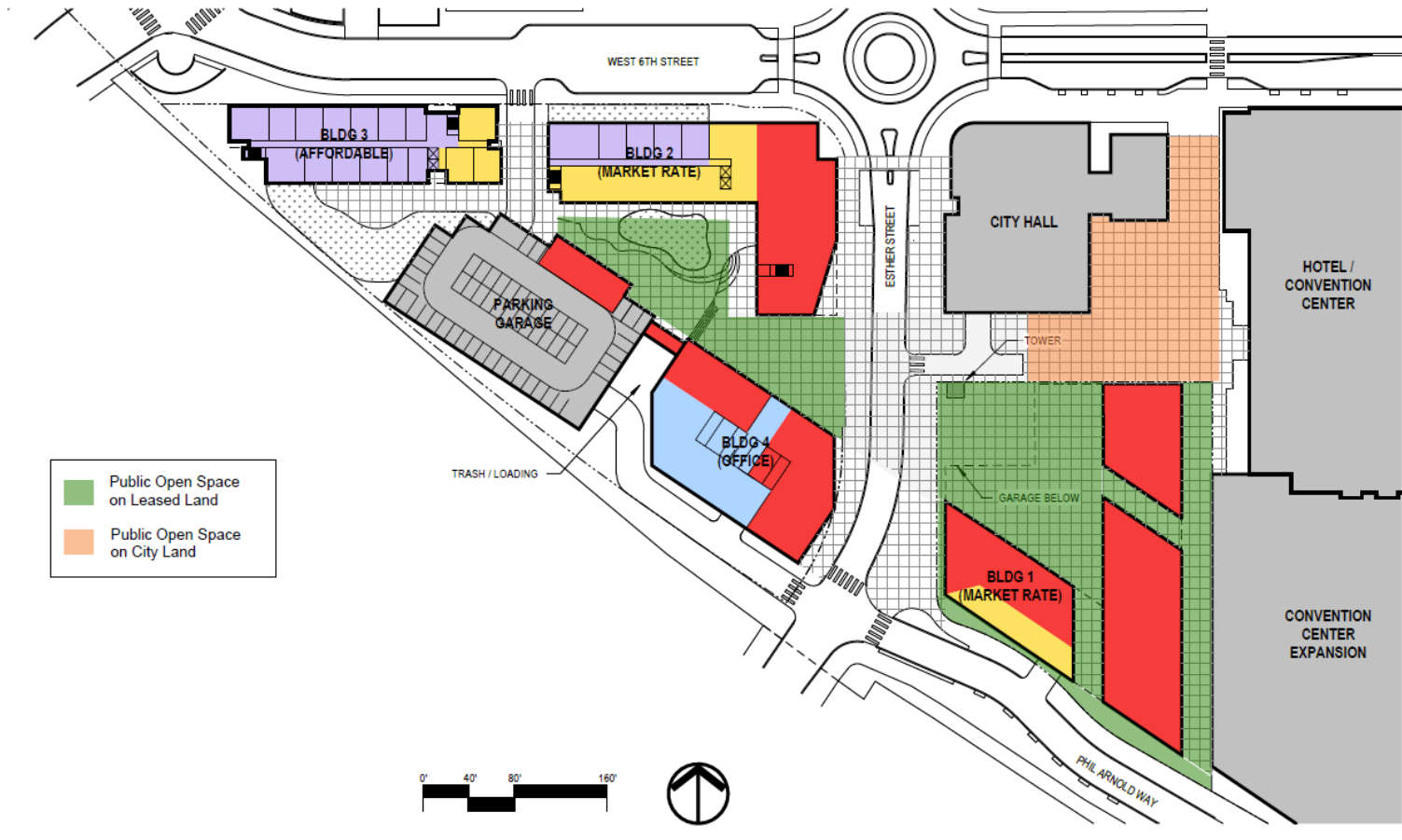
- Exposed raceways are not permitted.
- All signs shall be unlit, halo lit or indirectly lit.
- Dedicated signage for the parking structure shall be installed and located where visible from the public right of way.

Plazas and Open Space

- A variety of materials are envisioned in the parks and open space system. Where possible, local and regional materials should be used for paving, walls and landscape features.
- Site furnishings, coordinated with paving materials and lighting, help define the character of public places and can play a key role in creating a unified character in urban areas characterized by a variety of architectural styles. Site furnishings include benches, trash receptacles, recycling receptacles, bollards, bike racks, landscape structures, and drinking fountains.
- All site furnishings should be durable, well made and easily maintained.
- Stand-alone furnishings should be limited in favor of integrating seating, receptacles and planters into landscape walls where grade changes occur alongside pathways and park edges. These are intended to provide places for social interaction, viewing of the river, eating, and spectator seating for small performances. Where they are required, locate modular furnishings such as free-standing benches, planters, kiosks, patio seating and receptacles to the edges of the plaza and/or parallel to the flow of pedestrian and bicycle movements, to allow continuous access and maximize flexible use of the plaza.
- Avoid large exposed faces without texture or articulation that are easily tagged or vandalized. Avoid continuous edges that exceed 36" on surfaces that can be accessed by skateboards. Where possible, skateboard deterrents should be integrated into the design of furnishing components to avoid add-on applications at a later date.

Schedule 6.2.6

Public Open Space



VANCOUVER WATERFRONT GATEWAY | SCHEMATIC DESIGN | SITE PLAN / GROUND FLOOR USES

1 | DEC 01, 2022 | PROJECT #20138



{01300729;14}

Schedule 6.2.7

Small Business Marketing and Outreach Plan

Vision

The vision of Makers Alley is a vibrant marketplace for local, small retailers, to promote the City of Vancouver's culture and diversity, creating a community of like-minded people. LPC West and the City of Vancouver will work collaboratively to ensure this vision is met by using commercially reasonable effort to adhere to this Small Business Marketing and Outreach Plan. This Plan shall survive the term of the Disposition and Development Agreement between LPC West and the City of Vancouver dated October __, 2023.

Context & Premises

Makers Alley is approximately 6,700 square feet located in Building 1, more specifically outlined on Exhibit A, attached.

In order to reserve space for small and local businesses, Formula Retail will be prohibited from leasing more than 40% of available space in Makers Alley. For the purposes of this Plan, Formula Retail shall be defined as a business with more than 11 locations within the United States. Regional Formula Retailers headquartered or founded in the Portland MSA are not prohibited from leasing space in Makers Alley. For the purposes of this Plan, Regional Formula Retailers are defined as businesses with less than 10 locations in the Portland Metro Area.

Design

With the intent of attracting smaller local tenants, Makers Alley will be designed with the following elements:

- Shared restrooms and access corridors and back-of-house facilities will be provided to lower start up and maintenance costs for tenants and maximize point-of-sale efficiencies.
- Large operable storefront doors will allow tenants to spill out into the alley way to maximize point-of sale utilization.
- Open floor plan will provide a minimal need for typical retail tenant improvements which will help lower startup costs and allow for a variety of tenant sizes.
- A minimum of 5 tenant spaces will be maintained in Makers Alley to ensure that small spaces remain available.

Marketing and Outreach

LPC West, its successor or assignee, will do the following to give non-Formula Retail an opportunity to lease the retail spaces in Makers Alley:

- LPC West will work directly with the City of Vancouver to generate a local/small business email distribution list, that will be utilized to ensure that local small businesses are informed of the space availability during lease up.
- Prior to completion of construction of the building LPC West along with the support of community organizations will heavily promote Makers Alley to the local, small business

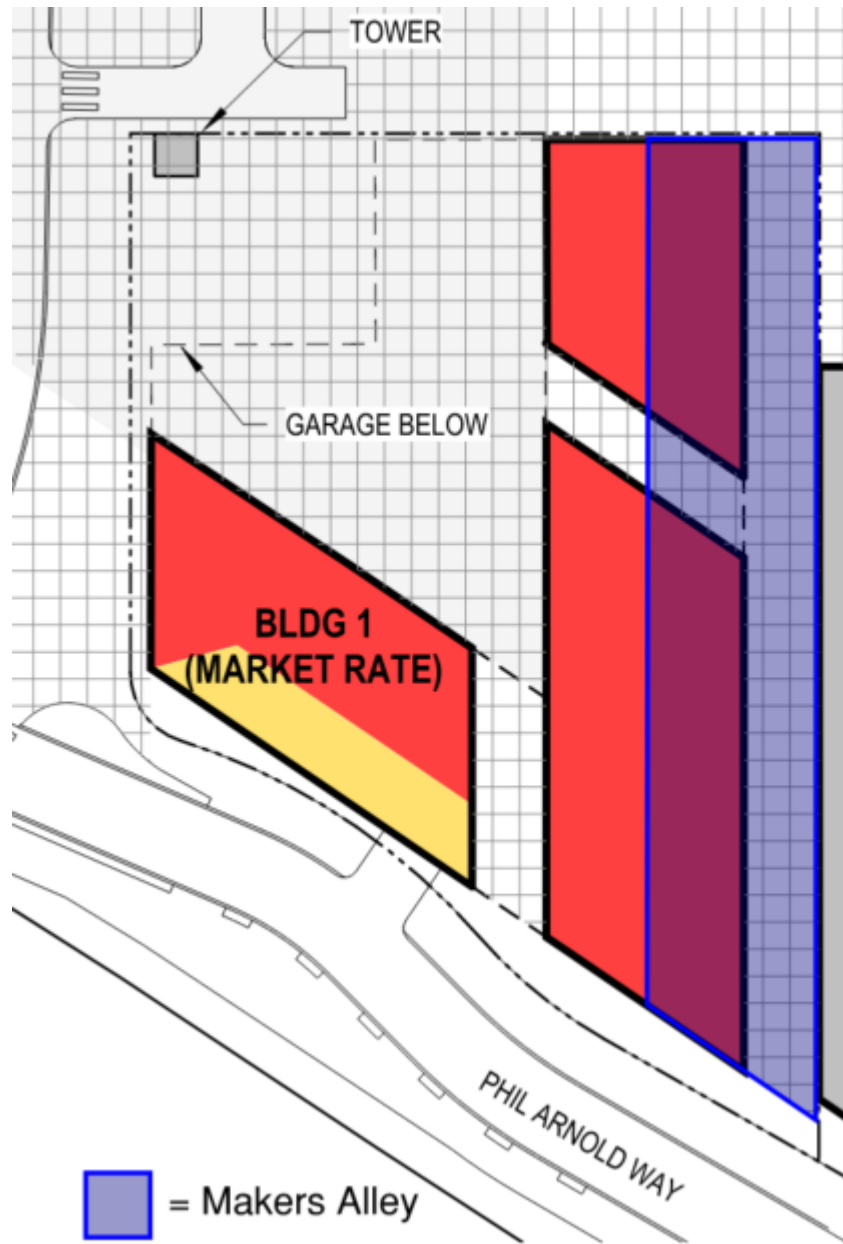
community, such as host hard hat tours and/or promotional events.

- LPC West will create a flyer highlighting the vacancies, as vacancies come up, and share first with the local/small business email distribution list that was created by the City and LPC West.
- LPC West and the City will work collaboratively on the programming of the plazas adjacent to Makers Alley to help drive sales.
- For the first 45 days a space becomes available/vacant, LPC West will use commercially reasonable efforts to lease only to local/small businesses and only send to the local/small business email distribution list that will be jointly created between the City and LPC West.
 - If a local/small business engages and begins trading either a letter of intent or request for proposal, LPC West will not market that space to a non-local/small business until that deal is no longer actively being negotiated from either side. That timeline would be 14 days with no new paperwork being traded back and forth.
 - If no local/small business is interested in the space then, in the interest of avoiding vacant retail spaces, LPC West will be able to extend its marketing efforts to non-local small businesses.
- For the avoidance of doubt, the selection of tenants is at LPC West's sole discretion.
- The marketing and outreach requirement will survive as long as LPC West maintains a controlling interest in Building 1. LPC West will use commercially reasonable efforts to transfer this Plan to a new owner and coordinate between any new owner and the City to enable a smooth transition.

Lease Terms

- All terms shall be market terms, including, but not limited to Rate, Term, Tenant Improvement Allowance, Free Base Rent.

EXHIBIT A
SITE PLAN



{01300729;14}

Schedule 6.2.9
Tree Canopy Scope of Work

Tree Canopy

CONCEPTUAL
TREE LOCATIONS

During the previous design and community engagement phases goals such as flexible plaza space, public event space, accessible pedestrian circulation, weather protection, public art, decorative lighting, safety, and retail activation were highlighted.

The current design seeks to balance all goals. Block Y is primarily envisioned as an important civic plaza, highly visible from Esther Street, and activated by retail frontages.

TreeCAP Silver Leaf certification requires 15% canopy coverage on commercial lots.

Block X:
146,036 sf x 15% = 21,905.7 sf of tree canopy required
45 trees required for Silver Leaf
53 trees shown (+32 street trees)

Block Y:
66,846 sf x 15% = 10,027 sf of tree canopy required
20 trees required for Silver Leaf
13 trees shown (+20 street trees)

Total (Block X + Block Y):
65 trees required for Silver Leaf
66 trees shown (+52 street trees)



Oregon White Oak (Quercus garryana) was used as a basis of design for the tree diagrams. The tree design will include a variety of native and adaptive trees, shrubs and grasses. When space allows, large trees will be used to create natural shade and protect the heat island effect. In small spaces, such as around residential patios, multiple small or medium trees may be used in place of a large tree.

1. FLEXIBLE PUBLIC PLAZA FOR EVENTS, MARKETS + PERFORMANCES
2. FLEXIBLE SPACE FOR SMALL EVENTS + MARKETS
3. RETAIL VIBRANCY + SPILL OUT
4. RESIDENTIAL AMENITY BRG + FLEX SPACE
5. SAFETY SURFACE PLAY AREA
6. RESIDENTIAL PATIOS
7. CIRCULATION
8. ADA ACCESS
9. FIRE ACCESS
10. SERVICE ACCESS + FOOD TRUCK EVENT PARKING
11. PARKING/GARAGE ACCESS
12. GARAGE BELOW



Highlights:

- 65 Trees required for TreeCAP Silver Leaf Certification
- 66 Planned Trees

{01300729;14}

Schedule 6.5.2
MFTE Public Benefits Cost Estimate

LPC West shall install basalt stone stadium seating and wooden bench seating in the public plaza on Parcel 1 as described and depicted in the MFTE application materials submitted to the City by LPC West at an estimated cost of \$1,538,839.68, exceeding the required public benefit investment of \$1,179,250.

{01300729;14}

Schedule 6.5.2

Schedule 7.1.4
Environmental Reports

1. Memorandum re. Summary of Site Conditions and Earthwork Considerations; Waterfront Gateway – Blocks X and Y; West 6th Street and Esther Street; Vancouver, Washington, prepared by NV5, dated December 6, 2022.
2. Environmental Subsurface Investigation Report; Waterfront Gateway – Blocks X and Y; West 6th Street and Esther Street; Vancouver, Washington, prepared by NV5, dated February 1, 2023.
3. Phase I Environmental Site Assessment; Waterfront Gateway – Blocks X and Y; 6th Street and Esther Street; Vancouver, Washington, prepared by NV5, dated June 22, 2022.
4. Phase I Environmental Site Assessment; 404 West 4th Street and 411 West 5th Street; Vancouver, Washington, prepared by Stantec Consulting Services (Stantec), dated May 4, 2016.
5. Phase I Environmental Site Assessment; 503 and 615 West 6th Street and 400 Esther Street; Vancouver, Washington, prepared by Stantec dated May 5, 2016.
6. Phase II Environmental Site Assessment Report; West of City Hall (503 and 615 West 6th Street and 400 Esther Street); Vancouver, Washington, prepared by Stantec, dated August 2, 2017.
7. Supplemental Phase II Environmental Site Assessment Report; City-owned Tax Lots West and South of City Hall; Tax Lots 49305000, 49300000, 49250000, 49230000, 49240000, 49290000, 49315000, 49305000, 49300000, 48900000, 48890000, 48860000 and 48852000; Vancouver, Washington, prepared by Stantec, dated December 23, 2020.



Staff Report: 186-23

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 10/9/2023

SUBJECT Columbia Mental Health CUP Appeal

Key Points

- On January 31, 2023, Northstar 20 LLC submitted an application of Conditional Use Permit (CUP) for a Medical Center Use on a 1.52 acres tract of land zoned General Commercial.
- The specific activity to operate on site was a substance treatment center (Opioids).
- Per VMC 20.430.030-1, Medical Center use within the General Commercial district requires a CUP via a Type III review process (Public Hearing before the Hearing Examiner).
- On May 16, 2023, the original public hearing was cancelled and rescheduled due to technical difficulties.
- On June 6, 2023, an open public hearing before the City of Vancouver Hearing Examiner was held. Public testimony was received from Bob C. Sterbank (the Appellant) objecting to the following:
 - a. Sonesta's hotel staff did not previously received any written notice of the upcoming hearing.
 - b. The lack of time for Sonesta's legal representation to adequately prepare public testimony.
 - c. Criminal activity concerns associated with the proposed use.
- During the June 6, 2023, hearing, the Appellant requested a continuance of the hearing until mid-August. This request was made to: 1) allow Sonesta additional time to obtain records disclosed from two public records requests submitted to the City on approximately May 30th and May 31st and, 2) to prepare testimony at the hearing. The request was denied by the Hearing Examiner and instead, a post-hearing schedule (Exhibit 11) was established to allow Sonesta additional time to submit written comments on the CUP in addition to allowing time for the Applicant and City Staff to respond.
- The record was held open through June 27, 2023 to allow post-hearing written comment from Sonesta. Subsequently, Sonesta provided written response (Exhibit 12) on June 27, 2023.
- The Applicant and Staff were given until July 6, 2023 to respond to Sonesta's comment which extended the decision issuance deadline to July 20th. Applicant and Staff responses were submitted on July 6th (Exhibit 13 and Exhibit 14 respectively).
- Due to the large volume of information submitted after the hearing, the decision issuance

- period was extended one additional week.
- A decision of **APPROVAL** was issued by the Hearing Examiner on July 28, 2023.
- An appeal was filed by Appellant on August 11, 2023.

Strategic Plan Alignment

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community.

Present Situation

On August 11, 2023, an appeal of the Final Order was submitted by the Appellant with Foster Garvey PC representing Sonesta International Hotels Corporation.

An appeal of the Hearing Examiner decision is processed pursuant to VMC 20.220.030. The appeal was submitted on time by a party withstanding under VMC20.210.130.B.3. The hearing date for the appeal was set upon mutual agreement of the Appellant, the Applicant, and the planning official, in accordance with VMC 20.210.130(C). Under Table 20.210.130-1 of VMC 20.210.130(C)(3), the appeal hearing must be conducted on a closed record. A closed-record appeal hearing is limited to argument from the appellant, the applicant and city staff, and deliberation by the City Council. Argument and deliberation shall be limited to the record established at the original open-record hearing. The record shall consist of testimony and deliberation at the original hearing as recorded by an audio/visual tape or transcript certified as accurate and complete, any other materials submitted into the record, and the final order being appealed. VMC 20.210.130C.3.b.

Basis of Appeal

The Appellant submitted an appeal objecting to the findings, conclusions, and decision of the Vancouver Hearing Examiner. A summary of the Appellant's statements and claims from the appeal are as follows:

Errors of fact

- a. The proposed CUP would increase problems related to homelessness and criminal activity are necessarily speculative.

Staff's Response: As mentioned in the July 6th Memorandum to Hearings Examiner Rice, staff acknowledges and is aware of these concerns. During the June 6th hearing, city staff recommended an additional condition of approval be added to the building permit process for the applicant to submit a security and maintenance plan to the city. The approval criteria for a CUP cannot account for any criminal activity since they are illegal in nature. The impact of human behavior and illegal conduct is addressed through other departments and programs.

As for homelessness, the City does have resources outside of the Community Development Department who are trained to respond to issues related to homelessness around the city.

- b. The proposed condition contains no provision for incorporating any public input or substantive standards for the security plan.

Staff's Response: The security plan staff recommended is intended to have on record the

security measures that will be on site, a means to address the concerns of the public, and to provide the appropriate contact information in the event of an emergency or general inquiries about the facility. Incorporating public input or substantive standards would be random in nature. Staff would be opposed to creating specific standards and protocols for a single private property that has not otherwise been practiced and applied elsewhere. As previously mentioned, the approval criteria for a CUP cannot account for any criminal activity since they are illegal in nature.

c. The proposal represents a significant expansion of CRMH services.

Staff's Response: The review of a CUP and the appropriate approval criteria is associated with the specific parcel and not the company as a whole. According to the applicant, the property will not function the same as the existing facility located on a separate parcel of land.

d. The decision implying that Sonesta or other parties seek to punish or penalize the applicant.

Staff's Response: Staff has no comment nor takes any position on this matter.

Error of law

-
a. Fails to require the Applicant to comply with the essential public facility criteria and decision procedures.

Staff's Response: As mentioned in Staff's Memorandum to Hearings Examiner Rice dated July 6, 2023, Staff determined the facility specific to this proposal would not qualify as an Essential Public Facility (VMC 20.855 Essential Public Facilities) based on the definition listed in VMC 20.150.040(B). More specifically, the applicant proposed no overnight stays or inpatient treatment, limited hours of operation and limited business days. The proposed office will not have the same types of activities as the main campus.

b. Stating that Sonesta's requested conditions of approval are unreasonable and the CUP application does not satisfy VMC 20.245.040(A) which requires identification and mitigation of off-site impact.

Staff's Response: Though part of the approval criteria is to mitigate off site impacts, it has not been our practice to require mitigation on neighboring properties. The codes are intended to promote public health, safety, and welfare, it is through the built environment and mitigation of development on the physical aspect of the surrounding area. The impact of human behavior and illegal conduct is addressed through other departments and programs.

c. The identified impacts on adjacent properties, surrounding uses and public facilities would be adequately mitigated.

Staff's Response: As previously mentioned, mitigation is specific to the physical aspect of the site. The applicant proposes no physical changes to the site and has agreed to the condition of approval that includes providing staff with a security plan that includes hours of operation, explanation of security measures and contact information for the general public. Criminal activity is illegal and based on public testimony from the night of the June 6, 2023,

hearing is already existent in the area. These concerns should be brought to the appropriate law enforcement authorities.

d. The final decision is not supported by substantial evidence and contains paragraphs labeled "Findings" that are legally inadequate.

Staff's Response: Staff contracts with the Hearings Examiner to issue decisions on land use applications. Community Development Staff does not issue recommendations or decisions on the legal adequacy of terms.

e. Wrongful conclusion that adverse impacts to property values are speculative.

Staff's Response: City staff does not assess or assign property values.

f. Failure to condition an ending of medication dispensing by 3:00 p.m.

Staff's Response: As indicated in Conclusion No. 2 of the Hearing Examiner's Decision, the Hearing Examiner's approval of the CUP requires the Applicant to end dispensing of medication by 3:00 pm.

g. No sworn declaration or testimony by City staff determining the essential public facility requirement did not apply was provided for cross examination by Sonesta and their representative.

Staff's Response: The land use review process does not require a sworn declaration or testimony by City Staff when it comes to use interpretations to be sent to the legal counsel of interested parties for cross examination. The public hearing process for land use is the appropriate time that allows for public testimony on proposed development projects. The final decision is issued by the Hearings Examiner.

h. The decision failed to grant Sonesta's motion to strike the Applicant's speculative claim "it would venture to guess" at a level of criminal activity at other properties.

Staff's Response: The decision was issued by the Hearings Examiner.

i. Sonesta was deprived of lengthy advanced written notice of the application provided to other adjacent property owners because staff mailed notice not to Sonesta's address at 7301 NE 41st Street but instead to 7600 NE 41 Street Unit A195.

Staff's Response: As mentioned in the memorandum sent to Hearings Examiner Rice, Staff followed the notice procedures listed in VMC 20.210.060 for both hearings. The methods included mailing notices, physically posting the site and listed in the hearing information on the City's Website. The mailing list provided by the applicant was certified by Clark County, Washington and notices were sent out accordingly. As mentioned in Sonesta's Open Record Response (Exhibit 12) under Due Process Violations section 1, the mailing list provided by the applicant did include notice to the taxpayer of record and that Sonesta is the owner of the hotel and not of the underlying real property.

Advantage(s)

N/A

Disadvantage(s)

N/A

Budget Impact

N/A

Prior Council Review

None

Action Requested

Staff's position is the Applicant request for a CUP demonstrates compliance with all applicable codes and land use requirements. More specifically, the approval criteria for a CUP listed in VMC 20.245.040(A).

City staff must apply the code as written and cannot deviate from the code based on the requests of individual citizens.

Concerns raised by Sonesta specific to staff's procedures and interpretations of code are listed in Staff's response to Sonesta's written testimony (Exhibit 14). There was an additional item introduced in the appeal regarding the elements of the security plan. The security plan was listed as a condition of approval in response to public testimony the evening of the June 6th hearing. The security plan is subject to condition of approval number 1 listed in the Hearing Examiner Decision (Exhibit 15).

Staff recommends DENIAL of the appeal upholding the decision by the City of Vancouver Hearing Examiner as detailed in the Findings, Conclusion and Decisions dated July 28, 2023.

Kristian Corbin, Senior Planner, 360-487-7818

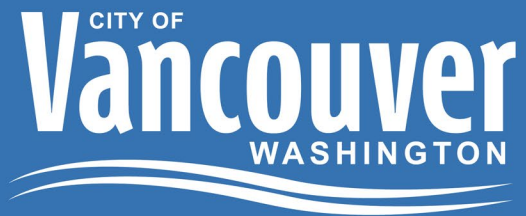
ATTACHMENTS:

- ▣ Staff Presentation - Council Meeting
- ▣ City of Vancouver Legal Brief
- ▣ June 6 Public Hearing Staff Report
- ▣ Application
- ▣ Applicant Narrative
- ▣ Applicant's CUP Narrative
- ▣ Reduced Plans
- ▣ Notice of Application
- ▣ Notice of Application June 6 Hearing
- ▣ Traffic Study
- ▣ Public Comment
- ▣ Public Hearing Power Point
- ▣ Post Hearing Order
- ▣ Open Record Response Appellant
- ▣ Open Record Response CRMH Applicant
- ▣ Open Record Response City Staff
- ▣ Appellant supplemental comments
- ▣ Hearings Examiners Findings and Conclusion
- ▣ Appeal letter by Appellant
- ▣ Appellant Supplemental Docs and Exhibits A
- ▣ Appellant Supplemental Docs and Exhibits B
- ▣ Appellant Supplemental Docs and Exhibits C
- ▣ Appellant Supplemental Docs and Exhibits D
- ▣ VPD Reports
- ▣ Applicant Presentation

Columbia River Mental Health Center Appeal

Conditional Use Permit
PRJ-168603/APL-83614

Kristian Corbin
Senior Planner
Community Development Dept.



Columbia River Mental Health Conditional Use Permit PRJ-168603/APL-83614

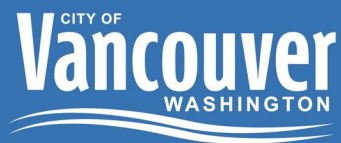
Request

- A Conditional Use Permit to allow the specific use of Medical Center.
- The Medical Center use specifically allows facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment.



Vicinity Map

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/APL-83614



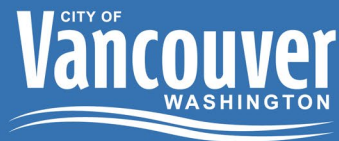
Zoning Map

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/APL-83614



Approval Criteria

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/APL-83614

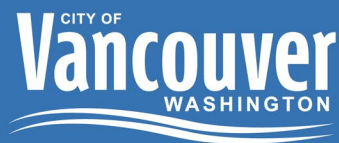


Approval Criteria VMC 20.245.040(A)

- Summary
 - Adequate sized area for the needs of the proposal
 - Impacts of the proposal can be accommodated by the site.
 - Public facilities have adequate capacity
 - Applicable requirements of the zoning are met
 - Impacts on adjacent properties and surrounding uses have been adequately mitigated

Appeal

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/APL-83614

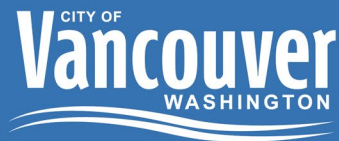


Appeal

- Summary
 - HE decision issued on July 28, 2023
 - The Appellant submitted an appeal on August 11, 2023

Appeal

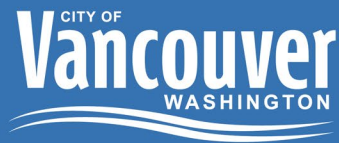
Columbia River Mental Health
Conditional Use Permit
PRJ-168603/APL-83614



Summary of the Appellant's Concerns

- Increased homelessness and crime
- Significant expansion of CRMH existing use
- Failure to comply with essential public facility criteria
- Impact on adjacent facilities
- Insufficient noticing procedures
- The level of security measures to be put in place

**Columbia River
Mental Health
Conditional Use Permit
PRJ-168603/APL-83614**



Recommendation

Staff recommends DENIAL of this appeal upholding the decision by the Hearings Examiner.

1
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3
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5
6 PROCEEDINGS BEFORE THE CITY COUNCIL FOR THE CITY
7 OF VANCOUVER, WASHINGTON

8 In the Matter of the Application of) NO. PRJ-168603/LUP-83119
9)
10 NORTHSTAR 2.0 LLC d.b.a. COLUMBIA) CITY'S BRIEF TO CITY
11 RIVER METNAL HEALTH SERVICES) COUNCIL
12 For a Conditional Use Permit)
13)
14)

15 COMES NOW the City of Vancouver, appearing by and through its Assistant City
16 Attorney, Philip Gigler, and provides the City Council with the following brief:

17 **I. Scope of Appeal.**

18 This is an appeal of the Hearings Examiner's Decision regarding a Type III review of a
19 conditional use permit under Vancouver Municipal Code ("VMC") 20.210.060 and 20.210.020-1.

20 Pursuant to VMC 20.210.130-1 this is a closed record appeal. The scope of the closed
21 record appeal is further clarified in VMC 20.210.130C.3.b., which states:
22

23 City's Brief to City Council
24 Page 1

Jonathan Young
CITY ATTORNEY
PO BOX 1995
VANCOUVER WA 98668
(360) 487-8500

1 A closed-record appeal hearing before the City Council shall be limited to argument from
2 the appellant, the applicant and city staff, and deliberation by the City Council. Argument
3 and deliberation shall be limited to the record established at the original open-record
4 hearing. The record shall consist of testimony and deliberation at the original hearing as
5 recorded by an audio/visual tape or transcript certified as accurate and complete, any other
6 materials submitted into the record, and the final order being appealed.

7 **II. Argument & Authority**

8 **A. Identified Impacts to Adjacent Properties have been Adequately Mitigated.**

9 The majority of Appellant's alleged errors rest on a single sentence contained in
10 VMC 20.245.040A.5., which states that:

11 ...
12 5. Identified impacts on adjacent properties, surrounding uses and public facilities have
13 been **adequately** mitigated.

14 VMC 20.245.040A.5. (emphasis added).

15 The argued errors attempt to point to perceived deficiencies in the Hearing Examiner's Final
16 Decision alleging that some type of internal inconsistency or failure to give more weight to certain
17 admitted documents or testimony constitutes a reversible error. This is simply not the case. The
18 Hearing Examiner's roll is to impartially hear testimony, review evidence and assign what weight
19 they believe is appropriate in each case.

20 In reviewing the evidence and testimony, the Hearing Examiner must then decide, if
21 after considering all the evidence that was admitted and testimony presented at the hearing, the
22 review criteria for issuing a conditional use permit contained in VMC 20.245.040 have been met,
23 and decide to either approve the application, add additional conditions to the application, or deny
24 the application based on the evidence and testimony presented at the hearing.

1 VMC 20.245.040A.5., the sentence that the bulk of the Appellant's arguments rely on, does
2 not require the Hearing Examiner to absolutely mitigate every perceived impact to adjacent
3 properties, but rather requires the Hearing Examiner to adequately mitigate identified impacts to
4 adjacent properties.

5 In this case, both City Staff and the Hearings Examiner have concluded that the identified
6 impacts to adjacent properties have been adequately mitigated by the additional conditions
7 recommend by staff and ordered by the Hearing Examiner. Those additional conditions include, a
8 security and maintenance plan that must be submitted to, and approved by the City, which will
9 include at minimum the requirements contained in the Decision. See H.E. Decision page 20-21.
10 The Hearing Examiner went further to require that the security and maintenance plan must include:
11 "...With contact information to be made available to the public, the plan would provide a means for
12 neighbors to identify issues of concern as they arise..." See H.E. Decision, page 18, Findings No. 2.
13 The Hearing Examiner's decision also places an additional condition on the Applicant that states
14 that "...the instant approval is condition on ending dispensing medication by 3:00 pm." See H.E.
15 Decision page 18, Conclusion No. 2.

16 Although the Appellant may disagree with the Hearing Examiner's conclusions regarding
17 the adequacy of the mitigation, that does not constitute reversible error. The Hearing Examiner
18 reviewed the testimony and evidence, placed additional conditions on the Applicant, and adequately
19 mitigated the identified impacts to adjacent property owners as required by VMC 20.245.040A..
20 The Hearing Examiner's Decision should be upheld and the appeal should be denied.

1
2 **B. The Hearings Examiner’s Decision is Legally Sufficient.**

3 The Appellant further alleges deficiencies with the Hearing Examiner’s Decision by
4 arguing that it violates the holding in *Weyerhaeuser v. Pierce County*. In the *Weyerhaeuser* case, the
5 hearing examiner adopted the staff report and other documents by reference and went on to make a
6 series of conclusory statements without any citation to the record or insight into how the hearing
7 examiner resolved the issues. The Court noted that “The bulk of the hearing examiner's decision
8 documents consists of summarizing evidence presented, without **any guidance** as to how issues
9 involving disputed evidence were resolved by the hearing examiner.”

10 *Weyerhaeuser v. Pierce County.*, 124 Wn.2d 26, 36, 873 P.2d 498, 503 (1994) (emphasis added).

11 The Court concluded that “Statements of the positions of the parties, and a summary of the evidence
12 presented, with findings which consist of general conclusions drawn from an "indefinite, uncertain,
13 undeterminative narration of general conditions and events", are not adequate.”

14 *Weyerhaeuser v. Pierce County.*, 124 Wn.2d 26, 36, 873 P.2d 498, 503 (1994)

15 In the present case, the Hearing Examiner’s Decision is both factually and legally
16 distinguishable from the facts cited in the *Weyerhaeuser* case. Here, the Hearing Examiner’s
17 Findings specifically include a citation to the admitted exhibit[s] or testimony each finding relies
18 on. The Hearing Examiner goes on to make Conclusions which include a citation to each
19 Finding that the Conclusion is based on. Unlike the hearing examiner in the *Weyerhaeuser* case
20 that simply summarized the facts with no reference to evidence or testimony, and then made
21 conclusory findings with no citation or reference to the evidence or testimony, the Hearing

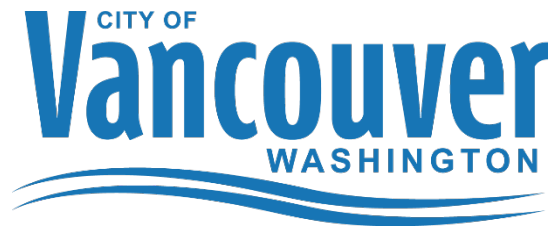
1 Examiner in this case gave clear insight and guidance into what evidence and testimony was
2 being relied upon for the basis of their Conclusions. Because of this, the Hearing Examiner's
3 Decision is factually and legally distinguishable from the facts contained in the *Weyerhaeuser*
4 case and the Hearing Examiner's Decision should be upheld and the appeal should be denied.

5
6 CONCLUSION

7 For the reasons stated herein, the City requests that the Hearing Examiner's Decision be
8 upheld and the appeal be denied.

9
10 Dated this 19th day of September, 2023.

11
12
13 /s/ Philip Gigler
14 Philip A. Gigler, WSBA #36587
15 Assistant City Attorney
16 Attorney for Respondent
17
18
19
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City of Vancouver • P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

**Staff Report and Recommendation to the Hearing Examiner
Columbia River Mental Health
PRJ-168603/LUP-83119**

Report Date	May 2, 2023
Hearing Date	May 16, 2023
Proposal	A Conditional Use Permit to allow a Medical Center use within an existing 7,910-square-foot building located on a 1.52-acre parcel within the General Commercial zoning district. This proposal was reviewed via the Type III process.
Location	7105 NE 40th Street, Vancouver Washington 98661
Applicant/Contact	Michael Graves, Northstar 20 LLC, 4106 NE 77th Ave. Ste 180 Vancouver WA, 98661
Property Owner	Northstar 20 LLC, 4106 NE 77th Ave. Ste. 180 Vancouver, Washington 98661
Staff	Kristian Corbin, Senior Planner Eric Hahn, Transportation Cale Baker, Fire Giff Hancock, Water Catherine Morey, Sewer Mark Hazuka, Stormwater Lauren DiPalma, Building
SEPA Determination	Categorically Exempt per VMC 20.790.840
Staff Recommendation	Conditional Use Permit approval with conditions. Project conditions and/or required revisions are identified in the conclusion of this report.

APPEAL

This report to the hearing examiner is a recommendation from Community Development Department. The examiner may adopt, modify or reject this recommendation. The examiner will render a written decision within ten (10) working days after the public hearing record closes. The hearing examiner's decision may be appealed to the Vancouver City Council within fourteen (14) calendar days after the date the examiner's decision is mailed. Appeals must be made in writing and be received within this time period. The letter of appeal shall state the case number designated by the city and 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 20.210.130.B, the specific aspect(s) of the decision being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error (VMC 20.210.130.A).

A fee of \$2,286.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$173.00. The association must demonstrate at the time of appeal submittal that the decision to appeal was made pursuant to association bylaws.

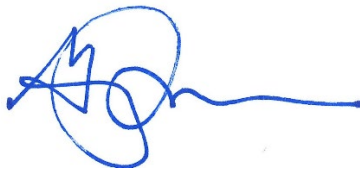
Due to the limited days the permit center is open for walk-in assistance, the appeal request shall be emailed to epplans@cityofvancouver.us as well as to the case manager's e-mail address below and the appeal fee electronically paid to the City of Vancouver.

For questions or additional information, you may contact the case manager by telephone at 360-487-7818, or by e-mail at Kristian.corbin@cityofvancouver.us.



Report Prepared by
Kristian Corbin, Planner/Case Manager

May 2, 2023
Date



Greg Turner, Manager
Land Use Planning

May 2, 2023
Date

BACKGROUND

Project Summary

The current proposal is to utilize an existing 7,910-square-foot building for a substance treatment center via a Medical Center use. The Medical Center use specifically allows facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment. The Medical Center use requires a Conditional Use Permit per VMC 20.430.030. There are no proposed changes to the building footprint, orientation of the site or trees. The proposed changes include interior remodel, repairs, a new trash enclosure and cosmetics to the exterior facades of the building which will be reviewed during the commercial building permit process.

General Site Information

Zoning District	General Commercial (CG)
Adjacent Zoning Designation	North/ East: Community Commercial (CC) South/West: General Commercial (CG)
Comprehensive Plan Designation	COM
Parcel Size	1.52 Acres (66,211 sq. ft.)
Adjacent Land Uses	North: Personal Services (Medical Office) South: Motor Vehicle Servicing/Repair East: General Office West: Personal Services (Bank)
Access Roads	North: NE 40 th Street; East: NE 72 nd Ave
Existing Vegetation	Landscape grasses and trees
Existing Structures	Eating and Drinking Establishment (abandoned)
Topography	Relatively flat
Geologic Hazards	No mapping indicators
Seismic Hazard	NEHRP Class: D
Habitat and Species Impacts	No mapping indicators
Flood Plains	Outside flood area
Wetlands	Potential Presence
Archaeology	Level A – Higher Probability
Drainage Basin	Burnt Bridge Creek
Wellhead Protection	No mapping indicators
Soils	Non-Hydric / H1B; Hydric / M1A; Hydric / ThA
Park Impact Fee District	District B
School Impact Fee District	Vancouver
Impacted Schools	N/A
Traffic Impact Fee District	Pacific
Transportation Analysis Zone	190
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver

Procedural History

Activity	Case #	Date
Pre-application conference (Waiver)	PIR-83101	1/16/2023
Application submitted	LUP-83119	1/31/2023
Application determined fully complete		2/14/2023
Notice of application and notice of public hearing		2/28/2023
Hearing Date		5/16/2023

APPLICABLE REGULATIONS

Vancouver Municipal Code

VMC Chapters 11.80 Street Standards; 11.90 Transportation; 11.95 Transportation Concurrency; 14.04 Water and Sewer Use Regulations; 14.16 Water and Sewer Service Connections; 14.24 Erosion Control; 14.25 Stormwater Control; 16.04.160 Water Supply and Fire Hydrants; 16.04.150 Fire Apparatus Access; 16.04.170 through 16.04.210 Fire Protection Systems; 16.04.010 Premises Identification; 20.210 Decision Making Procedures; 20.245 Conditional Use Permits, 20.915 Impact Fees; 20.770 Tree Conservation; 20.430 Commercial and Mixed Use Districts; 20.925 Landscaping and Open Storage; 20.945 Parking and Loading.

Comprehensive Plan

Public Works Publications

General Requirements & Details for Water Main Construction

General Requirements & Details for Sewer Main Construction

Other

RCW 58.17

Manual on Uniform Traffic Control Devices

ANALYSIS

Major Issues

Staff reviewed the proposal for compliance with applicable regulations, code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code. Staff recommendation reflects review of agency and public comments received during the comment period and the knowledge gained from a site visit.

Only the major issues, errors in the development proposal and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of the proposed development comply with the applicable code requirements and require no discussion in this report.

Building code review is not performed during pre-application or site plan review. Filing of building permit application with required fees and review materials is required for a building code review.

AGENCY AND PUBLIC COMMENTS

Per VMC 20.210.060(F), a period of 30 calendar days after the Notice of Application is required for public comment. The Notice of Application and Public Hearing (Exhibit 5) was sent Feb. 28, 2023 and the comment period was closed March 30, 2023. During that period, the only comments received were requests to attend the virtual hearing. Staff kept records of these requests (Exhibit 7) and sent information on how to attend the virtual hearing to the corresponding interested parties.

COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE VANCOUVER MUNICIPAL CODE (VMC)

VMC Title 20 Land Use and Development Code

20.210 Decision Making Procedures

Finding: Per Table 20.210.020-1, conditional use permits require a Type III process and preliminary approval by the Hearing Examiner. As noted in the procedural history section above, staff followed the required notification procedures and review timelines for the Type III development application.

20.245 Conditional Use Permits

Finding: Conditional Use permits are required in certain zones when a compatible use may have unique characteristics and warrant review on a case-by-case basis.

Finding: Medical Centers are listed in the commercial use table (VMC 20.430-1) as an allowed use with the approval of a Conditional Use Permit (CUP). Approval of a CUP is a Type III action and requires a public hearing and approval by the City of Vancouver Hearing Examiner.

Per VMC 20.245.020(A), Initial applications. A request for approval for a new conditional use shall be processed as a Type III procedure, using approval criteria contained in section VMC 20.245.040 and subject to other requirements in this chapter.

The applicant has demonstrated in their narrative (Exhibit 3), the approval criteria for a CUP have been or can be met.

VMC 20.245.040 Approval Criteria

A. **Approval standards.** The Hearings Examiner shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide adequate area for the needs of the proposed use;

Applicant Response: The property site size and dimensions provide adequate area for the needs of the proposed use, based on the following summary and as indicated in the attached application submittal drawings. The existing site size is approximately 1.52 acres (+/- 66,211 square feet) in size and the property is generally rectilinear in shape and with some slightly angled and offset property lines where the overall site size and areas are adequate for the proposed uses. The site dimensions and the existing site improvements are adequate to meet with needs of the proposed uses, that include, but are not limited to, existing onsite parking and vehicular maneuvering areas, vehicular access to existing streets and existing accessible pedestrian access to public sidewalks.

Staff Response: Staff concurs with the applicant. Applicable development standards and code requirements can be met without any significant modifications to the building or site. As previously mentioned, proposed changes include an interior remodel, repairs, a new trash enclosure and other minor cosmetic improvements to the exterior facade of the building which will be reviewed during the commercial building permit process.

2. The impact of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features;

Applicant Response: The impacts of the proposed uses for the site can be accommodated considering size, shape, location, topography and natural features, based on the following summary and as indicated in the attached application submittal drawings. The proposed uses are an excellent fit on the existing site and will occupy the existing building (approximately 7,910 square feet in size). The site size provides for adequate landscaping/buffer areas and building setbacks to property lines, in addition to providing adequate onsite parking, access to the property, and other site improvements. The shape of the property allows for

adequate vehicular driveway curb cuts to connect to two fully improved adjacent public sidewalks and public streets.

In addition to the property size and shape that adequately accommodate the needs of the proposed use, the location, topography, and natural features of the site can accommodate the proposed uses with the existing onsite improvements. These existing onsite improvements include paved parking areas that have over the minimum number of required parking stalls for the proposed uses. The property location and topography are advantageous to utilize the existing parking and site improvements that accommodate the proposed uses. This includes an adequate number of accessible parking spaces, existing accessible signage, existing accessible route to the main building entry, and existing accessible pedestrian access to the public sidewalk at NE 40th Street. Existing site improvements also include vehicular driveways to both 40th Street and NE 72nd Avenue, existing site lighting, and existing landscape/buffer areas. All the existing site improvements, including the items listed above that accommodate the proposed uses appear to comply with current city standards.

The existing vacant underutilized building is also an excellent fit for the proposed uses and will be remodeled inside with new tenant improvements and will require only limited exterior proposed improvements. Proposed exterior building improvements include repairing damaged and dry rotted siding and trim and then repainting all the existing siding and trim.

Staff Response: The proposed substance treatment facility via a conditional use permit will be located within the existing structure. Surrounding uses include a bank, dental office, general office, and Highway 500 to the south. The proposal does not change the configuration of the building footprint or subject site. Staff concurs with the applicant assessment.

3. All required public facilities have adequate capacity to serve the proposed development;

Applicant Response: All required public facilities have adequate capacity to serve the proposed development as summarized below. The proposed uses at this site are near public transportation with adjacent fully improved public streets and sidewalks. The proposed uses are not in close proximity to schools, parks, playgrounds, or single-family residential areas. The proposed uses are easily accessed by pedestrians, bicycles, public transportation, and vehicles.

The proposed uses at this site and existing building are currently served by existing public utilities, including electrical power, natural gas, data infrastructure, sewer, and water services. Many, if not all, of these existing utilities will have a lower service demand for the proposed uses, than the previous Elmer's full-service restaurant use.

Staff Response: Staff concurs with the applicant subject to the conditions of approval listed at the end of this report.

4. The applicable requirements of the zoning district, and other applicable documents are met except as amended by the conditional use permit or variances requested pursuant to Chapter 20.290 VMC; and

Applicant Response: The property for the proposed uses is located on CG district zoned property and is allowed with conditional use permit approval, per VMC Table 20.430.030-1 for Commercial and Mixed-Use Districts Use. This property is in an area that is surrounded by other CG and CC zoned uses and is directly adjacent to State Highway 500 and just east of NE Andresen Rd, along NE 40th Street. This property is located approximately $\frac{3}{4}$ of a mile away from the existing Columbia River Mental Health Services (CRMHS) main facility.

The applicable requirements of the CG Zoning district are able to be met with the proposed uses. This includes meeting the applicable requirements and provisions of VMC 20.430, including all applicable development standards per VMC Table 20.430.040 for Development Standards.

As part of the proposed development, site improvements include a new screened trash enclosure that is proposed for the site (see attached site plan for proposed size and location). Some new landscape improvements are proposed in existing planting areas, that are still to be determined, in order to enhance the overall site landscaping.

Future proposed freestanding signage is also anticipated on the property near the driveways and will comply with the appropriate signage permit requirements.

Staff Response: As previously mentioned, Medical Centers are allowed in the General Commercial district subject to approval of a CUP. As proposed, this request has shown compliance with the requirements of the CG zoning district. The requested CUP requires no changes to the subject site and building footprint.

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

Applicant Response: The proposed development will revitalize the existing vacant underutilized site and building. CRMHS has been in operation in the community providing valuable services since 1942 and will continue to be a valuable asset to the community and good neighbor. See originally submitted narrative for additional information.

The proposed uses for the property will have an overall reduced impact on the adjacent properties, surrounding uses, and public facilities than the previous Elmer's full-service restaurant use in several significant areas.

The traffic generated by the proposed use is anticipated to be significantly less than the prior restaurant use before the previous Elmer's Restaurant shut down operations. See attached Trip Generation Letter/Memorandum prepared by Traffic Engineer.

The overall demand on utility services, such as water, electrical power, and sewer will be significantly less than the prior restaurant use, before the previous Elmer's Restaurant shut down operations.

The hours of operation for the proposed uses will be significantly less than that of the prior restaurant use, before the previous Elmer's Restaurant shut down operations.

The property site and building improvements will be updated, modernized, and overall enhanced with the proposed uses. However, if there are identified impacts on adjacent properties and surrounding properties, and public facilities, CRMHS will address these during the conditional use permit process.

Staff Response: Staff concurs with the applicant.

Conclusion: The proposal meets the requirements of this section.

20.440.030-1 Zoning District Use Table

Finding: Medical Centers is allowed in the General Commercial district with the approval of a conditional use permit. The conditional use analysis can be found above as part of this report.

20.430.040 Development Standards

Standards	Required	Existing
Minimum lot size	None	1.52 acres (66,211 sq. ft.)
Minimum lot width	None	255'
Minimum lot depth	None	258'
Minimum setbacks		
Front (north)	10' L2 Buffer	65' 6"
Rear (south)	10' L2 Buffer	64' 6"
Side (west)	0' to 5' L1 Buffer	114'
Street side (east)	10' L2 Buffer	28' 3" (min.)
Maximum height	50'	20'
Minimum landscaping requirements (percentage of total net area)	None	17%

The proposal does not include any changes to the existing development.

20.770 Tree, Vegetation, and Soil Conservation

Finding: There are no proposed changes to the existing trees. Any future changes to the landscaping will be reviewed accordingly.

20.790 SEPA

Finding: The proposal is categorically exempt per VMC 20.790.840. No significant site improvements are proposed with the project.

20.925 Landscaping

Finding: There are no proposed changes to the existing landscaping such as buffers and screening measures. Any future changes to the landscaping will be reviewed accordingly.

20.945 Parking and Loading

Finding: Parking for a Medical Center use is based on the number of beds provided for patients or residents. However, the proposed facility will not have overnight stay and will maintain set hours of operation. Per VMC 20.945.070(A)(1), the planning official may rule that a use not specifically listed in table 20.945.070-2 is a use similar to a listed use and that the same parking standard

shall apply. In this case of a Medical Center that does not provide overnight stay and beds, the appropriate use that is most similar is Medical Office.

Per VMC 20.945.070, Medical Office use is parked at a rate of one parking space for every 200 square feet. Per VMC 20.945.070(C), fractional space requirements of up to 0.5 shall be rounded down to the next whole number.

The existing structure is 7,910 square feet which requires 40 parking spaces. There are 80 parking stalls existing on-site which meets the requirements of this section.

Conclusion: The proposal meets the requirements of this section.

20.970 Solid Waste Disposal and Recycling

Finding: The applicant proposes an approximately 300-square-foot exterior trash and recycling enclosure as shown on the plan (01 A1 SITE PLAN .pdf V1). The enclosure shows footprints for two wheeled dumpsters. Though the footprints did not meet the city's footprints of 8.5 feet x 5 feet, the enclosure is sized to accommodate the wheeled dumpsters.

Per [VMC 20.970.040\(C\)\(2\)](#), the proposed development (approximately 7,910 GFA) is required to have a minimum solid waste storage area of 132 square feet. The minimum size requirement is met.

VMC 20.970.030(C)(2)(d) Other- Nonresidential buildings shall provide a minimum storage area of 100 square feet plus 4 sq. ft. / 1,000 sq. ft. of gross floor area (GFA).

Per **VMC 20.970.040(B)(1)** plans shall show footprints of all intended receptacles using dimensions from city provided solid waste receptacle standards. See <https://www.cityofvancouver.us/publicworks/page/solid-waste-development-review> for Solid Waste Access and Design Standards.

Per [VMC 20.970.040\(B\)\(3\)](#) exterior storage areas shall be enclosed by a screen comprised of a sight-obscuring wall, fence and/or vegetation. A gate(s) through the fence shall allow access to users and haulers. The gate(s) for haulers shall be capable of being secured in closed and open positions.

Conclusion: The proposal has satisfied solid waste storage requirements.

Concerning Solid Waste Collector Access

Finding: As designed, the development appears serviceable by collection vehicles allowing for direct access and ease of circulation through the site with limited backing.

Per [VMC 20.970.040\(C\)\(3\)](#) all circulation and turnaround designs must be feasible using city-provided solid waste truck turning modelling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required.

Conclusion: The proposal has satisfied solid waste collector access requirements.

11.70 Transportation – Concurrency

Finding: The applicant is proposing to convert an existing restaurant building to a medical center. The project is located at 7105 NE 40th Street. The project will not increase the existing floor area of the building. Access to the site will be unchanged.

The applicant submitted a Trip Generation Report dated Jan. 10, 2023, from Lancaster Mobley. Trip generation rates in the report were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, utilizing Land Use Codes 630 (Clinic), 720 (Medical-Dental Office), and 932 (High-Turnover Sit-Down Restaurant). Regardless of whether the new use is considered as a Clinic or a Medical-Dental Office, the new use will generate fewer trips than the previous restaurant use. **Therefore, per the provisions of VMC 11.70.020.B, the concurrency requirements of VMC 11.70 are not applicable.**

Conclusion: The proposed development meets the requirements of VMC 11.70 as submitted.

11.80 Transportation – Street & Development Standards

Finding: The applicant is proposing to convert an existing restaurant building to a medical center. The project is located at 7105 NE 40th Street. The project will not increase the existing floor area of the building. Access to the site will be unchanged.

The proposed project will not generate any additional daily or p.m. peak hour trips. Per the provisions of VMC 11.80.080.B-1, the project is only required to construct street frontage improvements as necessary, “to provide minimally safe access.” All street frontage improvements and accesses are fully constructed. **Therefore, no street frontage improvements are required for this project.**

Conclusion: The proposed development meets the requirements of VMC 11.80 as submitted.

14.04 Water

Finding: There is an existing 12-inch DI water main in NE 72nd Avenue and an 8-inch DI water main in NE 40th Street. The applicant is proposing to continue the use of the existing 2-inch water meter.

Additional requirements may be outlined during the detailed site plan review process, meeting the water requirements as detailed in the *General Requirements & Details for the Design and Construction of Water, Sanitary Sewer and Surface Water Systems* (latest revision).

Conclusion: The submitted plans indicate the requirements can be met.

14.06 Sanitary Sewer

Finding: Existing public sewer fronts the subject parcel in NE 40th Street and in NE 72nd Avenue. The subject parcel is an existing sewer billing customer with two sewer service laterals serving the property.

One of the property’s service laterals connects to the sewer main north of the site within the NE 40th Street right of way. The other service lateral connects to the sewer main east of the site in NE 72nd Avenue. The sewer main in NE 72nd Avenue was last inspected in 2011; the video shows the lateral to be partially plugged with balls of grease.

Developments are typically required to extend public sewer to and through the site, and across frontages (VMC 14.04.280). In this case, public sewer extension is not required. Codes and standards require a minimum of one 6-inch diameter sewer service lateral per building (VMC 14.08.50). Standards require unused sewer service laterals to be abandoned at the connection to the sewer main (Section 3-5.02).

The city's Oil and Grease Management division regularly inspects the property's grease interceptor. The grease interceptor may remain in place if it's to be unused or reused to convey discharge from a kitchen. Domestic sewage may not be discharged to the grease interceptor. If this on-site building sewer is going to be re-plumbed to convey domestic sewage, the grease interceptor shall be removed.

The application was reviewed for sanitary sewer in March 2023. Sanitary sewer service is not mentioned in the narrative. A preliminary utility plan was not provided.

Sanitary Sewer Conclusions: The applicant has demonstrated that the standards for public sewer can be met.

14.24 Erosion Control

Finding: The site is currently developed. There are no land disturbing activities associated with this proposal.

Conclusion: This proposal is not considered a land disturbing activity per VMC 14.24.030. There are no additional requirements for this application as proposed.

14.25 Stormwater

Finding: Currently the site is developed. No new impervious area will be constructed with this proposal.

Conclusion: This proposal is not considered a development activity per VMC 14.25.100. There are no additional requirements for this application as proposed.

Fire Title 16

Finding: The fire department has determined the requirements of Vancouver Municipal Code can be met with adherence to the conditions contained herein.

Prior to Issuance of Certificate of Occupancy

1. Street and address signage shall be visible and legible from the street fronting the property for emergency response. If applicable, individual suite numbers shall be posted at the suite doors. Where applicable, apartment building designations shall be visible and legible from all potential fire lane approaches.
2. Required fire lane signage shall be installed.
3. Any fire protection features identified as being required during the construction permit review shall be installed and approved prior to occupancy.
4. If a Fire Department Knox-Box was identified as a requirement during the construction permit review, it shall be installed at an approved location and locked with the required content.
5. Permanent vehicle gates crossing required fire lanes shall remain unlocked or open until approved by the fire department.
6. Conditions identified in the construction permit shall be met.
7. All requirements of the applicable fire and building codes and their referenced standards shall be met notwithstanding approved construction plans.

Building Title 17

Finding: As submitted, project could be approved for building code requirements pertaining to the site plan.

RECOMMENDATION

Based upon the findings herein, the criteria for approval have been satisfactorily met or shall be met as conditioned, and no significant adverse impacts have been identified. Staff concludes this request meets the applicable requirements of the zoning district, comprehensive plan and other applicable codes and grants preliminary site plan approval with conditions as noted below and throughout this staff report. This approval does not grant the right to permits but only determines the site can meet the requirements of the applicable ordinance as described in this report.

CONDITIONS OF APPROVAL

Prior to Issuance of Occupancy

1. Obtain all required Commercial Building Permits
2. Street and address signage shall be visible and legible from the street fronting the property for emergency response. If applicable, individual suite numbers shall be posted at the suite doors. Where applicable, apartment building designations shall be visible and legible from all potential fire lane approaches.
3. Required fire lane signage shall be installed.
4. Any fire protection features identified as being required during the construction permit review shall be installed and approved prior to occupancy.
5. If a fire department Knox-Box was identified as a requirement during the construction permit review, it shall be installed at an approved location and locked with the required content.
6. Permanent vehicle gates crossing required fire lanes shall remain unlocked or open until approved by the fire department.
7. Conditions identified in the construction permit shall be met.
8. All requirements of the applicable fire and building codes and their referenced standards shall be met notwithstanding approved construction plans.

EXHIBITS

Application

1. Staff Report
 - A. Applicant
 - B. Applicant Narrative
 - C. Applicant's Conditional Use Permit Narrative
 - D. Proposed Development Plans
 - E. Notice of Application dated Feb. 28, 2023
 - F. Traffic Study by Lancaster Mobley dated Jan. 10, 2023 **
 - G. Public comments

**Because of the size of the exhibit, it is not included with this report. The document is available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibit.



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660, P.O. Box 1995 ~ Vancouver, WA 98668, Phone (360) 487-7800

Email completed application to eplans@cityofvancouver.us

REVIEW TYPE (Check one review and one process type)

Review Type: ☐ Type I ☐ Type II ☒ Type III ☐ Type IV ☐ Tree Removal Only (nuisance or hazard)

Process Type: ☐ Standard ☐ Streamline (Type I & II applications only. Pre-submittal Meeting required. By selecting streamline process, applicant waives all land use review timelines in VMC Title 20)

USE

☐ Single-Family ☒ Commercial ☐ Multi-family ☐ Mixed Use (commercial with multi-family) ☐ Industrial ☐ Residential

☐ Duplex

☐ Wireless Communications Facility (new) see VMC 20.890

PROJECT INFORMATION

Site Acres: 1.52 Disturbed Acres: 0 Zoning: CG Sewer: ☐ Septic ☒ Public Water: ☐ Well ☒ Public

Proposed # of Lots: 1 Proposed Dwelling Units: 0

Non-Residential Bldg. Square Footage: 0 Ground Floor: 7910 sf Total of All Upper Floors: 0

Hard Surface Area Square Feet - New: 0 Replacement: 0 Total:

PROJECT NAME AND LOCATION

Proposed project name: Columbia River Mental Health Services Satellite Northstar TI/Remodel

Project site address: 7105 NE 40th Street, Vancouver WA 98661 Parcel #(s): 160520005

PROJECT DESCRIPTION

(Briefly describe the proposed project. Provide more detail in project narrative)

Interior tenant improvement/remodel project to an existing building. Change of use from A3 restaurant occupancy to new Columbia River Mental Health - Northstar Clinic medical B occupancy.

PRIMARY APPLICANT

Business Name: NORTHSTAR 2 0 LLC

Contact Name: Michael Graves

Address: 4106 NE 77TH AVE STE 180

City/State/Zip: Vancouver WA 98661

Phone: (360) 993-3030

Email: MikeG@CRMHS.org

CONTACT

Business Name: DLC Architecture

Contact Name: Karen Griggs Saltzberg

Address: 11815 NE 113th St., Suite 104

City/State/Zip: Vancouver WA 98682

Phone: (360) 606-2351

Email: karen@DLC-Architecture.com

ELECTRONIC PLANS SUBMITTER (required)

(responsible for ePlans uploading and correspondence)

Name: Karen Griggs Saltzberg

Address: 11815 NE 113th St., Suite 104

City/State/Zip: Vancouver WA 98682

Email (required): karen@DLC-Architecture.com

Phone: (360) 606-2351

OWNER

(attached additional sheets for multiple owners)

Name: NORTHSTAR 2 0 LLC

Address: 4106 NE 77TH AVE STE 180

City/State/Zip: Vancouver WA 98661

Email: MikeG@CRMHS.org

Phone: (360) 993-3030

ONLINE PAYMENT

Existing ePermits User Name: CRMHS1

[Request an ePermits Account](#)

REQUIRED SIGNATURES

As evidenced by my signature below, I/we agree that City of Vancouver staff has my/our full permission to enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

Applicant Signature: *Michael Graves*

Date: 1/10/2023

Property Owner Signature: *Karen Griggs Saltzberg*

Date: 1/10/2023

LUP APPLICATION SUB TYPES

Please check all applicable applications and information where necessary

☐ Airport Height Overlay District
☐ Archaeological Pre-determination
☐ Binding Site Plan ☐ Conceptual (without Site Plan Review) ☐ Detailed (with Site Plan Review)
☐ Boundary Line Adjustment # of lots to be adjusted:
☐ Comprehensive Plan Amendment (Including Zone Map Amendment with Comp Plan)
☒ Conditional Use Permit ☒ Initial (Type III) (Comm. Centers, Group Meal Service, Shelters) ☐ Major Modification (Type III) ☐ Minor Modification (Type I) Engineering Review Required ☐ Yes ☐ No
☐ Covenant Release
☐ Critical Areas (not used when in Shoreline) Check one → ☐ Duplex/Single Family ☐ All Other Uses Check one → ☐ Permit ☐ Statement of Exemption (No Fee) Check the applicable critical area(s) ☐ Fish & Wildlife ☐ Frequently Flooded ☐ Geological Hazards ☐ Wetlands ☐ Minor Exception (not common) ☐ Reasonable Use (not common)
☐ Design Review ☐ Exterior Modification Only ☐ All Others
☐ Development Agreement ☐ Initial ☐ Modification ☐ Extension
☐ Historic Preservation ☐ Modification ☐ Registry ☐ Historic Preservation – Special Valuation
☐ Legal Lot Determination # of lots to be reviewed:
☐ Master Plan (Mixed Use) ☐ Public Facilities MP ☐ Conceptual (without Site Plan Review) ☐ Detailed (with Site Plan Review) ☐ Hybrid (Some areas with Site Plan Review)
☐ Planned Development ☐ Commercial ☐ Residential ☐ Mixed Use* *Ground Floor SF: Upper Floor SF:
☐ Plat Alteration
☐ Post Decision Review/Modification (Includes Planned Development/Master Plan Modifications) ☐ Type I ☐ Type II ☐ Type III Engineering Review Required ☐ Yes ☐ No

☐ Road Modification ☐ Minor ☐ Technical ☐ Major Submitted: ☐ Before ☐ After Decision (submitted after decision is not common)
☐ Shoreline Permits ☐ Substantial Development Permit ☐ Shoreline Permit - Statement of Exemption (no fee) ☐ Shoreline Conditional Use ☐ Shoreline Variance
☐ Site Plan Review ☐ Type I ☐ Type II <u>Check Use Type below</u> ☐ Residential ☐ Non-Residential ☐ Qualified Planned Action ☐ Unoccupied Commercial/Utility Structure ☐ Commercial Pad ☐ Land Extensive Stormwater ☐ Yes ☐ No Transportation ☐ Yes ☐ No
☐ State Environmental Policy Act (SEPA) ☐ Check if for Single-Family Residential house (only) ☐ Residential Site Plan Review (SPR) ☐ Grading Only ☐ Subdivision or Planned Development ☐ Non-Project Actions (not common) ☐ All Other (Includes Comm/Indust SPR) (When more than one applies check All Other)
☐ Subdivision/Short Subdivision ☐ Short Subdivision (2-9 lots) ☐ Subdivision (10+ Lots)
☐ Temporary Use ☐ Commercial/Industrial ☐ Unforeseen Emergency ☐ Seasonal Event ☐ Model Home ☐ Sales Office
☐ Tree Plan Enter Tree Plan Level (1 to 7): (Tree Removal for nuisance or hazard tree(s) is Level 3)
☐ Variance ☐ Check if for Single Family Residential house ☐ Type I - # requested: ☐ Type II - # requested: Stormwater ☐ Yes ☐ No Transportation ☐ Yes ☐ No
☐ Zoning Map Amendment (Not involving Comprehensive Plan Amendment)

Conditional Use Submittal Narrative

January 12, 2023

City of Vancouver Municipal Code Title 20- Land Use and Development Code
Conditional Use Permits Chapter 20.245

20.245.030- Submission Requirements

A. *Submission requirements.* The applicant must submit a completed application form as prescribed by the planning official with applicable fee per Chapter [20.180](#) VMC, containing the following information:

1. *Narrative describing the proposed uses for the site, hours of operation, hours and the frequency of deliveries, and construction schedule.*

Applicant Historical Overview:

Columbia River Mental Health Services ("CRMHS") was founded in 1942 within Clark County, Washington. Our mission is providing behavioral health and recovery services that transform the lives of children, adults, and families in the communities of Southwest Washington. This past year CRMHS assisted over 5,000 unique individuals with outpatient services in mental and substance use disorder health. CRMHS established and has been operating the NorthStar Clinic for over 16 years at its main clinic facility, located at 6926 NE Fourth Plain Blvd, in Vancouver. While NorthStar is currently the largest outpatient opioid treatment facility in Southwest Washington, the needs of our community exceed our capacity to meet them. This led to an increase of NorthStar services provided at the main clinic in 2019 that helped, but still did not completely meet the needs of the community.

Proposed Uses for the Site:

We began searching for another location in the city of Vancouver that would best meet the needs of those we serve. Our intent was to relocate our existing NorthStar clinic operation to a larger facility that not only would expand our capacity to serve but also enhance the overall environment of care for our patients and staff. The proposed location would be near public transportation and major arterials but not in close proximity to schools, parks, playgrounds, or single family residential areas. Ideally, the proposed property would be easily accessed by pedestrians, bicycles, public transportation, and automobiles, with adequate parking and have adequate utility services. A suitable satellite facility location was identified at the closed down and vacant previous Elmer's restaurant building site located at 7105 NE 40th St. in Vancouver, which is located near NE Andresen Rd. and directly adjacent to Highway 500. This property is located approximately $\frac{3}{4}$ of a mile away from the existing main facility and was purchased by CRMHS, under the name Northstar 2.0, LLC.

CRMHS is licensed by the Washington State Department of Health (“DOH”) to provide behavioral health services. We are also licensed by the Department of Drug Enforcement (“DEA”) and the DOH Board of Pharmacy to operate an opiate treatment program. CRMHS has seen a dramatic influx of individuals in our community seeking opioid treatment services over the past two years. Individuals receiving treatment at our new facility will not only receive Medication Assisted Treatment (“MAT”) that is currently being provided at our main clinic, but also a range of behavioral health services including substance use disorder individual and group counseling, case management, peer support services, and support in housing and employment. Our services have proven to be transformative for homeless clients, moving individuals with substance use disorders from tents into recovery, housing and employment. The current underlying zoning district allows for the proposed use with conditional use permit approval, where all the applicable requirements of the zoning district can be met and zoning impacts, if any, on adjacent properties, surrounding uses and public facilities will be adequately mitigated, as provided in the city municipal code, to ensure the proposed use is compatible with other uses in the vicinity.

The property with existing vacant underutilized building and existing site/ utility improvements is an excellent fit for the proposed uses. The site size and dimensions provide adequate area for the needs of the proposed use. The existing building is intended to be remodeled inside with limited exterior proposed improvements required. The site has existing adjacent off-site improvements that include existing street frontage improvements, existing sidewalks, curbcuts, and driveways. All required public facilities have adequate capacity to serve the proposed development. In addition, there are existing on-site improvements, such as paved parking areas (with existing accessible parking spaces, signage, accessible route to the main building entry), existing pedestrian access to the public sidewalk, and existing site lighting and landscape improvements that appear to all comply with current city standards. A new screened trash enclosure is proposed for the site, along with some landscape improvements, painting the existing building exterior and providing some new signage. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.

Hours of Operation and Frequency of Deliveries:

This facility would operate six (6) days per week opening at 5:30am and closing at 4:30pm. Staff hours may extend slightly beyond those hours. Most deliveries and supply chain needs would be met by our internal courier system, filling orders and delivering them from our Main Clinic at 6926 NE Fourth Plain, a very short distance away. One commercial delivery would occur per week delivering pharmaceuticals that are stored in safes. This would support a daily patient load of 150-230 clients per day being served by a staff of approximately 24 professionals. On site security will be maintained at all times, similar to the security at the main CRMHS facility.

Overall Project and Construction Schedule:

The tenant improvement building permit work on site has started (#CMI-322756) with a projected construction completion date estimated to be around April 1, 2023 and a targeted furniture, equipment, and move in as soon as permitted. CRMHS plans to begin operating and providing services after State of WA and other regulatory authorizations and approvals are received.

2. *Drawn to scale site plan, legible for digital reproduction, showing accurate representation of the size and shape of the parcel(s), including easements of any kind, all dimensions, and parcel orientation. Include north arrow.*

See attached site plan that shows the property, including the existing adjacent off-site and onsite improvements, including but not limited to the existing building, driveways, parking, landscape areas, and other site improvements.

3. *Locations, dimensions, and height of all existing and proposed buildings and structures, including garages, carports, decks, patio covers, and other accessory structures. Include dimensions from each other and from all property lines. Show dimensions from each other and from all property lines. Show dimension of eaves projecting beyond a wall or supporting post. Indicate usage of all structures.*

See attached site plan with required relevant items noted.

4. *Location, height, and material of fences, buffers, berms, walls, and other proposed screening. Note the location and dimensions of area of terraces, decks, shelters, and play areas.*

See attached site plan with required relevant items noted.

5. *Lighting plan.* This plan shall show all proposed fixtures on-site and within right-of-ways. Show all existing above and underground power lines. (This plan will be routed to Clark County PUD by a City workgroup for comments and compliance with Standards.)

See attached lighting plan with required relevant items noted.

6. *Location and detailed layout of vehicle access, site circulation, off-street parking and loading areas, lighting, landscaping, and buffering as required by Chapter [20.925](#) VMC. Include handicap parking stalls and disembarking areas, accessible route of travel, proposed ramp, and signage, as required by the most current version of the Washington Administrative Code governing accessibility for disabled persons. Include location and screening for proposed solid waste and recyclables storage areas.*

See attached site plan with required relevant items noted.

7. *Summary table which includes parcel zone, total site area, gross floor area by use (e.g., manufacturing, office, retail, storage), itemized number of full size, compact and handicap parking stalls and the collective total number, total lot coverage proposed, and amount of landscaped area.*

See attached site plan with required relevant items noted.

8. *Certified mailing list. Current Clark County assessor map(s) showing the property(ies) within a 500-foot radius of the site, per the requirements in VMC [20.210.050](#) and [20.210.060](#), decision-making procedures, and two sets of mailing labels with the names and addresses of owners of all properties within the 500-foot radius. Such list shall be certified as accurate and complete by the Clark County assessor or a title company. For non-owner-occupied properties, provide mailing labels addressed to "occupant" as can be determined from available county assessor records (two copies).*

Certified mailing list will be obtained from Clark County and provided per Conditional Use Submittal Checklist form, as noted below.

Mail two hard copies of certified 500-foot mailing labels (owner and occupant) and associated map showing the mailing area (obtain from Clark County or Title Company) to:

Clarissa Bowen

City of Vancouver

PO Box 1995

Vancouver, WA 98668

(This can also be placed in the drop box at the south parking lot at City Hall 415 W 6th Street).

9. *Floor plan showing the gross square footage of each structure and outdoor activity area proposed on the site, including existing structures and outdoor activity areas to be retained. Include a description of the proposed uses of each structure or portions of a structure and each outdoor activity area. Include location of aboveground utilities and typical elevation drawings of each structure.*

See attached floor plan with required relevant items noted. See site plan for any aboveground utilities. See attached exterior photos of the existing building, as previously coordinated via email with Greg Turner.

10. *Pre-application conference summary or approved pre-application waiver, as well as additional information required in the summary.*

See attached pre-application waiver application and required submittal items.

11. *One set 8 ½" X 11" plans.*

See attached 8 ½" x 11" plans that include site plan, lighting plan, floor plan.

12. *One copy of a completed SEPA (State Environmental Policy Act) checklist (as required), on City provided form. Include SEPA processing fee, pursuant to Chapter [20.180](#) VMC, Fees.*

No SEPA is required based on the proposed improvements are for an interior tenant improvement, and limited exterior improvements, as previously coordinated via email with Greg Turner.

13. Required processing fee for Conditional Use Permit (See chapter 20.180 VMC).

Required fees will be paid.

14. Concurrency letter, addressed to Transportation Manager, with summary of project with projected traffic impacts, 8 1/2" X 11" site map with appropriate fee. (See 20.180 VMC).

See attached required concurrency letter provided with Conditional Use Submittal documents.

15. Any information deemed necessary to address mitigation for the specific development circumstances.

As noted above, the proposed uses are intended to be provided at property that is situated in a desirable location, to provide highly needed and critical services to the community, and to revitalize an existing vacant and underutilized building in the city.

End of Narrative

Conditional Use Submittal Narrative (to supplement original narrative)

February 7, 2023

City of Vancouver Municipal Code Title 20- Land Use and Development Code
Conditional Use Permits Chapter 20.245

20.245.040- Approval Criteria

A. Approval standards. The Hearings Examiner shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide adequate area for the needs of the proposed use;

The property site size and dimensions provide adequate area for the needs of the proposed use, based on the following summary and as indicated in the attached application submittal drawings. The existing site size is approximately 1.52 acres (+/- 66,211 square feet) in size and the property is generally rectilinear in shape and with some slightly angled and offset property lines where the overall site size and areas are adequate for the proposed uses. The site dimensions and the existing site improvements are adequate to meet with needs of the proposed uses, that include, but are not limited to, existing onsite parking and vehicular maneuvering areas, vehicular access to existing streets and existing accessible pedestrian access to public sidewalks.

2. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features;

The impacts of the proposed uses for the site can be accommodated considering size, shape, location, topography and nature features, based on the following summary and as indicated in the attached application submittal drawings. The proposed uses are an excellent fit on the existing site and will occupy the existing building (approximately 7,910 square feet in size). The site size provides for adequate landscaping/ buffer areas and building setbacks to property lines, in addition to providing adequate onsite parking, access to the property, and other site improvements. The shape of the property allows for adequate vehicular driveway curb cuts to connect to two fully improved adjacent public sidewalks and public streets.

In addition to the property size and shape that adequately accommodate the needs of the proposed use, the location, topography, and natural features of the site can accommodate the proposed uses with the existing onsite improvements. These existing onsite improvements include paved parking areas that have over the minimum number of required parking stalls for the proposed uses. The property location and topography are advantageous to utilize the existing parking and site improvements that accommodate the proposed uses. This includes the adequate existing number of accessible parking spaces, existing accessible signage, existing accessible route to the main building entry, and existing accessible pedestrian access to the public sidewalk at NE 40th Street. Existing site improvements also include vehicular driveways to both 40th Street and NE 72nd Avenue,

existing site lighting, and existing landscape/buffer areas. All the existing site improvements, including the items listed above that accommodate the proposed uses, appear to comply with current city standards.

The existing vacant underutilized building is also an excellent fit for the proposed uses and will be remodeled inside with new tenant improvements and will require only limited exterior proposed improvements. Proposed exterior building improvements include repairing damaged and dry rotted siding and trim and then repainting all the existing siding and trim.

3. All required public facilities have adequate capacity to serve the proposed development;

All required public facilities have adequate capacity to serve the proposed development as summarized below. The proposed uses at this site are near public transportation with adjacent fully improved public streets and sidewalks. The proposed uses are not in close proximity to schools, parks, playgrounds, or single-family residential areas. The proposed uses are easily accessed by pedestrians, bicycles, public transportation, and vehicles.

The proposed uses at this site and existing building are currently served by existing public utilities, including electrical power, natural gas, data infrastructure, sewer, and water services. Many, if not all, of these existing utilities will have a lower service demand for the proposed uses, than the previous Elmer's full-service restaurant use.

4. The applicable requirements of the zoning district, and other applicable documents are met except as amended by the conditional use permit or variances requested pursuant to Chapter [20.290](#) VMC; and

The property for the proposed uses is located on CG district zoned property and is allowed with conditional use permit approval, per VMC Table 20.430.030-1 for Commercial and Mixed-Use Districts Use. This property is in an area that is surrounded by other CG and CC zoned uses and is directly adjacent to State Highway 500 and just east of NE Andresen Rd, along NE 40th Street. This property is located approximately $\frac{3}{4}$ of a mile away from the existing Columbia River Mental Health Services (CRMHS) main facility.

The applicable requirements of the CG zoning district are able to be met with the proposed uses. This includes meeting the applicable requirements and provisions of VMC 20.430, including all applicable development standards per VMC Table 20.430.040 for Development Standards.

As part of the proposed development, site improvements include a new screened trash enclosure that is proposed for the site (see attached site plan for proposed size and location). Some new landscape improvements are proposed in existing planting areas, that are still to be determined, in order to enhance the overall site landscaping.

Future proposed freestanding signage is also anticipated on the property near the driveways, and will comply with the appropriate signage permit requirements.

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

The proposed development will revitalize the existing vacant underutilized site and building. CRMHS has been in operation in the community providing valuable services since 1942 and will continue to be a valuable asset to the community and good neighbor. See originally submitted narrative for additional information.

The proposed uses for the property will have an overall reduced impact on the adjacent properties, surrounding uses, and public facilities than the previous Elmer's full-service restaurant use in several significant areas.

The traffic generated by the proposed use is anticipated to be significantly less than the prior restaurant use, before the previous Elmer's Restaurant shut down operations. See attached Trip Generation Letter/Memorandum prepared by Traffic Engineer.

The overall demand on utility services, such as water, electrical power, and sewer will be significantly less than the prior restaurant use, before the previous Elmer's Restaurant shut down operations.

The hours of operation for the proposed uses will be significantly less than that of the prior restaurant use, before the previous Elmer's Restaurant shut down operations.

The property site and building improvements will be updated, modernized, and overall enhanced with the proposed uses. However, if there are identified impacts on adjacent properties and surrounding properties, and public facilities, CRMHS will address these during the conditional use permit process.

End of Supplemental Narrative



PHOTO 1- NW CORNER OF EXISTING BUILDING



PHOTO 2- SW CORNER OF EXISTING BUILDING



PHOTO 3- NE CORNER OF EXISTING BUILDING

COLUMBIA RIVER MENTAL HEALTH SERVICES SATELLITE BUILDING T.I./ REMODEL

7105 NE 40TH. STREET, VANCOUVER, WA

TAX PARCEL - #160520005

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE W/ WASHINGTON AMENDMENTS - WAC 51-50
2018 INTERNATIONAL MECHANICAL CODE W/ WASHINGTON AMENDMENTS - WAC 51-52 82018
UNIFORM PLUMBING CODE W/ WASHINGTON AMENDMENTS - WAC 51-56
2018 INTERNATIONAL FIRE CODE W/ WASHINGTON AMENDMENTS - WAC 51-54A
ICC/ANSI A117.1. 2009 ACCESSIBILITY W/ WAC 51-50-1101.2
WAC 51-50 WASHINGTON STATE AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE - WAC 51-11 8
2018 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FUEL GAS CODE W/ WASHINGTON AMENDMENTS - WAC 51-52-21000

PROJECT DESCRIPTION:
INTERIOR TENANT IMPROVEMENT/ REMODEL PROJECT TO EXISTING BUILDING.
CHANGE OF OCCUPANCY USE FROM 'A2' RESTAURANT TO 'B' MEDICAL
CENTER/OFFICE, THAT WILL INCLUDE A DRUG TREATMENT PROGRAM AND
MEDICATION ASSISTED TREATMENT. NO EXTERIOR BUILDING ENVELOPE
ALTERATIONS (OTHER THAN 1 NEW EXTERIOR DOOR), IMPROVEMENTS, OR
UPGRADES TO THERMAL ENVELOPE ARE PROPOSED.

PROJECT CONTACTS

OWNER
COLUMBIA RIVER MENTAL HEALTH
MICHAEL GRAVES
6926 NE FOURTH PLAIN BLVD.
VANCOUVER, WA 98661
(360) 993 3172

CONTRACTOR
UNION CORNER CONSTRUCTION, INC
RICK PORTER
6500A NE ST. JOHNS ROAD
VANCOUVER, WA 98661

ARCHITECT
DLC ARCHITECTURE, LLC
11815 NE 113TH ST. SUITE 104
VANCOUVER, WA 98662
DAVID COMMERE, AIA
(360) 601 9858

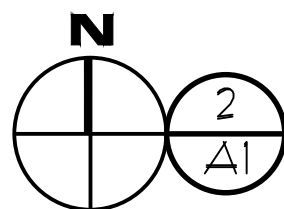
EXHIBIT D



TAX PARCEL - #160520005
ZONING - CG
LOT SIZE - 1.52 ACRES PER CLARK COUNTY PROPERTY INFORMATION (66,211 SF)
LANDSCAPE (PLANTING AROUND PERIMETER OF SITE) 11,220 SF = 17% +/-
PARKING REQUIREMENTS
OFFICE - MEDICAL - 1 SPACE / 200 SF
7910 SF / 200 = 40 SPACES REQUIRED
(2 ACCESSIBLE STALLS REQUIRED)
EXISTING PARKING - 80 PARKING STALLS
(4 ACCESSIBLE STALLS)

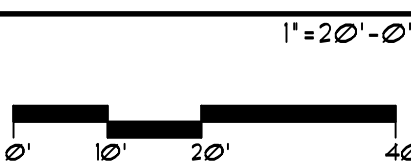
SITE PLAN KEYNOTES

- EXISTING ASPHALT PAVED PARKING LOT TO REMAIN.
- EXISTING LANDSCAPE AREAS TO REMAIN.
- EXISTING DRIVEWAY AND PUBLIC SIDEWALKS TO REMAIN.
- EXISTING PEDESTRIAN WALKWAY FROM SIDEWALK TO ACCESSIBLE BUILDING ENTRY.
- EXISTING ACCESSIBLE PARKING SPACES, AISLES, AND WALKWAY TO EXISTING BUILDING ENTRY.
- APPROXIMATE BUILDING OUTLINE - SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.
- NEW TRASH ENCLOSURE FENCING AND GATE ASSEMBLY: 6' HIGH GALV OR BLACK COATED CHAINLINK FENCING AND 2' 8" WIDE BUNTING GATES WITH POSTS SET IN CONCRETE FOOTINGS. GATES TO BE PROVIDED WITH CANE BOLTS AND LOCKING HASP ASSEMBLY. PROVIDE SOLID COLOR SLATS IN FENCING AND GATES IN COLOR AS SELECTED BY OWNER. PROVIDE STEEL RING HOLES GROUTED INTO PAVING FOR SWINGING GATES CANE BOLTS IN BOTH OPEN AND CLOSED POSITIONS.
- NEW 6' LONG PRECAST WHEEL STOPS AROUND INSIDE PERIMETER OF TRASH ENCLOSURE.
- EXISTING POLE MOUNTED SIGNAGE SUPPORT STRUCTURE ON THE EXISTING SIGN POLE THAT IS TO REMAIN LOCATED AT SOUTHWEST CORNER OF SITE. PROVIDE NEW SITE LIGHT FIXTURES ON EXISTING POLE TO REMAIN AS DIRECTED BY OWNER.
- EXISTING POLE MOUNTED SITE LIGHTING.



EXISTING SITE PLAN AERIAL WITH PROPOSED IMPROVEMENTS

BASE SITE PLAN DRAWING IS BASED ON BEST AVAILABLE EXISTING INFORMATION AND IS BEING PREPARED USING EXISTING AERIAL PHOTO OBTAINED FROM CLARK COUNTY GIS WEBSITE WITH LIMITED FIELD MEASUREMENTS AND VERIFICATION. VERIFY ALL CONDITIONS, DIMENSIONS, AND MATERIAL LOCATIONS.



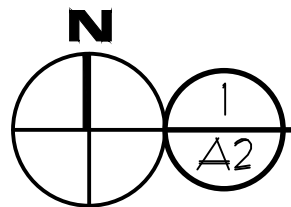
DLC ARCHITECTURE, LLC
11815 NE 113TH ST. STE 104
VANCOUVER, WA 98662
(360) 601 9858

COLUMBIA RIVER MENTAL HEALTH
SATELLITE BUILDING T.I./ REMODEL
7105 NE 40TH ST. VANCOUVER WA

22-07
JOB NO.
01/12/2023
DATE

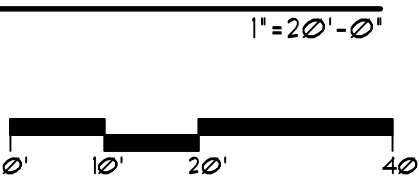
REVISIONS

A1
OF4



EXISTING SITE LIGHTING PLAN AERIAL WITH PROPOSED IMPROVEMENTS

BASE SITE PLAN DRAWING IS BASED ON BEST AVAILABLE EXISTING INFORMATION AND IS BEING PREPARED USING EXISTING AERIAL PHOTO OBTAINED FROM CLARK COUNTY GIS WEBSITE WITH LIMITED FIELD MEASUREMENTS AND VERIFICATION. VERIFY ALL CONDITIONS, DIMENSIONS, AND MATERIAL LOCATIONS.



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COLUMBIA RIVER MENTAL HEALTH
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08/29/2022
DATE
10/25/2022

REVISIONS

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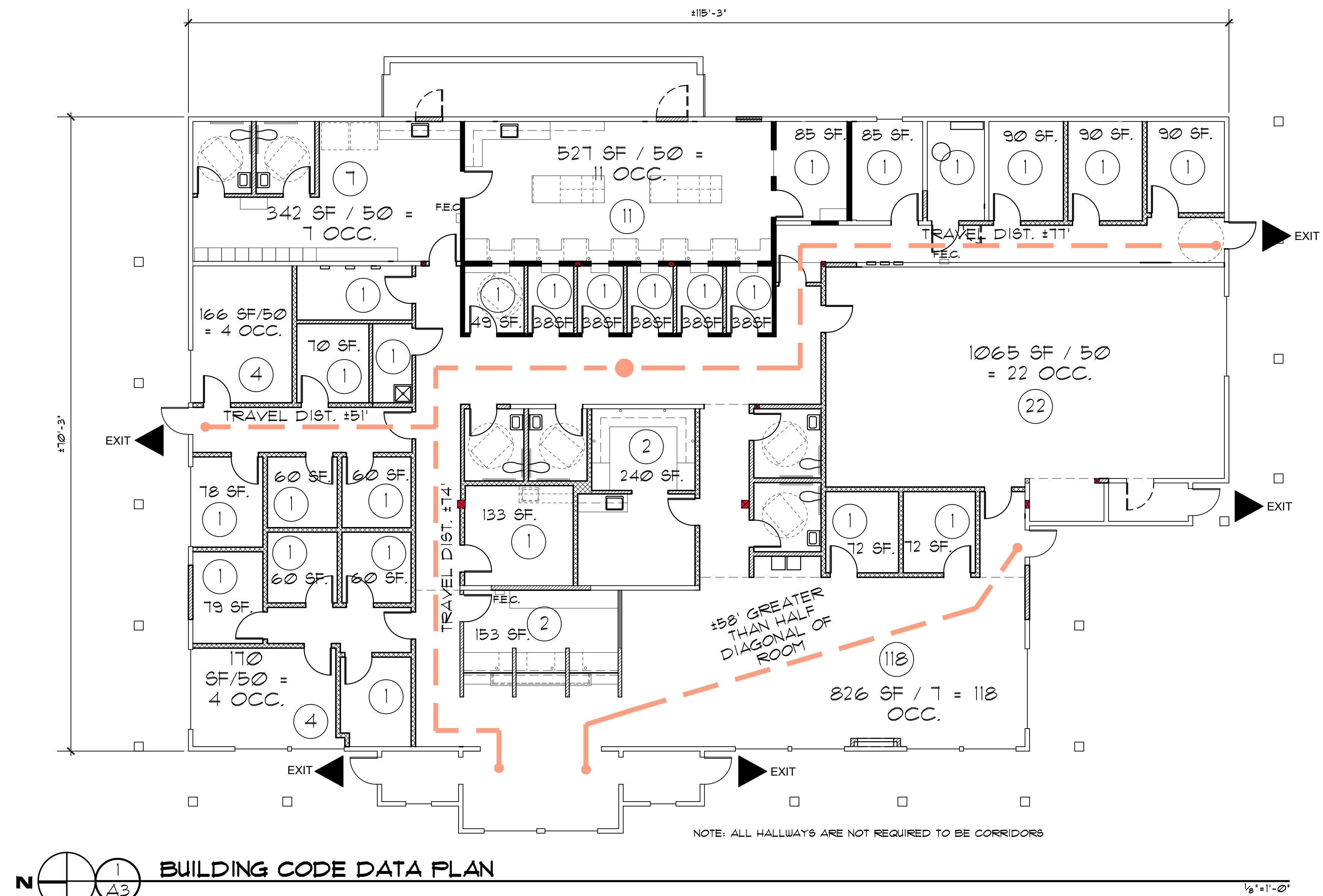
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REVISIONS

A3
OF4



LEGEND - THIS SHEET

- EXIT - EXIT DOOR WITH PANIC HARDWARE AND EXIT SIGN - REMOVE ALL EXISTING DEADBOLTS AND PROVIDE FINISHED METAL COVER PLATES OVER HOLES - VERIFY EXISTING CONDITIONS
- PUSH/PULL EXIT - EXIT DOOR WITH PUSH/PULL HARDWARE, EXIT SIGN
- EXIT ACCESS TRAVEL DISTANCE PER IBC 1017.2 REQUIRED - B OCCUPANCY GROUP WITHOUT SPRINKLERS IS MAXIMUM 200 FEET TRAVEL DISTANCE PROVIDED - SEE CODE DATA SUMMARY PLAN FOR BUILDING TRAVEL DISTANCES - EXIT LIGHTING TO BE PROVIDED AT AREAS INDICATED W/ EXIT ACCESS SYMBOL - SEE BIDDER DESIGN/DESIGN BUILD LIGHTING PLAN FOR ADDITIONAL INFORMATION
- WHEELCHAIR TURNING RADIUS & MANEUVERING SPACE
- OCCUPANT LOAD AT EACH ROOM - ALSO SEE CODE DATA SUMMARY OCCUPANT LOAD CALCULATION FOR ADDITIONAL INFORMATION
- NEW SEMI-RECESSED CABINET AND FIRE EXTINGUISHER - (MAX 75' TRAVEL DISTANCE)

CODE DATA SUMMARY

7,910 SF EXISTING BUILDING AREA (NO INCREASE IN FLOOR AREA)

GROUP B (OFFICE) OCCUPANCY CLASSIFICATION

TYPE VB - CONSTRUCTION TYPE
W/ FIRE ALARM SYSTEMS (MODIFY EXISTING SYSTEMS TO ACCOMMODATE NEW LAYOUT)
NO FIRE SPRINKLERS

ALLOWABLE BUILDING AREA:

PER IBC TABLE 506.2, TYPE VB, SINGLE LEVEL BUILDING FOR B OCCUPANCY:
BASIC ALLOWABLE FLOOR AREA = 9,000 SF MAX > ACTUAL 7,910 SF FLOOR AREA

OCCUPANT LOAD (PER IBC TABLE 1004.1.2)

NON-CONCENTRATED OFFICE USE	7084 SF / 150	= 47 OCCUPANTS
CONCENTRATED USE (WAITING AREA)	826 SF / 7	= 118 OCCUPANTS
TOTAL		= 165 TOTAL OCCUPANTS

EXITS/DOORS

EXITS 3 EXIT REQUIRED
5 EXITS PROVIDED- SEE FLOOR PLAN FOR LAYOUT AND LOCATIONS

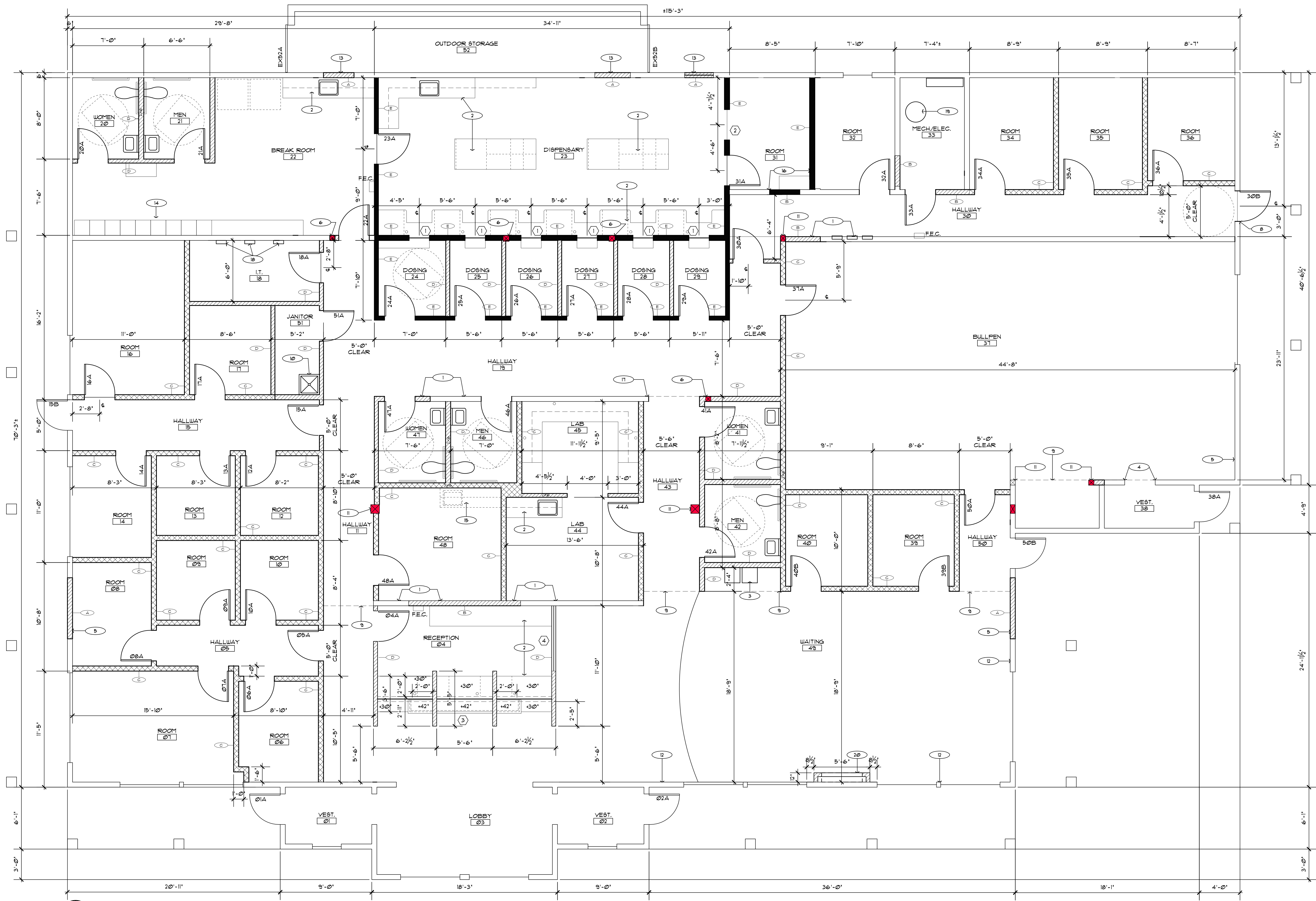
PLUMBING FIXTURE CALCULATION: PER IBC TABLE 2902.1 B OCCUPANCY

WATERCLOSETS =	1 PER 25 FOR FIRST 50, 1 PER 50 EXCEEDING
LAVATORIES =	1 PER 40 FOR FIRST 80, 1 PER 80 EXCEEDING
DRINKING FOUNTAIN =	1

165 OCCUPANTS / 2 = 83 MALE
83 FEMALE

3 WATERCLOSETS AND 3 LAVATORIES REQUIRED EACH
3 WATERCLOSETS AND 3 LAVATORIES PROVIDED EACH
1 DRINKING FOUNTAIN PROVIDED

CITY BUILDING PERMIT
PLAN REVIEW SET



FLOOR PLAN SYMBOL LEGEND

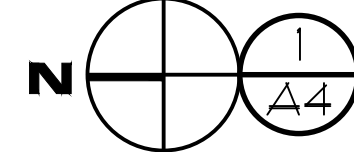
- 60" DIAMETER WHEEL CHAIR TURNING RADIUS
- 30" X 48" WHEEL CHAIR MANEUVERING CLEARANCE
- NEW SEMI-RECESSED CABINET AND FIRE EXTINGUISHER (MAX. 15' TRAVEL DISTANCE)

FLOOR PLAN GENERAL NOTES

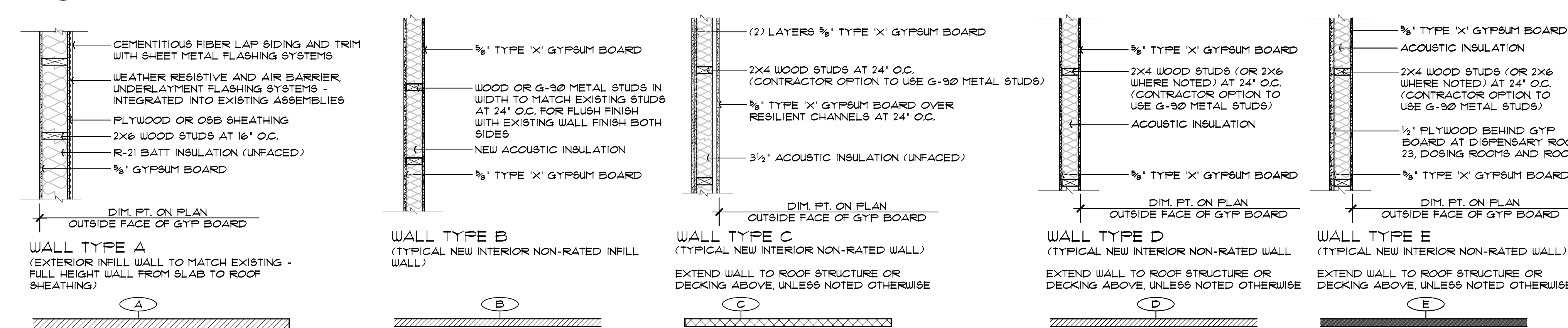
- SEE SHEET A1 FOR PROJECT GENERAL NOTES AND SYMBOLS LEGEND
- SEE SHEET A2 FOR ROOM FINISH SCHEDULE AND DOOR SCHEDULE
- SEE SHEET A3 FOR RELITE TYPES
- INTERIOR DIMENSIONS ON FLOOR PLAN ARE TO FACE OF NEW OR EXISTING GYP BOARD FINISH. CENTERLINE OF NEW WINDOWS/RELITES AND EDGE OF NEW DOORS, UNLESS OTHERWISE NOTED. DIMENSIONS AT NEW OPENINGS ARE TO CENTER OF ROUGH OPENINGS. EXTERIOR DIMENSIONS ARE TO APPROXIMATE FACE OF EXISTING SHEATHING.
- SEE INTERIOR ELEVATIONS FOR ADDITIONAL TOILET ACCESSORIES NOT SHOWN ON ENLARGED PLANS
- PROVIDE 4' HIGH CORNER GUARDS AT ALL 'OUTSIDE' CORNERS, TYP. VERIFY COLOR WITH ARCHITECT OR OWNER

FLOOR PLAN KEYNOTES FOR 1/A6

- ALIGN NEW GYP BOARD FINISH WITH EXISTING GYP BOARD FINISH - BOTH SIDES OF WALL
- NEW PLASTIC LAMINATE CASEWORK WITH SOLID SURFACE COUNTERTOPS AND SPLASHES. VERIFY ALL CUSTOM DESIGN REQUIREMENTS WITH OWNER
- NEW HI-LOW ACCESSIBLE DRINKING FOUNTAIN WITH BOTTLE FILLER
- PROVIDE NEW GYP BOARD SURROUND AT EXISTING DOOR REMOVAL LOCATION
- PATCH AND REPAIR GYP BOARD AT FIREPLACE REMOVAL EXISTING POST TO REMAIN
- PROVIDE NEW AUTOMATIC DOOR OPERATOR ASSEMBLY WITH PUSH PAD OPERATION EACH SIDE OF DOOR - PROVIDE ALL J-BOXES, CONDUIT RUNS AND TERMINATIONS, CONNECTIONS, AND HARDWARE FOR OPERATIONAL UNIT
- PROVIDE NEW WOOD HEADER WITH STUD SUPPORTS AND PAINTED STEEL LINTEL (MATCH EXISTING SIZES) TO SUPPORT BRICK AT THE NEW DOOR OPENING
- LINE OF CEILING SOFFIT ABOVE
- NEW SERVICE SINK
- FUR EXISTING COLUMN WITH GYP BOARD AS REQUIRED
- PROVIDE WOOD CHAIR RAIL ALONG ENTIRE WALL CORNER TO CORNER IN STYLE AND FINISH AS DIRECTED BY OWNER - VERIFY MOUNTING HEIGHT
- INFILL WALL AT REMOVED DOOR (OR WINDOW) LOCATION WITH EXTERIOR WALL ASSEMBLY TYPE 'A' - LAP NEW WEATHER BARRIER SYSTEM WITH EXISTING TO INSTALL WATER TIGHT AND MAINTAIN DRAINAGE PLANE. MATCH EXISTING SIDING MATERIALS, TRIM, AND FLASHING SYSTEMS - REPLACE ADDITIONAL EXISTING SIDING/TRIM SYSTEMS BEYOND ACTUAL WALL INFILL LOCATIONS TO MAKE TRANSITIONS OF EXISTING MATERIALS TO NEW MATERIALS - SEAL ALL EDGES - PAINT
- NEW LOCKERS - VERIFY WITH OWNER FOR REQUIREMENTS
- FUTURE CABINET AND SINK - PROVIDE PLUMBING IN WALL - CARE FOR FUTURE CONNECTION
- ADD PLYWOOD TO INSIDE OF ROOM 31 EXISTING WALL WITH NEW GYP BOARD FINISH - SEE WALL TYPE 'E' FOR SIM
- WRAP EXISTING END WALL WITH GYP BOARD FINISH
- RELOCATED EXISTING IT, PANELS/GEAR
- NEW WATER HEATER - SEE PLUMBING
- NEW FOREST 48" ELECTRIC FIREPLACE IN FURRED OUT NEW WALL WITH OWNER SELECTED CULTURED STONE VENEER - VERIFY INSTALLATION INSTRUCTION WITH MFR -



PROPOSED FLOOR PLAN



NOTE: EXISTING CONDITIONS BASED ON BEST AVAILABLE INFORMATION. BASE DRAWING IS BEING PREPARED USING EXISTING RECORD DRAWING INFORMATION FROM ORIGINAL 1994 FOOD SERVICE PDF DRAWING AND LIMITED FIELD MEASUREMENTS AND VERIFICATION. VERIFY ALL CONDITIONS, DIMENSIONS, AND MATERIAL LOCATIONS.

WALL TYPE NOTES

- COMPLY WITH GYPSUM ASSOCIATION FIRE RESISTANCE AND SOUND CONTROL MANUAL GA-600 FOR ALL WALLS, INCLUDING BUT NOT LIMITED TO SECTIONS 1, 2, 3, AND SPECIFIC FILE NUMBERS REFERENCED IN WALL TYPES
- EXTEND WALL FRAMING AND FINISHES FULL HEIGHT FROM FLOOR SLAB UP TO HEIGHT IDENTIFIED IN WALL TYPES
- PROVIDE BLOCKING FOR ALL ITEMS ATTACHED TO WALLS, TYPICAL. VERIFY WITH OWNER
- PROVIDE FIRE BLOCKING AT ALL NEW WALLS PER IBC REQUIREMENTS. AT FULL HEIGHT WALLS TO BOTTOM OF ROOF STRUCTURE. PROVIDE 1/2" DEFLECTION HEAD ASSEMBLY SEAL ALL EDGES AT DEFLECTION HEAD AND OTHER WALL FINISH EDGES AND AT ALL WALL PENETRATIONS WITH ACOUSTIC SEALANT
- CONTRACTOR OPTION TO USE G-90 METAL STUDS IN LIEU OF WOOD STUDS.

DLC ARCHITECTURE, LLC

1815 NE 13TH ST, STE 104
VANCOUVER, WA 98662
(360) 601 9858

COLUMBIA RIVER MENTAL HEALTH
SATELLITE BUILDING T.I./REMODEL
7105 NE 40TH ST. VANCOUVER WA

22-07
JOB NO.
01/12/2023
DATE

REVISIONS

A4

OF4



PHOTO 1- NW CORNER OF EXISTING BUILDING



PHOTO 2- SW CORNER OF EXISTING BUILDING



PHOTO 3- NE CORNER OF EXISTING BUILDING

COLUMBIA RIVER MENTAL HEALTH SERVICES SATELLITE BUILDING T.I./ REMODEL

7105 NE 40TH. STREET, VANCOUVER, WA

TAX PARCEL - #160520005

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE W/ WASHINGTON AMENDMENTS - WAC 51-50
2018 INTERNATIONAL MECHANICAL CODE W/ WASHINGTON AMENDMENTS - WAC 51-52 82018
UNIFORM PLUMBING CODE W/ WASHINGTON AMENDMENTS - WAC 51-56
2018 INTERNATIONAL FIRE CODE W/ WASHINGTON AMENDMENTS - WAC 51-54A
ICC/ANSI A117.1, 2009 ACCESSIBILITY W/ WAC 51-50-1101.2
WAC 51-50 WASHINGTON STATE AMENDMENTS
2018 WASHINGTON STATE ENERGY CODE - WAC 51-11.8
2018 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FUEL GAS CODE W/ WASHINGTON AMENDMENTS - WAC 51-52-21000

PROJECT DESCRIPTION:
INTERIOR TENANT IMPROVEMENT/ REMODEL PROJECT TO EXISTING BUILDING.
CHANGE OF OCCUPANCY USE FROM A2 RESTAURANT TO 19 MEDICAL
CENTER/OFFICE. THAT WILL INCLUDE A DRUG TREATMENT PROGRAM AND
MEDICATION ASSISTED TREATMENT. NO EXTERIOR BUILDING ENVELOPE
ALTERATIONS (OTHER THAN 1 NEW EXTERIOR DOOR). IMPROVEMENTS, OR
UPGRADES TO THERMAL ENVELOPE ARE PROPOSED.

PROJECT CONTACTS

OWNER
COLUMBIA RIVER MENTAL HEALTH
MICHAEL GRAVES
6926 NE FOURTH PLAIN BLVD.
VANCOUVER, WA 98661
(360) 593.3172

CONTRACTOR
LINCOLN CORNER CONSTRUCTION, INC.
RICK PORTER
6500A NE ST. JOHNS ROAD
VANCOUVER, WA 98661

ARCHITECT
DLC ARCHITECTURE, LLC
11815 NE 13TH ST. SUITE 104
VANCOUVER, WA 98662
DAVID COMMERECE, AIA
(360) 501.9858



EXISTING SITE PLAN AERIAL WITH PROPOSED IMPROVEMENTS

BASE SITE PLAN DRAWING IS BASED ON BEST AVAILABLE EXISTING INFORMATION
AND IS BEING PREPARED USING EXISTING AERIAL PHOTO OBTAINED FROM CLARK
COUNTY GIS WEBSITE WITH LIMITED FIELD MEASUREMENTS AND VERIFICATION.
VERIFY ALL CONDITIONS, DIMENSIONS, AND MATERIAL LOCATIONS.



TAX PARCEL - #160520005
ZONING - CG

LOT SIZE - 1.52 ACRES PER CLARK COUNTY PROPERTY INFORMATION (86,211 SF)

LANDSCAPE (PLANTING AROUND PERIMETER OF SITE) 11,220 SF = 17% +/-

PARKING REQUIREMENTS
OFFICE - MEDICAL - 1 SPACE / 200 SF

7910 SF / 200 = 40 SPACES REQUIRED
(2 ACCESSIBLE STALLS REQUIRED)

EXISTING PARKING - 80 PARKING STALLS
(4 ACCESSIBLE STALLS)

SITE PLAN KEYNOTES

- (1) EXISTING ASPHALT PAVED PARKING LOT TO REMAIN.
- (2) EXISTING LANDSCAPE AREAS TO REMAIN.
- (3) EXISTING DRIVEWAY AND PUBLIC SIDEWALKS TO REMAIN.
- (4) EXISTING PEDESTRIAN WALKWAY FROM SIDEWALK TO ACCESSIBLE BUILDING ENTRY.
- (5) EXISTING ACCESSIBLE PARKING SPACES, AISLES, AND WALKWAY TO EXISTING BUILDING ENTRY.
- (6) APPROXIMATE BUILDING OUTLINE - SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.
- (7) NEW TRASH ENCLOSURE FENCING AND GATE ASSEMBLY, 6' HIGH GALV OR BLACK COATED CHAINLINK FENCING AND 12' WIDE BOLLARD GATES WITH PORTS SET IN CONCRETE FOOTINGS. GATES TO BE PROVIDED WITH CANE BOLTS AND LOCKING HAMP ASSEMBLY. PROVIDE SOLID COLOR BLATTS IN FENCING AND GATES IN COLOR AS SELECTED BY OWNER. PROVIDE STEEL RING HOLE GROUDED INTO PALMS FOR BOLLARD GATES CANE BOLTS IN BOTH OPEN AND CLOSED POSITIONS.
- (8) NEW 6' LONG PRECAST WHEEL STOPS AROUND INSIDE PERIMETER OF TRASH ENCLOSURE.
- (9) EXISTING POLE MOUNTED SIGNAGE SUPPORT STRUCTURE ON THE EXISTING SIGN POLE THAT IS TO REMAIN LOCATED AT SOUTHWEST CORNER OF SITE. PROVIDE NEW SITE LIGHT FIXTURES ON EXISTING POLE TO REMAIN, AS DIRECTED BY OWNER.
- (10) EXISTING POLE MOUNTED SITE LIGHTING.



DLC ARCHITECTURE, LLC
11815 NE 13TH ST. SUITE 104
VANCOUVER, WA 98662
(360) 501.9858

COLUMBIA RIVER MENTAL HEALTH
SATELLITE BUILDING T.I./ REMODEL
7105 NE 40TH ST. VANCOUVER WA

JOB NO.
0112/2023
DATE

REVISIONS

A1
OF4



EXISTING SITE LIGHTING PLAN AERIAL WITH PROPOSED IMPROVEMENTS

BASE SITE PLAN DRAWING IS BASED ON BEST AVAILABLE EXISTING INFORMATION AND IS BEING PREPARED USING EXISTING AERIAL PHOTO OBTAINED FROM CLARK COUNTY GIS WEBSITE WITH LIMITED FIELD MEASUREMENTS AND VERIFICATION. VERIFY ALL CONDITIONS, DIMENSIONS, AND MATERIAL LOCATIONS.



DLC ARCHITECTURE, LLC
11815 NE 131ST ST., STE 104
VANCOUVER, WA 98662
(206) 601-9858

COLUMBIA RIVER MENTAL HEALTH
SATELLITE BUILDING T.I./REMODEL
7105 NE 40TH ST. VANCOUVER WA

22-07
JOB NO.
08/29/2022
DATE
10/25/2022
REVISIONS

A2
OF4



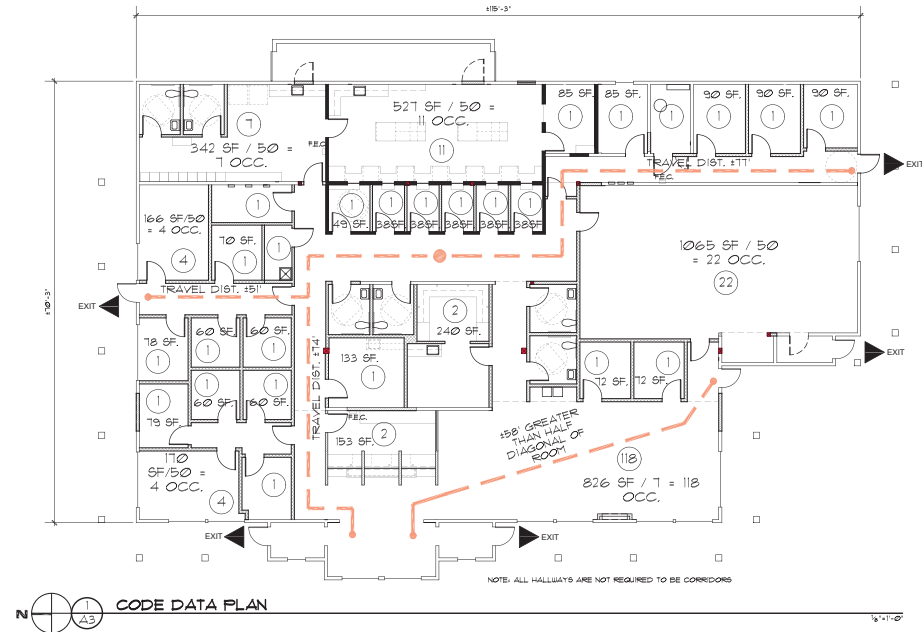
DLC ARCHITECTURE, LLC
11815 NE 113TH ST., STE 104
VANCOUVER, WA 98662
(206) 901-9858

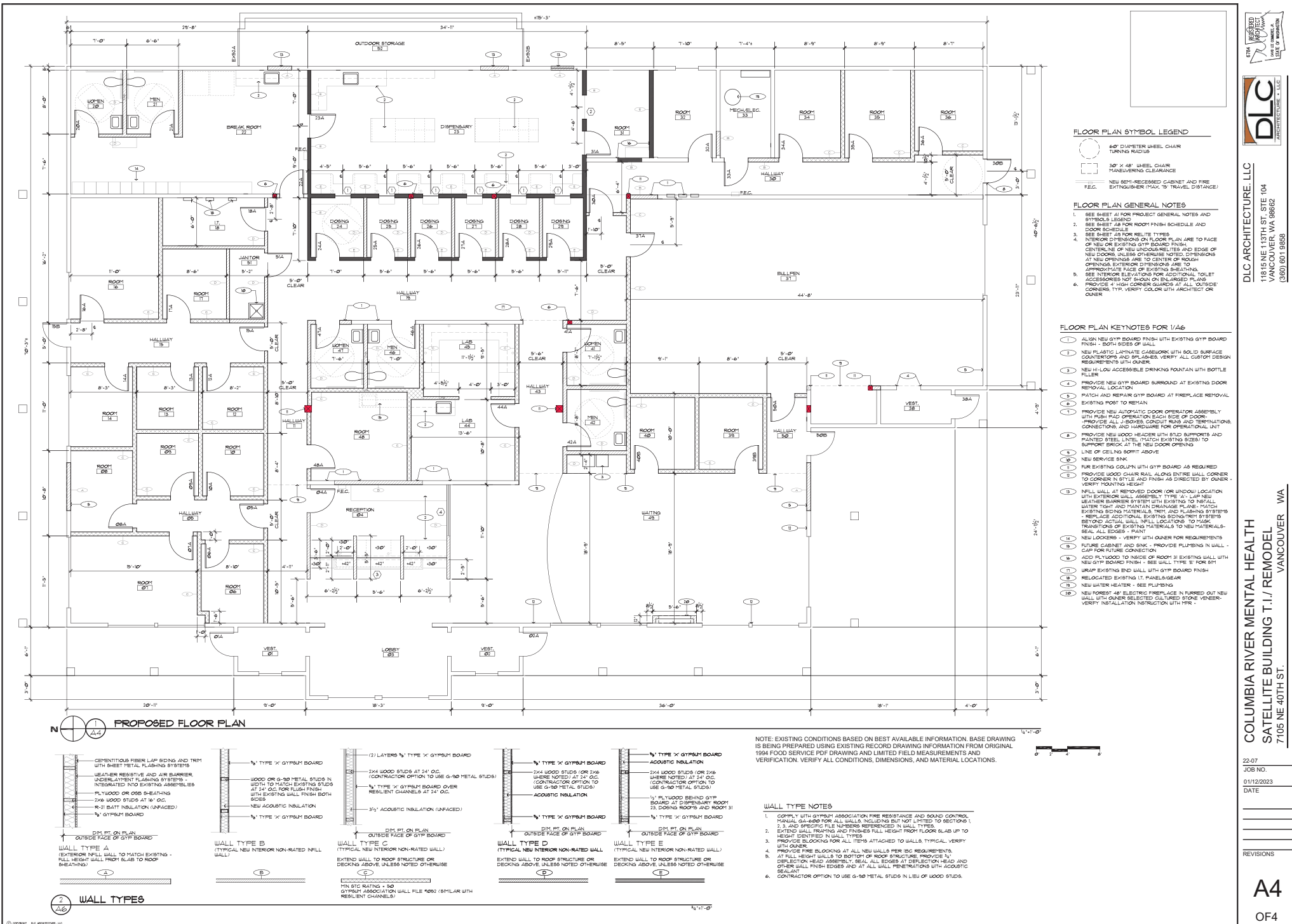
COLUMBIA RIVER MENTAL HEALTH
SATELLITE BUILDING T.1./REMODEL
7105 NE 40TH ST. VANCOUVER WA

22-07
JOB NO.
01/12/2023
DATE

REVISIONS

A3
OF4







TAX PARCEL - #160520005

$1' = 2\phi' - \phi'$

Number of children	Frequency
0'	1
1'	1
2'	2
4'	4





P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

February 28, 2023

**Notice of Application and Remote Public Hearing
Columbia River Mental Health CUP
PRJ-168603/LUP-83119**

Request: A Conditional Use Permit to allow the specific use of Medical Center utilizing the existing 7,910-square-foot building on a 1.52-acre tract of land zoned General Commercial.

The application was accepted Jan. 31, 2023 and deemed fully complete Feb. 14, 2023.

Location: 7105 NE 40th Street

Applicant/Contact: Michael Graves, Northstar 20 LLC, 4106 NE 77th Ave. Ste 180 Vancouver WA, 98661

Property Owner: Northstar 20 LLC, 4106 NE 77th Ave Ste. 180 Vancouver, Washington 98661

Remote Public Hearing Scheduled Land Use Hearing conducted by the Hearing Examiner
Tuesday, May. 16, 2023, 6 p.m.

The City of Vancouver will be holding a virtual hearing on this matter. Interested parties can participate in the virtual hearing by emailing the project manager at kristian.corbin@cityofvancouver.us. **Due to remote work conditions, e-mail is strongly preferred.**

Comments on the project received electronically before 4 p.m., March. 30, 2023, will be incorporated into the staff report; comments received electronically after that date will be presented at the hearing.

A decision by the hearing examiner may be appealed to City Council by the applicant or any aggrieved person. Such an appeal must be in writing and be filed with Community Development Department within 14 calendar days after the hearing examiner's decision. In the absence of such appeal, the examiner's decision shall be final and conclusive.

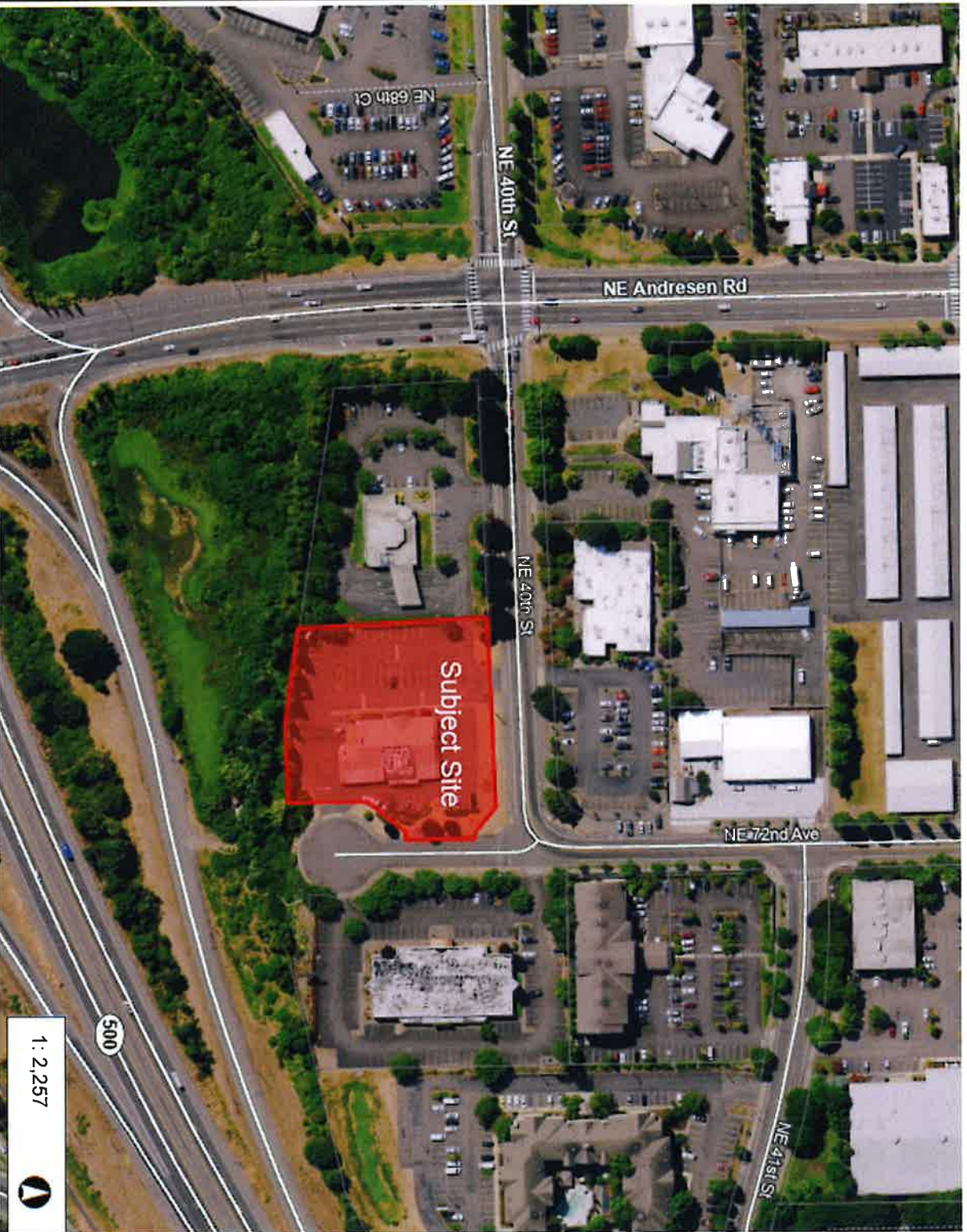
A copy of the final determination may be obtained upon e-mail request. Please include any one of the project numbers listed.

Case Manager: Kristian Corbin, Senior Planner
E-mail: Kristian.corbin@cityofvancouver.us

Coverage of this hearing is being cablecast live on Clark/Vancouver Television Channel 23, Comcast Cable Television System.



Vicinity Map



376.2

188.08

376.2 Feet

1 : 2,257



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

This map was generated by Clark County's "MapOnline" 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.



Legend

- ☐ Taxlots
- All Roads
 - Interstate or State Route
 - Arterial
 - Collector
 - Private or Other

Notes:



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

May 25, 2023

REVISED

**Notice of Application and Remote Public Hearing
Columbia River Mental Health CUP
PRJ-168603/LUP-83119**

Request: A Conditional Use Permit to allow the specific use of Medical Center utilizing the existing 7,910-square-foot building on a 1.52-acre tract of land zoned General Commercial.

The application was accepted Jan. 31, 2023 and deemed fully complete Feb. 14, 2023.

Location: 7105 NE 40th Street

Applicant/Contact: Michael Graves, Northstar 20 LLC, 4106 NE 77th Ave. Ste 180 Vancouver WA, 98661

Property Owner: Northstar 20 LLC, 4106 NE 77th Ave Ste. 180 Vancouver, Washington 98661

Remote Public Hearing Scheduled Land Use Hearing conducted by the Hearing Examiner
Tuesday, June 6, 2023, 6 p.m.

The City of Vancouver will be holding a virtual hearing on this matter. Interested parties can participate in the virtual hearing by emailing the project manager at kristian.corbin@cityofvancouver.us. **Due to remote work conditions, e-mail is strongly preferred.**

A decision by the hearing examiner may be appealed to City Council by the applicant or any aggrieved person. Such an appeal must be in writing and be filed with Community Development Department within 14 calendar days after the hearing examiner's decision. In the absence of such appeal, the examiner's decision shall be final and conclusive.

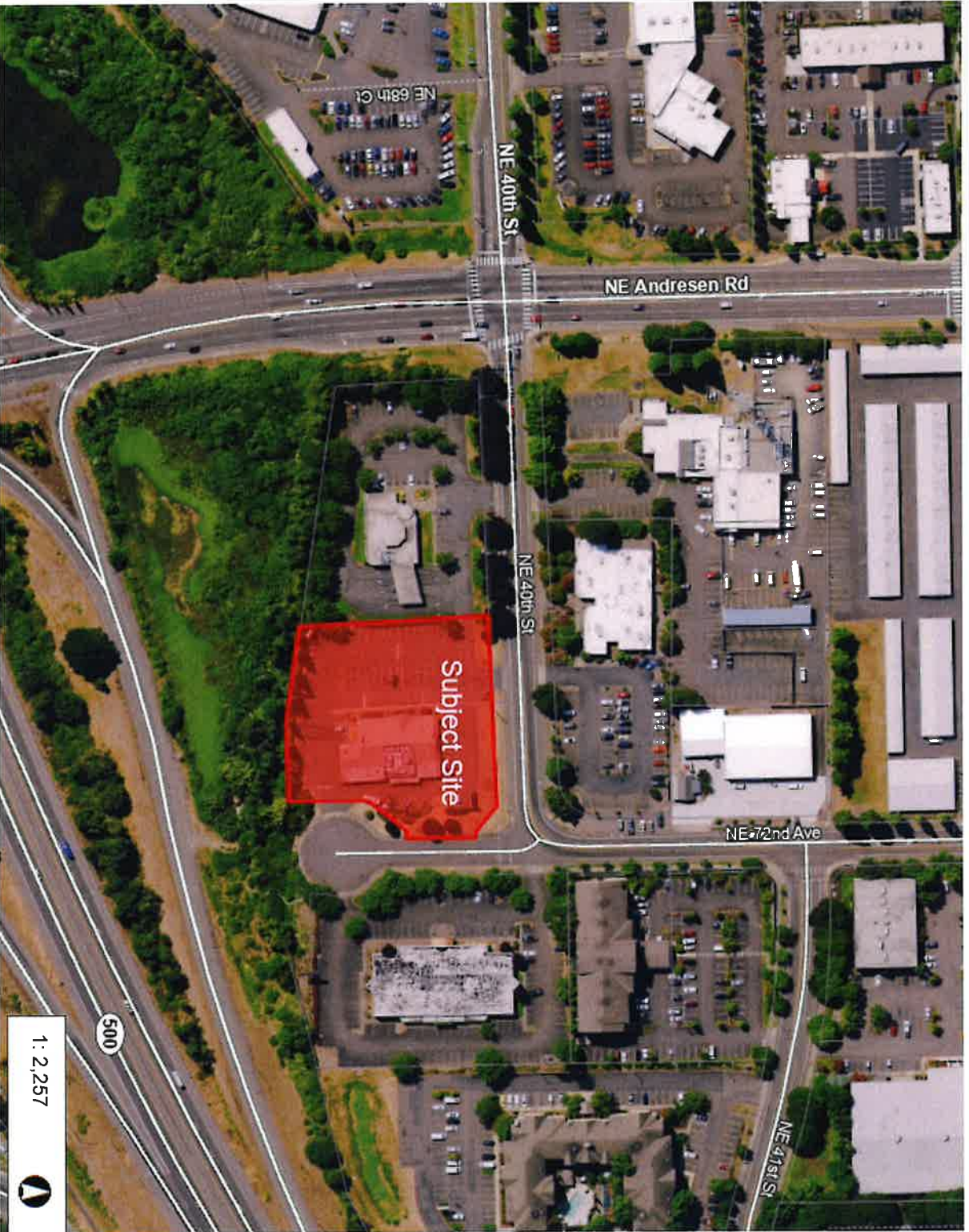
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Case Manager: Kristian Corbin, Senior Planner
E-mail: Kristian.corbin@cityofvancouver.us

Coverage of this hearing is being cablecast live on Clark/Vancouver Television Channel 21, Comcast Cable Television System.



Vicinity Map



376.2 0 188.08 376.2 Feet

WGS_1984 Web Mercator Auxiliary Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

1 : 2,257



Legend

- ☐ Taxlots
- All Roads
 - Interstate or State Route
 - Arterial
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Notes:

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.



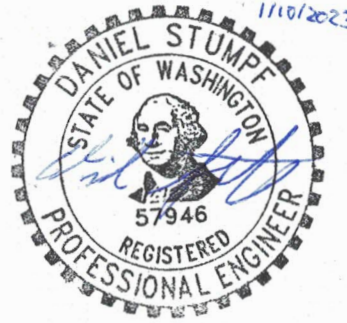
Memorandum

To: Michael Graves
Columbia River Mental Health Services

From: Daniel Stumpf, PE

Date: January 10, 2023

Subject: Columbia River Mental Health Services
Trip Generation & Sight Distance Analysis



Introduction

This memorandum reports and evaluates the transportation impacts related to the proposed Columbia River Mental Health Services project, located at 7105 NE 40th Street in Vancouver, Washington. The proposal will repurpose an existing 7,910 square foot Elmer's restaurant as a Columbia River Mental Health Services building and will not increase the existing building area. Access to the site will be provided via three existing driveways along NE 40th Street and NE 72nd Avenue, noting the westernmost access along NE 40th Street resides on the adjacent US Bank property to the west.

The purpose of this memorandum is to examine and address transportation-related impacts from the proposed development. This study reviews the proposed development's trip generation, identifies any concurrency corridors projected to receive any additional traffic, and determines proportionate share contributions toward City of Vancouver transportation facility improvement projects based on development impacts. In addition, sight distances are evaluated at the site access intersections along NE 40th Street and NE 72nd Avenue.

Location Description

Project Site Description

The project site is located north of SR-500, south of NE 40th Street, east of NE Andresen Road, and west of NE 72nd Avenue in Vancouver, Washington. The subject site is located in a predominately commercial area of Vancouver with a dental office business to the north, a US Bank branch to the west, and an office building to the east.

The site includes a single property (assessor parcel 160520005) which encompasses an approximate total of 1.52 acres. The site is currently developed as a 7,910 square foot Elmer's restaurant with access driveways along NE 40th Street and NE 72nd Avenue.

Vicinity Roadways

The proposed development is expected to predominately impact three nearby vicinity roadways. Table 1 provides a description of these vicinity roadways.

Table 1: Vicinity Roadway Descriptions

Street Name	Jurisdiction	Functional Classification	Speed (MPH)	On-Street Parking	Curbs & Sidewalks	Bicycle Lanes
NE 40th Street	Vancouver	Collector Arterial	25	Not Permitted	Partial Both Sides	Partial Both Sides
NE Andresen Road	Vancouver	Principal Arterial	40	Not Permitted	Partial North Side	Both Sides
NE 72nd Avenue	Vancouver	Collector Arterial/ Local Street	25	Partially Permitted	Partial Both Sides	Partial Both Sides

Table Notes: Functional Classification and Jurisdiction based on City of Vancouver Arterial Street System map.

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

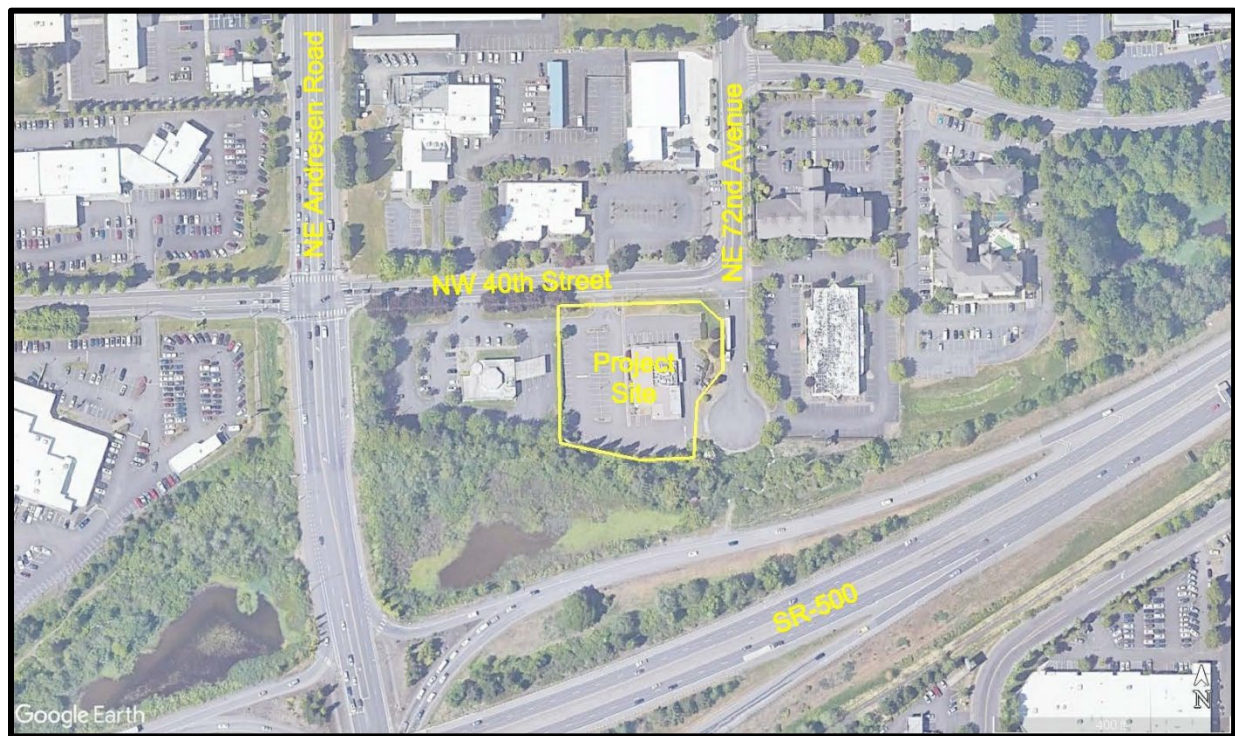


Figure 1: Aerial Photo of Site Vicinity (Image from Google Earth)

Trip Generation

Total Trips

The proposed Columbia River Mental Health Services project will repurpose and existing 7,910 square foot Elmer's restaurant as a medical treatment/services facility.

Columbia River Mental Health Services provides Medication Assisted Treatment (MAT), behavioral health services, case management, peer support services, and support in housing/employment for a variety of age groups and demographics throughout southwest Washington. The facility will operate six days per week from 5:30 AM to 4:30 PM; however, staff hours may extend slightly beyond these hours. Most deliveries and supply chain needs will be provided via an internal courier system, filling orders, and deliveries to/from the main clinic located at 6926 NE Fourth Plain Boulevard, located approximately a half-mile driving distance to the southwest. On average, one commercial delivery will occur per week delivering pharmaceuticals in order to support a daily patient load of 150 to 230 clients per day. Staff will consist of approximately 24 professionals and on-site security will be maintained at all times.

To estimate the number of trips that will be generated by the proposed development, trip rates from the *Trip Generation Manual*¹ were used. Based on the description of the proposed use, data from the following land use codes were used to estimate the existing and proposed development's trip generation based on the square footage of the gross building floor area:

- 630, *Clinic*.
- 720, *Medical-Dental Office Building*.
- 932, *High-Turnover (Sit-Down) Restaurant*.

The ITE descriptions of land use codes 630 and 720 are as follows:

630, Clinic

A clinic is a facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a lab facility and supporting pharmacy but typically does not have the equipment and medical personnel available at an urgent care site. A clinic typically offers a wide range of services which makes it distinct from a medical office building that typically houses specialized or individual physicians. Hospital (Land Use 610), free-standing emergency room (Land Use 650), and medical-dental office building (Land Use 720) are related uses.

720, Medical-Dental Office Building

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Based on the aforementioned ITE descriptions and the description of the proposed use, two trip generation scenarios were evaluated utilizing data from land use codes 630 and 720.

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



Pass-by & Diverted Trips

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

To estimate pass-by trip generation, data was referenced from the *Trip Generation Manual, 11th Edition*. For land use code 932, the evening peak hour pass-by rate is 43%. For the purposes of this analysis, it is assumed that the morning peak hour and daily pass-by trip rates will match the evening peak hour pass-by trip rate. All diverted trips generated were treated as primary trips.

Analysis Results

Regardless of the development scenario analyzed, the trip generation calculations show that the proposed development is projected to generate a decrease of 19 or more morning peak hour trips, a decrease of 11 or more evening peak hour trips, and a decrease of 186 or more average weekday site trips. The trip generation estimates are summarized in Table 2 and detailed trip generation calculations are included as an attachment to this memorandum.

Table 2: Trip Generation Summary

ITE Code		Size/Rates	Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
Existing Conditions									
High-Turnover (Sit-Down) Restaurant	932	7,910 SF	42	34	76	44	28	72	848
Pass-by Trips	932	43%	16	16	32	15	15	30	364
Primary Trips			26	18	44	29	13	42	484
Proposed Conditions - Scenario 1									
Clinic	630	7,910 SF	18	4	22	9	20	29	298
Proposed Conditions - Scenario 2									
Medical-Dental Office Building	720	7,910 SF	20	5	25	9	22	31	284
Net Change In Site Trip Generation									
Scenario 1			-8	-14	-22	-20	7	-13	-186
Scenario 2			-6	-13	-19	-20	9	-11	-200



Transportation Management Zone Impacts

Based on the trip generation analysis, the proposal is expected to reduce overall site trip generation during both the morning and evening peak hours and during a typical weekday. Accordingly, site generated impacts to Transportation Management Zones (TMZ) and concurrency corridors throughout the City of Vancouver are expected to either decrease or impacts will be 0. No further analysis regarding TMZ or corridor impacts is necessary.

Proportionate Share Contributions

Proportionate share contributions are being collected for several transportation facilities throughout the City of Vancouver. However, since the land use proposal will result in an overall decrease in site trip generation, impacts from the site to these transportation facilities will be 0. Therefore, no proportionate share fee contributions are necessary or required as part of the proposed conditional use application.

Sight Distance Analysis

Methodology

Sight distances were evaluated for two existing site accesses onto NE 40th Street and one existing site access onto NE 72nd Avenue. The minimum required intersection sight distance was determined in accordance with the City of Vancouver's Municipal Code Section 11.80.140. These standards state that intersection sight distance measurements must comply with standards established in *A Policy on Geometric Design of Highways and Streets*². According to AASHTO, the driver's eye is assumed to be approximately 15 feet from the near edge of the nearest travel lane (or traveled way) of the intersecting street and at a height of 3.5 feet above the minor-street approach pavement. The vehicle driver's eye-height along the major-street approach is assumed to be 3.5 feet above the cross-street pavement.

Per the AASHTO manual, intersection sight distance is an operation measure intended to provide sufficient line of sight along the major-street so that a driver could turn from the minor-street approach without impeding traffic flow. Conversely, stopping sight distance is considered the minimum requirement to ensure safe operation of an intersection. This is the distance that allows an oncoming driver to see a hazard on the roadway, react, and come to a complete stop, if necessary, to avoid a collision.

Based on posted speeds of 25 mph along NE 40th Street and NE 72nd Avenue, the minimum recommended intersection and stopping sight distances to ensure safe and efficient operation of the access intersections are as follows:

- Intersection Sight Distance
 - 280 feet to the east/south for left-turning site egress vehicles.
 - 240 feet to the west/north for right-turning site egress vehicles.
- Stopping Sight Distance
 - 155 feet in either approach direction of each access.

² American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 7th Edition, 2018.



West Access at NE 40th Street (i.e. main US Bank Branch access)

At the west access at NE 40th Street, sight distances to the east and west were measured to be in excess of 300 feet. Accordingly, no mitigation is necessary or recommended at this access.

East Access at NE 40th Street

At the east access at NE 40th Street, sight distance to the west was measured to be in excess of 300 feet. To the east, sight distance was measured to be approximately 240 feet prior to sight lines crossing a fence line at a property addressed at 7012 NE 40th Street (assessor parcel 160531000), located in the northwest quadrant of the NE 72nd Avenue at NE 40th Street intersection. Although sight distance to the east of the access does not meet the minimum 280-foot intersection sight distance standard for a 25-mph road, mitigation at this intersection is not recommended for the following reasons:

- The minimum stopping sight distance for a 25-mph road is 155 feet, whereby sufficient sight distance is available to allow for safe operation of the access. Note that the measured 240 feet of sight distance can safely accommodate major-street vehicles approaching the access at speeds up to 34 mph.
- The major-street experiences a 90 degree turn at a location approximately 200 feet east of the access, where the major-street transitions from NE 72nd Avenue into NE 40th Street. An advisory speed of 10 mph is posted in the eastbound direction of travel when approaching this major-street transition. Although no 10-mph advisory speed is posted in the southbound direction at this turn in the road, it's reasonable to assume the advisory speed would mirror that of the eastbound direction. Assuming vehicle operators may aggressively maneuver through this horizontal turn in the road at speeds of approximately 20 mph (i.e. 10 mph above the advisory speed), the minimum intersection sight distance standard to the east of the access would be 225 feet.

Given the above assessment of stopping sight distance and roadway speeds to the east of the access intersection, no mitigation is necessary or recommended at the access.

Access at NE 72nd Avenue

At the access intersection at NE 72nd Avenue, provided any obstructing on-site bushes/hedges are trimmed/maintained and on-site trees are limbed up as to not vertically obstruct sight lines at a height of 3.5 feet from the access to the major-street, sight distance to the north was measured back to the intersection of NE 72nd Avenue at NE 40th Street (approximately 240 feet away). Since the access is located at the end of a cul-de-sac, sight distance to the south is not applicable.

Due to a temporary on-site security fence, sight distances at the access intersection along NE 72nd Avenue were measured approximately 7 feet from the edge of the roadway rather than at the standard 15 feet back from the edge of the traveled way. However, assuming sight distances had been measured at the standard 15 feet, no other obstructions beyond those mentioned above were noted that would have precluded sight distances to be less than those measured in the field.

Analysis Findings

Based on the analysis, no mitigation at the access intersections along NE 40th Street are necessary. Provided any obstructing on-site foliage is removed/properly maintain near the access at NE 72nd Avenue, adequate sight distance to the north can be made available at the access location to ensure safe and efficient operation along NE 72nd Avenue. No other sight distance related mitigation is necessary or recommended.



Conclusions

The construction of the proposed Columbia River Mental Health Services development is projected to generate a decrease of 19 or more morning peak hour trips, a decrease of 11 or more evening peak hour trips, and a decrease of 186 or more average weekday site trips. Therefore, all nearby intersections of significance are not expected to experience significant site trip impacts.

Since the land use proposal will result in an overall decrease in site trip generation, no additional impacts from the site to the transportation system will be created, and therefore, no proportionate share fee contributions are necessary or required as part of the proposed conditional use application.

No mitigation at the access intersections along NE 40th Street are necessary. Provided any obstructing on-site foliage is removed/properly maintain near the access at NE 72nd Avenue, adequate sight distance to the north can be made available at the access location to ensure safe and efficient operation along NE 72nd Avenue. No other sight distance related mitigation is necessary or recommended.

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





EXISTING SITE PLAN AERIAL WITH PROPOSED IMPROVEMENTS

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1"=20'-0"

SITE PLAN KEYNOTES

- EXISTING ASPHALT PAVED PARKING LOT TO REMAIN.
- EXISTING LANDSCAPE AREAS TO REMAIN.
- EXISTING DRIVEWAY AND PUBLIC SIDEWALKS TO REMAIN.
- EXISTING PEDESTRIAN WALKWAY FROM SIDEWALK TO ACCESSIBLE BUILDING ENTRY
- EXISTING ACCESSIBLE PARKING SPACES, AISLES, AND WALKWAY TO EXISTING BUILDING ENTRY
- APPROXIMATE BUILDING OUTLINE - SEE FLOOR PLAN FOR ADDITIONAL INFORMATION
- NEW TRASH ENCLOSURE FENCING AND GATE ASSEMBLY: 6' HIGH GALV OR BLACK COATED CHAINLINK FENCING AND (2) 8' WIDE SWINGING GATES WITH POSTS SET IN CONCRETE FOOTINGS. GATES TO BE PROVIDED WITH CANE BOLTS AND LOCKING HASP ASSEMBLY. PROVIDE SOLID COLOR SLATS IN FENCING AND GATES IN COLOR AS SELECTED BY OWNER. PROVIDE STEEL RING HOLES GROUTED INTO PAVING FOR SWINGING GATES CANE BOLTS IN BOTH OPEN AND CLOSED POSITIONS
- NEW 6' LONG PRECAST WHEEL STOPS AROUND INSIDE PERIMETER OF TRASH ENCLOSURE.
- CONTRACTOR TO REMOVE EXISTING POLE MOUNTED SIGNAGE SUPPORT STRUCTURE ON THE EXISTING SIGN POLE THAT IS TO REMAIN LOCATED AT SOUTHWEST CORNER OF SITE. PROVIDE NEW SITE LIGHT FIXTURES ON EXISTING POLE TO REMAIN AS DIRECTED BY OWNER.

TAX PARCEL - #160520005
ZONING - CG

PARKING REQUIREMENTS
OFFICE - MEDICAL - 1 SPACE / 200 SF

7910 SF / 200 = 40 SPACES REQUIRED
(2 ACCESSIBLE STALLS REQUIRED)

EXISTING PARKING - 80 PARKING STALLS
(4 ACCESSIBLE STALLS)



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

Land Use: High-Turnover (Sit-Down) Restaurant
Land Use Code: 932
Land Use Subcategory: All Sites
Setting/Location: General Urban/Suburban
Variable: 1000 SF GFA
Trip Type: Vehicle
Variable Quantity: 7.91

AM PEAK HOUR

Trip Rate: 9.57

	Enter	Exit	Total
Directional Split	55%	45%	
Trip Ends	42	34	76

PM PEAK HOUR

Trip Rate: 9.05

	Enter	Exit	Total
Directional Split	61%	39%	
Trip Ends	44	28	72

WEEKDAY

Trip Rate: 107.2

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	424	424	848

SATURDAY

Trip Rate: 122.4

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	484	484	968



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Proposed Conditions - Scenario 1

Land Use: Clinic

Land Use Code: 630

Land Use Subcategory: All Sites

Setting/Location: General Urban/Suburban

Variable: 1000 SF GFA

Trip Type: Vehicle

Variable Quantity: 7.91

AM PEAK HOUR

Trip Rate: 2.75

	Enter	Exit	Total
Directional Split	81%	19%	
Trip Ends	18	4	22

PM PEAK HOUR

Trip Rate: 3.69

	Enter	Exit	Total
Directional Split	30%	70%	
Trip Ends	9	20	29

WEEKDAY

Trip Rate: 37.6

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	149	149	298



TRIP GENERATION CALCULATIONS
Source: Trip Generation Manual, 11th Edition
Proposed Conditions - Scenario 2

Land Use: Medical-Dental Office Building
Land Use Code: 720
Land Use Subcategory: Stand-Alone
Setting/Location: General Urban/Suburban
Variable: 1000 SF GFA
Trip Type: Vehicle
Variable Quantity: 7.91

AM PEAK HOUR

Trip Rate: 3.1

	Enter	Exit	Total
Directional Split	79%	21%	
Trip Ends	20	5	25

PM PEAK HOUR

Trip Rate: 3.93

	Enter	Exit	Total
Directional Split	30%	70%	
Trip Ends	9	22	31

WEEKDAY

Trip Rate: 36

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	142	142	284

SATURDAY

Trip Rate: 13.78

	Enter	Exit	Total
Directional Split	50%	50%	
Trip Ends	54	54	108

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	932								
Land Use	High-Turnover (Sit-Down) Restaurant								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	12								
Average Pass-By Rate	43%								
	Pass-By Characteristics for Individual Sites								
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
2.9	Kentucky	1993	41	37	27	36	63	3935	2
3.1	Kentucky	1993	21	38	29	33	62	2580	2
4.6	Florida	1992	276	63	—	—	37	—	30
5	Florida	1992	65	58	—	—	42	—	30
5.3	Kentucky	1993	24	50	37	13	50	1615	2
5.7	Florida	1994	308	57	—	—	43	—	30
5.8	Florida	1992	150	32	—	—	68	—	30
6.2	Florida	1995	521	46	43	11	54	—	30
7.1	Indiana	1993	—	23	23	54	77	1565	2
8	Florida	1995	664	40	39	21	60	—	30
11	Florida	1996	267	38	43	19	62	—	30
12	Florida	1996	317	29	51	20	71	—	30

EXHIBIT G

From: [Kevin Fischer](#)
To: [Corbin, Kristian](#)
Subject: public hearing - May 16th
Date: Monday, March 6, 2023 8:08:31 AM

You don't often get email from kevinf@crmhs.org. [Learn why this is important](#)

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

Good morning –

I'd like to attend the public land use hearing on May 16th at 6pm.

Kevin D Fischer, MD
Serving others as Chief Medical Officer
Board Certified – Addiction Medicine & Internal Medicine
Columbia River Mental Health Services
6926 NE Fourth Plain BLVD
Vancouver WA 98661
360-993-3000

From: Kelly Ferguson <KellyF@CRMHS.ORG>
Sent: Tuesday, February 28, 2023 2:32 PM
To: Executive Team <Executive_Team@CRMHS.ORG>
Subject: The Columbian - Notice of Application

From: [Jennifer S](#)
To: [Corbin, Kristian](#)
Cc: carla.rise@sonesta.com
Subject: CRMH Opioid Clinic PRJ-168603/LUP-83119
Date: Friday, April 21, 2023 11:23:11 AM
Importance: High

You don't often get email from jennifers@wendeldental.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.

Good morning, Kristian. We were just informed that the building across the street from us is going to be an outpatient opioid treatment center.

This is clearly not good for our business that has been at this location for decades. We've already have had enough issues with the homeless population camping behind the old Elmer's building and coming across the street onto our property. They have been using our outside plug ins for charging things, destroying our outdoor plugs, and messing with the wiring. We had to repair and lock up our outside electrical. They have been using our water fountain for bathing, which they broke and we had to shut off. They set fire to our back door. They are breaking into our dumpsters, which we have to pay to repair and replace. They have been sleeping on our property and in our parking lot, both during business hours and at night. They have been doing drugs behind our building and threatening our employees. Our windows have been shot out multiple times (again, we had to pay to fix) and people have entered our building to use our restroom and would not come out until we forced them to leave.

The type of clients that are going to be attracted to this area for treatment is going to be detrimental to our property values and the value of our business, and to the safety of our employees, patients, and building itself. Opening this clinic will draw more of this unwanted and dangerous behavior and crime to our business.

We'd even consider purchasing the land and the building to allow this treatment center to open at a different location. We do understand the need for a center like this, but this is not the place.

Please send me information about how I can attend the hearing on May 16th.

Thank you,
Jennifer Sigman
Wendel Family Dental Centre
VP of Operations
7012 NE 40th Street
Vancouver, WA 98661
Main: 360-254-5254
Direct: 360-944-3105
jennifers@wendeldental.com

From: [Turner, Greg](#)
To: [Corbin, Kristian](#)
Subject: Fwd: Inquiry on a public hearing for a new methadone clinic
Date: Thursday, April 20, 2023 12:56:56 PM
Attachments: [Outlook-ap0z1t35.png](#)

Kristian,
Could you provide them with the information o the public hearing? Thanks.

From: Dulce Gomez <gm.hievan@hiexpressvanwa.com>
Sent: Thursday, April 20, 2023 12:23:13 PM
To: Turner, Greg <Greg.Turner@cityofvancouver.us>
Subject: Inquiry on a public hearing for a new methadone clinic

You don't often get email from gm.hievan@hiexpressvanwa.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.

Hi Greg,

I'm trying to get information on the next public hearing for the methadone clinic that is being built were the old Elmers was. I'm not sure if you have help me or direct me to the right source.

The address to the location is: 7105 NE 40th st Vancouver wa 98661

Thank you
Dulce

Dulce Gomez

IHG® | Holiday Inn Express & Suites Vancouver, 7205 NE 41st St. Vancouver WA 98662

Tel: [360 253 0500](tel:3602530500) Fax: [360 253 0501](tel:3602530501)



From: [Pauline Little](#)
To: [Corbin, Kristian](#)
Subject: Remote Hearing attendee
Date: Tuesday, March 28, 2023 9:29:59 AM

You don't often get email from pollycracker17@yahoo.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.

I would like to dial into the remote hearing on Tuesday May 16th at 6:00 p.m. regarding land usage at 7105 NE 40 Street. Please provide dial in information.

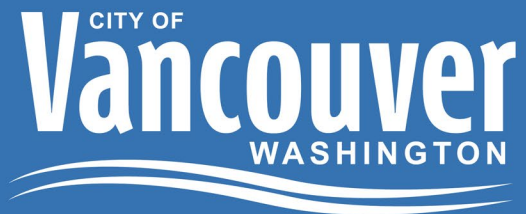
Thank you,

Pauline Little
Ryerson Square HOA President
7307 NE 43 Way, 98662
360.213.4115

[Sent from Yahoo Mail on Android](#)

Columbia River Mental Health Conditional Use Permit PRJ-168603/LUP-83119

Kristian Corbin
Senior Planner
Community Development Dept.



Columbia River Mental Health Conditional Use Permit PRJ-168603/LUP-83119

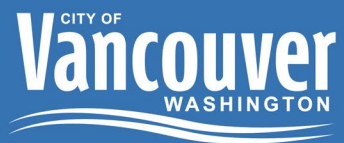
Request

- A Conditional Use Permit to allow the specific use of Medical Center.
- The Medical Center use specifically allows facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment.



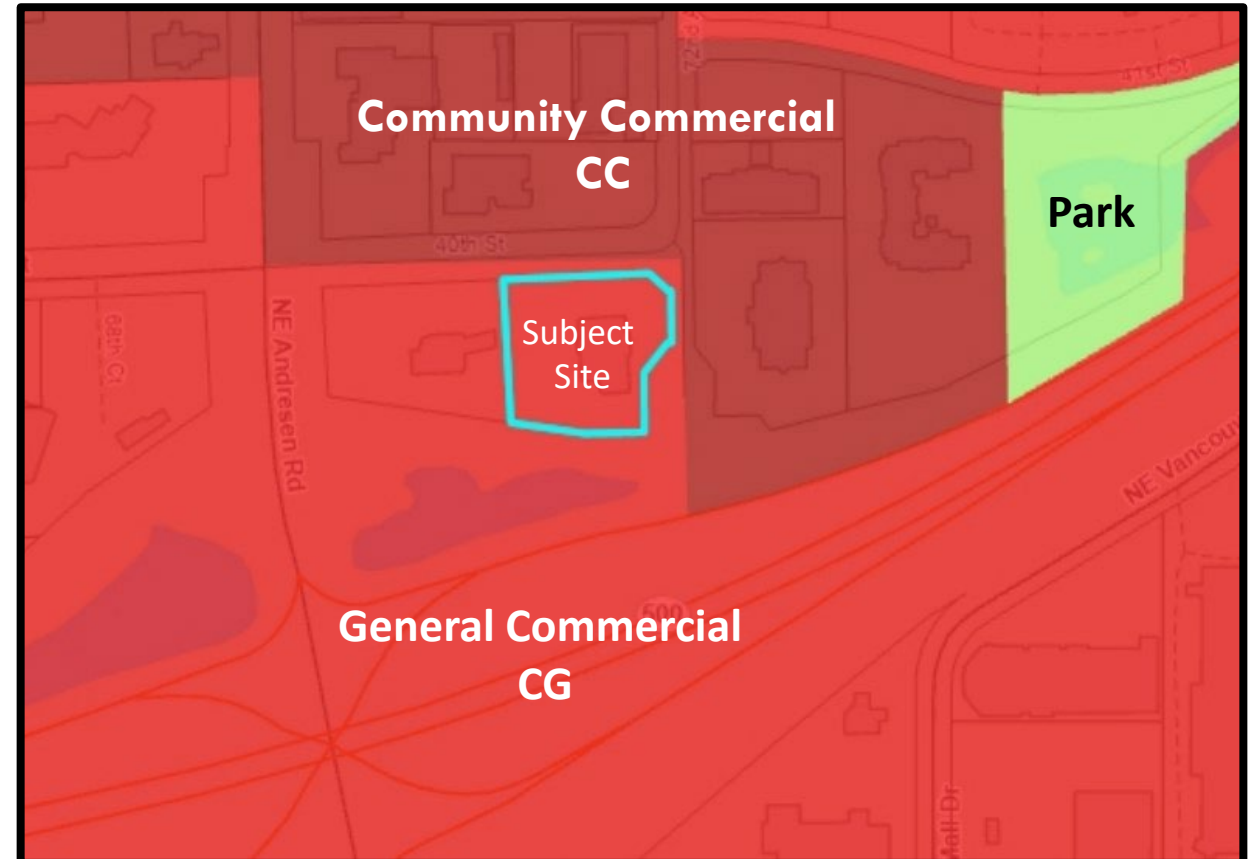
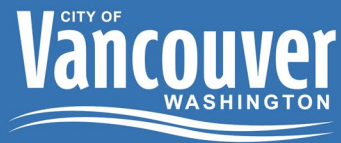
Vicinity Map

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/LUP-83119



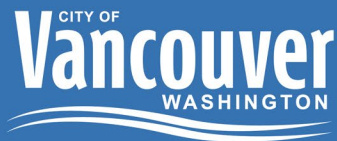
Zoning Map

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/LUP-83119



Proposal

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/LUP-83119



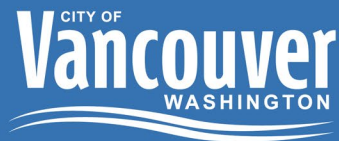
Proposal

- Requires a C.U.P for Medical Center Use within the General Commercial zone.
- No proposed changes to the building footprint
- New screened trash enclosure
- Interior remodel and repairs to the building

Proposed modifications and repairs to the building will be reviewed via a Commercial Building Permit

Public Comment

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/LUP-83119

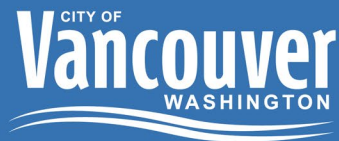


Notice of Application and Public Comment

- Comment period: 2/28/2023 to 3/30/2023
- Request to attend the public hearing
- Revised hearing notice was issued May 25, 2023 for the June 6, 2023 hearing

Approval Criteria

Columbia River Mental Health
Conditional Use Permit
PRJ-168603/LUP-83119



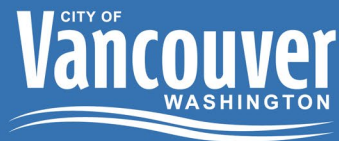
Approval Criteria VMC 20.245.040(A)

- Summary
 - Adequate size area for the needs of the proposal
 - Impacts of the proposal can be accommodated by the site.
 - Public facilities have adequate capacity
 - Applicable requirements of the zoning are met
 - Impacts on adjacent properties and surrounding uses have been adequately mitigated

Columbia River Mental Health Conditional Use Permit PRJ-168603/LUP-83119

Recommendation

Conditional Use Permit Approval as conditioned in the May 2, 2023, staff report.



**BEFORE THE HEARING EXAMINER
FOR CITY OF VANCOUVER**

In the Matter of the Application of	)	NO. PRJ-168603/
	)	LUP-83119
	)	
Columbia River Mental Health	)	
	)	
	)	
	)	
	)	POST-HEARING ORDER
for approval of Conditional Use Permit	)	REVISING POST-HEARING SCHEDULE
to operate a Medical Center use	)	AND REOPENING RECORD
	)	

Michael Graves, on behalf of Northstar 20 LLC (Applicant), requested approval of a conditional use permit (CUO) to operate a Medical Center use within an existing 7,910 square foot building on a 1.52-acre parcel within the General Commercial zoning district addressed as 7105 NE 40th Street, Vancouver, Washington.

On June 6, 2023, the City of Vancouver Hearing Examiner conducted an open record public hearing on the request. During the course of public comment, extensive argument was made by legal counsel for neighboring hotel operator Sonesta requesting to continue the hearing until mid-August to allow Sonesta to obtain records disclosed from two public records requests submitted to the City on approximately May 30th and May 31st and to prepare testimony to be offered at a continued open record hearing. This request was denied, and instead a post-hearing schedule was established allowing Sonesta additional time to prepare and submit written comments on the CUP and allowing Applicant and City Staff time for written responses to Sonesta's comments.

The post-hearing schedule, published online after the hearing by the Hearing Clerk and forwarded by email on June 7th to all parties of record for whom the Hearing Clerk had email addresses, was as follows:

Ms. Bowen,
Please forward the following schedule to all the Applicant representatives, staff, and members of the public who testified tonight, and please post it on the City's webpage for this hearing/project:

1. The record is held open through 6/8 for public comment from members of the public who tried to join the virtual hearing but were unable to join/make comment for technology or access reasons. (To be clear, no one who already testified is invited to submit additional comment - this is only for people who tried but were unable to provide comment during the meeting.)
2. If there is timely post-hearing public comment from people who had technology issues, the Applicant and Staff have until 6/12 to submit written responses to these comments.

3. The Applicant is invited to submit written response to the public comment Admitted as Ex 3.B (from Lisa Meier (sp?))by June 12, 2023.
4. The record is held open through June 27, 2023 to allow post-hearing written comment from neighboring hotel operator Sonesta.
5. Staff and the Applicant will have until July 6, 2023 to respond to Sonesta's comments.
6. The record will close on July 6 and the decision is due to be issued on July 20th.

Waiting for the following documents that are admitted:

7. Ex 2 – Staff's PowerPoint presentation
8. Ex 3.B Lisa Meier (sp?) public comment
9. Ex 4 – written comments offered by those who testified and submitted by June 7, 2023

However, on review, it is noted that the post-hearing schedule failed to address several items that the undersigned believes need to be addressed in order to complete the record. Additionally, the argument over whether to continue to the hearing overshadowed and to some extent curtailed Staff and Applicant responses to verbal public comment provided at hearing. The Examiner would like further response from both parties on concerns raised through public comment. A revised post-hearing schedule will be established by this order.

Additionally, this order corrects the record with respect to an email Planning Staff offered during testimony to submit after the hearing.

Jurisdiction

Pursuant to City of Vancouver Hearing Examiner Rule 1.17, the Examiner may continue or reopen proceedings on his or her own motion or the motion of a party for good cause by entering an order prior to the filing of the Examiner's recommendation or decision.

Discussion:

Materials from Public Comment:

During public comment, two members of the public asked to submit written materials after the hearing. During her public comment, Becky Pomaville held up a copy of a document she described as containing federal guidelines regarding placement of opiate treatment programs and asked to submit it for the record. The Examiner stated that she would be allowed to submit it after the hearing, and that the Applicant and City Staff would be invited to respond. Ms. Pomaville submitted an email with two attachments. Carla Rise testified and also asked to submit written documents, including her written testimony. She was also told she would be allowed to submit them. Ms. Rise submitted an email with four attachments. Both Ms. Pomaville and Ms. Rise submitted their documents to City staff by email during or shortly after the June 6, 2023 hearing.

Also, in response to the June 7, 2023 email from the Hearing Clerk distributing the post-hearing schedule to all interested persons for whom the City had email addresses, a comment was submitted on June 7, 2023 by Dulce Gomez, Manager at the nearby Holiday Inn Express, a person who attended the hearing but did not testify. Neither the email nor the attached comment indicated that Dulce Gomez had attempted to and been unable to testify during the hearing for

technology reasons, which was explained on the record to be the population for whom the record was held open for post-hearing written comment.

Ms. Bowen confirmed by email to the undersigned on June 9, 2023 that there had been no further post-hearing written public comment.

Counsel for the City and the Applicant are requested to submit responses to these submitted items regarding admissibility and/or content. Rulings on the documents' admission to the record will be made in the final decision.

Correcting the Record Regarding Pre-Hearing Public Comment 3B

During his testimony, City Planner Kristian Corbin was asked to help the Examiner identify all pre-hearing written public comment that should be in the record, because there had been a substantial delay between the original May 16th hearing date and the actual June 6th hearing. Mr. Corbin indicated there had been two pre-hearing written public comments. The first, from Gary Bang of Pillar Hospitality Inc. d/b/a Holiday Inn Express Suites Vancouver/Portland, was admitted as Exhibit 3A. Mr. Corbin testified that there had been a second pre-hearing written public comment from someone whose name he was afraid he would mispronounce, but he attempted to say it: Lisa Meier (sp?). This written comment was admitted as Exhibit 3B, and Mr. Corbin was instructed to submit it via the Hearing Clerk and forward it to Applicant's counsel for Applicant's response.

On June 7, 2023, Mr. Corbin submitted an email, via the Hearing Clerk, stating as follows:

During last night's (June 6th 2023) hearing on Columbia River Mental Health, I stated that public comment for this project was received by Lisa Meier after the original public comment period was over and the initial public hearing was scheduled. The name provided was incorrect. To correct the record, the names on the correspondence received was Coleman Brown and April Velilla with Columbia Commercial. Their comment was a request to attend the public hearing scheduled for June 6th 2023. This request /correspondence was received by the City on June 5 via email.

Mr. Corbin's email will be made Exhibit 3B.

Reopening the Record for Additional Information:

Response to Public Comment At Hearing:

Because the public comment period was dominated by argument regarding whether to continue the hearing, and/or for how long to hold the record open, to allow Sonesta to prepare and submit written comments on the proposal, verbal responses from both Applicant and Staff to public comment delivered at hearing were given short shrift. Due to less than optimal procedure management by the undersigned and to the volume and nature of concerns expressed, representatives of City Staff and the Applicant are requested to expand on their responses to public comment that they provided at hearing.

City and Applicant representatives are invited to review the recording to refresh their recollection on the questions and concerns raised in public comment and provide any response

they wish to include in the record, and the parties are asked to respond to the following specific comments and questions:

- The concern that drug dealers, and thus criminal activity, would be drawn to the vicinity because former users of drugs will be congregating at the facility;
- What percentage of the population served by the proposed facility is expected to be homeless;
- The concern that the Applicant is only responsible for/capable of addressing security concerns that occur on the subject property and is not answerable for security concerns the public believes will occur around the subject property on other private property or in public; and
- Potential impacts to members of the public who attend school(s), the park, and the church near the subject property from a potential increase in drug related crime in the area.

These responses can be incorporated into their responses to the timely written materials admitted at Exhibit 4 and into their responses to Sonesta's June 27th submittal, consistent with the revised post-hearing schedule in the order below.

Clarification/More Detail on City Communications with State Department of Health:

In response to public comment, Mr. Corbin briefly mentioned a process through which Planning Staff notifies and/or consults with the State Department of Health regarding the citing of opioid treatment facilities. This testimony was not clear. Mr. Corbin is requested to supplement the record with complete information on any communications the Planning Department would have or has had with the State Department of Health regarding the potential citing of the proposed facility at the subject property.

Order

The post-hearing schedule is revised as follows:

1. *The record was held open through 6/8 for public comment from members of the public who tried to join the virtual hearing but were unable to join/make comment for technology or access reasons. (To be clear, no one who already testified is invited to submit additional comment - this is only for people who tried but were unable to provide comment during the meeting.)* Note: As of the date of this order, the record is closed for public comment.
2. On or before June 27, 2023, neighboring hotel operator Sonesta shall submit written comment in the record addressing the requested conditional use permit.
3. Not later than July 6, 2023, City Staff and the Applicant shall submit the following:
 - a) Written responses to the documents offered after public comment by Becky Pomaville, Carla Rise, and Dulce Gomez. These responses may include objections, if any, to admission of the written materials submitted after close of the record and/or response to the substantive content of the materials;

- b) Further response to verbal public comment offered at hearing generally and further comment specifically addressing the four topics identified in the discussion section above; and
 - c) Written responses to Sonesta's comments.
- 4. Also by July 6, 2023, City Staff is requested to submit additional written information on any communications the Planning Department has had or would in the future have with the State Department of Health regarding the potential citing of the proposed facility at the subject property. Please fully explain any standard reporting or consulting that would occur, and please explain any communications that did occur, or under any conditions, would occur in the future.
 - 5. The record will close on July 6 and the decision is due to be issued on July 20th.
 - 6. All items submitted in response to this Order shall be sent to the Examiner via email to the attention of the Hearing Clerk at

Clarissa Bowen, City of Vancouver Community Development Department
clarissa.bowen@cityofvancouver.us

Ms. Bowen (or her designee) will distribute the submitted items to the Examiner and the Staff and Applicant representatives on the same or the following business day. The final decision will clearly identify all offered items, which items are admitted, and if any are not admitted, the reasons why not.

- 7. Procedural questions about this order may be directed to the Examiner via the Hearing Examiner Clerk Clarissa Bowen at the email address above.

ORDERED June 9, 2023.



Sharon A. Rice
Vancouver Hearing Examiner



1111 Third Avenue
Suite 3000
Seattle, WA 98101

Main: 206.447.4400
Fax: 206.447.9700
foster.com

Direct Phone: 206.816.1354
bob.sterbank@foster.com

June 27, 2023

VIA EMAIL

Ms. Sharon Rice
City of Vancouver Hearing Examiner
P.O. Box 1995
Vancouver, WA 98668-1995
clarissa.bowen@cityofvancouver.us
kristian.corbin@cityofvancouver.us

Re: PRJ-168603/LUP-83119 Proposed Columbia River Mental Health methadone clinic

Dear Hearing Examiner Rice:

On behalf of Sonesta International Hotels Corporation (“Sonesta”), which owns Sonesta ES Suites Portland Vancouver, please accept this comment letter and accompanying Declaration of Bob C. Sterbank regarding the above-referenced proposal. These comments are in addition to, and not in lieu of, the testimony of Sonesta’s Operations Manager Carla Rise.

The proximity of Sonesta’s hotel to the project site, and to the applicant’s existing Columbia River Mental Health Northstar facility, is shown on the map attached to this letter as Exhibit A to the Declaration of Bob C. Sterbank (“Sterbank Decl.”). In close proximity are also the Holiday Inn Express and Heathman Lodge hotels. *Id.*

Introduction

“We are in the middle of an opioid crisis,” said James Howsley, attorney for the applicant Columbia River Mental Health (“CRMH”), at the June 6 public hearing. A short while after, Victor Jackson, CRMH’s chief executive officer, scolded members of the public -- “How dare you?” and “You should be ashamed of yourselves!” – after they testified to their sincere and legitimate concerns for public health and safety impacts from CRMH’s proposal. And so it goes.¹

¹ Vonnegut, K. *Slaughterhouse-Five* (New York: Bantam, 1998).

Convinced by its own mission, CRMH seems to argue that because its proposed methadone clinic has a noble purpose, that is, to fight the opioid epidemic, the CUP application must be approved, and questioners shamed and condemned, **regardless** of any public health and safety impacts. But that's not how the Vancouver Municipal code works.

Under VMC Section 20.245.040(A)(2) and (5), a Conditional Use Permit ("CUP") may be granted only when "[t]he impacts of the proposed use of the site can be accommodated considering. . . location. . ." and only when "[i]dentified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated." **Nowhere** does Vancouver's code state that a CUP must be granted because the proposed use is perceived to be desirable, or even necessary. In fact, the Code's CUP approval criteria do not permit consideration of a proposal's perceived value. See VMC 20.245.040(A)(1) – (5).

More important, the City's code also imposes detailed requirements for "essential public facilities" ("EPFs") in VMC 20.855.020, but none of these requirements have been met. The City required CRMH to follow them for its existing, Northstar facility, but has apparently allowed CRMH to skip over them this time. Those criteria include the requirement for CRMH to provide early notification to affected citizens, and conduct and document an alternative sites analysis, among other things, in addition to mitigating impacts and otherwise following CUP criteria in VMC 20.245.040.

The tension between the Code's EPF and CUP requirements and CRMH's sense of "nobility of mission" highlights a fundamental public policy issue. People are struggling with addiction, and motivated nonprofits (CRMH) and cities want to help them. But, as evidence at the hearing and attached to this letter show, methadone and other substance abuse treatment facilities attract crime and other anti-social behavior that threatens the safety and well-being of surrounding property owners, families and businesses. These impacts are *not* NIMBY imaginations but instead are the all-too-real impacts stemming from a demographic that is not law-abiding to begin with, and that also attracts drug dealers, car thieves and various other miscreants. Left unaddressed, these impacts drive property owners and businesses to flee cities, driving down city tax revenue needed for critical public services, including fire, emergency medical services, police, affordable housing, and others.

Fortunately, the Code offers the Examiner options. The stated purpose of CUP review process is "to determine if such a use is appropriate at the proposed location and, if appropriate, *to identify any additional conditions of approval necessary to mitigate potentially adverse impacts.*" VMC 20.245.010 (emphasis added). Assuming that the EPF requirements are met, to achieve the purpose of the CUP requirements, the Hearing Examiner may "impose conditions on the approval of a conditional use in addition to or above and beyond those required elsewhere" in Title 20 of the Code, as "necessary to ensure the use is compatible with other uses in the vicinity." VMC 20.245.040(B).

Action Requested.

As detailed below, substantial evidence presented at the hearing and submitted with this letter demonstrates that the proposed methadone clinic is not appropriate in the proposed location, and will have significant impacts on adjacent properties, surrounding uses and public facilities, including specifically

on Sonesta's hotel as well as other properties and uses. Further, underlying EPF code requirements have not been met, and multiple due process violations and other flaws have plagued the CUP review process.

Therefore, Sonesta respectfully requests that the Hearing Examiner deny the CUP. In the alternative, if the Examiner determines to grant the CUP, the Examiner should impose significant and specific conditions should be attached to the CUP, as detailed below, to mitigate the identified impacts to adjacent properties and surrounding uses.

Significant Impacts to Adjacent Properties and Surrounding Uses

The proposed methadone clinic use will have the following significant, negative impacts on adjacent properties and surrounding uses:

1. Increased drug and violent crime. Outpatient methadone maintenance treatment ("OMMT") facilities have been demonstrated to increase drug and violent crimes in a nearby (200 meter) radius. This is not a generalized fear, but a proven association documented by careful criminological research. See, e.g., Ruth A. Moyer & Greg Ridgeway, "The effect of outpatient methadone maintenance treatment facilities on place-based crime," 16 *J. Experimental Criminology* 227 (2020), attached as Exhibit B to Sterbank Decl. That study concluded that, within 200 meters (approximately 656 feet) from an outpatient methadone maintenance treatment (OMMT) facility, "violent crime and drug crime increased by approximately 7% and 31%," that "[t]hese empirical results appear to support anecdotal evidence of drug dealing outside OMMT facilities," and that "[t]here is a significant increase in both robberies and assaults." A similar association—namely, a documented association between the proposed methadone clinic and an increase in violent crime, have accompanied similar new clinics in other communities, as has been well-reported.²

This association between methadone clinics and crime exists for CRMH itself. As explained by CRMH Chief Medical Officer Kevin Fischer, "Many clients come to the agency homeless and without employment. . . ."³³³ CRMH clients suffer from addiction, which is a "chronic disease of the brain." According to Dr. Fischer, CRMH "patients early in treatment [are observationally more unstable]," and present "milieu challenges" including "anger," threats of violence" and "actual violence." Because addiction is "progressive and relapsing" "relapse and related behaviors are a feature of the illness rather than an indication of the failure of treatment plan or patient effort." In other words, CRMH clients begin treatment angry with threats of violence and actual violence, and then periodically relapse, with related behaviors including both resumed drug use and associated antisocial if not outright violent behavior.

Police reports from incidents associated with CRMH's existing Northstar facility, located at 6926 NE Fourth Plain Boulevard, bear this out. A public records request to the City elicited approximately 40

² See "Everett business warns Lynnwood community of impacts of neighborhood 'methadone' clinic," <https://www.fox13seattle.com/news/everett-residents-have-warning-for-lynnwood-community-on-impacts-of-neighborhood-methadone-clinic>, attached as Sterbank Decl., Exhibit C; "Residents protest the move of controversial methadone clinic to Newhallville," <https://yaledailynews.com/blog/2022/02/06/residents-protest-the-move-of-controversial-methadone-clinic-to-newhallville/> Sterbank Decl., Ex. T.

³³³ Sterbank Decl., Exhibit D (November 30, 2022 Memorandum and PowerPoint presentation to Clark County Council).

police incident reports documenting police responses at Northstar from January 1, 2018 to May 15, 2023. The incident reports describe a wide range of serious criminal behavior, ranging from CRMH client violations of civil protection orders, domestic violence assault, larceny, forged prescriptions, theft, theft of motor vehicle and vehicle prowls involving smashed window car break-ins, as well as intimidation, criminal threats and felony harassment by CRMH clients and former clients. See May 19, 2023 spreadsheet of Vancouver Police Department Incident Reports for 6926 NE Fourth Plain Boulevard, Sterbank Decl., Ex. E.

Notable incidents include the following:

November 9, 2018:

A homeless CRMH client stated during a substance abuse counseling session that he was going to kill another man named "Robert Neimeyer" by luring him into a location called the "duck muck" by the Burnt Bridge Creek Trail in Vancouver, and drilling holes into his head with a power drill and letting his body sink to the bottom of the "duck muck."⁴ The CRMH client did not provide any further information on "Robert Neimeyer" such as an address, date of birth, or phone number, and left the counseling session shortly after making these comments. Because the CRMH staff did not provide Vancouver police with an address for the CRMH client but indicated instead that he was currently "transient," Vancouver police determined the case was "unfounded" due to the lack of victim information or current contact information for the suspect. The police officer determined that the client suspect's mental state and substance abuse likely "attributed" (*i.e.*, contributed) to the client's statements. *Id.*

January 17, 2020:

A former CRMH client returned to the clinic, became disruptive and was asked to leave, and "[a]s he left he said he would come back with a gun and shoot everyone." Police were informed the man was homeless, and although police conducted an area check, because it was unknown where the man was staying, the police report was filed "for information only."⁵

September 25, 2020:

96 prescription papers used for prescribing controlled drugs and narcotics were returned to CRMH by the ex-boyfriend of a former CRMH Licensed Practical Nurse (LPN). The ex-boyfriend suspected the former LPN, who had access by virtue of her position, of having stolen the prescription papers, which could be filled out for a large range of prescription drugs or narcotics. Of the total amount of prescription papers that were taken, taken, 96 were returned by the ex-boyfriend, while approximately 55 were either still unaccounted for or were used in normal operation by CRMH.⁶

⁴ Sterbank Decl., Ex. F at 000109-110 (Incident Report No. 2018-017508, dated November 9, 2018).

⁵ Sterbank Decl., Ex. F at 000123-124 (Incident Report No. 2020-001013, dated January 17, 2020).

⁶ Sterbank Decl., Ex. F at 000129-131 (Incident Report No. 2020-015578, dated September 25, 2020).

January 22, 2021:

Police responded to reports of a man brandishing a knife at the New Horizons Dental office. While taking a report at the office, police were approached by two security officers from CRMH, who reported an incident with a CRMH client “Nicholas Dreitlin” who was being escorted from the CRMH clinic when Nick became upset, threw a branch at the security officer, drew a 3-inch knife and said “I really want to stab you right now.”⁷ A K-9 police dog search commenced, and another police officer later found and identified a suspect matching Dreitlin’s description. He was arrested and referred for charges for Felony Harassment of the CRMH security guard. *Id.*

September 13, 2021:

Police responded to a report of a CRMH client hallucinating in the parking lot. The man stated “[h]e was seeing people in the parking lot and felt that they were after him even though no one was in the parking lot.” CRMH security reported the man had a knife in his bag, and that he was not allowed in the building with the knife, so police held the knife for him while he met with his CRMH counselor, after which police returned the knife to him, and filed the report “for information only.”⁸

Various dates

Crimes involving vehicles parked at CRMH’s Northstar facility are an ongoing phenomenon. These crimes involve outright vehicle theft, break-ins and theft of vehicle contents, and multiple catalytic converter thefts. See Ex. E to Sterbank Declaration at 000022-33; 000034-39; 000144-153. Although CRMH has an exterior security camera, and its video footage can show thefts occurring, but the camera is oriented towards foot traffic, and its video footage is typically of poor quality or too blurry to enable police to identify the suspects. *Id.* at 000049; 000056; 000066; 000097; and 000119.

All of the above crimes were reported at CRMH. There are likely more, similar crimes at properties nearby to CRMH, within 200 meter radius, based on current academic research. Moyer and Ridgeway, Sterbank Decl., Ex. B at 237-41. In light of the due process violations described below, Sonesta was deprived of sufficient time to obtain additional police reports from locations near CRMH’s existing facility. And, the City and applicant resisted Sonesta’s reasonable continuance requests for additional time in which to do so.

Further, a large homeless encampment is located very near to Sonesta, as Sonesta’s Area Operations Director Carla Rise testified. As acknowledged by Dr. Fischer’s PowerPoint presentation, “many” CRMH clients come to the agency homeless,” as is borne out by the police incident reports discussed above. As Ms. Rise testified, there is a demonstrated connection between encampment residents and CRMH’s existing Northstar facility, including illegal drug use. Further, Ms. Rise has personally experienced incidents in which she had to call Vancouver Police, to deal with individuals from the homeless encampment who were loitering on the hotel parking lot, under obvious impairment from substances, who became belligerent and threatening when she asked them to leave. City of Vancouver

⁷ Sterbank Decl., Ex. F at 000141-143 (Incident Report No. 2021-001612, dated Jan 22, 2021).

⁸ Sterbank Decl., Ex. F at 000175-176 (Incident Report No. 2021-019306, dated September 13, 2021).

records also show that CRMH itself has complained on various occasions to the City about bad behavior on its property. Sterbank Decl., Ex. J.⁹

If CRMH's proposed new methadone clinic CUP is approved for the proposed location, Sonesta can expect to see an increase in foot traffic from the homeless encampment to and from the methadone clinic but across Sonesta's property and parking lot, increased loitering, threats of violence, actual violent altercations and vehicle-related thefts. This is both because a route trespassing over the hotel property will be the most direct route between the encampment and the proposed new CRMH clinic. It is also because those are exactly the types of incidents that have characterized the operation of CRMH's existing facility, and because "anger, threats of violence [and] actual violence," and "relapse and related behaviors" characterize CRMH clients and their conditions. The Examiner should recall that these characterizations do not originate from concerned neighbors, but are proven by City of Vancouver police incident reports, and by the words of CRMH's own Chief Medical Officer, Dr. Kevin Fischer. Sterbank Decl., Ex. D at 6 (00202), and Ex. E (police incident reports).

Other property owners (Becky and Derek Pomaville, Van Mall Storage; the Holiday Inn Express) testified and/or provided written comments concerning the close proximity of other businesses, residential neighborhoods, schools and parks, as well as increased crime that would accompany the proposed facility. See, e.g., Sterbank Decl., Ex. I (April 20, 2023 e-mail from Dulce Gomez of Holiday Inn Express). Based on this testimony, the proximity of the existing encampment, and substantial evidence (including the presentation by CRMH's own chief medical officer) documenting the nexus between OMMT facilities like CRMH's CUP proposal and increased drug and violent crimes, the proposed methadone clinic will have a substantial, negative public health and safety impact on its staff, hotel guests, and the general public, including children. These concerns themselves justify denial of the CUP, or at a minimum, significant conditions to specifically address and mitigate impacts to Sonesta and other adjacent properties and uses.

2. Decreased property value. In addition, given the evidence discussed above, the proposed methadone clinic will have an unreasonably negative impact on Sonesta's property value. Other witnesses at the public hearing, and written commenters, also indicated that the clinic would negatively affect property values. See, e.g., Sterbank Decl. Ex. H (E-mail on April 21, 2023 from Jennifer Sigman of Wendel Family Dental Centre); Sterbank Decl. Ex. I (D. Gomez e-mail). A hotel's value is based on its revenue stream, which is based on its ability to attract guests. Sonesta Hotel and other hospitality businesses experience significant loss of revenue during the pandemic. Sonesta (and other hotels) are continuing to regain their prior, pre-pandemic revenue levels, but those revenues are being dragged down by the need to pay for outside security services to monitor and deter crime from the nearby encampment. The proposed methadone treatment facility will result in increased crime, increasing the need for security and while simultaneously driving away future hotel guests, and negatively affecting Sonesta's business and therefore its property value.

⁹ Although the name of the specific complainant was redacted by the City, the complaints make clear that they were submitted by "agency staff" whose property is adjacent to a homeless encampment, that individuals were camping in the parking lot, and that the property address was 6926 NE Fourth Plain Boulevard, which is the address of CRMH's Northstar facility.

Due Process Violations

There have been a number of due process violations associated with the proposal:

1. *Failure to properly mail Notice of Application.* Vancouver Municipal Code (“VMC”) 20.210.060(E) requires mailing of those specified in 20.210.050(F), who are “[a]ll owners and residents of record of property as shown on the most recent property tax assessment roll, located within 500 feet of the site.” In this case, Sonesta, which is the resident of property at 7305 NE 41st Street, was not mailed the Notice of Application. The certified mailing list the applicant provided sent mailed notice to 7600 NE 41st Street Unit A195, Vancouver, WA 98662. A quick “Google maps” search reveals that that address is the location of an office building, BPA One Park Place, a few blocks from the Sonesta Hotel. See <https://www.google.com/maps/place/BPA+One+Park+Place/@45.6522034,-122.5982512,17z/data=!4m6!3m5!1s0x5495af90ded9ee4b:0x12276d7413fac6e8!8m2!3d45.6527996!4d-122.5953973!16s%2Fg%2F11btwsnj9h?entry=ttu>

While the Notice of Application mailing list did include mailed notice to the taxpayer of record, but Sonesta is the owner of the hotel, and not of the underlying real property, so mailed notice of application was not provided to Sonesta. This failure deprived Sonesta of the multiple months made available to the others, to investigate and provide written comment on the application, obtain relevant public records, and prepare for an participate in the hearing.

2. *Improper ex parte communications with the Hearing Examiner.* As the Examiner explained during her opening remarks, City staff and the applicant provided direct responses to the Examiner, in response to Sonesta’s request for continuance of the May 16 hearing, as well as in response to Sonesta’s request to continue the June 6 hearing. Sonesta only learned of the improper communications because the applicant provided Sonesta belated notice of its response, and referenced a prior City response, which had never been provided to Sonesta. See, e.g., Sterbank Decl. at Ex. R (E-mail exchanges between Kristian Corbin and Michael Graves/James Howsley, and between Clarissa Bowen and Hearing Examiner Rice). This deprived Sonesta of the opportunity to see or object in real time to communications from either the City or applicant, and was in violation of VMC 2.51.060 and the appearance of fairness doctrine, RCW 42.36.060. The undersigned was required to e-mail City staff numerous times just to obtain the basics of a copy of prior *ex parte* communications that *should never have been made* in the first place. It is of no consequence that Sonesta is not an applicant or “appellant.” The appearance of fairness doctrine applies to all quasi-judicial land use matters, not just appeals. RCW 42.36.010. The doctrine bars *ex parte* communications by the decision maker with “opponents” or “proponents,” whether they be a “party,” “appellant,” “applicant,” or otherwise. RCW 42.36.060. (In any event, by requesting a continuance, Sonesta was a party of record). *Ex parte* communications between city staff, the applicant and the Examiner, specifically about Sonesta’s request for a continuance, were improper and violated due process and the Appearance of Fairness doctrine as well as the VMC.

3. *Denial of request to continue 6/6/23 hearing.* Sonesta made a May 25, 2023 written request to continue the June 6, 2023 hearing, in order to enable it to obtain relevant public records, and prepare for and participate in the hearing. Denial of the continuance violated Sonesta's due process rights, as explained in the cases cited in the May 25, 2023 letter. This violation was not cured by extending the deadline for submission of Sonesta's comments to June 27, given that at the time the deadline was extended, the City had indicated public records would not be provided until June 29 and 30, respectively, and given that records were not provided to Sonesta's counsel until June 9 in any event. Sterbank Decl., Ex. O and P.
4. *CRMH Failure to Comply With VMC Essential Public Facility Requirements.* CRMH failed to comply with VMC Section 20.855.020, pertaining to essential public facilities. These requirements include, but are not limited to, the requirement that "affected citizens" receive "early notification" at least 90 days before submission of an application, which shall include notification of general type and nature of the proposal along with identification of "sites under consideration for accommodating the proposed facility," as well as opportunities to comment. "Applications for specific projects shall not be considered complete without proof of such a published notice in a local newspaper of general circulation." CRMH's existing facility was treated as an essential public facility, as shown by the City's Pre-application Conference Memorandum. Sterbank Decl. at Ex. S. And, opioid treatment facilities are now expressly included within the definition of "essential public facilities." See RCW 36.70A.200(1)(a), as amended by Ch. 1, Washington Laws 2023 § 12. For its proposed "Northstar 2.0" facility, however, CRMH obtained a waiver of the pre-application conference requirements and, inexplicably, failed did not provide 90 days advance notice to Sonesta prior to submission of its application, failed to identify other sites considered or the opportunities to comment on the same. CRMH's notice of the proposal described the facility only as a "medical office," and did not disclose that it was a proposed methadone clinic.

The multiple due process violations detailed above require that the application be denied, that any application re-submitted be preceded by essential public facility early notification, and the hearing set sufficiently into the future to permit interested parties the ability to obtain relevant records concerning crime at properties adjacent to the existing CRMH Northstar facility, and sufficient to present direct testimony and legal argument to the Examiner.

Applicable Legal Criteria

The criteria governing conditional use permits are set forth in Vancouver Municipal Code Section 20.245.040(A). The relevant criteria, and that require consideration of Sonesta's concerns, are those in (A)(2) and (5):

2. The impacts of the proposed use of the site can be accommodated considering size, shape, *location*, topography and natural features;

* * * *

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

Subsection (A)(2) is relevant because the proposed site's location, in proximity to a large homeless encampment, and multiple hotels, prevents the site's impacts from being accommodated. Subsection (A)(5) is relevant because it requires that impacts on adjacent properties and uses, such as Sonesta, have been adequately mitigated.

Well-established Washington appellate precedent holds that a hearing examiner may properly deny a conditional use permit based on testimony by neighboring property owners like Sonesta, which must be given substantial weight, when that testimony addresses specific adverse impacts to public health and safety, and to property values. These authorities include, but are not limited to, the following cases, and decisions cited therein:

Cingular Wireless, LLC v. Thurston County, 131 Wn.App. 756, 786-788, 129 P.3d 300 (Div. II 2006);

Sunderland Family Treatment Services v. Pasco, 127 Wn.2d 782, 796–99, 903 P.2d 986 (1995).

Given the specific requirements of VMC 20.245.040(A)(2) and (5), that the Examiner consider and require adequate mitigation of identified impacts to adjacent properties, and that the site be located so that the site's impacts can be accommodated, the Examiner should deny the CUP based on documented evidence of specific, negative unmitigated impacts the proposed use will have on Sonesta, its staff and guests, neighboring businesses and residents, and the general public. Evidence of these impacts is specific, and based on actual experience and evidence – not generalized fears -- testified to by numerous witnesses at the hearing, shown by criminological research documenting the association between OMMT facilities like CRMH's proposed use and increased drug and violent crime,¹⁰ supported by statements by CRMH's Chief Medical Officer¹¹ and demonstrated by Vancouver Police incident reports associated with CRMH's existing Northstar facility¹² and experiences of other communities.¹³

Additional legal criteria governing CRMH's proposal are found in VMC Section 20.855.020((B)(1) – (5). These include substantive criteria, and not just the procedural requirements shown above. Of particular relevance are the criteria found in (B)(5), which requires the applicant to provide “an analysis of the alternative sites considered for the proposed facility.” This analysis shall include the following:

- a. *A justification of the need for the proposed facility in the proposed location. The applicant shall demonstrate that less impacting alternatives have been considered and found not to be feasible.*

¹⁰ Sterbank Decl., Ex. B.

¹¹ Sterbank Decl., Ex. D.

¹² Sterbank Decl., Ex. E.

¹³ Sterbank Decl., Ex. C and T.

b. *The applicant shall also describe the process used to identify and evaluate alternative sites.*

c. An evaluation of the sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services.

d. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger.

e. *A description of the relative environmental, traffic and social impacts associated with locating the proposed facility at the alternative sites that meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize adverse impacts.*

(Emphasis added). CRMH completely failed to provide such the analysis required by VMC Section 20.855.020(B)(1)–(5). This failure provides an independent basis requiring denial of the CUP application.

Requested Conditions:

If the Examiner decides to approve the CUP for the proposed location, notwithstanding the multiple bases for denial, significant conditions should be attached as conditions of approval.

First, the Examiner should require Columbia River Mental Health keep and expand its methadone clinic at its existing Northstar location, and move only the mental health counseling portion of its clinic to the proposed site on NE 40th Street, rather than the other way around, as currently proposed. If, as CRMH argued at the June 6 public hearing, the existing Northstar methadone clinic has no public impacts in its current location, it should remain where it can successfully operate. CRMH can expand the methadone clinic at that location by relocating the mental health services portion of its clinic to the NE 40th Street location (proposed CUP site).

If the Examiner nevertheless determines to approve a methadone clinic CUP at the NE 40th Street location, the Examiner should impose the minimum conditions below, which are expressly authorized by VMC 20.245.040(B):

1. Limit the hours of operation, to conclude methadone distribution by no later than 3 p.m. earlier in the day before drug dealers and drug users are active on the street and vicinity;
2. Require that the clinic be staffed by three security guards at all hours of operation, which is the same staffing level at the Northstar facility,

according to CRMH's testimony at the June 6 hearing, and that security guards regularly patrol both the interior and exterior of the property;

3. Require that clinic use be by appointment only, that early morning clients be only those verified as having employment and needing to obtain medication early;
4. Require CRMH to require its clinic clients to come to the facility, receive medication / services and leave, without congregating at the facility in the parking lot, or on nearby sidewalks, rights-of-way or adjacent, privately-owned parking lots; require CRMH security guard to prevent such loitering or gatherings.
5. Require CRMH to execute a No Protest Agreement for formation of a parking / business improvement area and imposition of special assessments pursuant to Ch. 35.87A RCW to fund additional maintenance and security;
6. Require CRMH to install 6-foot wood fencing between its property and the encampment adjacent to SR 500, and pay for similar fencing around Sonesta and Holiday Inn Express. Wood fencing is needed to prevent cutting of holes in chain link fences by encampment residents, as currently occurs, and to prevent trespassing across neighboring properties' parking lots, including Sonesta's and Holiday Inn Express', from the camp to the project site.
7. Require CRMH to pay the costs of installation of exterior security cameras covering entrances/exits and parking areas at Sonesta Hotel and Holiday Inn Express.
8. Require CRMH to post a bond of sufficient size be posted to cover potential crimes and/or property damage to other nearby persons or businesses by clinic users or persons associated with them.

Conclusion

For the foregoing reasons, Sonesta respectfully requests that the Examiner deny the CUP due to the applicant's failure to comply with basic minimum legal criteria.

OMMT facilities are admittedly needed – presumably, that is why they are now defined as essential public facilities. However, under state law and the City's own code, essential public facilities remain subject to City code EPF and conditional use permit requirements. Those requirements call first, for analysis of potential alternative sites and, second, for mitigation of impacts to adjacent properties and surrounding uses. Evidence of those impacts abounds, primarily from CRMH's own staff and the police records associated with its existing facility. CRMH's proposal may not be lawfully approved unless and

until CRMH conducts the requisite alternative site analysis and provides required early notice to affected property owners, including Sonesta.

Even if the CUP could lawfully be approved, at a minimum the Examiner would need to impose multiple conditions, to mitigate impacts to Sonesta and other surrounding property owners. These impacts are real, and left unmitigated, are forcing major commercial establishments to pull up stakes and leave other nearby West Coast cities. *See Sterbank Decl., Ex. U.* For the same reasons, unmitigated impacts to Sonesta, Holiday Inn and the Heathman Lodge are likely to result in those businesses departing Vancouver, reducing the City's general fund tax base and deprive it of revenues needed to provide critical public safety and other services, even while the City's Destination Master Plan calls for tourism businesses to be expanded.

All of this can be avoided. The CUP must be denied. Thank you in advance for your careful consideration of these comments.

Very truly yours,

FOSTER GARVEY PC

Bob C. Sterbank

Bob C. Sterbank
Of Counsel

Attachments

cc: Megan Bigelow, Assistant General Counsel
Carla Rise, Area Director of Operations
Jamie Howsley, attorney for CRMH

July 6, 2023

VIA EMAIL ONLY

Hearings Examiner Rice
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Re: Columbia River Mental Health Services PRJ-168603/LUP-83119 Final Evidence and Rebuttal
Our File No.: 56470-81229

Dear Hearings Examiner Rice:

This letter is written in response to Sonesta International Hotel Corporation's ("Sonesta") submissions. Columbia River Mental Health Services (CRMHS and Applicant) will address the procedural issues first in this response and then move on to address the substance.

Procedural Issues

Sonesta submitted a 12 page letter, and page seven attempts to characterize procedural questions with this land use application as "due process violations." First of all, CRMHS takes issues with this characterization as an attempt to conflate procedural issues with a US Constitutional 5th Amendment right. Simply put, there is not a deprivation of "life, liberty, or property" interest for Sonesta to proclaim. Vancouver is not seizing Sonesta's hotel. Nobody is searching Sonesta with a warrantless search. CRMHS is not quartering patients in Sonesta's hotel. This is a land use application for a neighboring property. The City is not depriving Sonesta of due process. At best Sonesta is proclaiming error for the procedures used by the City in this case, but their analysis fails.

Notice

Again in their final argument letter Sonesta proclaims they did not receive notice, however they are not entitled to it. A careful parsing of their own letter demonstrates that they are not in fact the property owner. Sonesta states it "...is the **resident** of the property at 7305 NE 41st Street...."¹ [Emphasis added]. They acknowledge they are merely a resident, not the owner. The owner was correctly identified per the most recent property tax assessment rolls and was sent the notice of

¹ Also Sonesta's May 11, 2023 letter states that "Sonesta **operates** ES Suites Portland Vancouver 41st Street hotel ("the Hotel"), located at 7301 NE 41st Street. [Emphasis added]. First, these are two different addresses that Sonesta has provided. But once again they say they operate not own the real property.

Hearings Examiner Rice
July 6, 2023
Page 2

application, as the evidence demonstrates, thereby satisfying VMC 20.210.050(F) and VMC 20.210.120(B). CRMHS provided the City with the mailing addresses directly from the County Assessor for the most recent tax rolls which the City used to give notice.

But Sonesta's argument about notice also fails for reasons previously disclosed at the public hearing. Namely that they had direct knowledge of CRMHS's plans as Mr. Graves personally discussed the project with Sonesta representatives on at least two separate occasions. CRMHS is not required to meet with surrounding residents, but did so. They had ample time to secure counsel, review the application, and provide comment which they did.

Finally, by a mere act of technology Sonesta got a continuance of the original May 16th hearing date to June 6. This three week extension gave more than ample time for Sonesta's counsel to present its case during the public hearing. And in fact Sonesta received an additional couple of weeks beyond that date so that the City could expedite their public records request. As the applicant pointed out during the public hearing it is highly unorthodox for a public records request to be used as the basis for an extended open record period. Sonesta received such and obviously provided information which will later be addressed below. Even if the notice was defective, which CRMHS does not concede, Sonesta participated in the hearing, got a longer than normal open record period and benefited from a technological mishap.

Ex Parte Communications

Sonesta alleges that the applicant provided direct responses to the Hearings Examiner which were improper ex parte communications. Once again Sonesta is confused. At no point did CRMHS or its representative communicate directly with the Hearings Examiner. CRMHS sent an email directly to Ms. Bowen responding to Sonesta's May 11, 2023 communication. The Applicant's attorney has practiced exclusively in the area of land use for more than two decades and can count on about two fingers the instances where they have had direct communication with a Hearings Examiner, and both of those instances were where the Hearings Examiner reached out directly to all parties to expedite continuance hearing dates. No ex parte communication occurred. I am sure the City Attorney will also respond with their view on this as well.

What is more confounding to CRMHS is that Sonesta would seemingly have violated the same standard with which they are trying to hold CRMHS first. Ms. Bigelow's letter was directed to the Hearings Examiner c/o Kristian Corbin. There is no carbon copy to the Applicant nor its attorney. The Applicant became aware of this after the fact. And yet Sonesta has the audacity to claim that a different rule applies to them?

CRMHS believes Sonesta just doesn't understand common land use practice. Materials come into City staff which then forward those materials directly to the Hearings Examiner which occurred in this case. Practically how else are materials to be delivered? Again, their analysis fails.

Substantive Arguments

Impacts to Adjacent Properties

Sonesta's letter focuses on two points. First, that methadone clinics increase drugs and violent crimes. Second, that a methadone clinic will negatively impact property values. We will address the second issue first.

Property Values

Impacts on adjacent property values are not a valid basis under the conditional use permit criteria, nor as a general principal of Washington land use law to condition or deny a project. The Hearings Examiner should disregard this red herring.

Crime

Sonesta spends a lot of time in their wandering response first citing some academic study and then pivoting to incidents that occurred at CRMHS's nearby property. But upon closer inspection neither of these bits of information are particularly relevant.

First, upon closer inspection of the academic study it reveals that it may not support the conclusions that the headline of the paper suggests. On page 240 of that paper it states:

Nonetheless, total crime significantly decreased within 200m. Admittedly, this analysis does not address the effect on crime in all Philadelphia; instead it addresses only the crime effect in the specific areas around OMMT facilities. Yet, from a place based criminological perspective, OMMT facilities are not necessarily criminogenic. Instead, consistent with previous clinical-level research, OMMT facilities may reduce OUD-related offending because they provide OUD suffers with access to much needed treatment. Also, because OMMT facilities are **subject to intense governmental regulation**, they may be less criminogenic than one might presume. This intense governmental regulation requires OMMT facility staff to be effective place managers perhaps causing, as an ancillary matter, total crime reductions around OMMT facilities.
[Emphasis added].

So the paper Sonesta cites in fact concludes that there is a reduction in crime. And it suggests that because the use is highly regulated that careful place management can reduce crime. CRMHS will turn back to this below. But we would point out that this study was done in a different state, in one of the largest cities in the country and doesn't necessarily provide an immediate comparison to Washington state's heavily regulated system.

Which leads CRMHS to believe that the reason Sonesta cited all of the police incidents at the CRMHS property is to draw a correlation between this academic paper and Vancouver, Washington. But this smoke and mirrors exercise dissipates upon closer inspection.

As stated at the hearing, CRMHS has served Vancouver and Clark County for over eighty years. The Main Clinic off of Fourth Plain is approximately 50,000 square feet or six times the size of this proposed clinic. That is because the Main Clinic hosts approximately 10 other public accessible mental health services. The existing Northstar clinic footprint is merely 4,649 square feet of the total and is the 11th program for CRMHS at this location.

And yet Sonesta's letter attempts to group all police incidents that occur at the Main Clinic as if they are at Northstar. What is missing is context. Of the forty police incident reports over the five plus year timespan it reveals there are only two incidents of person to person crime. This is the direct correlation they tried to draw with their academic paper. But the majority of the criminal activity involving police is property crime and CRMHS would venture to guess that it is probably less or similar to what happens on Sonesta's own property.

What is more puzzling is that CRMHS believes that only two of the incidents cited over the five plus years can be attributed to Northstar. CRMHS believes this actually demonstrates the opposite of what Sonesta is trying to argue. This demonstrates first, that the Northstar program works and secondly that the State of Washington has not had cause for concern about Northstar's operation and it has not shut it down over these many years.

As stated at the hearing CRMHS will have security onsite as it has at Northstar. And the clinic is not open all hours of the day as we have specified. These measures are more than adequate to address the concerns. And just one more item in passing. The current location of Northstar and the Main Clinic is tucked in behind other businesses located on Fourth Plain. This location is physically more out in the open and it will be much easier for the police, members of the public, and even Northstar employees to report suspicious activity.

Essential Public Facilities

Sonesta tries to muddy the waters with proclaiming that the City should apply the essential public facilities requirements. The City is administrator of their own code and should determine what permits are necessary. But just a quick glance of the definition under VMC 20.150.040(B) yields the following definition:

Essential Public Facilities. Public facilities are privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: airports, state education facilities, state or regional transportation facilities, prisons, jails, other correctional facilities, and solid waste handling facilities. These facilities are of state-wide and regional significance, as opposed to facilities which only serve Clark County. Therefore, local transit service is not considered an essential public facility. Essential public facilities will be allowed in locations appropriate for the services provided and the people served.

The City concluded this proposed use doesn't meet this definition because methadone clinics are not specifically mentioned. Furthermore, it states that the facilities are of a state-wide or regional significance as opposed to serving Clark County. Methadone clinics by their very nature need to be close to the residents and therefore the City is correct to conclude that the proposed use doesn't meet this definition.

Proposed Conditions

The hours of operation have already been specified and the intent is to stop distribution of medication by 3 pm.

CRMHS committed at the public hearing to having on site security. Sonesta has asked for an unreasonable level of staffing. Again, they fail to account for the size of the existing Main Clinic versus the independent use of this clinic. CRMHS will staff with security, commensurate with the need and do not wish to have arbitrary numbers placed on it.

Sonesta requests that clinic use be by appointment only. This is not the best practice for this use and we ask that no condition as such be placed on the use.

Sonesta requests what we believe is a no loitering condition. Again, CRMHS's current practice already integrates this. Where Sonesta's condition goes awry is the ask that CRMHS police nearby sidewalks, parking lots etc. CRMHS is willing to have discussions with neighboring property owners about security, but should not be conditioned to police property that CRMHS has no legal access to.

Sonesta asks for a non-remonstrance agreement for the formation of some sort of special assessment district. CRMHS will evaluate a proposal if one comes forth and should not be compelled to agree to something that isn't contemplated.

Sonesta's request for fencing is an unreasonable request. As detailed at the hearing, there are no encampments adjacent to the CRMHS property. They are further to the east. And Washington State Patrol, WSDOT and the Vancouver Police Department continue to address the concerns there. CRMHS will support those continued efforts.

CRMHS should not be required to pay for security cameras for Sonesta.

CRMHS should not be required to post a bond for property crime.

Conclusion

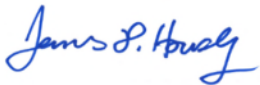
As recommended by the Staff Report and the extra agreed to security condition by the Applicant, the Hearings Examiner should approve the CUP for this application. CRMHS believes it has, is and will be a good community member in Vancouver supporting the needs of residents struggling with mental

Hearings Examiner Rice
July 6, 2023
Page 6

health and addiction issues. Nothing provided by Sonesta or the other neighboring property owners points to a specific identified concern related to the approval criteria that cannot be addressed by the proposed conditions of approval.

Very truly yours,

JORDAN RAMIS PC



Jamie D. Howsley
Admitted in Oregon and Washington

cc: Client
Phillip Gigler, City of Vancouver
Bob Sterbank, Foster Garvey PC

DATE: July 6, 2023

TO: Sharon A. Rice, Hearings Examiner

FROM: Kristian Corbin, Senior Planner, Community Development

RE: **City Staff Responses to Post Hearing Order on the proposed Columbia River Mental Health Conditional Use Permit PRJ-168603/LUP-83119**

Below is City Staff's response to the items of discussion and further correspondence from the public hearing dated June 6, 2023 and Sonesta's representatives.

Alleged due process violations

1A Failure to properly mail Notice of Application.

Staff followed the notice procedures listed in VMC 20.210.060 for both the initial hearing on May 16, 2023 that was cancelled due to technical issues and the second hearing which was held on June 6, 2023. These methods included mailing notices, physically posting the site with the hearing information and listing it on the City's website. The mailing list provided by the applicant was certified by Clark County, Washington and notices were sent out accordingly. As mentioned in Sonesta's response under Due Process Violations section 1, the mailing list provided by the applicant did include notice to the taxpayer of record and that Sonesta is the owner of the hotel and not of the underlying real property.

Staff has worked with Sonesta's representatives answering questions and providing information in a timely manner. Additionally, Staff worked with the City's public records team to provide Sonesta with their public records request earlier than the original estimated date of June 30th. For the public records requests sent to Vancouver Police Department (VPD), the Department of Community Development has no interaction with this department's record systems. As for the date of the hearing, Staff is required to meet scheduling timelines and dates in accordance with state law. The applicant nor interested parties are consulted for hearing dates as it is dictated by code requirements set in accordance with state laws. Staff provided Sonesta ample time to provide comment for both hearings and post hearing to express their concerns about the application.

1B Improper ex-parte communications with the Hearing Examiner

There was no improper ex-parte communication with the Hearings Examiner.

Sonesta is not a "party" as it relates to this CUP permit application and therefore the rules regarding ex-parte communication are not applicable. Even if they were, RCW 42.36.060 states that:

Quasi-judicial proceedings—Ex parte communications prohibited, exceptions.

During the pendency of any quasi-judicial proceeding, no member of a decision-making body may engage in ex parte communications with opponents or proponents with respect to the proposal which is the subject of the proceeding unless that person:

- (1) Places on the record the substance of any written or oral ex parte communications concerning the decision of action; and
- (2) Provides that a public announcement of the content of the communication and of the parties' rights to rebut the substance of the communication shall be made at each hearing where action is considered or taken on the subject to which the communication related. This prohibition does not preclude a member of a decision-making body from seeking in a public hearing specific information or data from such parties relative to the decision if both the request and the results are a part of the record. Nor does such prohibition preclude correspondence between a citizen and his or her elected official if any such correspondence is made a part of the record when it pertains to the subject matter of a quasi-judicial proceeding.

RCW 42.36.060 (emphasis added).

The representative for Sonesta acknowledges in his June 27, 2023, letter to the Hearings Examiner that the e-mail objection to Sonesta's request for a continuance was placed on the record by the Hearings Examiner:

As the Examiner explained during her opening remarks, City staff and the applicant provided direct responses to the Examiner, in response to Sonesta's request for continuance...

(See Sonesta's public comment, dated June 27, 2023, @ No. 2)

At the hearing on June 6, 2023, there was extensive discussion, on the record, regarding Sonesta's request for a continuance and the representative for Sonesta was provided substantial time to rebut the "substance of the communication." In this case, the City's objection to Sonesta's request for a continuance.

As such, both conditions of RCW 42.36.060 were properly met and any claim of ex-parte communication between the City and the Hearings Examiner was rendered moot.

Regardless, the only remedy for an alleged Appearance of Fairness Doctrine violation is to request disqualification of the member of the decision-making body that engaged in the communication. RCW 42.36.080 requires that:

Disqualification based on doctrine—Time limitation for raising challenge.

Anyone seeking to rely on the appearance of fairness doctrine to **disqualify** a member of a decision-making body from participating in a decision must raise the challenge as soon as the basis for disqualification is made known to the individual. Where the basis is known or should reasonably have been known prior to the issuance of a decision and is not raised, it may not be relied on to invalidate the decision.

RCW 42.36.080 (emphasis added).

No request for disqualification of the Hearings Examiner was ever raised. The communication between the City and the Hearings Examiner was only used to support Sonesta's argument that a continuance should be granted.

As a result, any claim of a violation of the Appearance of Fairness Doctrine has been waived.

Even if a challenge had been properly raised to disqualify the Hearings Examiner, state law prohibits such disqualification if it would result in less than a quorum.

Participation of challenged member of decision-making body.

In the event of a challenge to a member or members of a decision-making body which would cause a lack of a quorum or would result in a failure to obtain a majority vote as required by law, any such challenged member(s) **shall be** permitted to fully participate in the proceeding and vote as though the challenge had not occurred, if the member or members publicly disclose the basis for disqualification prior to rendering a decision. Such participation shall not subject the decision to a challenge by reason of violation of the appearance of fairness doctrine.

RCW 42.36.090 (emphasis added).

So even if the representative for Sonesta had properly raised an alleged Appearance of Fairness Doctrine violation and requested that the Hearings Examiner be disqualified, that request would have been denied as a matter of law.

Additionally, there was no violation of the Vancouver Municipal Code (VMC).

The representative for Sonesta alleges that VMC 2.51.060 was violated when the City responded to the Hearing Examiner's request for a response to Sonesta's request for a continuance.

VMC 2.51.060 specifically allows for the Hearings Examiner to request information, in this case, the City's position on Sonesta's request for a continuance.

...provided, that this section shall not prohibit ... other persons or officials from responding in writing to requests for information from the examiner.

...

VMC 2.51.060 (cited in relevant part).

The Hearings Examiner is only prohibited from participating in a hearing if:

No examiner shall conduct or participate in any hearing, decision or recommendation in which the examiner ... has had **substantial** prehearing contacts with proponents or opponents.

VMC 2.51.070 (cited in relevant part)(emphasis added).

The only contact alleged between the City and the Hearings Examiner is a response to the Hearing Examiner's request for the City's position regarding Sonesta's request for a continuance, which read in its entirety as follows:

Clarissa,

below is the City's response to the request for a continuance.

Hearings Examiner Rice,

After consulting with staff involved with this matter, the City objects to the request for a continuance.

This matter has been pending for some time and was originally scheduled for hearing on May 16, 2023. Due to technical issues the hearing was rescheduled to June 6, 2023. Pursuant to VMC 20.210.120, proper notice of hearing has been sent by staff confirming the hearing date of June 6, 2023.

If there is a need to keep the record open past the date of the hearing, the Hearings Examiner has that authority under VMC 20.210.120 B.5.b.

The City's position is that further delay in holding the hearing is not warranted and respectfully requests that the Hearings Examiner deny the request for a continuance and hold the hearing as scheduled on June 6, 2023.

This communication clearly does not rise to the level of "...substantial prehearing contacts..."

Based on the above, it is the City's position that there was no improper ex-parte communication between the City and the Hearings Examiner and no violation of state or local law.

Concerns of Criminal Activity and its Potential Impacts

As a response to Sonesta's concerns and those discussed by the public at the June 6 hearing about crime and safety, city staff acknowledges and is aware of those concerns. During the June 6 hearing, city staff recommended an additional condition of approval to be added to the building permit process for the applicant to submit a security and maintenance plan to the city records. This plan shall include hours of operation, explanation of security measures and contact information for the general public if they have concerns about the property. Observations of external illegal activity such as drug use, drug transactions, and violent crimes should be brought to local police by calling 911. The approval criteria for a Conditional Use Permit cannot account for these types of activities. They are illegal in nature and any use whether permitted out right or conditioned, can have these as many other social issues associated with cities. Though our codes are intended to promote public health, safety and welfare, it is through the built environment and mitigation of development on the physical aspect of the surrounding area. The impact of human behavior and illegal conduct is addressed through other departments and programs. The City would run the risk of incidental discriminatory practices if clientele was considered in land use decisions. The zoning code is specific to the physical built environment for its approval criteria.

Security Concerns

Staff believes the applicant has adequately mitigated off-site impacts of the proposal or will through conditions of approval. Based on public testimony during the June 6 hearing, crime, illegal drugs and homelessness appear to be already present in the area. These concerns and issues should be addressed by the appropriate law enforcement authorities, but there is no evidence that these existing concerns will be further exacerbated by the proposed facility. Additionally, as previously mentioned, a condition of approval recommended by staff is to include a security and maintenance plan submittal requirement prior to issuance of building permits.

Academic Research and Land Values

Academic research on the matter would be better suited on a local level. As for land values, the City of Vancouver does not determine, control or assess land values.

Homelessness and percentage of this population will be served by the facility

The City does have resources outside of the Community Development Department who are trained to respond to issues related to homelessness around the city. The City's main program is the Homeless Assistance and Resource Team (H.A.R.T) program, which provides outreach and housing information and assistance to unhoused individuals.

The proposed programs will be available to anyone, regardless of the person's housing situation. Staff does not believe that it would be appropriate to collect this information and is not able estimate the number of unhoused individuals who will be served by this facility.

Proposed Conditions of Approval from Sonesta

Sonesta provided a series of proposed conditions to be placed on the conditional use permit application. Many of these conditions would be subject to the applicant's agreement. The City takes no position on these proposals however would not recommend placing a condition on the permit that requires the applicant to perform improvements on neighboring properties or take on financial liability that would involve having the City monitor such as a bond. The City would be opposed to involvement in financial matters and bonds between private property owners particularly as a condition of approval on a use permit.

Medical Center and VMC 20.855 Essential Public Facilities

Staff determined the facility specific to this proposal would not qualify as an Essential Public Facility based on the definition listed in VMC 20.150.040(B). The proposed facility is a satellite facility of CRMH's main facility (which was defined as an Essential Facility) and operates differently such as there are no proposed overnight stays or inpatient treatment. The proposed facility will have limited hours of operation and business days. The satellite office will not have the same types of activities as the main campus and therefore, it was determined to not meet the definition of an Essential Public Facility as listed below.

Per VMC 20.150.040(B), *Essential Public Facilities*. Public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: airports, state education facilities, state or regional transportation facilities, prisons, jails, other correctional facilities, and solid waste handling facilities. These facilities are of state-wide and regional significance, as opposed to facilities which only serve Clark County. Therefore, local transit service is not considered an essential public facility. Essential public facilities will be allowed in locations appropriate for the services provided and the people served.

Clarification/More Detail on City Communications with State Department of Health

Staff involvement with the State of Washington Department of Health (DOH) has been limited with respect to the current proposal. The DOH received an application for a change of location on January 5, 2023 for certification of an Opioid Treatment Program (OTP) from the applicant (Attachment B). As a result, the DOH is requiring the City to complete the attached form (Exhibit A) once a decision has been issued so DOH may complete their OTP licensing process for proposed use at this location.

Attachment(s):

- A. Department of Health, Health Systems Quality Assurance
- B. Opioid Treatment Program (OTP) Community Relations Plan

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BEFORE THE HEARING EXAMINER OF THE CITY OF VANCOUVER

In the Matter of

COLUMBIA RIVER MENTAL HEALTH
SERVICES PROPOSED METHADONE
CLINIC

FILE NOS.: PRJ-168603 / LUP-83119

DECLARATION OF BOB C. STERBANK
IN SUPPORT OF COMMENTS BY
SONESTA INTERNATIONAL HOTELS
CORPORATION

BOB C. STERBANK declares as follows:

1. I am over the age of eighteen, am competent to testify, and have personal knowledge of the matters contained here. I am an attorney with the law firm of Foster Garvey PC, the attorneys of record for Sonesta International Hotels Corporation ("Sonesta").

2. On May 18, 2023, I submitted what was later numbered public records request ("PRR") P003746-051823 to the City of Vancouver Police Records Division. The request sought the following records:

1. Incident and/or case reports, memoranda, e-mails, text messages and/or other written records documenting police responses at the above-referenced address [6926 NE Fourth Plain Boulevard,

DECLARATION OF BOB C. STERBANK – 1

FG: 101671644.1

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SEATTLE, WASHINGTON 98101-3299
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Vancouver WA], for the period January 1, 2018 to May 15, 2023;
and

2. Records reflecting the total number of police responses and police calls for service associated with the above-referenced address and/or the business generally known as the Columbia River Mental Health Services Main Clinic and Northstar, for the period January 1, 2018 to May 15, 2023. These records should reflect date / time of police/response or call for service, type of crime, infraction, complaint, call or police response, and associated incident or case report number.

3. On May 22, 2023, I submitted what was later numbered later numbered number PRR C000311-052223. That request sought:

1. Communications (e.g., letters, memoranda, e-mails, text messages, and phone messages) between or among Michael Graves and/or other representative of Northstar 2.0 LLC, on the one hand, and any City of Vancouver elected official and/or employee, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119;

2. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) between or among any City of Vancouver employees or elected officials, related to the property

DECLARATION OF BOB C. STERBANK – 2

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located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119;

3. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) from any third parties including members of the public related to the property located at 7104 NE 40th Street and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and

4. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) from any third parties including members of the public related to the property located at 6926 NE Fourth Plain Boulevard, Vancouver and/or Columbia River Mental Health North Star Clinic. For this request No. 4, the date range is 1/1/2018 to the date of this request (5/22/23).

4. On May 24, 2023, the City e-mailed to acknowledge receipt of PRR P003746-051823, and to estimate that it would not be able to produce its first installment of records in response to until June 29, 2023.

5. On May 31, 2023, the City e-mailed to acknowledge receipt of PRR C000311-052223, and to estimate that it would not be able to produce its first installment of records in response to that request until June 30, 2023.

6. Following the June 6, 2023 public hearing on Columbia River Mental Health's application for a Conditional Use Permit for a methadone clinic at 7105 NE 40th Street in Vancouver, I e-mailed Phillip Gigler in the Vancouver City Attorney's office concerning the above-referenced PRRs.

DECLARATION OF BOB C. STERBANK – 3

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FG: 101671644.1

1 7. On June 9, 2023, the City e-mailed to forward links to pages of records responsive
2 to PRR P003746-051823 and PRR C000311-052223, declared its responses to both requests to be
3 complete and the requests closed. The records attached to this Declaration as Exhibits D, E – J
4 consist of documents produced by the City of Vancouver in response to PRRs P003746-051823
5 and C000311-052223. The document numbers shown in the lower right-hand corner of those
6 exhibits are the “bates stamp” page numbers affixed by the City of Vancouver prior to its response
7 to the two PRRs. (For purposes of readability and for attachment to this declaration, an Excel
8 spreadsheet produced by the Vancouver Police Department (Exhibit E) has been converted to .pdf
9 format, and does not have “bates stamp” numbers).

10 8. Attached to this Declaration are true and correct copies of the following exhibits:

11 a. Vicinity map created from Google maps showing the location of Sonesta’s
12 hotel at 7301 NE 7301 NE 41st Street in Vancouver, the existing Columbia River Mental Health
13 Services “Northstar” Clinic located at 6926 NE Fourth Plain Boulevard in Vancouver, and the
14 proposed “Northstar 2.0” clinic at 7105 NE 40th Street (**Exhibit A**);

15 b. Ruth A. Moyer & Greg Ridgeway, “The effect of outpatient methadone
16 maintenance treatment facilities on place-based crime,” 16 J. *Experimental Criminology* 227
17 (2020) (**Exhibit B**);

18 c. “Everett business warns Lynnwood community of impacts of neighborhood
19 ‘methadone’ clinic,” [https://www.fox13seattle.com/news/everett-residents-have-warning-for-](https://www.fox13seattle.com/news/everett-residents-have-warning-for-lynnwood-community-on-impacts-of-neighborhood-methadone-clinic)
20 [lynnwood-community-on-impacts-of-neighborhood-methadone-clinic](https://www.fox13seattle.com/news/everett-residents-have-warning-for-lynnwood-community-on-impacts-of-neighborhood-methadone-clinic); (**Exhibit C**);

21 d. PowerPoint presentation by Columbia River Mental Health Services Chief
22 Medical Officer Dr. Kevin Fischer to the Clark County Council on November 30, 2022, along with
23

DECLARATION OF BOB C. STERBANK – 4

FG: 101671644.1

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1 undated CRMH memorandum and December 19, 2022 letter to City of Vancouver City Council,
2 pages 000195 – 000206 produced in response to PRR C000311-052223 (**Exhibit D**);

3 e. Spreadsheet of City of Vancouver police responses to calls for service at
4 existing Columbia River Mental Health produced in response to PRR P003746-051823 (**Exhibit**
5 **E**)

6 f. City of Vancouver Police Department Incident Reports, pages 000001 –
7 000181 produced in response to PRR P003746-051823 (**Exhibit F**);

8 g. E-mail on May 16, 2023 from Vika Fidkevich of Church of Truth to Kristian
9 Corbin, page 144 of records produced in response to PRR C000311–052223 (Binder) (**Exhibit G**);

10 h. E-mail on April 21, 2023 from Jennifer Sigman of Wendel Family Dental
11 Centre to Kristian Corbin, page 144 of records produced in response to PRR C000311 (**Exhibit**
12 **H**);

13 i. E-mail on April 20, 2023 from Dulce Gomez of Holiday Inn Express to
14 Kristian Corbin, page 660 of records in produced in response to PRR C000311 (**Exhibit I**);

15 j. Code Compliance Web Complaints, dated January 22, 2018, November 18,
16 2019, March 13, 2018 and February 17, 2020, produced as pages 000017-20 of PRR C000311-
17 052223 Sterbank No. 4 Binder Redacted (**Exhibit J**)

18 k. E-mail on May 18, 2023 at 5:24 p.m. from City of Vancouver Police
19 Records Division to Bob C. Sterbank (**Exhibit K**);

20 l. E-mail on May 22, 2023 at 5:35 p.m. from City of Vancouver Public
21 Records Division to Bob C. Sterbank (**Exhibit L**);

22 m. E-mail on May 24, 2023 at 2:30 p.m. from City of Vancouver Police
23 Records Division to Bob C. Sterbank (**Exhibit M**);

DECLARATION OF BOB C. STERBANK – 5

FG: 101671644.1

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PHONE (206) 447-4400 FAX (206) 447-9700

1 n. E-mail on May 31, 2023 at 8:20 a.m. from City of Vancouver Public
2 Records Division to Bob C. Sterbank (*Exhibit N*);

3 o. E-mail on June 9, 2023 at 2:21 p.m. from City of Vancouver Public Records
4 Division to Bob C. Sterbank (*Exhibit O*);

5 p. E-mail on June 9, 2023 at 2:30 p.m. from City of Vancouver Police Records
6 Division to Bob C. Sterbank (*Exhibit P*);

7 q. E-mail thread between Bob C. Sterbank and Vancouver Assistant City
8 Attorney Phillip Gigler between June 7-9, 2023 (*Exhibit Q*);

9 r. E-mail exchanges between Kristian Corbin and Michael Graves and James
10 Howsley, and between Clarissa Bowen and Hearing Examiner Rice on May 12, 2023, produced
11 as pages 55-56 and 724-28 of City of Vancouver response to PRR C000311-052223 (*Exhibit R*);
12 and

13 s. Pre-application Conference Memorandum, dated April 30, 2020, for
14 existing Columbia River Mental Health Northstar facility, produced as pages 671-707 of City of
15 Vancouver response to PRR 0000311-052223 (*Exhibit S*);

16 t. “Residents protest the move of controversial methadone clinic to
17 Newhallville,” [https://yaledailynews.com/blog/2022/02/06/residents-protest-the-move-of-](https://yaledailynews.com/blog/2022/02/06/residents-protest-the-move-of-controversial-methadone-clinic-to-newhallville/)
18 [controversial-methadone-clinic-to-newhallville/](https://yaledailynews.com/blog/2022/02/06/residents-protest-the-move-of-controversial-methadone-clinic-to-newhallville/) (*Exhibit T*); and

19 u. The following news articles:

20 “REI to close only Portland store, citing break-ins, theft,”

21 <https://www.google.com/search?q=rei+to+close+only+portland+store&rlz=1C1G>

22 [CEB_enUS1055US1055&oq=rei+to+close+only+&aqs=chrome.0.0i512j69i57j0i](https://www.google.com/search?q=rei+to+close+only+portland+store&rlz=1C1G)

23 [390i65012j69i64j69i60.4343j0j4&sourceid=chrome&ie=UTF-8;](https://www.google.com/search?q=rei+to+close+only+portland+store&rlz=1C1G)

DECLARATION OF BOB C. STERBANK – 6

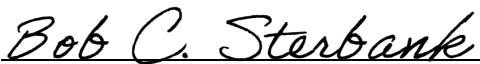
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1111 THIRD AVENUE, SUITE 3000
SEATTLE, WASHINGTON 98101-3299
PHONE (206) 447-4400 FAX (206) 447-9700

FG: 101671644.1

1 “Starbucks CEO on store closings: ‘There are going to be
2 many more,’ [https://www.cnn.com/2022/07/19/business/starbucks-](https://www.cnn.com/2022/07/19/business/starbucks-closures/index.html#:~:text=%E2%80%9CWe%20are%20beginning%20to%20close,going%20to%20be%20many%20more.%E2%80%9D)
3 [closures/index.html#:~:text=%E2%80%9CWe%20are%20beginning%20to%20cl](https://www.cnn.com/2022/07/19/business/starbucks-closures/index.html#:~:text=%E2%80%9CWe%20are%20beginning%20to%20close,going%20to%20be%20many%20more.%E2%80%9D)
4 [ose,going%20to%20be%20many%20more.%E2%80%9D](https://www.cnn.com/2022/07/19/business/starbucks-closures/index.html#:~:text=%E2%80%9CWe%20are%20beginning%20to%20close,going%20to%20be%20many%20more.%E2%80%9D); and
5 “Westfield leaving downtown San Francisco,”
6 [https://www.nbcbayarea.com/news/local/westfield-leaving-san-](https://www.nbcbayarea.com/news/local/westfield-leaving-san-francisco/3250315/)
7 [francisco/3250315/](https://www.nbcbayarea.com/news/local/westfield-leaving-san-francisco/3250315/) (*Exhibit U*).

8 I declare under penalty of perjury under the laws of the State of Washington that the above
9 is true and correct.

10 EXECUTED in Seattle, Washington, this 27th day of June, 2023.

11
12 
13 Bob C. Sterbank

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DECLARATION OF BOB C. STERBANK – 7

FG: 101671644.1

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**BEFORE THE HEARING EXAMINER
FOR CITY OF VANCOUVER**

In the Matter of the Application of	)	NO. PRJ-168603/LUP-83119
	)	
NorthStar 2.0 LLC	)	Columbia River Mental Health NorthStar Clinic
	)	
	)	
For a Conditional Use Permit	)	
_____	)	

SUMMARY OF DECISION

The request for a conditional use permit to operate an opioid treatment facility as a Medical Center use at 7105 NE 40th Street is **APPROVED** subject to conditions.

SUMMARY OF RECORD

Request:

NorthStar 2.0 LLC (Applicant) requested a conditional use permit to operate an opioid treatment facility as a medical center use within an existing building located at 7105 NE 40th Street, Vancouver, Washington.

Hearing Date:

A virtual open record hearing on the application was originally scheduled for May 16, 2023. However, technical problems relating to the virtual hearing platform prevented the May 16, 2023 hearing from going forward, and the hearing was rescheduled to June 6, 2023. At the conclusion of the June 6th hearing, the record was held open through June 8, 2023 to allow post-hearing written comment from members of the public who were unable to participate in the virtual hearing due to technology problems, with additional time arranged for responses by the parties. In addition, the record was held open through June 27, 2023 for Sonesta International Hotels Corporation (Sonesta) to submit written comments on the application, and through July 6, 2023 for City Staff and the Applicant to respond to Sonesta's and other public comment. A post-hearing order was issued, amending the post-hearing schedule announced on the record at hearing, and reopening the record for additional information that had been requested at hearing but omitted from the post-hearing schedule. All invited/requested documents were submitted, and the record closed on July 6, 2023, resulting in a decision issuance deadline of July 20, 2023. However, due to the volume of information submitted after the hearing by Sonesta and the written materials submitted post-hearing by those who testified at hearing (which were admitted during the hearing), the decision issuance period was extended one additional week. See Procedural Findings section for additional information relating to motions to continue that were denied.

Testimony:

At the open record hearing the following individuals presented testimony under oath:

Kristian Corbin, Senior Planner, City of Vancouver

Jamie Howsley, Attorney, Applicant Representative

Casandra Schoenwald, CFO, Columbia River Mental Health Services (CRMHS)

Anne Willis, Chief Clinical Officer, CRMHS

Kevin Fischer, MD, Chief Medical officer, CRMHS

Michael Graves, Facilities Manager, CRMHS

Victor Jackson, CEO, CRMHS

Derik Pomaville

Becky Pomaville

Miriam Hammer

Annmarie Taylor Haldeman

Gary Bang

Alexia Zarate

Rosa Pulido

Jennifer Sigman

Bob Sterbank, Sonesta International Hotels

Philip Gigler, Assistant City Attorney, City of Vancouver

Carla Rise, General Manager, Sonesta

Exhibits:

At the open record hearing, the following exhibits were admitted in the record:

1. Staff Report, dated May 2, 2023 with the following attachments:
 - A. Application
 - B. Applicant Narrative
 - C. Applicant's Conditional Use Permit Narrative
 - D. Proposed Development Plans
 - E. Notice of Application, dated February 28, 2023
 - F. Traffic Study by Lancaster Mobley, dated January 10, 2023
 - G. Comment emails/hearing inquiries from Kevin Fischer, CRMHS (March 6, 2023); Jennifer Sigman, Wendel Family Dental Centre (April 21, 2023); Dulce Gomez, Holiday Inn Express (April 20, 2023); and Pauline Little, Ryerson Square HOA (Marcy 28, 2023)
2. City PowerPoint Presentation
3. Additional Public Comment, including:
 - A. Letter from Gary Bang, Pillar Hospitality Inc. (DBA Holiday Inn Express & Suites Vancouver Mall/Portland Area)

- B. Email from Kristian Corbin, dated June 7, 2023 revising testimony regarding public comment¹
- 4. Written materials submitted with verbal public comment and responses by Applicant and Staff, including:²
 - A. Becky Pomaville post-hearing email, dated June 6, 2023, with attached “Substance Abuse and Mental Health Services Administration. *Federal Guidelines for Opioid Treatment Programs*. HHS Publication No. (SMA) XX-XXXX. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2015”³
 - B. Hearing Comments of Carla Rise, General Manager of Sonesta Hotels, with attached:
 - 1. Google Maps Aerial Map depicting locations of Sonesta, proposed clinic, and existing clinic
 - 2. Ruth A. Moyer & Greg Ridgeway, The effect of outpatient methadone maintenance treatment facilities on place-based crime, 16 J. Experimental Criminology 227 (2020).
 - 3. Vancouver Washington Destination Master Plan Implementation Matrix
 - C. City response to post-hearing materials, email from Philip Gigler, dated June 8, 2023
 - D. Applicant response to post-hearing materials, email from Jamie Howsley, dated June 8, 2023
- 5. Letter from Bob Sterbank, Foster Garvey, dated June 27, 2023, with attached:
- 5.1 Declaration of Bob C. Sterbank in Support of Comments by Sonesta International Hotels Corporation, with the following attachments:
 - A. Vicinity map created from Google maps showing the location of Sonesta’s hotel at 7301 NE 7301 NE 41st Street in Vancouver, the existing Columbia River Mental Health Services “Northstar” Clinic located at 6926 NE Fourth Plain Boulevard in Vancouver, and the proposed “Northstar 2.0” clinic at 7105 NE 40th Street
 - B. Ruth A. Moyer & Greg Ridgeway, “The effect of outpatient methadone maintenance

¹ At the hearing, Mr. Corbin testified that he had received written comments from a Lisa Meier, and these comments - assigned exhibit number 3B - were to be submitted after the hearing. The following day, Mr. Corbin sent an email to the Hearing Examiner’s clerk explaining that the name he had provided as sender of the additional comment was wrong; there had been no written comment from a Lisa Meier, but a request to attend the June 6 hearing was submitted by Coleman Brown and April Velilla of Columbia Commercial on June 5, 2023. The request to attend the hearing was not submitted for the record with Mr. Corbin’s comments. Mr. Corbin’s email was made exhibit 3B.

² An email was submitted June 7, 2023 by Dulce Gomez, manager of the Holiday Inn Express, who declined to testify during the public comment portion of the hearing. Neither the email nor the attached statement allege technology difficulties as the reason for not participating in the June 6th hearing, which condition is prerequisite to submittal to submittal of post-hearing written comment; this comment was not admitted in the record.

³ Attached to this post-hearing email, invited by the undersigned on the record, Ms. Pomaville included both the Federal Guidelines she had discussed in her testimony and also an undated PowerPoint Presentation prepared by an unknown person regarding a facility in Sequim. On review, the undersigned has determined that the Federal Guidelines have value in these proceedings and they are admitted, but the PowerPoint presentation is not sufficiently relevant and comes with inadequate foundation information; it is not admitted.

- treatment facilities on place-based crime,” 16 *J. Experimental Criminology* 227 (2020).
- C. “Everett business warns Lynnwood community of impacts of neighborhood ‘methadone’ clinic,” <https://www.fox13seattle.com/news/everett-residents-have-warning-for-lynnwood-community-on-impacts-of-neighborhood-methadone-clinic>
 - D. PowerPoint presentation by Columbia River Mental Health Services Chief Medical Officer Dr. Kevin Fischer to the Clark County Council on November 30, 2022, along with undated Columbia River Mental Health memorandum and December 19, 2022 letter to City of Vancouver City Council, pages 000195 – 000206 produced in response to PRR C000311-052223
 - E. Spreadsheet of City of Vancouver police responses to calls for service at existing Columbia River Mental Health produced in response to PRR P003746-051823
 - F. City of Vancouver Police Department Incident Reports, pages 000001 – 000181 produced in response to PRR P003746-051823
 - G. E-mail on May 16, 2023 from Vika Fidkevich of Church of Truth to Kristian Corbin, page 144 of records produced in response to PRR C000311-052223
 - H. E-mail on April 21, 2023 from Jennifer Sigman of Wendel Family Dental Centre to Kristian Corbin, page 144 of records produced in response to PRR C000311
 - I. E-mail on April 20, 2023 from Dulce Gomez of Holiday Inn Express to Kristian Corbin, page 660 of records in produced in response to PRR C000311
 - J. Code Compliance Web Complaints, dated January 22, 2018, November 18, 2019, March 13, 2018 and February 17, 2020, produced as pages 000017-20 of PRR C000311-052223
 - K. E-mail on May 18, 2023 at 5:24 p.m. from City of Vancouver Police Records Division to Bob C. Sterbank
 - L. E-mail on May 22, 2023 at 5:35 p.m. from City of Vancouver Public Records Division to Bob C. Sterbank
 - M. E-mail on May 24, 2023 at 2:30 p.m. from City of Vancouver Police Records Division to Bob C. Sterbank
 - N. E-mail on May 31, 2023 at 8:20 a.m. from City of Vancouver Public Records Division to Bob C. Sterbank
 - O. E-mail on June 9, 2023 at 2:21 p.m. from City of Vancouver Public Records Division to Bob C. Sterbank
 - P. E-mail on June 9, 2023 at 2:30 p.m. from City of Vancouver Police Records Division to Bob C. Sterbank
 - Q. E-mail thread between Bob C. Sterbank and Vancouver Assistant City Attorney Phillip Gigler between June 7-9, 2023

- R. E-mail exchanges between Kristian Corbin and Michael Graves and James Howsley, and between Clarissa Bowen and Hearing Examiner Rice on May 12, 2023, produced as pages 55-56 and 724-28 of City of Vancouver response to PRR C000311-052223
- S. Pre-application Conference Memorandum, dated April 30, 2020, for existing Columbia River Mental Health Northstar facility, produced as pages 671-707 of City of Vancouver response to PRR 0000311-052223
- T. “Residents protest the move of controversial methadone clinic to Newhallville,” <https://yaledailynews.com/blog/2022/02/06/residents-protest-the-move-of-controversial-methadone-clinic-to-newhallville/>
- U. The following news articles:
 - “REI to close only Portland store, citing break-ins, theft,” https://www.google.com/search?q=rei+to+close+only+portland+store&rlz=1C1GCEB_enUS1055US1055&oq=rei+to+close+only+&aqs=chrome.0.0i512j69i57j0i390i650l2j69i64j69i60.4343j0j4&sourceid=chrome&ie=UTF-8
 - “Starbucks CEO on store closings: ‘There are going to be many more,’” <https://www.cnn.com/2022/07/19/business/starbucks-closures/index.html#:~:text=%E2%80%9CWe%20are%20beginning%20to%20close,going%20to%20be%20many%20more.%E2%80%9D;and>
 - “Westfield leaving downtown San Francisco,” <https://www.nbcbayarea.com/news/local/westfield-leaving-san-francisco/3250315/>
- 6. Memorandum from Kristian Corbin, Senior Planner, dated July 6, 2023 (City Staff Responses to Post Hearing Order), with the following attachments:
 - A. Letter from Washington Department of Health, dated February 14, 2023 re: change of location
 - B. Columbia River Mental Health Services OTP Community Relations Plan received by Department of Health on January 5, 2023
- 7. Letter from Jamie Howsley, Jordan Ramis, dated July 6, 2023 (Applicant’s Final Evidence and Rebuttal)

Also included in the record is a Post-Hearing Order Revising Post-Hearing Schedule and Reopening Record for Further Information, issued June 9, 2023.

Additional documents were submitted and reviewed in the course of two motions for continuance submitted on behalf of Sonesta International Hotels Corporation. These documents are included in the record as detailed in Appendix A at the end of this document.

After considering the testimony and exhibits admitted in the record, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. NorthStar 2.0 LLC (Applicant) requested a conditional use permit (CUP) to operate an opioid treatment facility as a Medical Center use within an existing building located at 7105 NE 40th Street, Vancouver, Washington. *Exhibits 1.A, 1.B, and 1.C.*
2. The application was submitted on January 1, 2023 and deemed fully complete on February 14, 2023. *Exhibit 1.E.*
3. The subject property is 1.52 acres in area and is developed with a one-story, 7,910 square foot building previously used as Elmer's Restaurant, and associated surface parking. The lot is bordered by NE 40th Street to the north, 72nd Avenue to the east, and SR-500 to the south. The Andresen Road/SR-500 interchange is a short distance to the west. Surrounding land uses include a dental office to the north across NE 40th Street; a Holiday Inn Express hotel to the northeast across NE 72nd Avenue; general office space to the east across NE 72nd Avenue, and, east of that office building, a Sonesta ES Suites hotel; auto repair and dealerships to the south across SR-500; and a bank to the west. Although there are no residential uses, churches, or parks immediately surrounding the site, there are high-density residential uses and a church within approximately one quarter mile north of the subject property, and a park (Jaggy Road Park) also nearby. Walnut Grove Elementary School is 1.1 miles to the north on 72nd Avenue. *Exhibits 1, 1.G, 4.A, and 4.B.1; Testimony of Derik Pomaville, Becky Pomaville, and Jennifer Sigman; Google Maps site view.*
4. Columbia River Mental Health Services (CRMHS) has provided behavioral health services in Clark County since 1942. CRMHS has operated an opioid treatment facility known as the NorthStar Clinic for 17 years from its main facility located at 6926 NE Fourth Plain Boulevard, approximately three-quarters of a mile southwest of the subject property. CRMHS also has administrative offices at 4106 NE 77th Avenue. Due to capacity constraints and increasing demand for services, CRMHS proposes to move all of its NorthStar operations from 6926 NE Fourth Plain Boulevard to the subject property. CRMHS would continue to provide other mental health services at the Fourth Plain Boulevard location. *Exhibits 1.B and 4.B.1; Jamie Howsley Comments; Cassandra Schoenwald Testimony.*
5. The Applicant proposes an interior remodel to make the existing building suitable for the use, including dividing the space into treatment rooms, waiting areas, and associated office spaces. The building occupancy would be 165 people. Only minimal external changes are proposed to the building, including the addition of a screened trash enclosure, changes in signage, siding repairs, and painting. No building expansion is proposed. *Exhibits 1, 1.C, 1.D, and 2; Jamie Howsley Testimony.*
6. The subject property and all adjacent parcels are zoned General Commercial (CG). *Exhibits 1 and 2; Kristian Corbin Testimony.* The intent of the CG zone is "to allow for a full range of retail, office, mixed use and civic uses with a city-wide to regional trade area." *Vancouver Municipal Code (VMC) 20.430.020.C.* "Medical centers" are allowed in the CG zone with approval of a CUP. *VMC Table 20.430.030-1.* The municipal code

defines medical centers as “facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and inform, including drug and alcohol treatment.” VMC 20.160.020.B.8; *Exhibits 1 and 2; Kristian Corbin Testimony*. The Applicant is licensed by the US Drug Enforcement Administration (DEA) and the Washington Department of Health (DOH) Board of Pharmacy to operate an opiate treatment program, and by the DOH to provide behavioral health services. The proposed facility would provide Medication Assisted Treatment (MAT) for opioid addiction, as well as individual and group counseling, case management, peer support services, and support in housing and employment. These services would be provided on an out-patient basis. *Exhibit 1.B.*

7. The proposed facility would operate six days per week from 5:30 pm to 4:30 pm.⁴ *Exhibit 1.B.* The number of staff persons on site would range from 25 to 30 on a typical day. These staff persons would include nurses, therapists, and drivers. It is expected that between 200 and 400 patients would visit the site per day, for visits ranging from 15 minutes to 90 minutes, with an expected maximum daily occupancy of 70 persons at one time. Patients would arrive on foot, by private vehicle, and by public transportation. *Testimony of Anne Willis and Kevin Fischer.*
8. Private, on-site security would be provided similarly to the existing facility. During hours of operation, one to two security guards would be present patrolling inside and outside the clinic. Police would be called for incidents occurring off site and within public right-of-way. *Exhibit 1.B; Kevin Fischer Testimony.* In addition, CRMHS staff are trained in de-escalation techniques to help diffuse issues that might arise on site. *Anne Willis Testimony.* At the hearing, City Staff recommended as a condition of approval that the Applicant provide a security and maintenance plan for review and approval by the City. Staff recommended that the plan include hours of operation, an explanation of security measures, and contact information for members of the public if they have concerns about the property. *Exhibit 6; Kristian Corbin Testimony.*
9. The City’s off-street parking requirements are contained in VMC Chapter 20.945. The parking standard for “medical center” uses is based on the number of beds, requiring one parking space per four beds for hospitals and one parking space per two beds for nursing home and similar facilities. VMC Table 20.945.070-2. Because the proposed facility would have no beds, the City determined, based on the authority in VMC 20.945.070.A.1, that the “medical office” use would be the most similar to the proposed use for parking purposes, and its parking standard should be applied. The medical office parking standard is one space per 200 square feet, or 40 spaces for the 7,910 square foot building. There are currently 80 parking spaces on site. *Exhibit 1, pages 8-9.*
10. The Applicant submitted a professionally prepared traffic analysis report dated January 10, 2023. The trip generation of the proposal was estimated using the rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* for Land Use Codes 630 (Clinic) and 720 (Medical-Dental Office Building). Using the rate

⁴ In Applicant’s closing comments, it is stated that medication dispensing is planned to end at 3:00 pm; this was not otherwise specified in documents or testimony. *Exhibit 7.*

for Clinic, the use is expected to generate 298 vehicle trips per day, including 22 AM peak hour trips and 29 PM peak hour trips. Using the rate for Medical-Dental Office Building, the use is expected to generate 284 vehicle trips per day, including 25 AM peak hour trips and 31 PM peak hour trips. Use of either set of trip generation rates would result in lower trip generation than the previous Elmer's restaurant use. Based on ITE Land Use Code 932 (High-Turnover Sit-Down Restaurant), the prior use would have generated 848 vehicle trips per day (or 484 net of pass-by trips, which add trips to the site access but not to the larger transportation network), including 76 AM peak hour trips and 72 peak hours trips (or 44 AM peak hour trips and 42 PM peak hour trips, net of pass-by trips). Because the proposed use would not add new PM peak hour trips to the transportation system, the transportation concurrency requirements of VMC 11.70 do not apply to the project. *VMC 11.70.020.B; Exhibits 1 and 1.F.*

11. Access to the subject property is from existing driveways from NE 40th Street and NE 72nd Avenue. *Exhibit 1.F.* For projects resulting in fewer than 10% or 10 (whichever is less) PM peak hour trips, the developer is required only to make the frontage improvements "that are clearly necessary in order to provide minimally safe access." *VMC 11.80.080.B.1.* In this case the adjacent street frontages are fully constructed and no change in access is proposed. The City did not request any frontage improvements as a condition of approval of the proposal. *Exhibit 1, page 8.*
12. City water and sewer utilities are available to the site within the street frontages. *Exhibit 1, pages 10-11.*
13. Because the site is fully developed and no new impervious surfaces are proposed, there are no City stormwater or erosion control requirements that apply to the use. *Exhibit 1, page 11; Exhibit 1.A.*
14. There is existing landscaping around the perimeter of the site. No changes to the landscaping are proposed. *Exhibit 1, page 8; Jamie Howsley Testimony.*
15. The existing building meets all setback and height standards applicable to development within the GC zone. No changes in building dimensions or footprint are proposed. *Exhibit 1, page 8.*
16. The minimum solid waste storage requirement for the 7,910 square foot building per VMC 20.970.040.C.2 is 132 square feet. The storage area dimensions must be adequate to accommodate receptacles, and exterior storage areas must be screened by a wall, fence, and/or vegetation. *VMC 20.970.040.B.1 and B.3.* The Applicant proposes an approximate 300 square foot exterior trash and recycling enclosure. The dimensions are sufficient for two wheeled dumpsters. The enclosure would consist of six-foot tall chain link fencing with privacy slats for screening. There is existing vegetation on the south and east sides of the proposed enclosure. *Exhibit 1.D; Exhibit 1, page 9.*
17. Pursuant to VMC 20.790.820.A, "Each department within the City that receives an application for a license ... shall determine whether the license and/or the proposal is

exempt” from review under the State Environmental Policy Act (SEPA). “The department’s determination that a proposal is exempt shall be final and not subject to administrative review.” VMC 20.790.820.A. The Community Development Department determined that the proposal is exempt from SEPA as “minor new construction” pursuant to VMC 20.790.840.A because no significant site changes are proposed. *Exhibit 1, page 8.*

18. The Vancouver Fire Department reviewed the proposal and determined that the requirements of VMC Title 16 can be met on the site with recommended conditions. The recommended conditions, which have been incorporated into Planning Staff’s recommended conditions of CUP approval, address items such as fire lane and address signage. *Exhibit 1, page 11.*

Procedural Findings Related to Notice of Hearing

19. Notice of application and remote public hearing (for the original hearing date of May 16, 2023) was issued on February 28, 2023. *Exhibit 1.E.* The notice was published in the City’s newspaper of record, was posted on site, and was mailed to owners and occupants of property within 500 feet of the boundaries of the subject property on that same date. *Kristian Corbin Testimony.*
20. Vancouver Municipal Code 20.210.060.E and VMC 20.210.050.F(2) require notice of application and hearing to be published in the City’s paper of record and sent to “all owners and residents of record of property as shown on the most recent property tax assessment roll, located within 500 feet of the site.” (*emphasis added*) If the hearing date is not known at time of notice of application, subsequent notice of hearing must be sent by mail not less than 10 days prior to hearing to the applicant and all owners of the subject property, parties of record, any neighborhood or community organization recognized by the City Council whose boundaries include the site, any person who has submitted a written request to be notified; and the appellant and all parties if the matter is an appeal. Notice of the hearing must also be published in the City’s paper of record and posted on site at least 10 days prior to hearing. VMC 20.210.B(1).
21. On May 12, 2023, the Hearing Clerk received via email a letter from out of state legal counsel for Sonesta International Hotels Corporation (Sonesta) (letter dated May 11, 2023) stating that the hotel operator had not received written notice of application and hearing, and that the hotel requested a 45-day continuance to allow them to retain local counsel, allow counsel opportunity to review the staff report and exhibits, allow counsel to obtain relevant background records including potential public records requests to the City, and to allow counsel to prepare to participate in the hearing. *Record Document 1.* In considering the motion for continuance, the undersigned asked for the City and Applicant attorneys to respond to the request for continuance.⁵ Via the Hearing Clerk, the City Attorney’s office replied by email on May 12th deferring to the examiner’s discretion without comment on the motion. By email to the Hearing Clerk on May 12th, a non-attorney representative of the Applicant objected to any continuance; this

⁵ The undersigned notes for the record that the request would have been granted had there been no objection.

communication contained the mailing labels provided to the City by the Applicant. The Hearing Clerk forwarded to the undersigned the mailing lists provided by the Applicant to which notice had been sent. The lists, which included 12 certified owner addresses and 12 certified situs addresses, had been generated and “certified” by the Clark County Geographic Information System.⁶ *Record Document 2*. This is the source of notice addressing typically relied upon by the City and considered to satisfy the noticing requirements of the code. *Kristian Corbin Testimony; Exhibit 7*.

22. Because the Applicant had provided mailing lists certified by Clark County GIS, to which notice had been timely mailed, the undersigned concluded that the City and Applicant had complied with the letter and intent of the notice provisions. To the extent that the Clark County Assessor had an incorrect address on file for the occupant of one property within the notice radius, or for some other reason the party had not received mailed notice, this fact did not negate the Applicant and City’s acts of having mailed to the owners and residents of record. The lack of advance notice resulting from an apparent situs addressing error in the Assessor records (not under the control of the City or the Applicant) could be cured consistent with code by holding the record open after the hearing to provide that nearby parcel occupant for a period of time to prepare comments to be included in the record. The first Sonesta request for continuance was therefore denied. All parties were notified via email from the Hearing Clerk that the hearing would be convened as scheduled on May 16, 2023.
23. Due to unforeseen technical problems with the City’s usual virtual meeting platform, the May 16, 2023 hearing could not be conducted as scheduled.⁷ The hearing was rescheduled for June 6, 2023. Notice of the June 6, 2023 hearing was issued on May 25, 2023. In addition to publishing, posting, and mailing the hearing notice, the City sent notice directly to those individuals who had registered to attend the original May 16, 2023. *Kristian Corbin Testimony; Exhibit 2*.
24. On May 25, 2023, Sonesta’s Washington state legal counsel submitted a second request for continuance, attaching two responses from Vancouver Public Records Center acknowledging public records requests submitted to the City by Sonesta on May 22 and May 24, 2023. This continuance request requested the hearing be continued to a date after August 1, 2023, in order to allow completion of the City’s public records disclosure and time for Sonesta to prepare comments based on the information they contained. *Record Documents 3, 3a, and 3b*. The undersigned requested, via email through the Hearing Clerk, that the Applicant and City representatives respond to the continuance

⁶ The undersigned takes notice of the following. Clark County Assessor Property Information Center provides a return for the address 7301 NE 41st Street, Vancouver as Assessor Parcel Number 160448000. It identifies the owner as HPT IHG PROPERTIES TRUST, the mailing address as C/O THOMSON REUTERS PO BOX 847 CARLSBAD CA, 92018, and the situs address as 7600 NE 41ST ST UNIT A195, VANCOUVER, WA 98662. <https://gis.clark.wa.gov/qishome/Property/?pid=findSN&account=160448000> Both this owner address and this situs address are on the certified mailing lists submitted by the Applicant. *Record Document 2*.

⁷ The undersigned notes that following this event on May 16, 2023, the City changed platforms for its virtual hearing examiner meetings from GoToMeeting to Microsoft Teams.

request.

25. Legal counsel for the Applicant submitted a letter objecting to the continuance request, contending that notice had been mailed consistent with code, and that beyond the requirements of code, staff of the Applicant had personally spoken with staff of the Sonesta hotel in advance of the May 16 hearing date. *Record Document 4.*
26. The parties to the continuance request were notified via email by the hearing Clerk that the motion for continuance was denied, and the hearing was convened on June 6, 2023 as noticed.
27. At hearing, CHRMS Facilities Manager Michael Graves testified that he met with representatives of several nearby businesses including US Bank, Holiday Inn Express, and Sonesta among others personally and offered to tour them through the existing facility so they could observe how the facility looks and operates where services are currently provided. *Michael Graves Testimony.* Applicant's counsel provided dates of those communications between Mr. Graves and Sonesta staff as April 14 and May 5, 2023. *Jamie Howsley Testimony.*

Public Comment and Responses by the Parties

28. Several individuals, including representatives from businesses in the vicinity, testified and/or submitted written comments opposing the CUP. The witnesses described issues relating to crime and homeless encampments in the vicinity of the subject property, as there had previously been a homeless encampment on or adjacent to the subject property, and there is currently an encampment on the east side of the Sonesta ES Suites hotel property. Witnesses have observed incidences of open drug use, threatening behaviors, and trespassing. Numerous property crimes have occurred in the area. For example, the adjacent dental office has had its windows shot out, its back door set on fire, and its dumpsters broken into, and an insurance agency to the east has had vehicles and mailboxes repeatedly broken into. Several surrounding businesses expressed concerns about economic impacts, and some residents expressed concerns about property values. Another witness testified that a nearby 7-11 convenience store is a location with high crime activity. Others spoke to lived experiences with similar substance abuse treatment facility located elsewhere, testifying that as they lived near those facilities, they witnessed and experienced increasing rates of property crimes, such as car prowls, vandalism, and theft. *Exhibit 1.G (Jennifer Sigman email); Testimony of Jennifer Sigman, Alexia Zarate, Anne Marie Haldeman, and Carla Rise.*
29. One of the concerns raised in public comment was that the proposed facility would attract a homeless encampment back to the subject property or increase the risk of homeless persons trespassing on surrounding properties, because some of CRMHS's patients are homeless. Individuals from an encampment located near the existing NorthStar facility have been observed entering that facility. There was also concern that clients of the proposed facility would loiter outside the facility or attempt to use the nearby hotel restrooms. *Testimony of Carla Rise, Jennifer Sigman, Annmarie Taylor Haldeman, and Gary Bang.*

30. Multiple witnesses noted the frequent presence of children in the neighborhood, walking to school bus stop(s) and attending programs at the nearby church, and expressed concern regarding the close proximity of the use to the church, Jaggy Park, and multifamily residential housing. Noting that the Applicant proposes to provide security onsite for staff, guests, and clients, and that it specifically indicated that it has no ability to ensure security on surrounding private properties, some neighbors expressed that they are more concerned about new crime off-site than on-site and they are concerned that the Applicant has no plan for addressing this impact to the neighborhood. *Testimony of Derik Pomaville, Becky Pomaville, Annmarie Taylor Haldeman, and Alexia Zarate.*
31. At least one commenter - who stated she lives in the vicinity and works for CRMHS at the PeaceHealth campus - expressed support for the proposal, noting that opioid crisis exists throughout the City, and that the services proposed would reduce drug-related crimes by providing treatment to those who struggle with substance use issues. The commenter submitted that the proposed services would benefit the neighborhood by helping people get on proper medication, which she believes makes the neighborhood safer and helps people get off the streets. *Miriam Hammer Testimony.*
32. The Vancouver Municipal Code does not contain any regulations specifying any minimum distance between the proposed use (classified as a Medical Center) and other land uses such as parks and schools. *Kristian Corbin Testimony.*
33. One of the businesses opposed to the CUP, Sonesta International Hotels Corporation, operating Sonesta ES Suites Portland Vancouver (Sonesta) at 7301 NE 41st Street, submitted a compilation of 45 police reports⁸ for incidents at 6926 NE Fourth Plain Boulevard (CRMHS main facility) from the time period of January 1, 2018 to May 15, 2023. Many of these incidents were property crimes (e.g., vandalism, vehicle or vehicle part theft, illegal dumping) in which the perpetrator was unknown. Two incidents (customers bringing in forged prescriptions) occurred at a pharmacy sharing the same address, which pharmacy would not be moved to the subject property. One incident was only a request for a patient welfare check. Sonesta highlighted five incidents related to CRMHS activities⁹ in support of its opposition to the CUP application, including two incidents in which a client or former client verbally threatened violence (with follow-up impeded by the client's lack of address), one incident in which a client brandished a weapon against a security guard, one incident in which a client was hallucinating in the parking lot, and one incident involving stolen prescription papers.¹⁰ *Exhibits 5 and 5.1.E,*

⁸ Both a spreadsheet of police incidents (Exhibit 5.1.E) and a set of police reports (Exhibit 5.1.F) was submitted. The undersigned notes that not all of the submitted reports are included on the spreadsheet.

⁹ Because CRMHS operates multiple programs from the same address, it is unclear which of the police incidents related to NorthStar or NorthStar clients. The Applicant's legal counsel submitted that two were thought to be related to NorthStar but did not identify the two or provide evidence in support of that statement. *Exhibit 7.*

¹⁰ In reviewing the police reports, there are actually a few more incidents that appear to have direct nexus to CRHMS, though not necessarily NorthStar. Of note, most are reports made by CRHMS staff and occasionally clients who experienced something at CRHMS property (e.g., cell phone left in bathroom disappeared, family

5.1.F, and 5.1.P.

34. Sonesta provided documentation of four code compliance complaints filed with the City for activities at 6926 NE Fourth Plain Boulevard from 2018 to 2020. These include complaints regarding a homeless encampment in the area and associated solid waste issues.¹¹ *Exhibit 5.J.*
35. The manager of the Sonesta ES Suites hotel, which is approximately 400 feet east of the subject property, expressed concern that the proposed use would create guest and staff safety issues and would harm the hotel economically by driving away customers and causing the hotel to have to spend money on private security. *Exhibit 4B; Carla Rise Testimony.*
36. In support of its opposition to the CUP, Sonesta submitted a journal article describing research on the effect of outpatient methadone maintenance treatment (OMMT) facilities on place-based crime, which considered 19 OMMT facilities in Philadelphia between 2007 and 2017. The findings of the research included the following:
- Within 200 m of an OMMT facility, there is a significant decrease in total crime and property crime, but a significant increase in violent crime and drug crime.¹² Specifically, within 200 m, total crime and property crime decreased by approximately 18% and 29%. By contrast, within 200 m, violent crime and drug crime increased by approximately 7% and 31%. There was no significant change in incivility crimes within 200 m.
- Exhibit 5.1.B, pages 239-40.* Although Sonesta focused on the language regarding increases in violent crime and drug crime (*Exhibit 5, page 3; Carla Rise Testimony*), the Applicant argued that an increase in violent crime is not evident in the police reports submitted by the Applicant. *Exhibit 7, page 4.*
37. CRMHS argued that the issues of homelessness and drug-related crimes are existing problems that are common in the City, and which do not arise because of the opioid treatment center use. CRMHS argued that, due to the supervised treatment that would be provided, the proposed facility should have the effect of reducing these impacts on the

argument in a parking lot in which someone was slapped, a stolen vehicle used to drop client off to their appointment, among others). Also of note, in cases of homicidal or suicidal statements made during counseling sessions, the reports demonstrate that the Applicant is proactive in contacting law enforcement. *Exhibit 5.1.F.*

¹¹ Based on testimony, it is possible that some of these complaints were submitted by CRMHS staff. *Testimony of Miriam Hammer and Jennifer Sigman.*

¹² The categories are described in the article as follows: The "Property" category includes burglary, embezzlement, fraud, forgery/counterfeiting, motor vehicle theft, receiving stolen property, recovered stolen motor vehicles, theft from vehicle, and thefts. The "Incivilities" category includes disorderly conduct, gambling violations, liquor law violations, prostitution/commercialized vice, public drunkenness, vagrancy/loitering, and vandalism/criminal mischief. The "Total Violent" category includes aggravated assault, other assaults, sex offenses, homicide, rape, and robbery. The "Drug" category includes any drug offenses. The "All" category includes all of the above offenses as well as weapons offenses, arson, driving under the influence, and miscellaneous, or unknown, offense types. *Exhibit 5.1.B, page 232.*

community; their clients have had success transitioning from homelessness through the course of treatment. Speaking to concerns about increased homeless activity as a result of the clinic, CRMHS staff testified that they have strong relationships with Vancouver Heart Team, the Homeless Response Team, and Council for the Homeless, and that when they find people camping around their properties, or in general in the community, they engage mobile health response teams that provide outreach seeking to connect homeless individuals with services. Specifically responding to neighbor concerns that siting the use where proposed would increase crime on surrounding private property, Applicant representatives testified that they cannot control people accessing property that belongs to other individuals. Addressing the public's security and safety concerns, Applicant representatives stated that during hours of operation they would have one to two security guards present patrolling inside and outside the clinic addressing issues as they occur. Additionally, the clinic would have an internal crisis response team trained in de-escalation to respond to issues arising inside the clinic. *Testimony of Kevin Fischer and Anne Willis.* CRMHS argued that the crime information submitted by Sonesta lacked context and did not demonstrate that the treatment facility would increase crime. *Exhibit 7.*

38. The Applicant argued that the reduction in total crime observed in the study is relevant to the CUP application, highlighting the following from the study:

Nonetheless, total crime significantly decreased within 200 m. Admittedly, this analysis does not address the effect on crime in all of Philadelphia; instead, it addresses only the crime effect in the specific areas around OMMT facilities. Yet, from a place based criminological perspective, OMMT facilities are not necessarily criminogenic. Instead, consistent with previous clinical-level research, OMMT facilities may reduce OUD-related offending because they provide OUD sufferers with access to much needed treatment. Also, because OMMT facilities are subject to intense governmental regulation, they may be less criminogenic than one might presume. This intense governmental regulation requires OMMT facility staff to be effective place managers, perhaps causing, as an ancillary matter, total crime reductions around OMMT facilities.

Exhibit 5.1.B, page 240.

39. An additional document submitted during public comment on the application was the *Federal Guidelines for Opioid Treatment Programs* (hereafter, "Federal Guidelines"). The Federal Guidelines "describe the Substance Abuse and Mental Health Services Administration's (SAMHSA) expectation of how the federal opioid treatment standards found in Title 42 of the Code of Federal Regulations Part 8 (42 CFR § 8) are to be satisfied by opioid treatment programs (OTPs). Under these federal regulations, OTPs are required to have current valid accreditation status, SAMHSA certification, and Drug Enforcement Administration (DEA) registration before they are able to administer or dispense opioid drugs for the treatment of opioid addiction." *Exhibit 4.A, page 4.*
40. The Federal Guidelines do not specifically address facility siting. However, there is a section on community relations and education, which states that facilities "must have

policies and procedures to measure and minimize the negative impact an existing or new program may have on a community... ” *Exhibit 4.A, page 16*. The policies “should address” development and implementation of a community relations plan that includes “policies and procedures to effectively address or resolve community problems (including patient loitering and medication diversion) and ensure that program operations do not affect community life adversely.” *Exhibit 4.A, page 17*. The policies also contain recommendations addressing safety and security issues for patients and staff, stressing the need for staff training in recognizing mental health emergencies and in de-escalation, and the posting or providing of emergency contact information in waiting areas (e.g., physicians, hospitals, emergency medical technicians), and provision of an after-hours emergency contact system for patients and community health and law enforcement needs. *Exhibit 4.A, pages 13-14*.

41. The Applicant has applied with the Washington Department of Health (DOH) to change the facility location and has submitted to the DOH a Community Relations Plan¹³ documenting community outreach conducted as of the date of submittal (January 5, 2023). *Exhibits 6.A and 6.B*. The outreach included a presentation to Clark County Council, a letter to the Vancouver City Council, and contacts with medical organizations (including PeaceHealth emergency department staff). Although the Community Relations Plan form identifies potential stakeholders as also including law enforcement, business leaders, and neighborhood associations, there is no documentation of outreach to these entities. Consequently, in the sections of the Community Relations Plan documenting stakeholder concerns and proposed mitigation strategies, there is only one entry, which relates to how treatment success should be defined. No location-specific concerns are listed. *Exhibit 6.B*.
42. The owner of the Holiday Inn Express requested that additional study be conducted prior to approving the use, including SEPA review and input from the City of Vancouver Police Department. *Exhibit 3A; Gary Bang Testimony*.
43. City Planning Staff did not consult with the Vancouver Police Department on the application, testifying that such consultation is not typical with conditional uses. *Kristian Corbin Testimony*.
44. Sonesta submitted that the use should be considered an essential public facility, triggering heightened notice requirements and consideration of alternative locations pursuant to VMC 20.855.020. As evidence of this, Sonesta submitted a 2020 pre-application conference report for a project at the existing CRHMS site. The details of the project are unclear, but the project involved new buildings with beds, suggesting a residential treatment facility. In the pre-application conference report, Staff submitted that essential public facilities requirements applied to that project. *Exhibits 5 and 5.1.S*.
45. City Planning Staff determined that the proposed facility in the instant proceedings does not constitute an essential public facility based on the definition set forth in VMC

¹³ The Community Relations Plan is on a fill-in-the-blank form provided by DOH.

20.150.040(B):

Public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: airports, state education facilities, state or regional transportation facilities, prisons, jails, other correctional facilities, and solid waste handling facilities. These facilities are of state-wide and regional significance, as opposed to facilities which only serve Clark County. Therefore, local transit service is not considered an essential public facility. Essential public facilities will be allowed in locations appropriate for the services provided and the people served.

VMC 20.150.040.B. Staff submitted that the proposed facility can be distinguished from the existing facility because it would operate as a satellite facility with a reduced scope of services, with limited hours of operation and no overnight stays. *Exhibit 6.* Although in its written argument Sonesta noted that the state legislature has amended its definition of essential public facilities to specifically include opioid treatment programs (*Exhibit 5*, page 8), this change is not effective until August 15, 2023. <https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/Senate/5536-S2.SL.pdf>

46. Sonesta recommended several conditions if the CUP is approved, including conditions that would (paraphrased): limit hours of medication distribution to no later than 3:00 pm; require three security guards during all hours of operation; require that all clinic use be by appointment only; require CRMHS to ensure that clients do not congregate in the parking lot, adjacent sidewalks, or adjacent properties; require CRMHS to execute a no protest agreement for formation of a parking/business improvement area and imposition of an assessment to fund additional maintenance and security; require CRMHS to install six-foot wood fences between its property and a homeless encampment along SR-500¹⁴ and around the Sonesta and Holiday Inn Express properties; require CRMHS to pay for exterior security cameras at Sonesta and Holiday Inn Express; and require CRMHS to post a bond to cover damage caused by clinic users. *Exhibit 5; see also Exhibit 4B.*
47. The Applicant objected to Sonesta's recommended conditions, except that with respect to hours of operation, submitted that CRMHS already intends to stop distribution of medication by 3:00 pm. With respect to security, the Applicant argued that while three security guards are used at the main facility, that level would be unreasonable at the proposed clinic, which would be smaller. The Applicant submitted that CRMHS's current practice is to prevent loitering on the property, but objected to any requirement to police public right-of-way or neighboring properties. *Exhibit 7.*
48. City Planning Staff recommended approval of the CUP, arguing that the CUP criteria are designed to address impacts to the built environment, and that issues of human behavior and illegal conduct are addressed by other departments (such as the police). *Exhibit 6.* The City did not recommend that Sonesta's requested conditions be incorporated into the

¹⁴ The Applicant argued that there is no encampment between the subject property and SR-500, but that the encampment is farther east. *Exhibit 7.*

conditions of CUP approval. However, in response to public comment, Planning Staff recommended that the Applicant submit a security and maintenance plan with its commercial building permit application, which staff would keep on file. In their post-hearing submittal, Staff clarified its expectation that this plan should include hours of operation, explanation of security measures, and contact information for the general public if they have concerns about the property. *Kristian Corbin Testimony; Exhibit 6.* The Applicant did not object to the additional condition or to the original conditions set forth in the staff report. *Jamie Howsley Testimony; Exhibit 7.*

CONCLUSIONS

Jurisdiction:

The Hearing Examiner has jurisdiction to conduct an open record hearing and decide applications for conditional use permits – a Type III procedure - pursuant to Vancouver Municipal Code 20.210.060 and 20.210.020-1.

Conditional Use Criteria for Review:

Pursuant to VMC 20.245.040.A, the Hearing Examiner shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide adequate area for the needs of the proposed use;
2. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography, and natural features;
3. All required public facilities have adequate capacity to serve the proposed development;
4. The applicable requirements of the zoning district, and other applicable documents are met except as amended by the conditional use permit or variances requested pursuant to Chapter 20.290 VMC; and
5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

Conclusions Based on Findings:

1. The site size and dimensions are adequate for the use. The existing building meets all dimensional standards of the underlying zone, and no increase in the building footprint are proposed. The maximum building occupancy exceeds the number of staff and clients expected to be on site at any one time. The amount of parking available far exceeds the amount required by the VMC. Adequate area has been allocated for a solid waste enclosure meeting code requirements. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*
2. With conditions, the impacts of the proposed use can be accommodated considering size, shape, location, topography, and natural features. The site is already improved with a building, parking lot, landscaping, and two driveways to adjacent streets. Minimal

external changes are proposed. Available off-street parking is approximately twice that required by code. There are no natural or topographic features that would affect or would be affected by the proposal. Traffic from the proposed use would be less than that of the former restaurant use of the site. The proposal is exempt from SEPA review, and there is no administrative appeal of the City's SEPA exemption determination. With respect to whether impacts can be accommodated considering the property location, the subject property is not immediately adjacent to land uses such as schools or parks, and the nearby church is across the street. There are preexisting issues relating to crime and homeless encampments in the vicinity, and the local homeless population could benefit from the services provided on site. From that perspective the location is appropriate. However, due to the nature of the drugs administered on site, concerns regarding loitering and criminal activity are not unfounded. While the Hearing Examiner concurs with the Applicant that Sonesta's requested conditions are unreasonable (particularly in as much as they require the Applicant to police adjoining properties and public right-of-way and be financially responsible for off-site criminal activities), Planning Staff's recommendation that the Applicant be required to develop a security and maintenance plan is adopted and added to. With contact information to be made available to the public, the plan would provide a means for neighbors to identify issues of concern as they arise. Additionally, because it was requested by the public and the Applicant indicated that it intended to end medication dispensing activities by 3:00 pm, the instant approval is conditioned on ending dispensing medication by 3:00 pm. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48.*

3. Existing public facilities have capacity to serve the project. Utilities are available to serve the site. The project is exempt from transportation concurrency requirements because the use would generate less traffic than the previous use. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*
4. As conditioned, the use satisfies the applicable standards of the CG zone and other applicable City development regulations. Due to the developed condition of the site, zoning standards such as building height and setbacks are not at issue. The site is landscaped and has adequate parking for the use. The proposed solid waste enclosure has sufficient area to meet the requirements of VMC 20.970 and would be designed to ensure that the dumpsters contained within would be screened from view. No additional stormwater management is required. The conditions of approval incorporate the requirements identified by the Vancouver Fire Department. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*
5. As conditioned, identified impacts on adjacent properties, surrounding uses and public facilities would be adequately mitigated.
 - a. With respect to the built environment, the traffic generated by the use is expected to be less than the previous restaurant use, and no frontage improvements or other traffic mitigation is required. Adequate parking would be provided on site. Existing

landscaping would be retained. The street frontages are already improved. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*

- b. With respect to the public safety issues identified during public comment, these appear to reflect existing problems within the community and not necessarily impacts resulting from the proposed opioid treatment facility. The criminal activity in the vicinity of the subject property described by neighboring business owners/residents is a preexisting condition, as is the presence of homeless encampments. The assertion that the use would increase these problems is necessarily speculative. Similarly, the police reports submitted into the record with respect to incidents reported at 6926 NE Fourth Plain Boulevard demonstrate that there is a certain level of crime in that neighborhood, but not that the NorthStar facility itself generates a significant amount of crime. The Applicant should not be penalized because CRHMS, its employees, and its clients have been victims of property crimes over the years. As attested to during public comment, existing businesses surrounding the subject property have been victims of property crime also (dental office, insurance office, 7-11), yet they are not prohibited from continuing to conduct business because of that crime. The Applicant should also not be penalized because CRMHS employees have been taking the step of filing police reports when clients or others entering the property express the intent to harm themselves or others. The number of incidents identified by Sonesta in which CRMHS clientele were or were potentially a danger to the public was relatively small, and it is not clear how many of these incidents related to the NorthStar use as opposed to other services provided on the site. Consequently, on the record submitted, it would be speculative to conclude that the use presents such a public safety risk that the CUP must be denied. *Findings 3, 4, 5, 6, 7, 8, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48.*
- c. Concerning impacts to property values, Washington courts have held that, while neighbors' fears may reduce property values, it is important to distinguish between well founded fears and those based on inaccurate stereotypes and popular prejudices, and that the latter cannot justify zoning restrictions. *Sunderland Servs. v. Pasco, 127 Wn.2d 782, 794 (1995)(internal citations omitted)*. With respect, newspaper articles containing lay persons' opinions of impacts of similar facilities in other cities are not sufficiently factual to be persuasive. Given the small number of police reports relating to crime at the existing Columbia River Mental Health Services facility, and the inability to even assign 100% of those incidents to the NorthStar clinic portion of that facility, and the record's lack of other specific evidence tending to show (rather than opine or speculate) that the project in the proposed location would result in increased criminal activity, the undersigned concludes that the record as a whole contains evidence in opposition to CUP approval that is better characterized as speculative and as community displeasure, rather than evidence effectively

- demonstrating that the impacts alleged would likely occur.¹⁵ *Findings 28, 29, 30, 31, 32, 33, 34, 35, 36, 37,38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48.*
- d. That said, given the property’s relative proximity to church, park, residential, and school uses, Planning Staff’s recommended condition that the Applicant prepare and submit a detailed security and maintenance plan is appropriate. *Findings 3, 8, 28, 29, 30, 32, 33, 34, 35, 36, 37,38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48*
6. Addressing the public’s assertion that the project has failed to comply with the public outreach element of the Federal Guidelines, determining the Applicant’s compliance is outside the scope of this CUP process. Compliance with any applicable state or federal siting guidelines would be determined by the State Department of Health through its review of the proposed new location. The instant CUP process provided notice of the proposed use and an opportunity for affected persons and entities to identify issues of concern. It also appears that Planning Staff’s recommended security and maintenance plan, which would provide contact information for the public, would be compatible with the guidance on community relations. *Finding 8, 39, 40, and 41.*
7. Regarding Sonesta’s contention that the project must undergo review for approval of an essential public facility, based on the law in effect at the time of complete application, the City’s determination that the proposed use is not an essential public facility is not in error. The proposed use can easily be distinguished from the regional and state-wide uses (airports, prisons, etc.) listed in VMC 20.150.040.B as examples of essential public facilities. It can also be distinguished from the in-patient use reviewed in 2020 and deemed by Staff to be an essential public facility. Further, the amendment to state law cited by Sonesta and which Sonesta purports would render the instant proposal an essential public facility does not go into effect until August 15, 2023. *Findings 44 and 45.*

DECISION

Based on the preceding findings and conclusions, the requested conditional use permit to operate an opioid treatment facility as a medical center at 7105 NE 40th Street is **APPROVED** subject to the following conditions.

Prior to Issuance of Occupancy

1. The Applicant shall submit to the Community Development and Planning Department a premises security plan addressing, at a minimum, the following:
 - a. Hours of operation, including hours of medication dispensing;

¹⁵ “While the opposition of the community may be given substantial weight, it cannot alone justify a local land use decision.” *Sunderland Servs. v. Pasco*, 127 Wn.2d 782, 797 (1995); *Maranatha Mining, Inc. v. Pierce County*, 59 Wn. App. 795, 805 (1990); *Kenart & Assocs. v. Skagit County*, 37 Wn. App. 295, 303, review denied, 101 Wn.2d 1021 (1984).

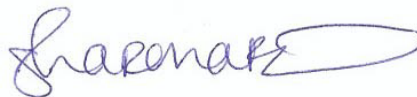
- b. The number and qualifications of security personnel intended to be on site during and after business hours, and their expected duties;
- c. The facility's policy for addressing loitering, car camping, and other encampments on and adjacent to the subject property;
- d. Emergency management plan detailing policies and procedures for responding to violence and threats of violence by and/or against clients, guests, and staff; and
- e. 24 hour contact information to be made available to the public for reporting issues arising from activities at the facility.

The Planning Department shall keep this plan on file and make it available on request to members of the public.

- 2. The Applicant shall obtain all required commercial building permits.
- 3. Street and address signage shall be visible and legible from the street fronting the property for emergency response. If applicable, individual suite numbers shall be posted at the suite doors. Where applicable, apartment building designations shall be visible and legible from all potential fire lane approaches.
- 4. Required fire lane signage shall be installed.
- 5. Any fire protection features identified as being required during the construction permit review shall be installed and approved prior to occupancy.
- 6. If a fire department Knox Box was identified as a requirement during the construction permit review, it shall be installed at an approved location and locked with the required content.
- 7. Permanent vehicle gates crossing required fire lanes shall remain unlocked or open until approved by the fire department.
- 8. Conditions identified in the construction permit shall be met.
- 9. All requirements of the applicable fire and building codes and their referenced standards shall be met notwithstanding approved construction plans.

Decided July 28, 2023.

By:



Sharon A. Rice
City of Vancouver Hearing Examiner

Note: The hearing examiner's decision may be appealed to the Vancouver City Council within fourteen (14) calendar days after the date the examiner's decision is mailed. Appeals must be made in writing and be received within this time period. The letter of appeal shall state the case number designated by the city and 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 20.210.130.B, the specific aspect(s) of the decision being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error (VMC 20.210.130.A). A fee of \$2,286.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$173.00. The association must demonstrate at the time of appeal submittal that the decision to appeal was made pursuant to association bylaws. 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 (Kristian.corbin@cityofvancouver.us) and the appeal fee electronically paid to the City of Vancouver.

Appendix A – Other Record documents: *(cited in the findings as “Record Document”)*

1. Sonesta International Hotels Corporation letter dated May 11, 2023, requesting a 45 day continuance
2. Applicant representative M. Graves email and attached mailing list in response to first motion to continue, submitted May 12, 2023 by M. Graves via email to Hearing Clerk
3. Sonesta International Hotels Corporation letter dated May 25, 2023, requesting a continuance until a date later than August 1, 2023
 - a. Vancouver Public Records Center response to Public Records Request C000311-052223, dated May 22, 2023
 - b. Vancouver Public Records Center response to Police Records Request P003746-051823, dated May 24, 2023
4. Applicant Response to Sonesta's 2d request for continuance, dated May 31, 2023
5. Sonesta International Hotels Corporation Motion to Strike/*In Limine*, July 12, 2023¹⁶

¹⁶ The undersigned did not request responses from Applicant and Staff to this motion, having determined that the language objected to constituted argument rather than assertions of fact intended to be relied upon. The admissibility of the language to which the motion objects is appropriately left to the examiner's discretion to assign weight and credibility.

BEFORE THE CITY COUNCIL OF THE CITY OF VANCOUVER

In the Matter of

No. PRJ-168603/LUP-83119

COLUMBIA RIVER MENTAL HEALTH
SERVICES PROPOSED METHADONE
CLINIC

APPEAL OF SONESTA INTERNATIONAL
HOTELS CORPORATION

Pursuant to Vancouver Municipal Code (“VMC”) 20.210.130, Appellant Sonesta International Hotels Corporation (“Sonesta”) hereby appeals the Findings, Conclusions and Decision of the Vancouver Hearing Examiner in *In re the Matter of Columbia River Mental Health Services / North Star 2.0 LLC’s Application for Conditional Use Permit*, File No. PRJ-168603 / LUP-83119, dated July 28, 2023 (“Decision”). A copy of the Decision is attached to this Appeal as Exhibit A. The specific requirements of VMC 20.210.130 are addressed below.

A. Decision Being Appealed:

Findings, Conclusions and Decision of the Vancouver Hearing Examiner in *In re the Matter of Columbia River Mental Health Services / North Star 2.0 LLC’s Application for Conditional Use Permit*, File No. PRJ-168603 / LUP-83119, dated July 28, 2023 (“Decision”).

B. Case Number Designated by City and Name of Applicant (VMC 20.210.130.A.1):

1. Case Number: PRJ-168603/LUP-83119

APPEAL OF SONESTA INTERNATIONAL HOTELS
CORPORATION– 1

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2. Applicant Name: North Star 2.0 LLC / Columbia River Mental Health

C. Name of Petitioner and Authorized Representative (VMC 20.210.130.A.2):

1. Sonesta International Hotels Corporation

2. Authorized Representative:

Bob C. Sterbank
Foster Garvey PC
1111 Third Avenue
30th Floor
Seattle, WA 98101

D. Statement Demonstrating Standing to Appeal (VMC 20.210.130.A.2):

Sonesta has standing to appeal pursuant to VMC 20.210.130(B)(3)(b), because it participated verbally and in writing through its representatives in the appeal. Verbal testimony and written comments by Sonesta General Manager Carla Rise are specifically referenced on pages 2-3 of the Decision. Written comments by the undersigned on behalf of Sonesta were admitted as Exhibit 5, and are specifically described at pages 3-5; pages 12-13, Findings 33-36; and page 16, Finding 46 of the Decision.

E. Specific Aspects of the Decision Being Appealed and Reasons Why Each Aspect is An Error of Fact or Law (VMC 20.210.130.A.3):

The Decision contains numerous errors of fact and law, which include but are not limited to the following:

1. Errors of Fact:

a. The Decision admits in Conclusion No. 2 that “due to the nature of the drugs administered on site, concerns regarding loitering and criminal activity are not unfounded.” The Decision then erroneously claims in Conclusion 5.b, that the contention that the proposed CUP would increase problems related to homelessness and criminal activity “are necessarily speculative,” and that “it would be speculative to conclude that the use presents such a public

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CORPORATION– 2

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1 safety risk that the CUP must be denied.” These statements are in error and not only are
2 unsupported by substantial evidence, but are affirmatively contradicted by it.

3 The Decision also completely fails to acknowledge and make findings based on
4 undisputed statements by the Applicant’s Chief Medical Officer, Dr. Kevin Fischer (Exhibit 5.1,
5 Attachment D), that:

6 “many [CRMH] clients come to the agency homeless and without
7 employment”;

8 The clients are “*observationally more unstable*”;

9 Present “milieu challenges” that include:

10 “Anger”

11 “*Threats of violence*”

12 “*Actual violence*”; and

13 Their “relapse and related behaviors are a feature of” their addiction to illegal
14 drugs.

15 The Decision also fails to acknowledge that the types of crimes reported at CRMH are
16 *exactly* the types of crimes reasonably anticipated to be generated arising from the type of CRMH
17 clients described by Dr. Fischer. See Exhibit 5 at 4-6; Exhibit 5.1, Attachment F.

18 b. The Decision (Conclusion 2) erroneously finds that a post-approval security
19 plan submitted by the Applicant without input from the public or oversight by the Hearing
20 Examiner “would provide a means for neighbors to identify issues of concern as they arise.” This
21 statement is unsupported by substantial evidence, and the Decision’s related Condition No. 1
22 contains no provision for incorporating any public input into the security plan, no substantive
23 standards that the security plan must meet (i.e., minimum security guard staffing, patrol
requirements, reporting of criminal incidents, etc.), no requirement that the Applicant respond or

1 address issues of public concern, and no review or approval of Applicant’s submitted plan by City
2 staff or the Hearing Examiner.

3 c. The Decision (Finding 45) wrongly states or implies the proposed CUP
4 location (7105 NE 40th Street) would “operate as a satellite facility” with reduced scope of services
5 and limited hours of operation. Substantial evidence in the record (Ex. 5.1, Att. D) demonstrates
6 that the proposed CUP use will represent a significant *expansion* of CRMH services, in terms of
7 clients served, treatment rooms, and square footage, with similar or expanded hours of operation.

8 d. The Decision wrongly states / implies at Conclusion 5.b that Sonesta or
9 other parties seek to punish or penalize applicant. No evidence in the record supports such as
10 statement. The Applicant bears the burden of proof of establishing compliance with VMC Section
11 20.245.040, including the obligation to show that “[i]dentified impacts on adjacent properties,
12 surrounding uses and public facilities have been adequately mitigated.” Under VMC
13 20.245.040.B, “the Hearing Examiner may impose conditions on the approval of a conditional use
14 in addition to or above and beyond those required elsewhere in this Title, which are found
15 necessary to ensure the use is compatible with other uses in the vicinity.”

16 2. Errors of law

17 a. The Decision, Findings 44-45 and Conclusion 7, wrongly fails to require the Applicant to
18 comply with the essential public facility criteria and decision procedures, is not supported by substantial
19 evidence, and constituted an erroneous interpretation of law, specifically, an erroneous interpretation of
20 VMC 20.150.040(B), Ch. 20.855 VMC, RCW 36.70A.200 and Ch. 1 2023 Washington Laws 1st Spec.
21 Sess. Sec. 12, because Northstar 2.0 is an “essential public facility” as defined by applicable law.

22 b. The Decision, Conclusion 2.b, is an erroneous interpretation of the law, by
23 stating that “Sonesta’s requested conditions are unreasonable (particularly in as much as they

1 require the Applicant to police adjoining properties and public right-of-way and be financially
2 responsible for off-site criminal activities.” VMC Section 20.245.040.A expressly provides that
3 a CUP may not be granted unless “[i]dentified impacts on *adjacent properties, surrounding*
4 *uses and public facilities* have been adequately mitigated.” (Italics added).

5 c. The Decision contains additional errors of law in Conclusions 2 and 5.b, by
6 concluding “[a]s conditioned, identified impacts on adjacent properties, surrounding uses and
7 public facilities would be adequately mitigated.” Conclusions 2 and 5.b are not supported by
8 substantial evidence but are contradicted by substantial evidence. Conclusions 2 and 5.b conclude
9 that “public safety issues identified during public comment” “appear to reflect existing problems
10 within the community and not necessarily impacts resulting from the proposed opioid treatment
11 facility,” label those concerns “speculative” despite prior admission that such concerns are “not
12 unfounded,” ignore statements in Vancouver Police Department reports indicating that
13 perpetrators of crime are in fact CRMH clients and/or the crimes occur directly on CRMH
14 property, ignore CRMH’s Chief Medical Officer’s testimony (Ex. 5.1, Attachment D) that
15 CRMH clients are homeless, are “observationally more unstable,” present “milieu challenges”
16 including “anger, threats of violence and actual violence,” and are prone to relapses and
17 related criminal behaviors,” and ignore research (Ex. 5.1, Attachment B) documenting that
18 opioid treatment facilities increase crime within a 200-meter radius.

19 The Decision, Conclusion 5.b, commits an additional error of law by concluding
20 contrary to evidence in the record that the number of incidents in which CRMHS clientele were a
21 danger to the public was “relatively small,” and by wrongly concluding and wrongly relying on
22 its mistaken conclusion that “it is not clear how many of these incidents related to the NorthStar
23 use as opposed to other services provided on the site.”

APPEAL OF SONESTA INTERNATIONAL HOTELS
CORPORATION– 5

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1 d. The Decision is not supported by substantial evidence, but includes multiple
2 paragraphs labeled “Findings” that are legally inadequate. The bulk of the Decision consists of
3 Findings (*e.g.*, Findings 27-48) that merely consist of summarizing evidence presented, or the
4 contentions of the parties, without any guidance as to how issues involving disputed factual issues
5 or evidence were resolved by the hearing examiner, and on what basis. Such Findings are
6 inadequate as a matter of law, per *Weyerehaeuser v. Pierce County*, 124 Wn.2d 26, 873 P.2d 498
7 (1994) (“Statements of the positions of the parties, and a summary of the evidence presented, with
8 findings which consist of general conclusions drawn from an “indefinite, uncertain,
9 undeterminative narration of general conditions and events”, are not adequate.”).

10 e. The Decision, Conclusion 5.c, commits an additional error of law by
11 wrongly concluding that adverse impacts to property values testified to by Sonesta and other public
12 commenters were “better characterized as speculative and as community displeasure, rather than
13 evidence effectively demonstrating that the impacts alleged would likely occur.” In so concluding,
14 the Decision is not supported by substantial evidence and commits errors of law by ignoring
15 CRMH’s Chief Medical Officer’s testimony (Ex. 5.1, Attachment D), Vancouver Police
16 Department reports (Ex. 5.1, Att. E and F), peer-reviewed research documenting increased crime
17 generated by opioid treatment facilities (Ex. 5.1 Att. B) and reports of additional crime associated
18 with opioid treatment facilities in other cities, both in Washington and other states (Ex. 5.1 Att. C
19 and T).

20 f. Although the Decision states at Conclusion 2 that “the instant approval is
21 conditioned on ending dispensing medication by 3:00 p.m.” the Decision erroneously fails to
22 include such a condition in the “Conditions” identified at pages 20-21, and instead allows the
23 Applicant the ability to identify unlimited hours of operation including medication dispensing in

1 the Applicant's security plan. The Decision commits additional errors of law by failing to include
2 other conditions of approval requested by Sonesta in Exhibit 5, at 10-11, which conditions are
3 necessary to mitigate identified impacts to Sonesta, other adjacent properties, surrounding uses
4 and public facilities.

5 g. The Decision erroneously relied on evidence (City rebuttal letter Ex. 6, see
6 Finding) claiming that staff had determined essential public facilities requirements did not apply,
7 when no evidence of any city staff determination was admitted into the record, no sworn
8 declaration or testimony by City staff was provided, and Sonesta was never given opportunity to
9 cross examine staff on the contention raised in Exhibit 6, contrary to *Weyerhaeuser v. Pierce*
10 *County*, 124 Wn.2d at 35.

11 h. The Decision failed to consider and grant Sonesta's motion to strike
12 Applicant's speculative claim (Applicant's Final Evidence and Rebuttal, Ex. 7 at 4), in which
13 Applicant stated that it "would ventures to guess" at a level of criminal activity at other properties.

14 i. The Decision is based on multiple procedural errors that violated Sonesta's
15 constitutional rights to due process. Sonesta was deprived of the lengthy advance written notice
16 of application provided to other adjacent property owners, because staff mailed notice not to
17 Sonesta's address at 7301 NE 41st Street, but instead to 7600 NE 41ST Street, Unit A195. The
18 Hearing Examiner wrongfully refused Sonesta's request for sufficient continuance of the hearing
19 to allow Sonesta to prepare to attend and participate in the hearing, and refused to allow Sonesta
20 sufficient time to gather evidence related to the CUP application and submit it into the record.

21 /////

22 /////

23
APPEAL OF SONESTA INTERNATIONAL HOTELS
CORPORATION- 7

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1 F. Statement Demonstrating That Appeal Issues Were Raised During Open Record
2 Period (VMC 20.210.130.A.4:

3 The specific appeal issues raised herein were raised in verbal testimony and written
4 comments (Exhibit 4(B)) by Sonesta General Manager Carla Rise, and in the written comments
5 by the undersigned (Exhibit 5). See Exhibit 4(B)(2) and (3); Exhibit 5 at 2, 8, 9-10 (failure to
6 comply with essential public facility criteria); at 2, 8-10 (requirement to mitigate impacts on off-
7 site adjacent properties and surrounding uses); at 2, 3-6 (failure to mitigate off-site violent crime
8 and drug use impacts); at 7-8 (due process violations); at 10-11 (failure to impose requested
9 conditions to mitigate impacts to adjacent properties and surrounding uses).

10 G. Relief Requested.

11 Sonesta respectfully requests that the City Council determine that:

- 12 1. The Hearing Examiner engaged in unlawful procedure and/or failed to follow a
13 prescribed process, and the error was not harmless; and
14 2. The Decision is an erroneous interpretation of the law, is not supported by
15 substantial evidence when viewed in light of the whole record before the
16 Council; is a clearly erroneous application of the law to the facts; and violates
17 Sonesta's constitutional rights.

18 Based on the foregoing errors, Sonesta respectfully requests that the City Council grant the
19 appeal and reverse the Decision, with direction that any renewed or revised application be
20 processed as an essential public facility pursuant to Ch. 20.855 VMC. Alternatively, the City
21 Council should grant the appeal, reverse the Decision and determine that the criteria in VMC
22 20.245.040.A are not met, and impose such conditions necessary to ensure compliance with said
23 criteria, including at a minimum the conditions requested by Sonesta at pages 10-11 of Exhibit 5.

1 DATED this 11th day of August, 2023.

2 Respectfully submitted,

3 FOSTER GARVEY PC

4 By: Bob C. Sterbank
5 Bob C. Sterbank, WSBA 19514
6 Attorneys for Sonesta International
Hotels Corp.

7 SONESTA INTERNATIONAL HOTELS
8 CORPORATION

9 By: Megan Bigelow
10 Megan Bigelow
11 VP, Assistant General Counsel
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APPEAL OF SONESTA INTERNATIONAL HOTELS
CORPORATION- 9

FG: 101821181.1

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EXHIBIT A

**BEFORE THE HEARING EXAMINER
FOR CITY OF VANCOUVER**

In the Matter of the Application of	)	NO. PRJ-168603/LUP-83119
	)	
NorthStar 2.0 LLC	)	Columbia River Mental Health NorthStar Clinic
	)	
	)	
For a Conditional Use Permit	)	
_____	)	

SUMMARY OF DECISION

The request for a conditional use permit to operate an opioid treatment facility as a Medical Center use at 7105 NE 40th Street is **APPROVED** subject to conditions.

SUMMARY OF RECORD

Request:

NorthStar 2.0 LLC (Applicant) requested a conditional use permit to operate an opioid treatment facility as a medical center use within an existing building located at 7105 NE 40th Street, Vancouver, Washington.

Hearing Date:

A virtual open record hearing on the application was originally scheduled for May 16, 2023. However, technical problems relating to the virtual hearing platform prevented the May 16, 2023 hearing from going forward, and the hearing was rescheduled to June 6, 2023. At the conclusion of the June 6th hearing, the record was held open through June 8, 2023 to allow post-hearing written comment from members of the public who were unable to participate in the virtual hearing due to technology problems, with additional time arranged for responses by the parties. In addition, the record was held open through June 27, 2023 for Sonesta International Hotels Corporation (Sonesta) to submit written comments on the application, and through July 6, 2023 for City Staff and the Applicant to respond to Sonesta's and other public comment. A post-hearing order was issued, amending the post-hearing schedule announced on the record at hearing, and reopening the record for additional information that had been requested at hearing but omitted from the post-hearing schedule. All invited/requested documents were submitted, and the record closed on July 6, 2023, resulting in a decision issuance deadline of July 20, 2023. However, due to the volume of information submitted after the hearing by Sonesta and the written materials submitted post-hearing by those who testified at hearing (which were admitted during the hearing), the decision issuance period was extended one additional week. See Procedural Findings section for additional information relating to motions to continue that were denied.

Testimony:

At the open record hearing the following individuals presented testimony under oath:

Kristian Corbin, Senior Planner, City of Vancouver

Jamie Howsley, Attorney, Applicant Representative

Casandra Schoenwald, CFO, Columbia River Mental Health Services (CRMHS)

Anne Willis, Chief Clinical Officer, CRMHS

Kevin Fischer, MD, Chief Medical officer, CRMHS

Michael Graves, Facilities Manager, CRMHS

Victor Jackson, CEO, CRMHS

Derik Pomaville

Becky Pomaville

Miriam Hammer

Annmarie Taylor Haldeman

Gary Bang

Alexia Zarate

Rosa Pulido

Jennifer Sigman

Bob Sterbank, Sonesta International Hotels

Philip Gigler, Assistant City Attorney, City of Vancouver

Carla Rise, General Manager, Sonesta

Exhibits:

At the open record hearing, the following exhibits were admitted in the record:

1. Staff Report, dated May 2, 2023 with the following attachments:
 - A. Application
 - B. Applicant Narrative
 - C. Applicant's Conditional Use Permit Narrative
 - D. Proposed Development Plans
 - E. Notice of Application, dated February 28, 2023
 - F. Traffic Study by Lancaster Mobley, dated January 10, 2023
 - G. Comment emails/hearing inquiries from Kevin Fischer, CRMHS (March 6, 2023); Jennifer Sigman, Wendel Family Dental Centre (April 21, 2023); Dulce Gomez, Holiday Inn Express (April 20, 2023); and Pauline Little, Ryerson Square HOA (Marcy 28, 2023)
2. City PowerPoint Presentation
3. Additional Public Comment, including:
 - A. Letter from Gary Bang, Pillar Hospitality Inc. (DBA Holiday Inn Express & Suites Vancouver Mall/Portland Area)

- B. Email from Kristian Corbin, dated June 7, 2023 revising testimony regarding public comment¹
- 4. Written materials submitted with verbal public comment and responses by Applicant and Staff, including:²
 - A. Becky Pomaville post-hearing email, dated June 6, 2023, with attached “Substance Abuse and Mental Health Services Administration. *Federal Guidelines for Opioid Treatment Programs*. HHS Publication No. (SMA) XX-XXXX. Rockville, MD: Substance Abuse and Mental Health Services Administration, 2015”³
 - B. Hearing Comments of Carla Rise, General Manager of Sonesta Hotels, with attached:
 - 1. Google Maps Aerial Map depicting locations of Sonesta, proposed clinic, and existing clinic
 - 2. Ruth A. Moyer & Greg Ridgeway, The effect of outpatient methadone maintenance treatment facilities on place-based crime, 16 J. Experimental Criminology 227 (2020).
 - 3. Vancouver Washington Destination Master Plan Implementation Matrix
 - C. City response to post-hearing materials, email from Philip Gigler, dated June 8, 2023
 - D. Applicant response to post-hearing materials, email from Jamie Howsley, dated June 8, 2023
- 5. Letter from Bob Sterbank, Foster Garvey, dated June 27, 2023, with attached:
- 5.1 Declaration of Bob C. Sterbank in Support of Comments by Sonesta International Hotels Corporation, with the following attachments:
 - A. Vicinity map created from Google maps showing the location of Sonesta’s hotel at 7301 NE 7301 NE 41st Street in Vancouver, the existing Columbia River Mental Health Services “Northstar” Clinic located at 6926 NE Fourth Plain Boulevard in Vancouver, and the proposed “Northstar 2.0” clinic at 7105 NE 40th Street
 - B. Ruth A. Moyer & Greg Ridgeway, “The effect of outpatient methadone maintenance

¹ At the hearing, Mr. Corbin testified that he had received written comments from a Lisa Meier, and these comments - assigned exhibit number 3B - were to be submitted after the hearing. The following day, Mr. Corbin sent an email to the Hearing Examiner’s clerk explaining that the name he had provided as sender of the additional comment was wrong; there had been no written comment from a Lisa Meier, but a request to attend the June 6 hearing was submitted by Coleman Brown and April Velilla of Columbia Commercial on June 5, 2023. The request to attend the hearing was not submitted for the record with Mr. Corbin’s comments. Mr. Corbin’s email was made exhibit 3B.

² An email was submitted June 7, 2023 by Dulce Gomez, manager of the Holiday Inn Express, who declined to testify during the public comment portion of the hearing. Neither the email nor the attached statement allege technology difficulties as the reason for not participating in the June 6th hearing, which condition is prerequisite to submittal to submittal of post-hearing written comment; this comment was not admitted in the record.

³ Attached to this post-hearing email, invited by the undersigned on the record, Ms. Pomaville included both the Federal Guidelines she had discussed in her testimony and also an undated PowerPoint Presentation prepared by an unknown person regarding a facility in Sequim. On review, the undersigned has determined that the Federal Guidelines have value in these proceedings and they are admitted, but the PowerPoint presentation is not sufficiently relevant and comes with inadequate foundation information; it is not admitted.

- treatment facilities on place-based crime,” 16 *J. Experimental Criminology* 227 (2020).
- C. “Everett business warns Lynnwood community of impacts of neighborhood ‘methadone’ clinic,” <https://www.fox13seattle.com/news/everett-residents-have-warning-for-lynnwood-community-on-impacts-of-neighborhood-methadone-clinic>
 - D. PowerPoint presentation by Columbia River Mental Health Services Chief Medical Officer Dr. Kevin Fischer to the Clark County Council on November 30, 2022, along with undated Columbia River Mental Health memorandum and December 19, 2022 letter to City of Vancouver City Council, pages 000195 – 000206 produced in response to PRR C000311-052223
 - E. Spreadsheet of City of Vancouver police responses to calls for service at existing Columbia River Mental Health produced in response to PRR P003746-051823
 - F. City of Vancouver Police Department Incident Reports, pages 000001 – 000181 produced in response to PRR P003746-051823
 - G. E-mail on May 16, 2023 from Vika Fidkevich of Church of Truth to Kristian Corbin, page 144 of records produced in response to PRR C000311-052223
 - H. E-mail on April 21, 2023 from Jennifer Sigman of Wendel Family Dental Centre to Kristian Corbin, page 144 of records produced in response to PRR C000311
 - I. E-mail on April 20, 2023 from Dulce Gomez of Holiday Inn Express to Kristian Corbin, page 660 of records in produced in response to PRR C000311
 - J. Code Compliance Web Complaints, dated January 22, 2018, November 18, 2019, March 13, 2018 and February 17, 2020, produced as pages 000017-20 of PRR C000311-052223
 - K. E-mail on May 18, 2023 at 5:24 p.m. from City of Vancouver Police Records Division to Bob C. Sterbank
 - L. E-mail on May 22, 2023 at 5:35 p.m. from City of Vancouver Public Records Division to Bob C. Sterbank
 - M. E-mail on May 24, 2023 at 2:30 p.m. from City of Vancouver Police Records Division to Bob C. Sterbank
 - N. E-mail on May 31, 2023 at 8:20 a.m. from City of Vancouver Public Records Division to Bob C. Sterbank
 - O. E-mail on June 9, 2023 at 2:21 p.m. from City of Vancouver Public Records Division to Bob C. Sterbank
 - P. E-mail on June 9, 2023 at 2:30 p.m. from City of Vancouver Police Records Division to Bob C. Sterbank
 - Q. E-mail thread between Bob C. Sterbank and Vancouver Assistant City Attorney Phillip Gigler between June 7-9, 2023

- R. E-mail exchanges between Kristian Corbin and Michael Graves and James Howsley, and between Clarissa Bowen and Hearing Examiner Rice on May 12, 2023, produced as pages 55-56 and 724-28 of City of Vancouver response to PRR C000311-052223
- S. Pre-application Conference Memorandum, dated April 30, 2020, for existing Columbia River Mental Health Northstar facility, produced as pages 671-707 of City of Vancouver response to PRR 0000311-052223
- T. “Residents protest the move of controversial methadone clinic to Newhallville,” <https://yaledailynews.com/blog/2022/02/06/residents-protest-the-move-of-controversial-methadone-clinic-to-newhallville/>
- U. The following news articles:
 - “REI to close only Portland store, citing break-ins, theft,” https://www.google.com/search?q=rei+to+close+only+portland+store&rlz=1C1GCEB_enUS1055US1055&oq=rei+to+close+only+&aqs=chrome.0.0i512j69i57j0i390i650l2j69i64j69i60.4343j0j4&sourceid=chrome&ie=UTF-8
 - “Starbucks CEO on store closings: ‘There are going to be many more,’” <https://www.cnn.com/2022/07/19/business/starbucks-closures/index.html#:~:text=%E2%80%9CWe%20are%20beginning%20to%20close,going%20to%20be%20many%20more.%E2%80%9D;and>
 - “Westfield leaving downtown San Francisco,” <https://www.nbcbayarea.com/news/local/westfield-leaving-san-francisco/3250315/>
- 6. Memorandum from Kristian Corbin, Senior Planner, dated July 6, 2023 (City Staff Responses to Post Hearing Order), with the following attachments:
 - A. Letter from Washington Department of Health, dated February 14, 2023 re: change of location
 - B. Columbia River Mental Health Services OTP Community Relations Plan received by Department of Health on January 5, 2023
- 7. Letter from Jamie Howsley, Jordan Ramis, dated July 6, 2023 (Applicant’s Final Evidence and Rebuttal)

Also included in the record is a Post-Hearing Order Revising Post-Hearing Schedule and Reopening Record for Further Information, issued June 9, 2023.

Additional documents were submitted and reviewed in the course of two motions for continuance submitted on behalf of Sonesta International Hotels Corporation. These documents are included in the record as detailed in Appendix A at the end of this document.

After considering the testimony and exhibits admitted in the record, the Hearing Examiner enters the following findings and conclusions:

FINDINGS

1. NorthStar 2.0 LLC (Applicant) requested a conditional use permit (CUP) to operate an opioid treatment facility as a Medical Center use within an existing building located at 7105 NE 40th Street, Vancouver, Washington. *Exhibits 1.A, 1.B, and 1.C.*
2. The application was submitted on January 1, 2023 and deemed fully complete on February 14, 2023. *Exhibit 1.E.*
3. The subject property is 1.52 acres in area and is developed with a one-story, 7,910 square foot building previously used as Elmer's Restaurant, and associated surface parking. The lot is bordered by NE 40th Street to the north, 72nd Avenue to the east, and SR-500 to the south. The Andresen Road/SR-500 interchange is a short distance to the west. Surrounding land uses include a dental office to the north across NE 40th Street; a Holiday Inn Express hotel to the northeast across NE 72nd Avenue; general office space to the east across NE 72nd Avenue, and, east of that office building, a Sonesta ES Suites hotel; auto repair and dealerships to the south across SR-500; and a bank to the west. Although there are no residential uses, churches, or parks immediately surrounding the site, there are high-density residential uses and a church within approximately one quarter mile north of the subject property, and a park (Jaggy Road Park) also nearby. Walnut Grove Elementary School is 1.1 miles to the north on 72nd Avenue. *Exhibits 1, 1.G, 4.A, and 4.B.1; Testimony of Derik Pomaville, Becky Pomaville, and Jennifer Sigman; Google Maps site view.*
4. Columbia River Mental Health Services (CRMHS) has provided behavioral health services in Clark County since 1942. CRMHS has operated an opioid treatment facility known as the NorthStar Clinic for 17 years from its main facility located at 6926 NE Fourth Plain Boulevard, approximately three-quarters of a mile southwest of the subject property. CRMHS also has administrative offices at 4106 NE 77th Avenue. Due to capacity constraints and increasing demand for services, CRMHS proposes to move all of its NorthStar operations from 6926 NE Fourth Plain Boulevard to the subject property. CRMHS would continue to provide other mental health services at the Fourth Plain Boulevard location. *Exhibits 1.B and 4.B.1; Jamie Howsley Comments; Cassandra Schoenwald Testimony.*
5. The Applicant proposes an interior remodel to make the existing building suitable for the use, including dividing the space into treatment rooms, waiting areas, and associated office spaces. The building occupancy would be 165 people. Only minimal external changes are proposed to the building, including the addition of a screened trash enclosure, changes in signage, siding repairs, and painting. No building expansion is proposed. *Exhibits 1, 1.C, 1.D, and 2; Jamie Howsley Testimony.*
6. The subject property and all adjacent parcels are zoned General Commercial (CG). *Exhibits 1 and 2; Kristian Corbin Testimony.* The intent of the CG zone is "to allow for a full range of retail, office, mixed use and civic uses with a city-wide to regional trade area." *Vancouver Municipal Code (VMC) 20.430.020.C.* "Medical centers" are allowed in the CG zone with approval of a CUP. *VMC Table 20.430.030-1.* The municipal code

defines medical centers as “facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and inform, including drug and alcohol treatment.” VMC 20.160.020.B.8; *Exhibits 1 and 2; Kristian Corbin Testimony*. The Applicant is licensed by the US Drug Enforcement Administration (DEA) and the Washington Department of Health (DOH) Board of Pharmacy to operate an opiate treatment program, and by the DOH to provide behavioral health services. The proposed facility would provide Medication Assisted Treatment (MAT) for opioid addiction, as well as individual and group counseling, case management, peer support services, and support in housing and employment. These services would be provided on an out-patient basis. *Exhibit 1.B.*

7. The proposed facility would operate six days per week from 5:30 pm to 4:30 pm.⁴ *Exhibit 1.B.* The number of staff persons on site would range from 25 to 30 on a typical day. These staff persons would include nurses, therapists, and drivers. It is expected that between 200 and 400 patients would visit the site per day, for visits ranging from 15 minutes to 90 minutes, with an expected maximum daily occupancy of 70 persons at one time. Patients would arrive on foot, by private vehicle, and by public transportation. *Testimony of Anne Willis and Kevin Fischer.*
8. Private, on-site security would be provided similarly to the existing facility. During hours of operation, one to two security guards would be present patrolling inside and outside the clinic. Police would be called for incidents occurring off site and within public right-of-way. *Exhibit 1.B; Kevin Fischer Testimony.* In addition, CRMHS staff are trained in de-escalation techniques to help diffuse issues that might arise on site. *Anne Willis Testimony.* At the hearing, City Staff recommended as a condition of approval that the Applicant provide a security and maintenance plan for review and approval by the City. Staff recommended that the plan include hours of operation, an explanation of security measures, and contact information for members of the public if they have concerns about the property. *Exhibit 6; Kristian Corbin Testimony.*
9. The City’s off-street parking requirements are contained in VMC Chapter 20.945. The parking standard for “medical center” uses is based on the number of beds, requiring one parking space per four beds for hospitals and one parking space per two beds for nursing home and similar facilities. VMC Table 20.945.070-2. Because the proposed facility would have no beds, the City determined, based on the authority in VMC 20.945.070.A.1, that the “medical office” use would be the most similar to the proposed use for parking purposes, and its parking standard should be applied. The medical office parking standard is one space per 200 square feet, or 40 spaces for the 7,910 square foot building. There are currently 80 parking spaces on site. *Exhibit 1, pages 8-9.*
10. The Applicant submitted a professionally prepared traffic analysis report dated January 10, 2023. The trip generation of the proposal was estimated using the rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* for Land Use Codes 630 (Clinic) and 720 (Medical-Dental Office Building). Using the rate

⁴ In Applicant’s closing comments, it is stated that medication dispensing is planned to end at 3:00 pm; this was not otherwise specified in documents or testimony. *Exhibit 7.*

for Clinic, the use is expected to generate 298 vehicle trips per day, including 22 AM peak hour trips and 29 PM peak hour trips. Using the rate for Medical-Dental Office Building, the use is expected to generate 284 vehicle trips per day, including 25 AM peak hour trips and 31 PM peak hour trips. Use of either set of trip generation rates would result in lower trip generation than the previous Elmer's restaurant use. Based on ITE Land Use Code 932 (High-Turnover Sit-Down Restaurant), the prior use would have generated 848 vehicle trips per day (or 484 net of pass-by trips, which add trips to the site access but not to the larger transportation network), including 76 AM peak hour trips and 72 peak hours trips (or 44 AM peak hour trips and 42 PM peak hour trips, net of pass-by trips). Because the proposed use would not add new PM peak hour trips to the transportation system, the transportation concurrency requirements of VMC 11.70 do not apply to the project. *VMC 11.70.020.B; Exhibits 1 and 1.F.*

11. Access to the subject property is from existing driveways from NE 40th Street and NE 72nd Avenue. *Exhibit 1.F.* For projects resulting in fewer than 10% or 10 (whichever is less) PM peak hour trips, the developer is required only to make the frontage improvements "that are clearly necessary in order to provide minimally safe access." *VMC 11.80.080.B.1.* In this case the adjacent street frontages are fully constructed and no change in access is proposed. The City did not request any frontage improvements as a condition of approval of the proposal. *Exhibit 1, page 8.*
12. City water and sewer utilities are available to the site within the street frontages. *Exhibit 1, pages 10-11.*
13. Because the site is fully developed and no new impervious surfaces are proposed, there are no City stormwater or erosion control requirements that apply to the use. *Exhibit 1, page 11; Exhibit 1.A.*
14. There is existing landscaping around the perimeter of the site. No changes to the landscaping are proposed. *Exhibit 1, page 8; Jamie Howsley Testimony.*
15. The existing building meets all setback and height standards applicable to development within the GC zone. No changes in building dimensions or footprint are proposed. *Exhibit 1, page 8.*
16. The minimum solid waste storage requirement for the 7,910 square foot building per VMC 20.970.040.C.2 is 132 square feet. The storage area dimensions must be adequate to accommodate receptacles, and exterior storage areas must be screened by a wall, fence, and/or vegetation. *VMC 20.970.040.B.1 and B.3.* The Applicant proposes an approximate 300 square foot exterior trash and recycling enclosure. The dimensions are sufficient for two wheeled dumpsters. The enclosure would consist of six-foot tall chain link fencing with privacy slats for screening. There is existing vegetation on the south and east sides of the proposed enclosure. *Exhibit 1.D; Exhibit 1, page 9.*
17. Pursuant to VMC 20.790.820.A, "Each department within the City that receives an application for a license ... shall determine whether the license and/or the proposal is

exempt” from review under the State Environmental Policy Act (SEPA). “The department’s determination that a proposal is exempt shall be final and not subject to administrative review.” VMC 20.790.820.A. The Community Development Department determined that the proposal is exempt from SEPA as “minor new construction” pursuant to VMC 20.790.840.A because no significant site changes are proposed. *Exhibit 1, page 8.*

18. The Vancouver Fire Department reviewed the proposal and determined that the requirements of VMC Title 16 can be met on the site with recommended conditions. The recommended conditions, which have been incorporated into Planning Staff’s recommended conditions of CUP approval, address items such as fire lane and address signage. *Exhibit 1, page 11.*

Procedural Findings Related to Notice of Hearing

19. Notice of application and remote public hearing (for the original hearing date of May 16, 2023) was issued on February 28, 2023. *Exhibit 1.E.* The notice was published in the City’s newspaper of record, was posted on site, and was mailed to owners and occupants of property within 500 feet of the boundaries of the subject property on that same date. *Kristian Corbin Testimony.*
20. Vancouver Municipal Code 20.210.060.E and VMC 20.210.050.F(2) require notice of application and hearing to be published in the City’s paper of record and sent to “all owners and residents of record of property as shown on the most recent property tax assessment roll, located within 500 feet of the site.” (*emphasis added*) If the hearing date is not known at time of notice of application, subsequent notice of hearing must be sent by mail not less than 10 days prior to hearing to the applicant and all owners of the subject property, parties of record, any neighborhood or community organization recognized by the City Council whose boundaries include the site, any person who has submitted a written request to be notified; and the appellant and all parties if the matter is an appeal. Notice of the hearing must also be published in the City’s paper of record and posted on site at least 10 days prior to hearing. VMC 20.210.B(1).
21. On May 12, 2023, the Hearing Clerk received via email a letter from out of state legal counsel for Sonesta International Hotels Corporation (Sonesta) (letter dated May 11, 2023) stating that the hotel operator had not received written notice of application and hearing, and that the hotel requested a 45-day continuance to allow them to retain local counsel, allow counsel opportunity to review the staff report and exhibits, allow counsel to obtain relevant background records including potential public records requests to the City, and to allow counsel to prepare to participate in the hearing. *Record Document 1.* In considering the motion for continuance, the undersigned asked for the City and Applicant attorneys to respond to the request for continuance.⁵ Via the Hearing Clerk, the City Attorney’s office replied by email on May 12th deferring to the examiner’s discretion without comment on the motion. By email to the Hearing Clerk on May 12th, a non-attorney representative of the Applicant objected to any continuance; this

⁵ The undersigned notes for the record that the request would have been granted had there been no objection.

communication contained the mailing labels provided to the City by the Applicant. The Hearing Clerk forwarded to the undersigned the mailing lists provided by the Applicant to which notice had been sent. The lists, which included 12 certified owner addresses and 12 certified situs addresses, had been generated and “certified” by the Clark County Geographic Information System.⁶ *Record Document 2*. This is the source of notice addressing typically relied upon by the City and considered to satisfy the noticing requirements of the code. *Kristian Corbin Testimony; Exhibit 7*.

22. Because the Applicant had provided mailing lists certified by Clark County GIS, to which notice had been timely mailed, the undersigned concluded that the City and Applicant had complied with the letter and intent of the notice provisions. To the extent that the Clark County Assessor had an incorrect address on file for the occupant of one property within the notice radius, or for some other reason the party had not received mailed notice, this fact did not negate the Applicant and City’s acts of having mailed to the owners and residents of record. The lack of advance notice resulting from an apparent situs addressing error in the Assessor records (not under the control of the City or the Applicant) could be cured consistent with code by holding the record open after the hearing to provide that nearby parcel occupant for a period of time to prepare comments to be included in the record. The first Sonesta request for continuance was therefore denied. All parties were notified via email from the Hearing Clerk that the hearing would be convened as scheduled on May 16, 2023.
23. Due to unforeseen technical problems with the City’s usual virtual meeting platform, the May 16, 2023 hearing could not be conducted as scheduled.⁷ The hearing was rescheduled for June 6, 2023. Notice of the June 6, 2023 hearing was issued on May 25, 2023. In addition to publishing, posting, and mailing the hearing notice, the City sent notice directly to those individuals who had registered to attend the original May 16, 2023. *Kristian Corbin Testimony; Exhibit 2*.
24. On May 25, 2023, Sonesta’s Washington state legal counsel submitted a second request for continuance, attaching two responses from Vancouver Public Records Center acknowledging public records requests submitted to the City by Sonesta on May 22 and May 24, 2023. This continuance request requested the hearing be continued to a date after August 1, 2023, in order to allow completion of the City’s public records disclosure and time for Sonesta to prepare comments based on the information they contained. *Record Documents 3, 3a, and 3b*. The undersigned requested, via email through the Hearing Clerk, that the Applicant and City representatives respond to the continuance

⁶ The undersigned takes notice of the following. Clark County Assessor Property Information Center provides a return for the address 7301 NE 41st Street, Vancouver as Assessor Parcel Number 160448000. It identifies the owner as HPT IHG PROPERTIES TRUST, the mailing address as C/O THOMSON REUTERS PO BOX 847 CARLSBAD CA, 92018, and the situs address as 7600 NE 41ST ST UNIT A195, VANCOUVER, WA 98662. <https://gis.clark.wa.gov/qishome/Property/?pid=findSN&account=160448000> Both this owner address and this situs address are on the certified mailing lists submitted by the Applicant. *Record Document 2*.

⁷ The undersigned notes that following this event on May 16, 2023, the City changed platforms for its virtual hearing examiner meetings from GoToMeeting to Microsoft Teams.

request.

25. Legal counsel for the Applicant submitted a letter objecting to the continuance request, contending that notice had been mailed consistent with code, and that beyond the requirements of code, staff of the Applicant had personally spoken with staff of the Sonesta hotel in advance of the May 16 hearing date. *Record Document 4.*
26. The parties to the continuance request were notified via email by the hearing Clerk that the motion for continuance was denied, and the hearing was convened on June 6, 2023 as noticed.
27. At hearing, CHRMS Facilities Manager Michael Graves testified that he met with representatives of several nearby businesses including US Bank, Holiday Inn Express, and Sonesta among others personally and offered to tour them through the existing facility so they could observe how the facility looks and operates where services are currently provided. *Michael Graves Testimony.* Applicant's counsel provided dates of those communications between Mr. Graves and Sonesta staff as April 14 and May 5, 2023. *Jamie Howsley Testimony.*

Public Comment and Responses by the Parties

28. Several individuals, including representatives from businesses in the vicinity, testified and/or submitted written comments opposing the CUP. The witnesses described issues relating to crime and homeless encampments in the vicinity of the subject property, as there had previously been a homeless encampment on or adjacent to the subject property, and there is currently an encampment on the east side of the Sonesta ES Suites hotel property. Witnesses have observed incidences of open drug use, threatening behaviors, and trespassing. Numerous property crimes have occurred in the area. For example, the adjacent dental office has had its windows shot out, its back door set on fire, and its dumpsters broken into, and an insurance agency to the east has had vehicles and mailboxes repeatedly broken into. Several surrounding businesses expressed concerns about economic impacts, and some residents expressed concerns about property values. Another witness testified that a nearby 7-11 convenience store is a location with high crime activity. Others spoke to lived experiences with similar substance abuse treatment facility located elsewhere, testifying that as they lived near those facilities, they witnessed and experienced increasing rates of property crimes, such as car prowls, vandalism, and theft. *Exhibit 1.G (Jennifer Sigman email); Testimony of Jennifer Sigman, Alexia Zarate, Anne Marie Haldeman, and Carla Rise.*
29. One of the concerns raised in public comment was that the proposed facility would attract a homeless encampment back to the subject property or increase the risk of homeless persons trespassing on surrounding properties, because some of CRMHS's patients are homeless. Individuals from an encampment located near the existing NorthStar facility have been observed entering that facility. There was also concern that clients of the proposed facility would loiter outside the facility or attempt to use the nearby hotel restrooms. *Testimony of Carla Rise, Jennifer Sigman, Annmarie Taylor Haldeman, and Gary Bang.*

30. Multiple witnesses noted the frequent presence of children in the neighborhood, walking to school bus stop(s) and attending programs at the nearby church, and expressed concern regarding the close proximity of the use to the church, Jaggy Park, and multifamily residential housing. Noting that the Applicant proposes to provide security onsite for staff, guests, and clients, and that it specifically indicated that it has no ability to ensure security on surrounding private properties, some neighbors expressed that they are more concerned about new crime off-site than on-site and they are concerned that the Applicant has no plan for addressing this impact to the neighborhood. *Testimony of Derik Pomaville, Becky Pomaville, Annmarie Taylor Haldeman, and Alexia Zarate.*
31. At least one commenter - who stated she lives in the vicinity and works for CRMHS at the PeaceHealth campus - expressed support for the proposal, noting that opioid crisis exists throughout the City, and that the services proposed would reduce drug-related crimes by providing treatment to those who struggle with substance use issues. The commenter submitted that the proposed services would benefit the neighborhood by helping people get on proper medication, which she believes makes the neighborhood safer and helps people get off the streets. *Miriam Hammer Testimony.*
32. The Vancouver Municipal Code does not contain any regulations specifying any minimum distance between the proposed use (classified as a Medical Center) and other land uses such as parks and schools. *Kristian Corbin Testimony.*
33. One of the businesses opposed to the CUP, Sonesta International Hotels Corporation, operating Sonesta ES Suites Portland Vancouver (Sonesta) at 7301 NE 41st Street, submitted a compilation of 45 police reports⁸ for incidents at 6926 NE Fourth Plain Boulevard (CRMHS main facility) from the time period of January 1, 2018 to May 15, 2023. Many of these incidents were property crimes (e.g., vandalism, vehicle or vehicle part theft, illegal dumping) in which the perpetrator was unknown. Two incidents (customers bringing in forged prescriptions) occurred at a pharmacy sharing the same address, which pharmacy would not be moved to the subject property. One incident was only a request for a patient welfare check. Sonesta highlighted five incidents related to CRMHS activities⁹ in support of its opposition to the CUP application, including two incidents in which a client or former client verbally threatened violence (with follow-up impeded by the client's lack of address), one incident in which a client brandished a weapon against a security guard, one incident in which a client was hallucinating in the parking lot, and one incident involving stolen prescription papers.¹⁰ *Exhibits 5 and 5.1.E,*

⁸ Both a spreadsheet of police incidents (Exhibit 5.1.E) and a set of police reports (Exhibit 5.1.F) was submitted. The undersigned notes that not all of the submitted reports are included on the spreadsheet.

⁹ Because CRMHS operates multiple programs from the same address, it is unclear which of the police incidents related to NorthStar or NorthStar clients. The Applicant's legal counsel submitted that two were thought to be related to NorthStar but did not identify the two or provide evidence in support of that statement. *Exhibit 7.*

¹⁰ In reviewing the police reports, there are actually a few more incidents that appear to have direct nexus to CRHMS, though not necessarily NorthStar. Of note, most are reports made by CRHMS staff and occasionally clients who experienced something at CRHMS property (e.g., cell phone left in bathroom disappeared, family

5.1.F, and 5.1.P.

34. Sonesta provided documentation of four code compliance complaints filed with the City for activities at 6926 NE Fourth Plain Boulevard from 2018 to 2020. These include complaints regarding a homeless encampment in the area and associated solid waste issues.¹¹ *Exhibit 5.J.*
35. The manager of the Sonesta ES Suites hotel, which is approximately 400 feet east of the subject property, expressed concern that the proposed use would create guest and staff safety issues and would harm the hotel economically by driving away customers and causing the hotel to have to spend money on private security. *Exhibit 4B; Carla Rise Testimony.*
36. In support of its opposition to the CUP, Sonesta submitted a journal article describing research on the effect of outpatient methadone maintenance treatment (OMMT) facilities on place-based crime, which considered 19 OMMT facilities in Philadelphia between 2007 and 2017. The findings of the research included the following:
- Within 200 m of an OMMT facility, there is a significant decrease in total crime and property crime, but a significant increase in violent crime and drug crime.¹² Specifically, within 200 m, total crime and property crime decreased by approximately 18% and 29%. By contrast, within 200 m, violent crime and drug crime increased by approximately 7% and 31%. There was no significant change in incivility crimes within 200 m.
- Exhibit 5.1.B, pages 239-40.* Although Sonesta focused on the language regarding increases in violent crime and drug crime (*Exhibit 5, page 3; Carla Rise Testimony*), the Applicant argued that an increase in violent crime is not evident in the police reports submitted by the Applicant. *Exhibit 7, page 4.*
37. CRMHS argued that the issues of homelessness and drug-related crimes are existing problems that are common in the City, and which do not arise because of the opioid treatment center use. CRMHS argued that, due to the supervised treatment that would be provided, the proposed facility should have the effect of reducing these impacts on the

argument in a parking lot in which someone was slapped, a stolen vehicle used to drop client off to their appointment, among others). Also of note, in cases of homicidal or suicidal statements made during counseling sessions, the reports demonstrate that the Applicant is proactive in contacting law enforcement. *Exhibit 5.1.F.*

¹¹ Based on testimony, it is possible that some of these complaints were submitted by CRMHS staff. *Testimony of Miriam Hammer and Jennifer Sigman.*

¹² The categories are described in the article as follows: The "Property" category includes burglary, embezzlement, fraud, forgery/counterfeiting, motor vehicle theft, receiving stolen property, recovered stolen motor vehicles, theft from vehicle, and thefts. The "Incivilities" category includes disorderly conduct, gambling violations, liquor law violations, prostitution/commercialized vice, public drunkenness, vagrancy/loitering, and vandalism/criminal mischief. The "Total Violent" category includes aggravated assault, other assaults, sex offenses, homicide, rape, and robbery. The "Drug" category includes any drug offenses. The "All" category includes all of the above offenses as well as weapons offenses, arson, driving under the influence, and miscellaneous, or unknown, offense types. *Exhibit 5.1.B, page 232.*

community; their clients have had success transitioning from homelessness through the course of treatment. Speaking to concerns about increased homeless activity as a result of the clinic, CRMHS staff testified that they have strong relationships with Vancouver Heart Team, the Homeless Response Team, and Council for the Homeless, and that when they find people camping around their properties, or in general in the community, they engage mobile health response teams that provide outreach seeking to connect homeless individuals with services. Specifically responding to neighbor concerns that siting the use where proposed would increase crime on surrounding private property, Applicant representatives testified that they cannot control people accessing property that belongs to other individuals. Addressing the public's security and safety concerns, Applicant representatives stated that during hours of operation they would have one to two security guards present patrolling inside and outside the clinic addressing issues as they occur. Additionally, the clinic would have an internal crisis response team trained in de-escalation to respond to issues arising inside the clinic. *Testimony of Kevin Fischer and Anne Willis.* CRMHS argued that the crime information submitted by Sonesta lacked context and did not demonstrate that the treatment facility would increase crime. *Exhibit 7.*

38. The Applicant argued that the reduction in total crime observed in the study is relevant to the CUP application, highlighting the following from the study:

Nonetheless, total crime significantly decreased within 200 m. Admittedly, this analysis does not address the effect on crime in all of Philadelphia; instead, it addresses only the crime effect in the specific areas around OMMT facilities. Yet, from a place based criminological perspective, OMMT facilities are not necessarily criminogenic. Instead, consistent with previous clinical-level research, OMMT facilities may reduce OUD-related offending because they provide OUD sufferers with access to much needed treatment. Also, because OMMT facilities are subject to intense governmental regulation, they may be less criminogenic than one might presume. This intense governmental regulation requires OMMT facility staff to be effective place managers, perhaps causing, as an ancillary matter, total crime reductions around OMMT facilities.

Exhibit 5.1.B, page 240.

39. An additional document submitted during public comment on the application was the *Federal Guidelines for Opioid Treatment Programs* (hereafter, "Federal Guidelines"). The Federal Guidelines "describe the Substance Abuse and Mental Health Services Administration's (SAMHSA) expectation of how the federal opioid treatment standards found in Title 42 of the Code of Federal Regulations Part 8 (42 CFR § 8) are to be satisfied by opioid treatment programs (OTPs). Under these federal regulations, OTPs are required to have current valid accreditation status, SAMHSA certification, and Drug Enforcement Administration (DEA) registration before they are able to administer or dispense opioid drugs for the treatment of opioid addiction." *Exhibit 4.A, page 4.*
40. The Federal Guidelines do not specifically address facility siting. However, there is a section on community relations and education, which states that facilities "must have

policies and procedures to measure and minimize the negative impact an existing or new program may have on a community... ” *Exhibit 4.A, page 16*. The policies “should address” development and implementation of a community relations plan that includes “policies and procedures to effectively address or resolve community problems (including patient loitering and medication diversion) and ensure that program operations do not affect community life adversely.” *Exhibit 4.A, page 17*. The policies also contain recommendations addressing safety and security issues for patients and staff, stressing the need for staff training in recognizing mental health emergencies and in de-escalation, and the posting or providing of emergency contact information in waiting areas (e.g., physicians, hospitals, emergency medical technicians), and provision of an after-hours emergency contact system for patients and community health and law enforcement needs. *Exhibit 4.A, pages 13-14*.

41. The Applicant has applied with the Washington Department of Health (DOH) to change the facility location and has submitted to the DOH a Community Relations Plan¹³ documenting community outreach conducted as of the date of submittal (January 5, 2023). *Exhibits 6.A and 6.B*. The outreach included a presentation to Clark County Council, a letter to the Vancouver City Council, and contacts with medical organizations (including PeaceHealth emergency department staff). Although the Community Relations Plan form identifies potential stakeholders as also including law enforcement, business leaders, and neighborhood associations, there is no documentation of outreach to these entities. Consequently, in the sections of the Community Relations Plan documenting stakeholder concerns and proposed mitigation strategies, there is only one entry, which relates to how treatment success should be defined. No location-specific concerns are listed. *Exhibit 6.B*.
42. The owner of the Holiday Inn Express requested that additional study be conducted prior to approving the use, including SEPA review and input from the City of Vancouver Police Department. *Exhibit 3A; Gary Bang Testimony*.
43. City Planning Staff did not consult with the Vancouver Police Department on the application, testifying that such consultation is not typical with conditional uses. *Kristian Corbin Testimony*.
44. Sonesta submitted that the use should be considered an essential public facility, triggering heightened notice requirements and consideration of alternative locations pursuant to VMC 20.855.020. As evidence of this, Sonesta submitted a 2020 pre-application conference report for a project at the existing CRHMS site. The details of the project are unclear, but the project involved new buildings with beds, suggesting a residential treatment facility. In the pre-application conference report, Staff submitted that essential public facilities requirements applied to that project. *Exhibits 5 and 5.1.S*.
45. City Planning Staff determined that the proposed facility in the instant proceedings does not constitute an essential public facility based on the definition set forth in VMC

¹³ The Community Relations Plan is on a fill-in-the-blank form provided by DOH.

20.150.040(B):

Public facilities and privately-owned or operated facilities serving a public purpose that are typically difficult to site. They include but are not limited to: airports, state education facilities, state or regional transportation facilities, prisons, jails, other correctional facilities, and solid waste handling facilities. These facilities are of state-wide and regional significance, as opposed to facilities which only serve Clark County. Therefore, local transit service is not considered an essential public facility. Essential public facilities will be allowed in locations appropriate for the services provided and the people served.

VMC 20.150.040.B. Staff submitted that the proposed facility can be distinguished from the existing facility because it would operate as a satellite facility with a reduced scope of services, with limited hours of operation and no overnight stays. *Exhibit 6.* Although in its written argument Sonesta noted that the state legislature has amended its definition of essential public facilities to specifically include opioid treatment programs (*Exhibit 5*, page 8), this change is not effective until August 15, 2023. <https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Session%20Laws/Senate/5536-S2.SL.pdf>

46. Sonesta recommended several conditions if the CUP is approved, including conditions that would (paraphrased): limit hours of medication distribution to no later than 3:00 pm; require three security guards during all hours of operation; require that all clinic use be by appointment only; require CRMHS to ensure that clients do not congregate in the parking lot, adjacent sidewalks, or adjacent properties; require CRMHS to execute a no protest agreement for formation of a parking/business improvement area and imposition of an assessment to fund additional maintenance and security; require CRMHS to install six-foot wood fences between its property and a homeless encampment along SR-500¹⁴ and around the Sonesta and Holiday Inn Express properties; require CRMHS to pay for exterior security cameras at Sonesta and Holiday Inn Express; and require CRMHS to post a bond to cover damage caused by clinic users. *Exhibit 5; see also Exhibit 4B.*
47. The Applicant objected to Sonesta's recommended conditions, except that with respect to hours of operation, submitted that CRMHS already intends to stop distribution of medication by 3:00 pm. With respect to security, the Applicant argued that while three security guards are used at the main facility, that level would be unreasonable at the proposed clinic, which would be smaller. The Applicant submitted that CRMHS's current practice is to prevent loitering on the property, but objected to any requirement to police public right-of-way or neighboring properties. *Exhibit 7.*
48. City Planning Staff recommended approval of the CUP, arguing that the CUP criteria are designed to address impacts to the built environment, and that issues of human behavior and illegal conduct are addressed by other departments (such as the police). *Exhibit 6.* The City did not recommend that Sonesta's requested conditions be incorporated into the

¹⁴ The Applicant argued that there is no encampment between the subject property and SR-500, but that the encampment is farther east. *Exhibit 7.*

conditions of CUP approval. However, in response to public comment, Planning Staff recommended that the Applicant submit a security and maintenance plan with its commercial building permit application, which staff would keep on file. In their post-hearing submittal, Staff clarified its expectation that this plan should include hours of operation, explanation of security measures, and contact information for the general public if they have concerns about the property. *Kristian Corbin Testimony; Exhibit 6.* The Applicant did not object to the additional condition or to the original conditions set forth in the staff report. *Jamie Howsley Testimony; Exhibit 7.*

CONCLUSIONS

Jurisdiction:

The Hearing Examiner has jurisdiction to conduct an open record hearing and decide applications for conditional use permits – a Type III procedure - pursuant to Vancouver Municipal Code 20.210.060 and 20.210.020-1.

Conditional Use Criteria for Review:

Pursuant to VMC 20.245.040.A, the Hearing Examiner shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide adequate area for the needs of the proposed use;
2. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography, and natural features;
3. All required public facilities have adequate capacity to serve the proposed development;
4. The applicable requirements of the zoning district, and other applicable documents are met except as amended by the conditional use permit or variances requested pursuant to Chapter 20.290 VMC; and
5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

Conclusions Based on Findings:

1. The site size and dimensions are adequate for the use. The existing building meets all dimensional standards of the underlying zone, and no increase in the building footprint are proposed. The maximum building occupancy exceeds the number of staff and clients expected to be on site at any one time. The amount of parking available far exceeds the amount required by the VMC. Adequate area has been allocated for a solid waste enclosure meeting code requirements. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*
2. With conditions, the impacts of the proposed use can be accommodated considering size, shape, location, topography, and natural features. The site is already improved with a building, parking lot, landscaping, and two driveways to adjacent streets. Minimal

external changes are proposed. Available off-street parking is approximately twice that required by code. There are no natural or topographic features that would affect or would be affected by the proposal. Traffic from the proposed use would be less than that of the former restaurant use of the site. The proposal is exempt from SEPA review, and there is no administrative appeal of the City's SEPA exemption determination. With respect to whether impacts can be accommodated considering the property location, the subject property is not immediately adjacent to land uses such as schools or parks, and the nearby church is across the street. There are preexisting issues relating to crime and homeless encampments in the vicinity, and the local homeless population could benefit from the services provided on site. From that perspective the location is appropriate. However, due to the nature of the drugs administered on site, concerns regarding loitering and criminal activity are not unfounded. While the Hearing Examiner concurs with the Applicant that Sonesta's requested conditions are unreasonable (particularly in as much as they require the Applicant to police adjoining properties and public right-of-way and be financially responsible for off-site criminal activities), Planning Staff's recommendation that the Applicant be required to develop a security and maintenance plan is adopted and added to. With contact information to be made available to the public, the plan would provide a means for neighbors to identify issues of concern as they arise. Additionally, because it was requested by the public and the Applicant indicated that it intended to end medication dispensing activities by 3:00 pm, the instant approval is conditioned on ending dispensing medication by 3:00 pm. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48.*

3. Existing public facilities have capacity to serve the project. Utilities are available to serve the site. The project is exempt from transportation concurrency requirements because the use would generate less traffic than the previous use. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*
4. As conditioned, the use satisfies the applicable standards of the CG zone and other applicable City development regulations. Due to the developed condition of the site, zoning standards such as building height and setbacks are not at issue. The site is landscaped and has adequate parking for the use. The proposed solid waste enclosure has sufficient area to meet the requirements of VMC 20.970 and would be designed to ensure that the dumpsters contained within would be screened from view. No additional stormwater management is required. The conditions of approval incorporate the requirements identified by the Vancouver Fire Department. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*
5. As conditioned, identified impacts on adjacent properties, surrounding uses and public facilities would be adequately mitigated.
 - a. With respect to the built environment, the traffic generated by the use is expected to be less than the previous restaurant use, and no frontage improvements or other traffic mitigation is required. Adequate parking would be provided on site. Existing

landscaping would be retained. The street frontages are already improved. *Findings 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 18.*

- b. With respect to the public safety issues identified during public comment, these appear to reflect existing problems within the community and not necessarily impacts resulting from the proposed opioid treatment facility. The criminal activity in the vicinity of the subject property described by neighboring business owners/residents is a preexisting condition, as is the presence of homeless encampments. The assertion that the use would increase these problems is necessarily speculative. Similarly, the police reports submitted into the record with respect to incidents reported at 6926 NE Fourth Plain Boulevard demonstrate that there is a certain level of crime in that neighborhood, but not that the NorthStar facility itself generates a significant amount of crime. The Applicant should not be penalized because CRHMS, its employees, and its clients have been victims of property crimes over the years. As attested to during public comment, existing businesses surrounding the subject property have been victims of property crime also (dental office, insurance office, 7-11), yet they are not prohibited from continuing to conduct business because of that crime. The Applicant should also not be penalized because CRMHS employees have been taking the step of filing police reports when clients or others entering the property express the intent to harm themselves or others. The number of incidents identified by Sonesta in which CRMHS clientele were or were potentially a danger to the public was relatively small, and it is not clear how many of these incidents related to the NorthStar use as opposed to other services provided on the site. Consequently, on the record submitted, it would be speculative to conclude that the use presents such a public safety risk that the CUP must be denied. *Findings 3, 4, 5, 6, 7, 8, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48.*
- c. Concerning impacts to property values, Washington courts have held that, while neighbors' fears may reduce property values, it is important to distinguish between well founded fears and those based on inaccurate stereotypes and popular prejudices, and that the latter cannot justify zoning restrictions. *Sunderland Servs. v. Pasco, 127 Wn.2d 782, 794 (1995)(internal citations omitted)*. With respect, newspaper articles containing lay persons' opinions of impacts of similar facilities in other cities are not sufficiently factual to be persuasive. Given the small number of police reports relating to crime at the existing Columbia River Mental Health Services facility, and the inability to even assign 100% of those incidents to the NorthStar clinic portion of that facility, and the record's lack of other specific evidence tending to show (rather than opine or speculate) that the project in the proposed location would result in increased criminal activity, the undersigned concludes that the record as a whole contains evidence in opposition to CUP approval that is better characterized as speculative and as community displeasure, rather than evidence effectively

- demonstrating that the impacts alleged would likely occur.¹⁵ *Findings 28, 29, 30, 31, 32, 33, 34, 35, 36, 37,38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48.*
- d. That said, given the property’s relative proximity to church, park, residential, and school uses, Planning Staff’s recommended condition that the Applicant prepare and submit a detailed security and maintenance plan is appropriate. *Findings 3, 8, 28, 29, 30, 32, 33, 34, 35, 36, 37,38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48*
6. Addressing the public’s assertion that the project has failed to comply with the public outreach element of the Federal Guidelines, determining the Applicant’s compliance is outside the scope of this CUP process. Compliance with any applicable state or federal siting guidelines would be determined by the State Department of Health through its review of the proposed new location. The instant CUP process provided notice of the proposed use and an opportunity for affected persons and entities to identify issues of concern. It also appears that Planning Staff’s recommended security and maintenance plan, which would provide contact information for the public, would be compatible with the guidance on community relations. *Finding 8, 39, 40, and 41.*
7. Regarding Sonesta’s contention that the project must undergo review for approval of an essential public facility, based on the law in effect at the time of complete application, the City’s determination that the proposed use is not an essential public facility is not in error. The proposed use can easily be distinguished from the regional and state-wide uses (airports, prisons, etc.) listed in VMC 20.150.040.B as examples of essential public facilities. It can also be distinguished from the in-patient use reviewed in 2020 and deemed by Staff to be an essential public facility. Further, the amendment to state law cited by Sonesta and which Sonesta purports would render the instant proposal an essential public facility does not go into effect until August 15, 2023. *Findings 44 and 45.*

DECISION

Based on the preceding findings and conclusions, the requested conditional use permit to operate an opioid treatment facility as a medical center at 7105 NE 40th Street is **APPROVED** subject to the following conditions.

Prior to Issuance of Occupancy

1. The Applicant shall submit to the Community Development and Planning Department a premises security plan addressing, at a minimum, the following:
 - a. Hours of operation, including hours of medication dispensing;

¹⁵ “While the opposition of the community may be given substantial weight, it cannot alone justify a local land use decision.” *Sunderland Servs. v. Pasco*, 127 Wn.2d 782, 797 (1995); *Maranatha Mining, Inc. v. Pierce County*, 59 Wn. App. 795, 805 (1990); *Kenart & Assocs. v. Skagit County*, 37 Wn. App. 295, 303, review denied, 101 Wn.2d 1021 (1984).

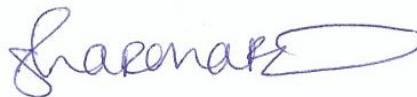
- b. The number and qualifications of security personnel intended to be on site during and after business hours, and their expected duties;
- c. The facility's policy for addressing loitering, car camping, and other encampments on and adjacent to the subject property;
- d. Emergency management plan detailing policies and procedures for responding to violence and threats of violence by and/or against clients, guests, and staff; and
- e. 24 hour contact information to be made available to the public for reporting issues arising from activities at the facility.

The Planning Department shall keep this plan on file and make it available on request to members of the public.

- 2. The Applicant shall obtain all required commercial building permits.
- 3. Street and address signage shall be visible and legible from the street fronting the property for emergency response. If applicable, individual suite numbers shall be posted at the suite doors. Where applicable, apartment building designations shall be visible and legible from all potential fire lane approaches.
- 4. Required fire lane signage shall be installed.
- 5. Any fire protection features identified as being required during the construction permit review shall be installed and approved prior to occupancy.
- 6. If a fire department Knox Box was identified as a requirement during the construction permit review, it shall be installed at an approved location and locked with the required content.
- 7. Permanent vehicle gates crossing required fire lanes shall remain unlocked or open until approved by the fire department.
- 8. Conditions identified in the construction permit shall be met.
- 9. All requirements of the applicable fire and building codes and their referenced standards shall be met notwithstanding approved construction plans.

Decided July 28, 2023.

By:



Sharon A. Rice
City of Vancouver Hearing Examiner

Note: The hearing examiner's decision may be appealed to the Vancouver City Council within fourteen (14) calendar days after the date the examiner's decision is mailed. Appeals must be made in writing and be received within this time period. The letter of appeal shall state the case number designated by the city and 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 20.210.130.B, the specific aspect(s) of the decision being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied upon to prove the error (VMC 20.210.130.A). A fee of \$2,286.00 must accompany the appeal. However, if the aggrieved party is a recognized neighborhood association, the fee assessed is \$173.00. The association must demonstrate at the time of appeal submittal that the decision to appeal was made pursuant to association bylaws. 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 (Kristian.corbin@cityofvancouver.us) and the appeal fee electronically paid to the City of Vancouver.

Appendix A – Other Record documents: *(cited in the findings as “Record Document”)*

1. Sonesta International Hotels Corporation letter dated May 11, 2023, requesting a 45 day continuance
2. Applicant representative M. Graves email and attached mailing list in response to first motion to continue, submitted May 12, 2023 by M. Graves via email to Hearing Clerk
3. Sonesta International Hotels Corporation letter dated May 25, 2023, requesting a continuance until a date later than August 1, 2023
 - a. Vancouver Public Records Center response to Public Records Request C000311-052223, dated May 22, 2023
 - b. Vancouver Public Records Center response to Police Records Request P003746-051823, dated May 24, 2023
4. Applicant Response to Sonesta's 2d request for continuance, dated May 31, 2023
5. Sonesta International Hotels Corporation Motion to Strike/*In Limine*, July 12, 2023¹⁶

¹⁶ The undersigned did not request responses from Applicant and Staff to this motion, having determined that the language objected to constituted argument rather than assertions of fact intended to be relied upon. The admissibility of the language to which the motion objects is appropriately left to the examiner's discretion to assign weight and credibility.

Statement of Sonesta Hotels

My name is Carla Rise. I am the General Manager of the Sonesta ES Suites Portland Vancouver 41st Street hotel, located at 7301 NE 41st Street in Vancouver, 98662. I have been the General Manager since September 2017 and worked in this neighborhood since 2008 (prior at 8005 NE Parkway Dr, Vancouver, 98662).

The Sonesta Hotel is approximately 400 feet east of the former Elmer's restaurant that is the site of the Columbia River proposed substance abuse treatment center.

Sonesta Hotel has a number of concerns about the proposal.

First, there have been multiple flaws in providing notice and opportunity to comment, including proceeding with the hearing tonight over Sonesta's objection, because the City is not able to provide public records in response to our request until the end of June, but City planners scheduled the hearing for this date without consulting us, and our request for a continuance was denied. Other due process problems were detailed by our attorney this evening.

Sonesta's more substantive concerns are about the proposed use of the site as a methadone clinic. We have concerns for the safety and security of our hotel staff and guests, and concerns for the hotel's property value and business sustainability.

There is a homeless encampment on the other, east side of the hotel, and from which individuals already come and trespass across the hotel property. Some number of them use drugs openly outside. I have had to call Vancouver Police a number of times, to deal with individuals who were loitering on the hotel parking lot, under obvious impairment from substances, who became belligerent and threatening when I had to ask them to leave.

I personally have witnessed individuals from two encampments near the existing Northstar facility (north fence line and east fence line) leave the encampments and enter the facility. Applicant Michael Graves from Northstar told me during a facility tour that they have had to install vapor detectors in their bathrooms, to alert them to people smoking fentanyl in their bathrooms.

I and Sonesta are very concerned that the clinic will result in additional foot traffic between the encampment and the clinic, additional open illegal drug use, drug transactions or attempted transactions between dealers and clinic patients, and violent crime resulting in negative public health and safety impacts on hotel staff, guests and members of the public. **THESE CONCERNS ARE NOT IMAGINARY OR SIMPLY BASED ON FEAR.**

Academic research has demonstrated that within 200 meters (approximately 656 feet) from an outpatient methadone maintenance treatment (OMMT) facility, “violent crime and drug crime increased by approximately 7% and 31%,” that “These empirical results

appear to support anecdotal evidence of drug dealing outside OMMT facilities,” and that “There is a significant increase in both robberies and assaults.” A copy of this academic study is included in this email.

The proposed clinic will also negatively affect our property value and business. A hotel’s value is based on its revenue stream, which is based on its ability to attract guests. Sonesta Hotel and other hospitality businesses experienced significant loss of revenue during the pandemic. We (and they) continue to claw our way back to our prior sustainable revenue levels, but these are being dragged down by the need to pay for outside security services to monitor and deter crime from the nearby encampment. The proposed methadone treatment facility will result in increased crime, increasing the need for security and while simultaneously driving away future hotel guests, and negatively affecting our business and therefore our property value.

There are appropriate places for a facility like the proposal, but it is not in a place immediately adjacent to thriving businesses, like a bank and three hotels, that are regularly used by substantial numbers of members of the public. The City of Vancouver City Council is about to consider for approval a Destination Master Plan, whose Implementation Matrix includes an action item to partner with hotels to increase tourism, including a creation of a Tourism Promotion Area and Business Improvement District. The proposed clinic, close by to three hotels, is completely inconsistent with the Destination Master Plan.

There are too many negative impacts from the proposed use, that could be better addressed and mitigated in a different location. Columbia River Mental Health should keep and expand its methadone clinic at its existing Northstar location, and move its mental health portion of its clinic to the proposed site on NE 40th Street, rather than the other way around, as they propose.

IF the Examiner decides to approve the CUP for the proposed location, significant conditions should be attached as conditions of approval:

These should include limitations on the hours of operation, to conclude earlier in the day before drug dealers and drug users are out and about;

a requirement that the clinic be staffed by at least one security guard at all hours of operation, and that the security guard be required to patrol the exterior of the property.

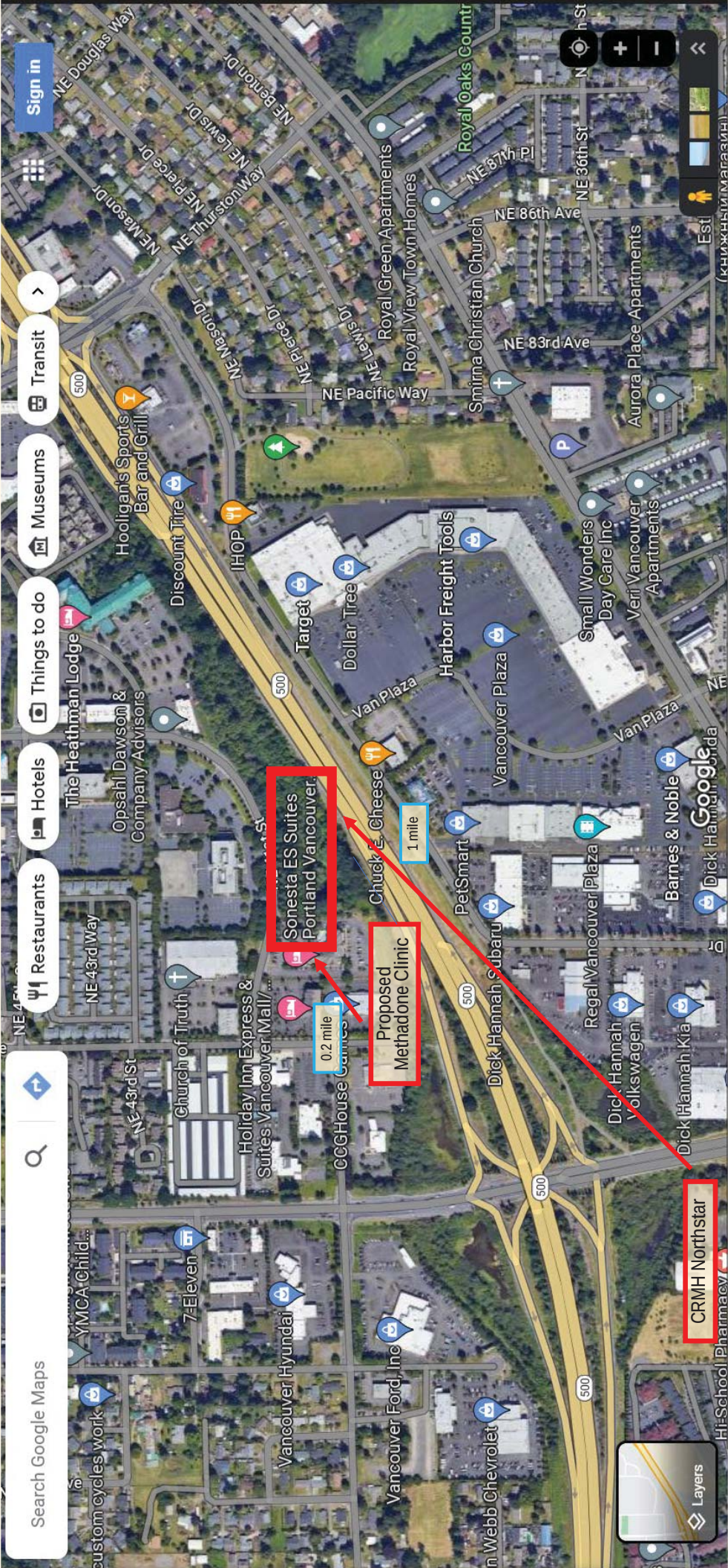
That clinic use be by appointment only; that early morning clients be only those verified as having employment and needing to obtain medication early; and clinic clients be required to attend, receive services and leave, without congregating at the facility.

The clinic clients and others not be permitted to congregate or loiter on the property, and that the clinic security guard be required to prevent such gatherings;

The applicant be required to execute a No Protest Agreement for formation of a parking / business improvement area to fund additional security;

CRMH should be required to install 6-foot wood fencing between its property and the encampment adjacent to SR 500, and pay for similar fencing around Sonesta and Holiday Inn Express. Wood fencing is needed to prevent cutting of holes in chain link fences, as currently occurs.

That a bond of sufficient size be posted to cover potential damage to other nearby businesses by clinic users or others associated with them.





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APA 7th ed.

Moyer, R. A., & Ridgeway, G. (2020). The effect of outpatient methadone maintenance treatment facilities on place-based crime. *Journal of Experimental Criminology*, 16(2), 227-246.

Chicago 17th ed.

Ruth A. Moyer; Greg Ridgeway, "The effect of outpatient methadone maintenance treatment facilities on place-based crime," *Journal of Experimental Criminology* 16, no. 2 (June 2020): 227-246

McGill Guide 9th ed.

Ruth A. Moyer & Greg Ridgeway, "The effect of outpatient methadone maintenance treatment facilities on place-based crime" (2020) 16:2 J Experimental Criminology 227.

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MLA 9th ed.

Moyer, Ruth A., and Greg Ridgeway. "The effect of outpatient methadone maintenance treatment facilities on place-based crime." *Journal of Experimental Criminology*, vol. 16, no. 2, June 2020, pp. 227-246. HeinOnline.

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The effect of outpatient methadone maintenance treatment facilities on place-based crime

Ruth A. Moyer¹ · Greg Ridgeway²

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Abstract

Objectives This study evaluates the effect of outpatient methadone maintenance treatment (OMMT) facilities on crime in surrounding areas.

Methods Between 2007 and 2017 in Philadelphia, three OMMT facilities closed, and six new OMMT facilities opened. The variation in OMMT facility presence at these nine locations provides an opportunity to estimate the place-based effect of OMMT facilities on crime. We use Poisson regression to estimate the percentage change in crime relative to OMMT facility proximity. We also compare those effects relative to crime trends around OMMT facilities that were continuously open throughout the study period.

Results Within a 200 m radius, the presence of an OMMT facility causes a significant decrease in property and total crime but a significant increase in drug and violent crime. There are no significant effects on crime outside of the 200-m radius. The effects of an OMMT facility on property, violent, and total crime decrease with increasing distance from the OMMT facility, consistent with a causal effect.

Conclusions OMMT facilities appear to influence crime in their surroundings. The areas around OMMT facilities experience reduced total crime and property crime; nonetheless, these areas might benefit from further assessment of violent crime risk.

Keywords Methadone maintenance · Drug treatment · Place-based criminology

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Introduction

The United States is currently experiencing a severe opioid epidemic that has affected urban, suburban, and rural areas (Darakjy et al. 2014; Hedegaard et al. 2017; Furst and Balletto 2012; Kanouse and Compton 2015; Monnat and Rigg 2015; Green 2017). There is some debate as to whether this opioid epidemic has increased crime (Burke 2016; Szalavitz and Rigg 2017). For example, it is possible that the epidemic has intensified drug market activity and increased the homicide rate (Rosenfeld et al. 2017). Very little empirical research has examined the effect of the current opioid epidemic on crime at the neighborhood or place-based level.

Philadelphia has not been immune to the current opioid epidemic (Philadelphia Department of Public Health 2017). In 2017, Philadelphia had over 1200 drug overdose deaths; according to Philadelphia Department of Public Health estimates, 88% of these deaths involved opioids (Philadelphia Department of Public Health 2018). The Kensington neighborhood in Philadelphia contains one of the largest open-air heroin markets in the United States; the heroin sold there is particularly lethal because it frequently contains fentanyl (Hertzler 2017; Gunter 2017; Lewis et al. 2017).

The precise causal effects of the opioid epidemic on crime in a community may be difficult to determine. Factors such as poverty or unemployment place a community at risk for both crime and opioid abuse. Yet, high-crime areas may be more susceptible to the epidemic, or, conversely, epidemic-affected areas may be more susceptible to crime.

Regardless, the epidemic has created in many communities a growing demand for treatment, including outpatient methadone maintenance treatment (OMMT) facilities (Vestal 2016). The introduction of an OMMT facility is an epidemic-related change to the physical environment in a neighborhood. This study assesses whether this change has any effect on property crime, violent crime, incivility-based crimes (e.g., loitering), or drug crime. We assess this effect within a “close” zone 0–200 m from an OMMT facility, a “nearby” zone 200–400 m from an OMMT facility, and a “distant” zone 400–800 m from an OMMT facility. We therefore contribute to place-based literature within the context of the current opioid epidemic. More specifically, we build on existing literature by using the change in OMMT presence at a given location during different time periods as an identification strategy.

Background

According to medical research, medication-assisted treatment (MAT) can be an effective means of overcoming an opioid use disorder (OUD) (Kertesz 2017; Green 2017). MAT most commonly includes the use of medication such as methadone, buprenorphine, or naltrexone (Jones et al. 2015; Gordon et al. 2017; Vestal 2016; Connery 2015).

Physicians have used methadone maintenance therapy (MMT) as an effective OUD treatment since the mid-twentieth century (Vestal 2016). A long-acting opioid, methadone prevents users from craving other opioids such as heroin; however, without proper medical supervision, methadone can be illegally diverted or abused (Matusow et al. 2013; Raz 2017). Consequently, under both federal and Pennsylvania law, when methadone is used to treat OUD, it is available only at highly regulated licensed facilities. To receive MMT, patients, with very limited exceptions, must make a daily visit to an outpatient MMT (OMMT)

facility (Matusow et al. 2013; Vestal 2016; NIDA 2017). By contrast, other (newer and generally more expensive) MAT, such as buprenorphine or naltrexone, can be prescribed in a physician's office (Vestal 2016; NIDA 2017).

Many communities resist the introduction of OMMT facilities because of the perception that these types of place-based structures attract criminogenic elements (Boyd et al. 2012; Smith 2010; Klinenberg 2018). For example, in Philadelphia, neighborhood associations unsuccessfully challenged the opening of at least two OMMT facilities within the past 5 years; these same "NIMBY" sentiments may threaten the continued existence of an OMMT facility in the rapidly gentrifying Market East neighborhood of Philadelphia (Sapatkin 2013; Gammage 2015). According to anecdotal evidence, OMMT patients congregate, loiter, and engage in drug transactions outside facilities (Brey 2014). More generally, it is possible that the daily interactions with other OUD patients at OMMT centers may encourage negative behaviors (Matusow et al. 2013).

Prior literature

The question of whether OMMT facilities have an effect on crime in surrounding areas draws upon two distinct areas of prior criminological research: (1) the effect of place and (2) the relationship between substance abuse and criminal offending.

Some locations may generate crime because they inherently attract large amounts of people (would-be victims) or because they inherently attract would-be offenders (Bernasco and Block 2011; Haberman et al. 2013; MacDonald 2015; Blair et al. 2017). This view of criminogenic "places" comports with routine activities theory, which posits that motivated offenders, desirable targets, and the absence of effective controllers are collectively criminogenic (MacDonald et al. 2013; Groff 2011). In the problem analysis triangle conceptualization of routine activities theory, these effective controllers may include people who monitor specific spaces; examples of such place managers include bar bouncers or landlords (Madensen 2010).

As an additional matter, visible signs of physical and social disorder, such as littering or graffiti, can eventually lead to more serious crimes. Perceptible disorder and attendant incivilities can engender feelings of detachment among law-abiding residents and can encourage would-be offenders to engage in further disorder and incivilities, including criminal behavior (MacDonald et al. 2013; McCord et al. 2007).

The social interaction dimension of a given place may also be relevant. The sociological concept of place can refer to the social organization of behavior at a certain physical location (Sherman et al. 1989). Some environmental features may be criminogenic because they constitute physical and temporal spaces that are uniquely conducive to learning or reinforcing negative behaviors or that provide opportunities for offender convergence.

According to the concept of offender convergence, certain settings, particularly those with little outside supervision, provide would-be co-offenders with the opportunity to meet and collaborate on future offending (Hoeben and Weerman 2016). Common examples of these settings include school steps in late afternoon or a street corner at nighttime (Felson 2003; Madensen and Eck 2012). Other possible offender convergence settings may also include a health care clinic waiting room or a criminal

courtroom—places where would-be offenders must sit and wait for long periods of time in the company of other offenders.

More broadly, a differential association dimension to a given place may also be relevant. According to differential association theories, criminal behavior may be learned through social interaction (Pratt et al. 2010; Akers 1996; Matsueda 1988). This differential association of negative behaviors does not necessarily require co-offending. Instead, it may simply be the casual sharing of knowledge of how to, for example, successfully commit a burglary or purchase controlled substances without detection.

As an additional matter, according to the “iron law of troublesome places,” a small proportion of potentially criminogenic facilities produces a large share of the crimes. To illustrate, among bars, only a few have high levels of crime, and most have comparatively low levels (Wilcox and Eck 2011; Eck et al. 2007). These skewed distributions may be due to factors such as poor management or a particular clientele (Bowers 2014; Madensen and Eck 2012).

Regardless of underlying theories, place-based criminological research has addressed the effect of environmental features such as schools (Willits et al. 2013; MacDonald et al. 2018); casinos (Johnson and Ratcliffe 2016); public housing complexes (Haberman et al. 2013); bars (Ratcliffe 2012; Morrison et al. 2016); and checkcashers and payday lenders (Kubrin and Hipp 2016).

Some place-based literature has effectively used changes to the environment as a means of isolating the causal effects of environment on crime. These types of studies have found, for example, that the introduction of public rail transit does not cause any change in neighborhood-level crime (Ridgeway and MacDonald 2017). Likewise, some research has used changes in liquor availability laws to determine that alcohol outlets may increase property crimes but not the overall volume of violent crime (Humphreys et al. 2013; Han et al. 2016). Other place-based research has found that esthetic improvements, such as the removal of boarded-up windows or the greening of vacant lots, can reduce crime (Kondo et al. 2015; Branas et al. 2011). In turn, our study uses a place-based change—the introduction of an OMMT facility—to assess the causal relationship between an OMMT facility and crime.

The relationship between criminal offending and illegal drug use is well-established (e.g., Lattimore et al. 2014; Patterson et al. 2000; Gordon et al. 2017; Degenhardt et al. 2013; Wall et al. 2000; Hammersley et al. 1989; Martins et al. 2009; Marel et al. 2013; Allen 2005).

To purchase their drugs, those suffering from OUD may engage in drug trafficking or in property crimes such as shoplifting, burglary, or fraud (Maher et al. 2002; Felson and Staff 2017; Koehn et al. 2015; Bukten et al. 2011; van der Zanden et al. 2007; Singh et al. 2013; Pierce et al. 2017). Also, illegal drug users may be more likely to be victimized than members of the general population (Jessell et al. 2017). Among drug users, those who are homeless, involved in prostitution, or mentally ill may be especially vulnerable (Stevens et al. 2007).

Existing literature involving the relationship between desistence and OUD treatment has largely been individual-level cohort studies, (e.g., Metrebian et al. 2014; Gottfredson et al. 2008; Gossop et al. 2005; Magura et al. 2009). More specifically, research has found that MMT can effectively encourage desistence (e.g., Rastegar et al. 2016; Schwartz et al. 2009; Oliver et al. 2010; Krebs et al. 2014; Bell et al. 1997; Russolillo et al. 2017). To illustrate, an Australian study analyzing the court records for 8154 people enrolled in a public MMT program found that, after adjusting for time

spent in custody, offending rates were significantly lower during MMT periods than during non-MMT periods (Lind et al. 2005).

To that extent, research about the effect of OUD treatment on crime has been on the clinical level—and not on the place-based level. Scant literature has addressed the effect of OMMT facilities on crime in surrounding areas.¹

Nonetheless, a 2012 study, using data predating the current opioid epidemic (1999–2001), found that Baltimore methadone facilities were not geographical focus points of crime, relative to other environmental features such as convenience stores (Boyd et al. 2012). Our research builds upon this 2012 study by analyzing specific crime types and by using variation in OMMT facility presence to determine what effect, if any, a facility has on crime at a particular location.

More broadly, criminological literature has instead largely addressed the effect of “drug treatment centers,” which *do not* necessarily provide any MAT (or, more specifically, OMMT). A study assessing the effect of publicly funded drug-treatment centers on violent crime in Baltimore concluded that crime levels were similar to that associated with liquor stores but less than that associated with corner or convenience stores (Furr-Holden et al. 2016). Drug treatment centers may be associated with increased property and incivility offenses within 400 ft but not at further distances (Groff and Lockwood 2014); also, treatment facilities are not necessarily associated with increased drug market activity (McCord and Ratcliffe 2007). One study concluded that areas of high socio-economic status and high treatment center intensity had higher crime but that areas of low socio-economic status and high treatment center intensity had lower crime (Taniguchi and Salvatore 2012).

Additionally, a recent study, using counties as the unit of analysis, addressed the effect of substance abuse treatment facilities on crime in the United States (Bondurant et al. 2018). The study used temporal variation in the number of facilities within counties to isolate the effect of the facilities on crime during the period between 1999 and 2012. The study found that an additional facility in a county significantly reduced crimes such as homicide, burglary, aggravated assault, robbery, and motor vehicle theft.

Nonetheless, although access to facilities may decrease crime in the larger community, as Bondurant et al. (2018) show, the facilities still might adversely affect crime in the immediate vicinity. Additionally, OMMT and other MAT facilities may have different effects on crime than substance abuse treatment facilities do more generally.

As our study hypothesizes, it is possible that OMMT facilities, may, in fact, increase crime around them. If people with OUD are more likely to commit certain types of offenses, it is reasonable to expect an increase in those crimes proportionate to the concentration of those with OUD in a certain location—namely, around an OMMT facility. Also, an OMMT facility may cause visible signs of physical and social disorder such as loitering, which may lead to more serious offending. As the routine activities theory suggests, the concentration of drug users, a population prone to victimization, may increase crime around OMMT facilities. Furthermore, consistent with offender convergence and differential association theories, OMMT facilities may be

¹ Some literature has addressed other drug-related interventions on neighborhood-level crime. For example, research has found that the implementation of over-the-counter syringe sales in pharmacies is not associated with crime increases (Stopka et al. 2014). Another study did not find clear evidence that heroin-assisted treatment sites either increased or decreased crime (Lasnier et al. 2010).

environmental features that provide the necessary spaces in which negative behaviors, such as OUD-related criminal offending, are planned, learned, or reinforced.

Alternatively, however, clinical research has found that OMMT reduces opioid use and opioid-related offending. Thus, the introduction of OMMT facilities may be a positive change to the built environment that provide those suffering from OUD with easier access to treatment, causing desistance—and less crime. Also, as the routine activities theory suggests, an OMMT facility may constitute an effective place-based guardian that prevents crime—or that is more likely to report crime to the police.

Data and methods

Detailed Philadelphia Police Department incident-level data contain offense type, as well as the corresponding date, latitude, and longitude (Philadelphia Police Department 2017). We grouped offense types into the following categories: “All,” “Total Violent,” “Property,” “Incivilities,” and “Drug.”² Besides our main analyses, we additionally grouped all assaults into the category “Assaults” and all robberies in the category “Robberies.” This disaggregated analysis allowed us to more carefully examine whether these specific violent offense types experienced any changes. Surrounding OMMT facilities, assaults constitute approximately 70% and robberies constitute approximately 20% of all violent offenses.

This analysis focused on only facilities offering methadone for OMMT—and not for short-term detoxification, pain management, or in-patient treatment. The Substance Abuse and Mental Health Services Administration (SAMSHA) provides archived versions of the annual National Directory of Drug and Alcohol Abuse Treatment Facilities; these directories list the locations of substance abuse treatment facilities in the United States in a given year and indicate whether a facility provides OMMT (SAMHSA 2017).

Also, the Pennsylvania Department of Health provides a list of outpatient maintenance facilities in Philadelphia, as well as licensing dates (Pennsylvania Department of Health 2017). The Drug Enforcement Administration, per a Freedom of Information Act request, also provided a list of methadone maintenance providers in Philadelphia (Drug Enforcement Administration 2018). Where the DEA, Pennsylvania Department of Health, or SAMHSA information conflicted or was unclear, we directly contacted the facility, contacted the Pennsylvania Department of Health, or searched for online information, such as newspaper accounts.

Table 1 is a list of OMMT facility locations in Philadelphia that existed at some point between 2007 and 2017. Of the 19 locations, the first nine locations (without shading) experienced a change in OMMT facility presence between 2007 and 2017. Three facilities opened, and three facilities moved to new locations, closing the previous locations. Each of the nine locations that experienced some change in OMMT

² The “Property” category includes burglary, embezzlement, fraud, forgery/counterfeiting, motor vehicle theft, receiving stolen property, recovered stolen motor vehicles, theft from vehicle, and thefts. The “Incivilities” category includes disorderly conduct, gambling violations, liquor law violations, prostitution/commercialized vice, public drunkenness, vagrancy/loitering, and vandalism/criminal mischief. The “Total Violent” category includes aggravated assault, other assaults, sex offenses, homicide, rape, and robbery. The “Drug” category includes any drug offenses. The “All” category includes all of the above offenses as well as weapons offenses, arson, driving under the influence, and miscellaneous, or unknown, offense types.

facility presence inherently has its own control group—the same place during time periods without an OMMT facility.

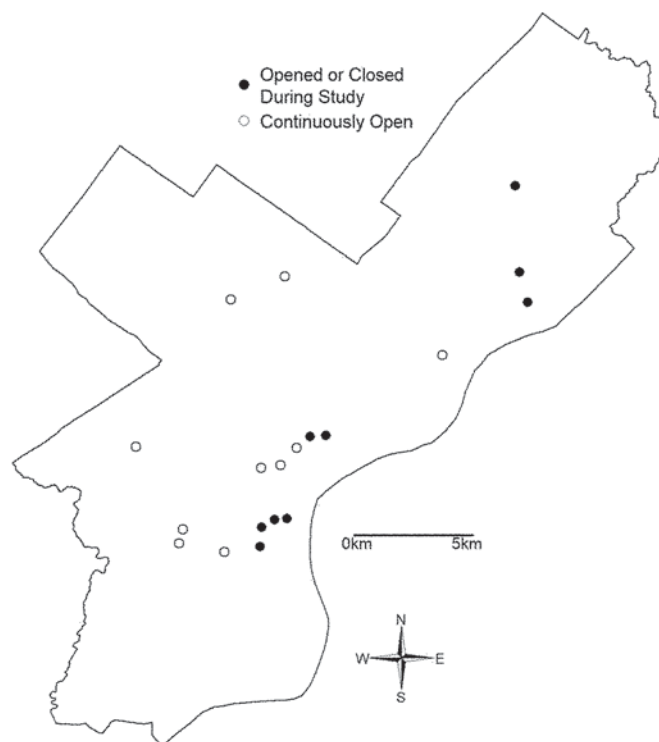
Additionally, we assigned each of the 19 facilities to one of five large geographic groups, northeast, northwest, center, west, and north. The nine “non-constant” OMMT facility locations were in only northeast, center, and north.

The map in Fig. 1 shows all OMMT facility locations that existed in Philadelphia at some point between 2007 and 2017. The solid dots indicate the nine “non-constant” locations, and the open dots indicate the ten “constant” locations.

As a descriptive matter, it appears that some geographic groups tend to have more crime around OMMT facilities than do other geographic groups. Also, within a geographic group, some OMMT facility locations tend to have more crime relative to the other OMMT facility locations—*independent of whether any OMMT facility is operational at a given location*. For example, Fig. 2 is a time series plot of the annual total crime count for each the four facilities that opened or closed in the Center part of Philadelphia. The top panel shows the crime trends within 200 m of the facility; the bottom panel shows the crime trends in the area 200 m to 400 m from the facility. The large year-points indicate years when the OMMT facility was open; the corresponding small year-points indicate years when the OMMT facility was closed. No visually

Table 1 OMMT facility locations

ID	Facility	Address	Years open	Geographic Part of City (“Group”)
1	Addiction Medicine	928 Market Street 19107	2009–2017	Center
2	Addiction Medicine	1200 Walnut Street 19107	2007–2008	Center
3	Jefferson Family Center	1233 Locust Street 19107	2008–2017	Center
4	Jefferson Family Center	1201 Chestnut Street 19107	2007	Center
5	Kensington Hospital	136 West Diamond Street 19122	2007–2015	North
6	Kensington Hospital	2100 Front Street 19122	2016–2017	North
7	SOAR Corporation	9150 Marshall Street 19114	2008–2017	Northeast
8	Healing Way	7900 Frankford Avenue 19136	2014–2017	Northeast
9	NET Steps 2	7520 State Road 19136	2015–2017	Northeast
10	ACT I	5820 Old York Road 19141	2007–2017	Northwest
11	ACT II	1745 North 4th Street 19122	2007–2017	North
12	Consortium	451 South University Avenue 19104	2007–2017	Center
13	Girard Medical Center	801 West Girard Avenue 19122	2007–2017	North
14	JFK Behavioral Health	907 North Broad Street 19123	2007–2017	North
15	Parkside Recovery	5000 Parkside Avenue PA 19131	2007–2017	West
16	Philadelphia VA Medical Center	3900 Woodland Avenue 19104	2007–2017	Center
17	Jefferson Narcotic Addiction	South 21st Street and Washington Avenue 19146	2007–2017	Center
18	Parkside Recovery Germantown	5429 Germantown Avenue 19144	2007–2017	Northwest
19	Northeast Treatment Centers	2205 Bridge Street 19137	2007–2017	Northwest



Sources: SAMSHA National Directory of Drug and Alcohol Abuse Treatment Facilities; Pennsylvania Department of Health; Drug Enforcement Administration

Fig. 1 Location of OMMT facilities in Philadelphia 2007–2017. Sources: SAMSHA National Directory of Drug and Alcohol Abuse Treatment Facilities; Pennsylvania Department of Health; Drug Enforcement Administration

obvious trend emerges—as most trends seem unrelated to the opening or closing of the OMMT facility.

Similarly, Fig. 3 is a time series plot of the annual total crime count for each the five facilities that opened or closed in the north or northeast parts of Philadelphia. The top panel shows the crime trends within 200 m of the facility; the bottom panel shows the crime trends in the area 200 m to 400 m from the facility. Again, no visually obvious pattern emerges that would signal a relationship between crime and the opening or closing of an OMMT facility.

These descriptive numbers do not control for overall crime trends in these regions of Philadelphia or in a given year. Consequently, we conducted the following analysis.

First, we constructed three Euclidean distance buffer zones around each of the nine “non-constant” OMMT facility locations: a “close” zone within 200 m, a “nearby” zone between 200 and 400 m, and a “distant” zone between 400 and 800 m. These Euclidean distances make no assumptions about land use or transportation patterns (Groff 2011; Kim 2015; MacDonald et al. 2018).

Some of the buffer zones from different OMMTs overlapped. We therefore separated the buffer zones into 156 non-overlapping sections and labeled their proximity to an

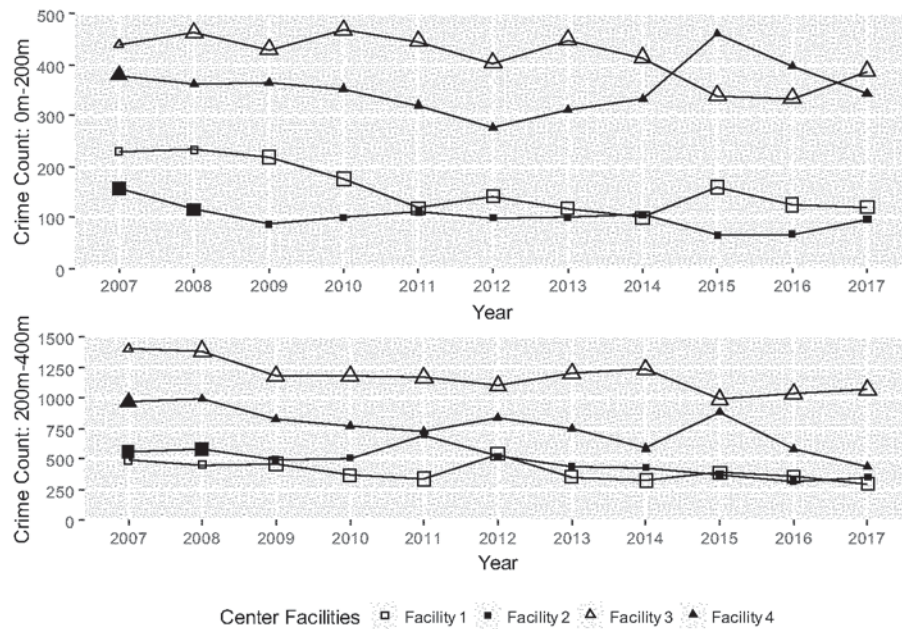


Fig. 2 Total crime count for OMMT facilities in the center of Philadelphia. Note: Large year-points refer to when a facility is open; small year-points refer to when a facility is closed

OMMT facility based on the most proximate OMMT facility if there was an open OMMT facility within 800 m. These non-overlapping sections are the units of analysis in this study. We also assigned each of the 156 sections to its corresponding geographic group (i.e., close, nearby, distant).

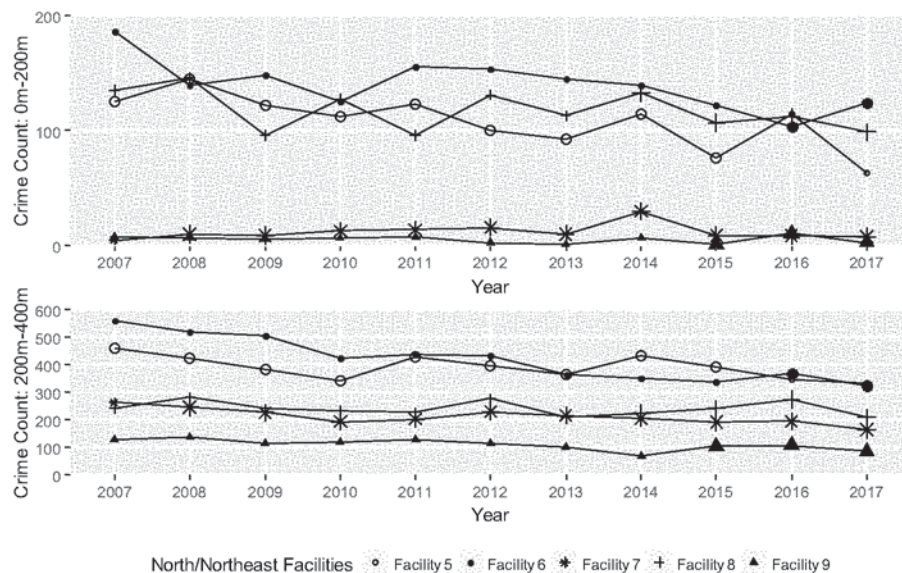


Fig. 3 Crime count for north and northeast facilities. Note: Large symbols refer when a facility is open; small symbols refer to when a facility is closed

The following Poisson regression model assessed whether an OMMT facility had any effect on crime:

$$\log(\lambda_{it}) = \beta_0 + \beta_1 \text{CloseOMMT}_{it} + \beta_2 \text{NearbyOMMT}_{it} + \beta_3 \text{DistantOMMT}_{it} + \gamma_{\text{group}(i),t} + \alpha_i$$

The outcome, λ_{it} , represents the expected crime count in section i in year t . $\gamma_{\text{group}(i),t}$ captures the time trend separately within each of the geographic regions (“Group”). The α_i are the fixed effects for each of the sections. These fixed effects capture all area-specific features that are stable within section i over time.

Of primary interest are the parameters β_1 , β_2 , and β_3 . In years when section i has no OMMT facility within 800 m, the indicators CloseOMMT_{it} , NearbyOMMT_{it} , and DistantOMMT_{it} are all set to 0. As a result, $\exp(\beta_1)$, $\exp(\beta_2)$, and $\exp(\beta_3)$ represent the multiplicative change in crime attributable to being close (0–200 m), nearby (200–400 m), or distant (400–800 m) from an active OMMT facility location compared to having no OMMT facility. Each of the nine locations that experienced some change in OMMT facility presence between 2007 and 2017 inherently has its own control group—the same place during time periods without an OMMT facility. If the facility has no effect, then we should observe no consistent patterns in crime for the areas with 200 m, within 400 m, or within 800 m. However, if the opening or closing of an OMMT facility consistently generates a change within 200 m of the facility—particularly if the change is greater than the changes beyond 200 m—then this pattern would be consistent with the facility having an effect on crime. We will be specifically looking for a $|\beta_1| > |\beta_2| > |\beta_3|$ pattern. We estimate the percentage change in crime as $100(e^{\hat{\beta}_j} - 1)$.

Generally, significance tests based on regression models, such as the one used in this analysis, make distributional assumptions that may not always be tenable, such as the absence of spatial and temporal correlation (Ridgeway and MacDonald 2017). Permutation tests provide a non-parametric alternative that generates a reference distribution for the parameters of interest (Ludbrook 1994) and have been applied in other criminological research, particularly where it is necessary to overcome possible spatial or temporal correlation (e.g., MacDonald et al. 2016; Johnson et al. 2007). Our null hypothesis is that β_1 , β_2 , and β_3 are all 0, indicating that crime is independent of presence and proximity of an OMMT facility.

To generate a reference distribution for the statistics of interest, we randomly shuffled 1000 times, per a Monte Carlo simulation, the treatment assignment labels (close, nearby, distant) within each OMMT facility location. For example, if a given section was within 200 m in 2014, it might be randomly assigned a label of 400–800 m for one of the permutations.

We recomputed the Poisson regression for each permutation of the labels. This process simulated what the distribution of the treatment effects would look like under the null hypothesis that crime is independent of proximity to an OMMT facility. The estimated p value is the fraction of the results from the permuted data that is as or more extreme than the coefficient derived from the Poisson regression model using the original data. The resulting permutation test p values account for spatial correlation and non-independence for overlapping buffer zones.

As an additional matter, we repeated the analysis using all 19 OMMT facility locations; this analysis had 220 non-overlapping sections. These non-overlapping sections are the units of analysis. Since the additional 10 “constant” OMMT facilities were open throughout the study period, they offer no information on the treatment effect. Nonetheless, they do help estimate overall long-term crime trends around OMMT facilities, thus indicating the robustness of any finding as to the nine “non-constant” OMMT facility locations.

Results

An OMMT facility produces mixed effects on crime within its immediate vicinity—a significant decrease in total and property crime, but a significant increase in drug and violent crime. These situational-level effects are strongest immediately around an OMMT. A robustness check supports these findings.

First, the analysis using the nine “non-constant” OMMT facility locations demonstrated that within 200 m of an OMMT facility, there is a significant decrease in total crime and property crime, but a significant increase in violent crime and drug crime. Total crime and property crime decreased by approximately 18% and 29%, respectively. By contrast, within that same distance, violent crime and drug crime increased by approximately 7% and 31%. As to offense types responsible for the increase in violent crime, robberies experienced a 10% increase, and assaults experienced a 9% increase. There was no significant change in incivility crimes within 200 m.

Table 2 shows the results of the analysis using the nine OMMT facilities that opened or closed during the study period along with their permutation test *p* values. To indicate the practical significance of the estimated effects, we include in the second column the average number of crimes per year within 200 m of any continually open OMMT facility.

Although not significant, the effects on crime between 200 m and 800 m support the existence of a causal relationship between OMMT facilities and crime. Several characteristics of a statistical association may reasonably support a causal interpretation (Wakeford 2015). For example, a causal relationship may exist where an effect tends to be greater as the level of exposure increases. The results demonstrate a largely consistent gradient effect. For the “All,” “Property,” and “Total Violent” categories, the strongest effects are within 200 m, and the weakest effects are beyond 400 m; the 200–400 m area experienced effects in between that of the 0–200 m area and the 400–800 m area.

Table 3 provides estimates with all 19 facility locations. These results support the robustness of the analysis that used only the nine locations. For all 19 locations within 200 m, there was a significant 22% decrease in property crime and a significant 18% increase in violent crime. As for violent crime, there was a significant 19% increase in assaults, but no significant increase in robberies. Estimated effects for all other crime categories were null. The estimates for the 200–400 m area are in the same direction, but the results are not statistically significant.

As a falsification test, we randomly selected nine of the ten OMMT facilities that operated continuously during the study period. We took the nine OMMT facilities used in our actual analysis (OMMT facility locations that were “open” some years and “closed” in others) and applied their open/closed time series to the randomly selected continuously operating OMMT facilities. That is, even though an OMMT facility was

Table 2 Percent change in crime (and permutation test p value) associated with having an open OMMT facility by distance from the facility, estimated using the nine Philadelphia OMMT facilities that opened and closed during the study period

	Average number of crimes per year within 200 m of OMMT facility	0–200 m	200–400 m	400–800 m
All	4037	– 17.8% (< 0.01)*	– 8.6% (0.38)	– 3.8% (0.89)
Property	1936	– 28.8% (< 0.001)*	– 11.4% (0.33)	– 5.5% (0.97)
Incivilities	513	12.1% (0.56)	10.4% (0.84)	7.0% (0.56)
Total Violent	667	7.0% (< 0.001)*	– 5.2% (0.43)	– 9.8% (0.54)
Assaults	469	8.7% (< 0.001)*	– 4.4% (0.33)	– 10.7% (0.55)
Robberies	157	10.3% (0.04)*	– 0.3% (0.35)	– 8.8% (0.80)
Drug	158	30.8% (0.03)*	– 11.1% (0.62)	– 6.1% (0.79)

Percentage change computed as $100(e^{\hat{\beta}_j} - 1)$. Values in parentheses are the permutation test p values. p values that are less than 0.05 are marked with an asterisk

Table 3 Percent change in crime (and permutation test p value) associated with having an open OMMT facility by distance from the facility, estimated using all 19 Philadelphia OMMT facilities that were open at some point during the study period

	0–200 m	200–400 m	400–800 m
All	– 8.3% (0.13)	0.8% (0.77)	3.3% (0.80)
Property	– 22.0% (< 0.01)*	– 4.3% (0.54)	0.3% (0.99)
Incivilities	16.0% (0.40)	13.3% (0.72)	9.0% (0.58)
Total Violent	17.9% (< 0.01)*	6.1% (0.39)	– 1.6% (0.50)
Assaults	19.0% (< 0.01)*	6.5% (0.25)	– 3.0% (0.46)
Robberies	15.5% (0.10)	7.6% (0.37)	– 3.5% (0.66)
Drug	40.8% (0.07)	– 2.6% (0.51)	7.3% (0.81)

Percentage change computed as $100(e^{\hat{\beta}_j} - 1)$. Values in parentheses are the permutation test p values. p values that are less than 0.05 are marked with an asterisk

continuously operating between 2007 and 2017, we acted as if there were discontinuities in their operation. We then analyzed only the falsified data (9 OMMT facilities truly open throughout, but analyzed as if their status changed) using the same methodology used on the genuine data to produce Table 2. We repeated this process 300 times, collecting the 15 p values (for All, Property, Incivilities, Total Violent, and Drug categories) analogous to those shown with the nine-location analysis.

Under the null hypothesis, p values have a Uniform(0,1) distribution. The heavy curve in Fig. 4 shows the quantile-quantile plot comparing the p values from the nine-location analysis from Table 2 to the quantiles of a uniform distribution. If OMMT facilities had no effect, then this curve should follow the light diagonal line. However, the smallest four p values we observed in our data, shown with dots, are substantially lower than the diagonal line. The lighter gray area shows the pointwise 95% region where the quantile-quantile plots of our 300 replications of the falsification test were. The darker region shows the pointwise 80% region for the quantile-quantile plots. The four smallest p values observed in our actual data fall outside the region of p values that we observe when applying the same method to OMMT facilities that, in truth, had no change in operational status. This is further evidence that our observed effect is actually due to the opening of an OMMT facility.

Discussion

Using Philadelphia data, this study set out to determine the effect that OMMT facilities exert on crime on a place-based level. Within 200 m of an OMMT facility, there is a significant decrease in total crime and property crime, but a significant increase in violent crime and drug crime. Specifically, within 200 m, total crime and property

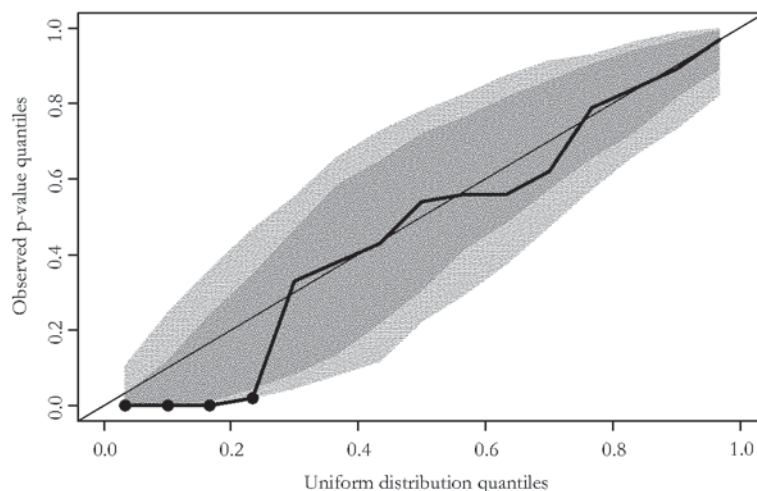


Fig. 4 Quantile-quantile plot comparing the falsification p values and observed p values to the uniform distribution. Note: Heavy line is the quantile-quantile plot from the real data. The four dots mark the four p values less than 0.05. The diagonal line marks what we would expect if p values had a Uniform(0,1) distribution. The gray areas give pointwise 95% regions (light gray) and 80% regions (darker gray) of the quantile-quantile plots from the falsification analysis

crime decreased by approximately 18% and 29%. By contrast, within 200 m, violent crime and drug crime increased by approximately 7% and 31%. There was no significant change in incivility crimes within 200 m. Given that all effects occur within 200 m, the effects are on a situational level—rather than a community level.

Several considerations may explain these results. Previous research has found that opioid addiction may prompt individuals to engage in property crime to financially support their addictions, but that OMMT reduces OUD-related offending. Our results on the place-based level are consistent with this previous clinical research.

These empirical results appear to support anecdotal evidence of drug dealing outside OMMT facilities. Admittedly, our analysis used incident-level data, rendering any increase in drug offenses potentially attributable to more intense policing and citizen reporting of drug offenses around OMMT facilities. Yet, intensified policing and citizen reporting would perhaps also have resulted in increased incivility offenses such as prostitution, vagrancy, and littering—but no such increase occurred.

The slight but significant increase in violent crimes in the 0–200 m area is notable. There is a significant increase in both robberies and assaults. It may be that the repeated and daily social interactions among patients potentially create interpersonal conflicts, which lead to offenses such as assaults. Or, consistent with the routine activities theory, it is possible that patients in transit to OMMT are more likely robbed, assaulted, or otherwise victimized.

Importantly, however, this study used incident-level data. Compared to other bystanders, OMMT facility medical personnel and security staff may simply be more inclined to report any violent (or potentially violent) conduct to the police for the wellbeing of their patients and the community. Therefore, as the routine activities theory and the problem analysis triangle would suggest, OMMT facility personnel may function as effective situational-level guardians or “place managers” (Madensen and Eck 2012). Future research should explore the reasons for this increase.

Nonetheless, total crime significantly decreased within 200 m. Admittedly, this analysis does not address the effect on crime in all of Philadelphia; instead, it addresses only the crime effect in the specific areas around OMMT facilities. Yet, from a place-based criminological perspective, OMMT facilities are not necessarily criminogenic. Instead, consistent with previous clinical-level research, OMMT facilities may reduce OUD-related offending because they provide OUD sufferers with access to much-needed treatment. Also, because OMMT facilities are subject to intense governmental regulation, they may be less criminogenic than one might presume. This intense governmental regulation requires OMMT facility staff to be effective place managers, perhaps causing, as an ancillary matter, total crime reductions around OMMT facilities.

The analysis in this paper should be replicated in other large cities, as well as in suburban and rural areas that have experienced the introduction or closure of an OMMT facility. Also, an increasing number of physicians’ offices have begun offering non-methadone MAT such as buprenorphine, for OUD; thus, some geographic areas may have a greater density of these physicians’ offices than do other areas, controlling for factors such as relative OUD severity. The question of whether the density of these providers exerts any effect on crime merits further inquiry.

As a final consideration, other opioid-epidemic-related-environmental changes, such as mobile syringe exchange programs, comprehensive user engagement sites, and the cleanup of encampments frequented by the OUD homeless, have recently emerged.

These developments merit empirical exploration of what effect, if any, they have on crime in surrounding areas. This study will hopefully provide a starting point for future research.

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Ruth A. Moyer is a Ph.D. candidate in Criminology at the University of Pennsylvania. Her current research addresses place-based dimensions of crime and criminal justice system functioning. Before her doctoral studies, she had practiced criminal defense law.

Greg Ridgeway is an Associate Professor of Criminology and Statistics at the University of Pennsylvania. His research focuses on the development and use of statistical methods for improving understanding of crime and the justice system. He is an elected fellow of the American Statistical Association.



VANCOUVER WA DESTINATION MASTER PLAN IMPLEMENTATION MATRIX

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE [2023 - 2033]	SUCCESS METRIC(S)	CONSIDERATIONS
GOAL #1 - DEVELOP VANCOUVER'S EXPERIENTIAL INFRASTRUCTURE					
1.1: Collaborate with Interstate Bridge program to incorporate an experience in final design.	Supporter	• City of Vancouver • Interstate Bridge program • Various other agencies and organizations	Short-term and ongoing	Successful incorporation of an experience in the Interstate Bridge redevelopment.	Connect with Interstate Bridge Replacement program regarding opportunities for input regarding user experience design. Identify potential specific experiences that may be proposed as an experience on the bridge.
1.2: Develop more pedestrian/all-user friendly multicultural events & festivals in neighborhoods to encourage visitors and locals to explore all areas of Vancouver.	Supporter and Convener	• Existing event organizers • Emerging event organizers (such as Vancouver NAACP, Vancouver Folklorico, Luminaria de Muertos, 4th Plain Forward) • City of Vancouver	Mid-term and ongoing	Number of new or modified events celebrating multiculturalism in neighborhoods.	Native American history, storytelling and cultural representation needs to be respectfully developed to appropriately represent the heritage of this land. Lodging Tax grants can fund these activities.
1.3: Advocate for venues and facilities which appeal to visitors and also prioritize cultural and sustainability initiatives.	Advocates	• Lead and partner	Short-term and ongoing	Advancement of advocacy initiatives.	Potential new development (i.e. multi-use sports facility, performing arts facility, children's museum, cultural arts center, etc.). Existing venues and facilities (i.e. Vancouver Waterfront, Clark County Historical Museum, The Historic Trust, Vancouver National Historic Reserve, Vancouver Farmer's Market, Clark County Historical Museum).
1.4: Partner with local authorities and social service agencies to support safety, security & accessibility measures.	Supporter, Convener	• City of Vancouver • Port of Vancouver • Social service agencies • Developers of tourism facilities	Short-term and ongoing	Number of partners actively collaborating.	

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE [2023 – 2033]	SUCCESS METRICS)	CONSIDERATIONS
GOAL #1 – DEVELOP VANCOUVER'S EXPERIENTIAL INFRASTRUCTURE (CONTINUED)					
1.5: Develop partnership with the City of Vancouver to encourage and support pilot experiences and events that drive visitation and incorporate sustainability initiatives, such as event recycling programs, tourism facilities that use sustainable practices such as solar power or recycling rainwater, "conservation volunteering" etc.	Lead	• City of Vancouver • Event Planners (non-profit and private) • Developers of tourism facilities • Environmental agencies and advocates • WSU-V Hospitality / Research	Mid-term and ongoing	Number of initiatives piloted per year.	Lodging Tax grants can fund these activities.
1.6: Evaluate possible increased in funding mechanisms for Visit Vancouver WA, including but not limited to increase Tourism Promotion Area (TPA) funding assessment, a Tourism-Business Improvement District (TID-BID), and/or other public funds (i.e. City/ County/ Port/State) to ensure Visit Vancouver WA's ability to support and influence.	Lead	• Area hotels & hospitality stakeholders • City of Vancouver • Clark County • Port of Vancouver • State of Washington • WSU-V Hospitality	Short-term	Successful increase in TPA funding assessment.	Consider TPA increase as a short term opportunity, and TID-BID as a medium to long term opportunity.

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE [2023 - 2033]	SUCCESS METRICS)	CONSIDERATIONS
GOAL #2 - ENGAGE LOCALS					
2.1: Ensure that all existing and new Visit Vancouver programming is inclusive and representative of multiple identities.	Lead	Industry partners	Short-term and ongoing	Industry participation in diversity, equity, inclusion and accessibility audit. Equity framework developed. Measurable positive changes to programming.	Conduct a diversity, equity, inclusion, and accessibility audit of existing tourism assets and attractions. Develop and share an equity framework for visitor-facing businesses and tourism assets.
2.2: Develop and execute a consistent, equitable engagement and communication strategy to create awareness and understanding of the value and contribution of tourism in Vancouver.	Lead	- City of Vancouver - Chambers of commerce - CREDC - Media - Port of Vancouver	Short-term and ongoing	Resident awareness and understanding.	
2.3: Develop a program to engage frontline tourism and hospitality employees to increase their knowledge and first-hand experiences of Vancouver's attractions and highlights.	Lead	- Industry partners - WSU-V Hospitality	Mid-term and ongoing	Number of frontline industry employees participating.	
2.4: Expand local-focused programs like Dine the Cove that encourage locals to participate in the visitor economy.	Lead	Program partners	Short-term and ongoing	Number of locals participating.	

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE (2023 – 2033)	SUCCESS METRIC(S)	CONSIDERATIONS
GOAL #3 – ENHANCE ACCESS, MOBILITY AND EASE OF MOVEMENT FOR PEOPLE OF ALL ABILITIES					
3.1: Foster public-private partnerships with Ryd, REV Rides, CTRAN and others that align with City of Vancouver sustainability priorities to encourage visitors to use them to move around Vancouver and the local area.	Supporter, Convener	• City of Vancouver • Port of Vancouver • C-TRAN • Ryd	Mid-term and ongoing	Number of partnerships Increase in ridership by visitors.	
3.2: Partner with the Port of Vancouver to evaluate future expansion of river cruises as a priority market with the appropriate infrastructure, room blocks and dining, shopping, and cultural experiences for groups.	Lead	• City of Vancouver • Port of Vancouver • River cruise operators • Accommodations • Other industry partners	Mid-term and ongoing	Growth in river cruise passengers. Growth in economic impact from river cruise sector.	Obtain metrics/data on current river cruise operations to understand volume, schedule, and visitor metrics. Quantify the current economic impact of river cruises on this section of the Columbia River.
3.3: Engage with Interstate Bridge program to ensure appropriate and accessible walkways, bike lanes and transit connections are added.	Supporter	• City of Vancouver • Interstate Bridge program • Various agencies and organizations	Short-term	Successful incorporation of accessible walkways, bike lanes and transit connections.	
3.4: Collaborate with City of Vancouver to develop and/or update signage and maps to support visitors during upcoming construction projects (i.e. Main Street Promise, Interstate Bridge Replacement Program) and festivals & events which may be impactful to visitors and residents.	Supporter	• City of Vancouver • Chambers of Commerce • Vancouver's Downtown Association	Mid to long-term	Collaborative signage program implemented and updated as needed throughout bridge construction.	Ensure that all new signage meets the needs of users of all abilities and transportation modes. Lodging Tax Grants can fund these activities.

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE (2023 - 2033)	SUCCESS METRIC(S)	CONSIDERATIONS
GOAL #4 - STRENGTHEN OUTDOOR RECREATION TOURISM OPPORTUNITIES TO CONNECT ALL PEOPLE WITH THE OUTDOORS					
4.1: Develop regional collaboration opportunities with regional tourism organizations like Travel Portland and the Columbia Gorge Tourism Alliance to create awareness, as well as foster educational and fully accessible experiential opportunities for visitors & locals.	Lead, Convener	• Travel Portland • Columbia Gorge Tourism Alliance • Other regional Destination Marketing Organizations • Outdoor recreation partners • User groups • Accessibility partners	Short-term and ongoing	- Number of relationships developed. - Number of programs developed. - Increase in use by visitors and locals. - Increase in use by underserved populations.	Build relationships within the outdoor recreation industry to better understand Vancouver's outdoor recreation economy (including outdoor recreation visitor profiles and target market, gaps in services, high visitation "hotspots" in the area, recreation assets that should be developed or highlighted, potential partnerships, and opportunities for broader storytelling collaborations).
4.2: Further develop sustainable trail experiences and urban parks.	Supporter, Convener	• City of Vancouver • Clark County Parks & Recreation • Port of Vancouver • User groups • Accessibility partners (i.e. NW Association for Blind Athletes) • Transportation partners • WSU-V Outdoor Recreation Programs • Confluence Project	Mid-term and ongoing	- Number of programs developed. - Increase in use by visitors and locals. - Increase in use by underserved populations.	Connect with the City of Vancouver and Clark County Parks & Recreation departments to explore options for trail and park enhancements.

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE (2023 - 2033)	SUCCESS METRIC(S)	CONSIDERATIONS
GOAL #4 - STRENGTHEN OUTDOOR RECREATION TOURISM OPPORTUNITIES TO CONNECT ALL PEOPLE WITH THE OUTDOORS (CONTINUED)					
4.3: Foster small business opportunities for outfitters and tour guides to enhance Vancouver's outdoor recreation product offerings.	Supporter, Convener	• City of Vancouver • Clark County Parks & Recreation • Chambers of Commerce • CREDC • User groups • Accessibility partners	Long-term		Quantify the economic impact of outdoor recreation to Vancouver's economy. Conduct an asset inventory of existing outdoor recreation enabling businesses, determine service gaps, and identify needs to support Vancouver's outdoor recreation economy. Support new business development in this category to meet the needs of outdoor recreation enthusiasts of all abilities.
4.4: Increase awareness of outdoor recreation tourism, stewardship and volun-tourism opportunities (including those at the Fort Vancouver National Historic Site, Clark County Historical Museum, Vancouver Farmers Market) in messaging, through awareness campaigns and itinerary development.	Lead	• Industry partners	Mid-term and ongoing	Increase in volunteer-motivated visitors.	Identify opportunities for broader storytelling collaborations of Vancouver's outdoor recreation assets and opportunities.
4.5: Develop outdoor recreation itineraries based on ability, accessibility, time commitment, etc. to show visitors what's possible in Vancouver's outdoors.	Lead	• Industry partners • User groups • Accessibility partners	Mid-term and ongoing	Increase in outdoor recreation participation by visitors and underserved communities.	Lodging Tax grants can fund these activities.

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE (2023 - 2033)	SUCCESS METRIC(S)	CONSIDERATIONS
GOAL #4 - STRENGTHEN OUTDOOR RECREATION TOURISM OPPORTUNITIES TO CONNECT ALL PEOPLE WITH THE OUTDOORS (CONTINUED)					
4.6: Connect with organizations that specialize in outdoor equity, accessibility and inclusivity to better understand how to foster an equitable outdoor recreation landscape in Vancouver (TravelAbility, Outdoors for All, Diversity Outdoors, Latino Outdoors, etc.).	Lead, Convener	• City of Vancouver • Clark County Parks & Recreation • Industry partners • CREDC • User groups • Accessibility partners • WA State School for the Blind	Mid-term and ongoing	Increase in outdoor recreation participation by underserved communities.	Lodging Tax grants can fund these activities.

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE [2023 - 2033]	SUCCESS METRIC(S)	CONSIDERATIONS
GOAL #5 - ARTICULATE VANCOUVER'S DESTINATION IDENTITY AND BRAND PROMISE					
5.1: Convene a meaningful and representative group of Vancouver residents and stakeholders from diverse populations to discuss Vancouver's destination identity.	Lead, Convener	• City of Vancouver • CREDC • Education partners • Residents • Community groups • Multi-cultural groups • Socio-economic groups • Chambers of Commerce • Business associations	Mid-term and ongoing	Connection and collaboration with groups that represent all Vancouver residents.	
5.2: Develop a clear identity statement and inclusive brand promise for the destination.	Lead, Convener	• Input from all groups • CREDC • City of Vancouver • Vancouver's Downtown Association	Mid-term and ongoing	Development of an effective and broadly supported brand statement reflective of the community.	Identify and articulate characteristics that define Vancouver's sense of place.
5.3: Collaborate with economic development partners on this work.	Convener	• City of Vancouver • CREDC • Chambers of Commerce • Port of Vancouver • Neighborhood Business Districts	Mid-term and ongoing	Partnership agreement secured.	

RECOMMENDATIONS	VISIT VANCOUVER'S ROLE	OTHER ORGANIZATIONS	TIMELINE (2023 – 2033)	SUCCESS METRICS)	CONSIDERATIONS
GOAL #5 – ARTICULATE VANCOUVER'S DESTINATION IDENTITY AND BRAND PROMISE (CONTINUED)					
5.4: Engage locals in the conversation about Vancouver's destination identity and brand promise.	Lead, Convener	- City of Vancouver - Input from all groups	Mid-term and ongoing	Local input and support of process and output. Positive increase in resident sentiment.	
5.5: Develop strong communication and marketing strategies to support this work.	Lead, Supporter	Agencies which develop outward bound communication and marketing strategies	Mid-term and ongoing	Development of inclusive strategies to support brand efforts. Internal brand champion appointed.	Identify where there is opportunity to implement design elements that support community identity and sense of place.
5.6: Consistently engage and support all groups in living the brand promise.	Lead	- All groups - Vancouver's Downtown Association	Long-term and ongoing	Development of process and structure for the tourism industry. Project lead appointed.	Develop a toolkit for partners to effectively incorporate Vancouver's brand identity into their own brands and marketing.

EXHIBIT C

Everett business warns Lynnwood community of impacts of neighborhood 'methadone' clinic

By Alejandra Guzman | Published February 1, 2023 | Opioid Epidemic | FOX 13 Seattle |

Everett business warns Lynnwood community of impacts of neighborhood 'methadone' clinic

The clinic just opened in Lynnwood, despite protests from community members and officials.

LYNNWOOD, WASH - A [methadone clinic is now open in Lynnwood](#) after the Department of Health approved its license despite a pushback from residents and city officials.

For weeks, protesters have objected to the opening of the clinic owned by [Acadia Health Care](#) on 196th Street SW-- mostly because the clinic is located within close proximity to Little League fields and the Alderwood Boys and Girls Club.

According to the Acadia Health website, the treatment clinic helps people in recovery by providing effective medications and counseling services.

In Everett, there has been a similar clinic in the community since 2016, and businesses told FOX 13 that there is a cause for concern.

Rite Aid employees say they're irritated and overwhelmed, constantly having to look over their shoulders.

One employee said they've had to replace their windows seven times in the last year, costing them at least \$15,000.

They blame it on the methadone clinic down the street.

They say patients from the opioid clinic have shot their windows, they fight inside the store and steal, walking out with things stuffed in their socks, jackets or backpacks.

Barber Sean Gandy says his business has also seen firsthand what can happen when an opioid clinic opens nearby.

"It's just the wild, wild west," Gandy said.

His business sits about 800 feet away from the methadone clinic in Everett.

"They're looking for a handout. They're not looking forward to frequent the business for what it is," Gandy said.

Gandy said he's seen an increase in theft and even shootings in the area since the clinic opened.

"The drug trafficking, and the vandalism on the building, the breaking into," Gandy describes.

Andrew Feisley, a patient at the clinic in Everett for the last five years, disagrees. He is one of many who comes in six days a week and says his story proves that clinics like these are absolutely necessary.

"I have a lot of friends that it's been beneficial. It's kept them out of prison, it's got them back into their normal life," Feisley said of the clinic.

Feisley feels clinics like these can help people change, but those living nearby feel that it's also changing something else: their community.

With the recent opening of a new clinic in Lynnwood, they have a warning for residents about the potential risks it could bring.

"The traffic can drift to the Boys and Girls Club just like it does from there to here," Gandy said.

Feisley, a father, says there are always concerns when kids are involved.

"Whether there are negatives that come with it, the back end of it is way worse if it's not there," Feisely said. "Without a methadone clinic, it'd be illicit drug use and other stuff going and it'll probably save them from the other things going on, so it's probably a lot better than having no outlet," Feisley said.

Property management for the businesses have hired security, which several of them say has helped decrease crime.

However, their hope is Lynnwood's clinic location will lead to a change in where opioid treatment centers are placed.

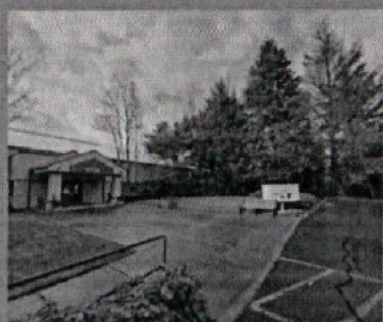
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EXHIBIT D

Presenting to Clark County Council
NorthStar Clinic
Expanding to Serve Clark County



Kevin Fischer, MD
 Chief Medical Officer
 November 30, 2022



6926 NE Fourth Plain BLVD
 Vancouver 98661

- Certified Community Behavioral Health Center
- 4 locations & soon: Clark County Jail
- The NorthStar Clinic
 - Opiate Treatment Program
 - MAT for > 600 patients with opioid addiction
- Homeless encampment mobile health and nighttime crisis services
- Mental health counseling & psychiatry
- Housing, employment

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JAN 05 2023
 DOH/HSQA/OCS
 CREDENTIALING

NorthStar Opiate Treatment Program

Opiate treatment programs:
specially licensed to dispense
methadone, generic
Suboxone®, and naltrexone
for the outpatient treatment
of opioid use disorder

Two in Clark County

- CRMHS – NorthStar Clinic
- Acadia – Vancouver
Comprehensive Treatment



NorthStar: Clark County's largest outpatient treatment provider for opiate addiction

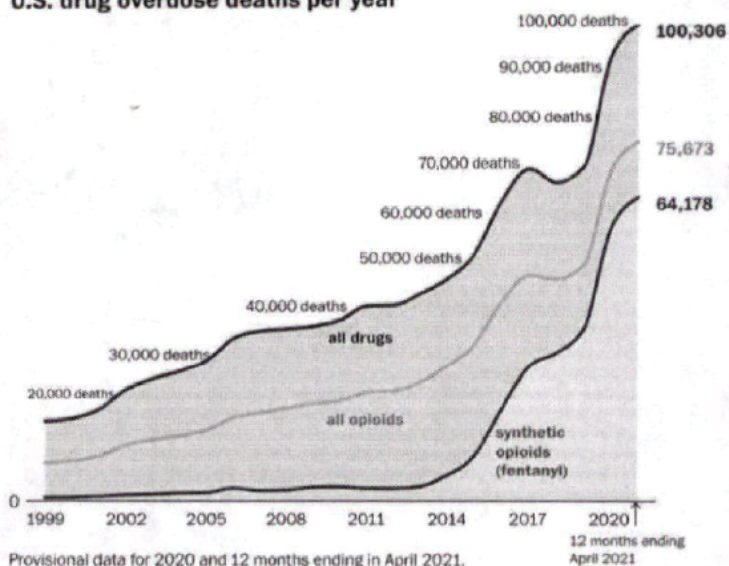
Today's Agenda

- Snapshot of the local fentanyl crisis
- Discuss landscape of local treatment services
- Statutory notification: intent to move NorthStar OTP services to new location at 7105 NE 40th Street

The 20 year Opioid Epidemic

Fentanyl Comes to Clark County

U.S. drug overdose deaths per year



Six out of every
7 opioid
overdose
deaths now
involve fentanyl

RECEIVED

JAN 05 2023

DOH/HSQA/OCS
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In Comparison to 75,000 opioid deaths per year...

US Annual Deaths from Other Causes

Motor Vehicle crashes 37k

Firearms 44k

Suicide 45k

Breast CA – 41k

Prostate CA – 32k

Colorectal CA – 51k

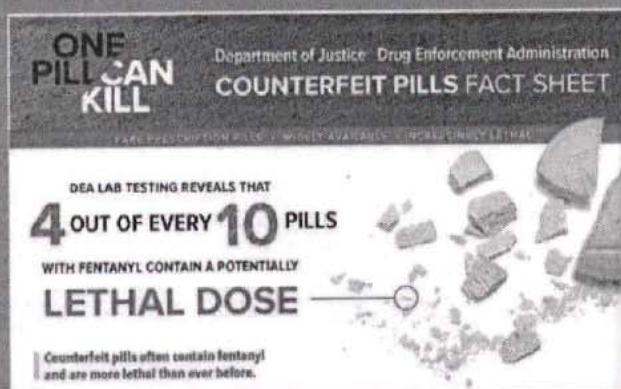
Alcohol related deaths – 88k

Entire Vietnam war 58k

2021 CDC Data

What is Fentanyl (FYL)?

- Synthetic opioid & schedule II controlled substance
- Potency 100X that of morphine
- Easy to manufacture in illicit labs – China & Mexico
 - Sold as powder & counterfeit pills



Drug Enforcement Agency
www.dea.gov

November 30th Clark County, Washington Council Meeting:

Present: Councilmembers Bowerman, Medvigy, Rylander, Olson

Others: Rebecca Messinger, county residents, Sheriff elect Horch, Mitchell Kelly

Presenters: Dr. Fischer – Medical Director for CRMHS

- PowerPoint Presentation attached. General information provided about the opioid epidemic, MAT services available, methadone, suboxone/bup benefits and risks. One question raised about how organization defines success for clients and concern about clients replacing one high for another. Dr. Fischer explained resources available for clients including counseling, psychiatry, peer support, employment, case management services and developing treatment plans with the client to define success. Dr. Fischer also explained that many clients come to agency homeless and without employment and due to services are able to find home and find a job. County invited Dr. Fischer to provide additional presentation to sub-committee about opioid epidemic in Clark County and MAT services.

December 19 City of Vancouver memo submitted:

Letter addressed and sent to: Mayor McEnerny-Ogle, Mayor Pro Tem Stober, and Council Members Hansen, Paulsen, Fox, Perez, and Harless, and City Manager Eric Holmes

- City requested that instead of a meeting or presentation that a letter be submitted. Attached is the notification sent to the City Manager and Council Members. No questions or concerns were submitted in response.

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DOUGLAS
CREDENTIALS

December 19, 2022



City of Vancouver Washington
415 W 6th St.
Vancouver, WA 98660

Re: CRMHS Opioid Treatment Program Moving

Dear Mayor McEnerny-Ogle, Mayor Pro Tem Stober, and Council Members Hansen, Paulsen, Fox, Perez, and Harless, and City Manager Eric Holmes:

This letter is to inform the City of Vancouver as required under WAC 246-341 that Columbia River Mental Health Services (CRMHS) Opioid Treatment Program located on Fourth Plain Blvd. will be moving a few blocks to a larger location in response to the growing need to serve more clients needing this life saving service. The new location is located at 7105 NE 40th St. Vancouver, WA 98661. CRMHS has seen a dramatic influx of individuals seeking opioid treatment services over the past two years and is currently Clark County's largest outpatient treatment provider for opiate addiction. Individuals receiving treatment at our facility not only receive Medication Assisted Treatment (MAT), but also behavioral health services including substance use disorder individual and group counseling, case management, peer support services, and support in housing and employment. Our services have proven to be transformative for homeless clients; moving individuals with substance use disorders from tents into recovery, housing, and employment.

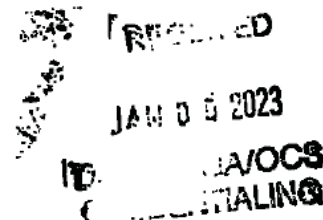
If you have any questions, concerns, or would like to know more about our Opioid Treatment Program, the move to the new location occurring in March of 2023, or any other behavioral health services offered by CRMHS, please let me know and we would be happy to present to you.

Thank you for serving our community.

Sincerely,

Columbia River Mental Health Services

Sarah Brown, MPA
Chief Policy & Compliance Officer
6926 NE Fourth Plain Blvd.
Vancouver, WA 98661



LIVES CHANGE HERE

CRMHS.org • 4601 NE 77th Avenue, Suite 180, Vancouver, WA 98662 • (360) 993-3000

000200

A Global Pandemic Begets a Local Epidemic Fentanyl hits Clark County – 2020 - present

Clark County Public Health issues warning over use of fentanyl

By Regina Rodriguez, Communications and Public Health
Published November 22, 2021, 10:15am

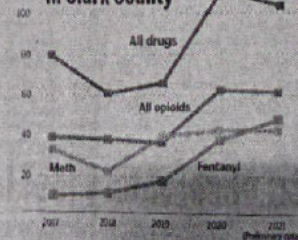
Share:     

- International shipping disruptions shifted drug supply from heroin to fentanyl
- Fentanyl now opioid of choice
- Client report: \$3 / pill

www.columbian.com

Unpublished Data: NorthStar Clinic

Overdose deaths in Clark County



	2017	2018	2019	2020	2021
Fentanyl	10	11	17	37	47
Methamphetamine	33	22	39	42	42
All opioids	39	38	36	62	61
All drugs	80	61	66	103	103

SOURCE: Clark County Public Health

See Columbian

Synthetic Drugs → Here to Stay



Heroin = Complicated Logistics

- Farmland & workers
- Irrigation, pesticides, fertilizers
- Cultivation followed by processing in a facility
- Smuggle big bulky packages across international borders

Fentanyl at Your Fingertips

- International: A lab with commonly available chemicals
- Local: Laptop, internet connection, PO Box



- 1 kg of FYL powder = 250 kg heroin
- Easier to smuggle a thermos than a dishwasher

Sam Quinones – The Least of Us - 2021

RECEIVED

JAN 05 2023

DOH/HSQA/OCS
CREDENTIALING

000201

Clark County: Fentanyl Use & Treatment Observations

- Generic Suboxone®: more complicated to start, some patients report less effective than past experiencing stopping heroin or Rx opioid use
- Methadone treatment still effective, patients at higher doses
- Patients early in treatment observationally more unstable
 - Milieu challenges
 - Anger
 - Threats of violence
 - Actual violence

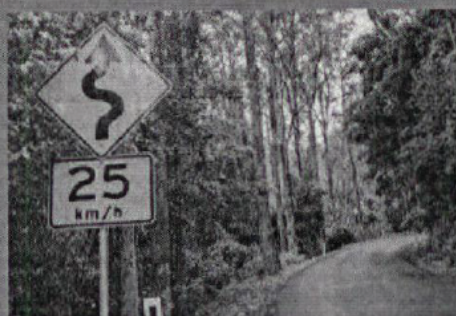


www.columbian.com
Unpublished Data: NorthStar Clinic

Medication Assisted Treatment (MAT) at The NorthStar Clinic

Addiction is a Chronic Disease of the Brain

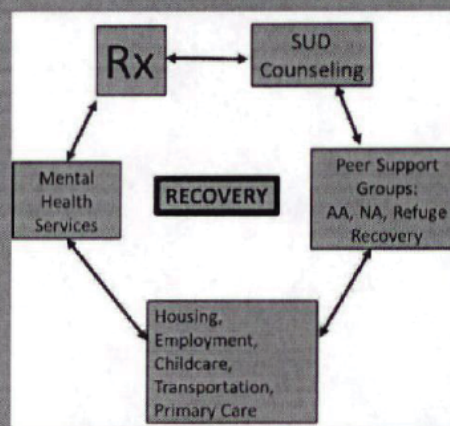
- Long term, progressive & relapsing disease of the brain
- Marked by stages of progress and regression
- Relapse and related behaviors are a feature of the illness rather than an indication of failure of the treatment plan or patient-effort
- With treatment, success rates for recovery from SUD are similar to other chronic diseases like Type II Diabetes and congestive heart failure
- Disease model approaches equal better outcomes



NorthStar Treatment Services

(hardly just one drug for another)

- FDA approved medications
 - Methadone, buprenorphine/naloxone, naltrexone
- Addiction Counseling, 1:1 & groups
- Mental Health evaluation, counseling, & Psychiatric prescribing
- Case Management
 - Transportation, housing, employment
- Peer Support
- Treatment for Hepatitis C & Limited Primary Care services
- Dispense Narcan®
- Continuity of treatment in other settings:
 - Inpatient treatment
 - Jail
 - Nursing Homes



RECEIVED

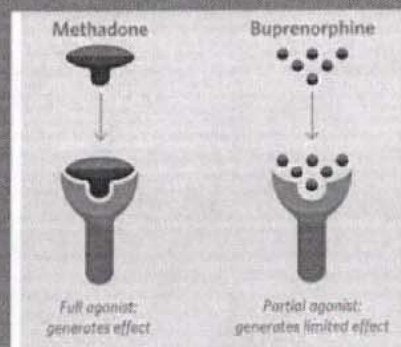
JAN 05 2023

DOH/HSOA/OCS
CREDENTIALING

000203

How do MAT Medications Work?

- Agonists – Methadone and Buprenorphine
- Bind to opioid receptor –
slow on, slow off =
no euphoria
- Reduces cravings
- Prevents withdrawal symptoms
- Blocks effect of illicit opioids
- Help the brain feel normal, to allow for the work of recovery

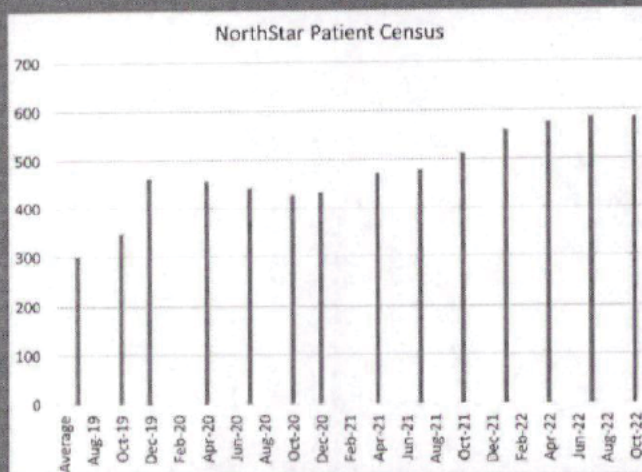


Why? opioid-based MAT?

- Most effective treatments in OUD
 - 40-60% reduction in risk of death
 - Heavily Studied
 - Reduction in HCV / HIV infections, other IV drug use related infections
 - Improvement in pregnancy outcomes
 - Decrease in criminality
 - Improved retention in treatment services
 - NorthStar Experience
 - ~66% of Methadone patients are still in treatment after 90 days
 - ~33% for buprenorphine/naloxone

NorthStar: We've Outgrown Our Space

- Expanded hours
- Added services
- Walk-in appointments M-F
- Clinic census doubled:
2019 to 2022



New Location: 7105 NE 40th Street



- ~8000 square feet
- 18 Treatment Rooms
- Improved Privacy Experience
- Lab to support medical services
- Centrally located on bus lines and close to I-5, SR500, I-205

RECEIVED

JAN 05 2023

DOH/HSOA/OCS
CREDENTIALING

000205

Thank you

&

Questions?

Kevin Fischer, MD

EXHIBIT E

Report Number	Report ID	Report Type	Report Subtype	Report Date / Time	Event Start Date / Time	Even Most recent status ch.	Neighborhood
2018-003249	16360084203	*Offense / Incident	50991 WARRANT / FUGITIVE	3/1/2018 17:11	3/1/2018 16:00 Thu	3/2/2018 0:00	BAGLEY DOWNS
2018-006969	16360157711	*Offense / Incident	54011 HIT & RUN-INJURY	5/11/2018 11:23	5/11/2018 11:23 Fri	5/12/2018 0:00	BAGLEY DOWNS
2018-016115	16360318937	*Offense / Incident	23990 LARC-OTHER	10/18/2018 12:37	10/17/2018 8:15 Wed	10/20/2018 0:00	BAGLEY DOWNS
2018-017508	16360333233	*Offense / Incident	13160 INTIMIDATE/CRIM THREAT	11/9/2018 13:18	11/9/2018 12:56 Fri	11/9/2018 13:19	
2019-000449	16360394674	*Offense / Incident	T7010 SUSPICIOUS PERSONS	1/8/2019 15:42	1/8/2019 15:42 Tue	1/8/2019 15:43	BAGLEY DOWNS
2019-003831	16360454980	*Offense / Incident	23080 LARC-FROM BUILDINGS	3/7/2019 17:00	3/1/2019 18:00 Fri	3/7/2019 17:01	BAGLEY DOWNS
2019-005815	16360492415	*Offense / Incident	13130 SIMPLE ASSAULT-MISD	4/12/2019 11:12	4/12/2019 11:00 Fri	4/13/2019 0:00	
2019-012526	16360614718	*Offense / Incident	23990 LARC-OTHER	8/1/2019 13:14	8/1/2019 12:24 Thu	8/1/2019 13:15	BAGLEY DOWNS
2019-016237	16360679245	*Offense / Incident	29990 VANDALISM	9/30/2019 16:27	9/30/2019 14:20 Mon	10/18/2019 0:00	BAGLEY DOWNS
2019-020674	16360765164	*Offense / Incident	62050 ENVIRONMENT OFFENSES	12/13/2019 10:32	12/12/2019 17:00 Thu	12/13/2019 10:33	BAGLEY DOWNS
2020-001013	16360802026	*Offense / Incident	13160 INTIMIDATE/CRIM THREAT	1/17/2020 13:25	1/17/2020 13:05 Fri	1/17/2020 13:26	BAGLEY DOWNS
2020-009869	16360967874	*Offense / Incident	29990 VANDALISM	6/20/2020 19:30	6/15/2020 9:00 Mon	6/24/2020 0:00	BAGLEY DOWNS
2020-015578	16361066721	*Offense / Incident	28990 POSS/RECEIVED STOLEN PROPERTY	9/24/2020 12:42	10/1/2019 0:00 Tue	9/25/2020 0:00	BAGLEY DOWNS
2020-015567	16361067753	*Offense / Incident	25991 FORGERY/COUNTERFEITING	9/23/2020 16:29	9/23/2020 16:00 Wed	9/29/2020 0:00	BAGLEY DOWNS
2019-004538	16362460526	*Offense / Incident	513A0 MENTAL ILLNESS / POLICE OFC HO	3/21/2019 15:16	3/21/2019 8:35 Thu	3/21/2019 15:17	BAGLEY DOWNS
2019-020912	16362734952	*Offense / Incident	50991 WARRANT / FUGITIVE	12/17/2019 11:35	12/17/2019 11:35 Tue	12/17/2019 11:36	BAGLEY DOWNS
2020-002603	16362791410	*Offense / Incident	23990 LARC-OTHER	2/11/2020 14:31	2/11/2020 10:00 Tue	2/11/2020 14:32	
2020-017210	17156660751	*Offense / Incident	29990 VANDALISM	10/20/2020 14:20	10/10/2020 4:45 Sat	10/20/2020 14:21	BAGLEY DOWNS
2020-020926	19145008260	*Offense / Incident	RCW_69.41.020_FORGED PRESCRIP LEGEND DRUG	12/15/2020 18:51	12/15/2020 15:17 Tue	12/18/2020 13:21	
2020-020933	19171494151	*Offense / Incident	RCW_9A.56.040_THEFT II - FROM BUILDING	12/18/2020 14:19	12/15/2020 16:33 Tue	12/24/2020 11:17	
2021-001612	20033162878	*Offense / Incident	RCW_9A.46.020.2.B_HARASSMENT - FEL	1/22/2021 15:46	1/22/2021 6:20 Fri	1/23/2021 23:20	
2021-004498	21661832321	*Offense / Incident	RCW_9A.56.040_THEFT II - VEHICLE PARTS	3/4/2021 19:43	2/26/2021 9:15 Fri	3/5/2021 22:17	
2021-006306	22147298617	*Offense / Incident	RCW_9A.56.068_POSSESSION OF STOLEN VEHICLE	3/27/2021 21:21	3/27/2021 17:57 Sat	3/28/2021 0:16	
2021-015660	26445390316	*Offense / Incident	RCW_9A.56.040_THEFT II - FROM VEHICLE	7/27/2021 21:42	7/27/2021 17:59 Tue	7/28/2021 8:28	
2021-017481	27128927774	*Offense / Incident	RCW_9A.56.040_THEFT II - VEHICLE PARTS	8/26/2021 10:07	8/20/2021 8:49 Fri	8/26/2021 11:24	
2021-018566	27237278736	*Offense / Incident	RCW_9A.56.040_THEFT II - VEHICLE PARTS	9/4/2021 11:27	9/3/2021 22:00 Fri	9/6/2021 15:47	
2021-019580	27468700388	*Offense / Incident	RCW_9A.52.100_VEHICLE PROWL II	9/17/2021 18:04	9/17/2021 7:09 Fri	9/19/2021 22:58	
2021-024646	29727233980	*Offense / Incident	RCW_9A.48.090_MALICIOUS MISCHIEF III	11/17/2021 10:38	11/17/2021 9:46 Wed	11/28/2021 2:42	
2022-000218	30767680331	*Offense / Incident	RCW_9A.56.050_THEFT III	1/4/2022 10:30	1/4/2022 8:30 Tue	1/12/2022 16:11	
2022-009144	32586824699	*Offense / Incident	INC_PROPERTY FOUND	3/31/2022 19:19	3/31/2022 14:17 Thu	4/8/2022 11:38	
2022-010390	32857347687	*Offense / Incident	RCW_9A.56.065_THEFT OF MOTOR VEHICLE	4/15/2022 22:39	4/15/2022 15:24 Fri	4/16/2022 20:28	
2022-019338	35091424244	*Offense / Incident	RCW_9A.52.100_VEHICLE PROWL II	8/1/2022 17:35	7/29/2022 15:47 Fri	8/2/2022 8:29	
2022-026474	37343541828	*Offense / Incident	RCW_9A.56.050_THEFT III - VEHICLE PARTS	10/20/2022 18:32	10/20/2022 12:00 Thu	10/23/2022 23:26	

2022-028276	38131754177	*Offense / Incident	RCW_9A.56.065_ THEFT OF MOTOR VEHICLE	11/11/2022 16:41	11/11/2022 14:15	Fri	11/13/2022 8:55
2022-031501	39116212125	*Offense / Incident	RCW_9A.56.065_ THEFT OF MOTOR VEHICLE	12/24/2022 15:22	12/24/2022 13:50	Sat	12/25/2022 23:01
2023-000719	40325109777	*Offense / Incident	RCW_9A.52.030_BURGLARY II - OTHER	1/9/2023 15:44	1/9/2023 8:04	Mon	2/9/2023 0:26
2023-002089	41182430657	*Offense / Incident	RCW_9A.56.040_ THEFT II - VEHICLE PARTS	1/25/2023 18:07	1/24/2023 20:01	Tue	1/30/2023 15:27
2023-007368	48319040555	*Offense / Incident	RCW_9A.56.075_ TAKING VEHICLE W/O PERMISSIOI	3/31/2023 13:59	3/31/2023 12:25	Fri	3/31/2023 22:16
2023-009775	49323955020	*Offense / Incident	RCW_9A.56.065_ THEFT OF MOTOR VEHICLE	5/1/2023 16:53	5/1/2023 16:54	Mon	5/2/2023 7:21

EXHIBIT G

From: Vika Fidkevich <vika@churchoftruth.com>
Sent time: 05/16/2023 09:43:11 AM
To: Corbin, Kristian
Subject: Conditional Use Permit

You don't often get email from vika@churchoftruth.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.

Hello,

I'm emailing to request to participate in the virtual hearing for the conditional use permit to allow the specific use of Medical Center on the building zoned as General Commercial on 7105 NE 40th Street.

I'd like to side against this decision as this area has many young children, neighborhoods with elderly folk, and a business center nearby as well. A medical center such as the one being considered attracts people who are not in the right mind, can be a threat to the general public, and disrupt the local community.

--

Thank you,

Vika Fidkevich
The Church of Truth
360-253-7738

EXHIBIT H

From: Jennifer S <JenniferS@wendeldental.com>
Sent time: 04/21/2023 11:23:01 AM
To: Corbin, Kristian
Cc: carla.rise@sonesta.com
Subject: CRMH Opioid Clinic PRJ-168603/LUP-83119

You don't often get email from jennifers@wendeldental.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.

Good morning, Kristian. We were just informed that the building across the street from us is going to be an outpatient opioid treatment center.

This is clearly not good for our business that has been at this location for decades. We've already have had enough issues with the homeless population camping behind the old Elmer's building and coming across the street onto our property. They have been using our outside plug ins for charging things, destroying our outdoor plugs, and messing with the wiring. We had to repair and lock up our outside electrical. They have been using our water fountain for bathing, which they broke and we had to shut off. They set fire to our back door. They are breaking into our dumpsters, which we have to pay to repair and replace. They have been sleeping on our property and in our parking lot, both during business hours and at night. They have been doing drugs behind our building and threatening our employees. Our windows have been shot out multiple times (again, we had to pay to fix) and people have entered our building to use our restroom and would not come out until we forced them to leave.

The type of clients that are going to be attracted to this area for treatment is going to be detrimental to our property values and the value of our business, and to the safety of our employees, patients, and building itself. Opening this clinic will draw more of this unwanted and dangerous behavior and crime to our business.

We'd even consider purchasing the land and the building to allow this treatment center to open at a different location. We do understand the need for a center like this, but this is not the place.

Please send me information about how I can attend the hearing on May 16th.

Thank you,
Jennifer Sigman
Wendel Family Dental Centre
VP of Operations
7012 NE 40th Street
Vancouver, WA 98661
Main: 360-254-5254
Direct: 360-944-3105
jennifers@wendeldental.com

EXHIBIT I

From: Turner, Greg <Greg.Turner@cityofvancouver.us>
Sent time: 04/20/2023 12:56:53 PM
To: Corbin, Kristian
Subject: Fwd: Inquiry on a public hearing for a new methadone clinic
Attachments: Outlook-ap0z1t35.png

Kristian,
Could you provide them with the information o the public hearing? Thanks.

From: Dulce Gomez <gm.hievan@hiexpressvanwa.com>
Sent: Thursday, April 20, 2023 12:23:13 PM
To: Turner, Greg <Greg.Turner@cityofvancouver.us>
Subject: Inquiry on a public hearing for a new methadone clinic

You don't often get email from gm.hievan@hiexpressvanwa.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.

Hi Greg,

I'm trying to get information on the next public hearing for the methadone clinic that is being built were the old Elmers was. I'm not sure if you have help me or direct me to the right source.

The address to the location is: 7105 NE 40th st Vancouver wa 98661

Thank you
Dulce

Dulce Gomez

IHG® | Holiday Inn Express & Suites Vancouver, 7205 NE 41st St. Vancouver WA 98662

Tel: [360 253 0500](tel:3602530500) Fax: [360 253 0501](tel:3602530501)



EXHIBIT J

From: [REDACTED] <webresponse@cityofvancouver.us>
Sent time: 01/22/2018 10:40:54 AM
To: City Code Compliance Complaints <City.CodeComplianceComplaints@cityofvancouver.us>
Subject: Code Compliance Web Complaint



Code Compliance Web Complaint

Date Submitted: Monday, January 22, 2018 - 10:40am

Address of concern: 6926 NE Fourth Plain Blvd.

If you don't have an exact address, please provide either the address closest to the property or cross street and directions

6926 NE Fourth Plain Blvd. and 66th Ave.

Nature of complaint : Solid Waste/Garbage - VMC 6.12.110

If you do not see the subject of your complaint listed, please give a detailed description of your concern

Several shopping carts have been left along the side of the road. I have called the business's to have them come picked up. They get pushed into our parking lot and in the yard area around the community garden. There is currently a bright red Target cart upside down on the property. At one point there were 5 congregating at the stop sign out the rear of the lot. These carts move daily. After contacting a manager from Target, they suggested pushing the cart to the other side of the street. I was informed that once the carts leave Target's property, Target is no longer responsible for the cart.

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

I wish to keep my name confidential.

From: [REDACTED] via City of Vancouver Washington <webresponse@cityofvancouver.us>
Sent time: 11/18/2019 03:49:57 PM
To: City Code Compliance Complaints <City.CodeComplianceComplaints@cityofvancouver.us>
Subject: Code Compliance Web Complaint



Code Compliance Web Complaint

Date Submitted: Monday, November 18, 2019 - 3:49pm

Address of concern:

If you don't have an exact address, please provide either the address closest to the property or cross street and directions

Andreson and fourth plain (andreson side) in bushes/trees

tents and garbage with 2 grocery carts, next to our business. they are using the massive hole in fence to walk though. Unsure if these are the same campers that have been panhandling and doing drugs.

Nature of complaint : Solid Waste/Garbage - VMC 6.12.110

If you do not see the subject of your complaint listed, please give a detailed description of your concern

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

I wish to keep my name confidential.

From: [REDACTED] <webresponse@cityofvancouver.us>
Sent time: 03/13/2018 11:32:44 AM
To: City Code Compliance Complaints <City.CodeComplianceComplaints@cityofvancouver.us>
Subject: Code Compliance Web Complaint



Code Compliance Web Complaint

Date Submitted: Tuesday, March 13, 2018 - 11:32am

Address of concern: 6926 NE Fourth Plain Blvd

If you don't have an exact address, please provide either the address closest to the property or cross street and directions

Andresen and Fourth Plain...by SR500

Nature of complaint :

If you do not see the subject of your complaint listed, please give a detailed description of your concern

nuisance of homeless campers currently 3 "tents" located in bushes off SR500 and Andresen. Complaints from employee and clients of our agency that they are coming on the Columbia River Mental Health Services Property asking for food, money and cigarettes. They come in and out through large holes that other homeless camps have created. Our security guard has asked them to move.

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

I wish to keep my name confidential.

From: [REDACTED] via City of Vancouver Washington <webresponse@cityofvancouver.us>
Sent time: 02/17/2020 03:52:30 PM
To: City Code Compliance Complaints <City.CodeComplianceComplaints@cityofvancouver.us>
Subject: Code Compliance Web Complaint
Attachments: img_5855.jpg



Code Compliance Web Complaint

Date Submitted: Monday, February 17, 2020 - 3:52pm

Address of concern:

If you don't have an exact address, please provide either the address closest to the property or cross street and directions

property off SR 500 and Andresen next to Columbia River Mental Health- 6926 NE Fourth Plain Blvd

Nature of complaint :

If you do not see the subject of your complaint listed, please give a detailed description of your concern

A homeless camp is beginning to form along the property line. The fence used to have a lock on it to prevent people for entering "wetland" it has since been cut off. There is garbage all along that area with possible needles. Every morning we are having to wake up multiple homeless people and ask them to leave the property

Name: [REDACTED]

Phone: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

I wish to keep my name confidential.

EXHIBIT K

Christine Harlan

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Thursday, May 18, 2023 5:24 PM
To: Bob C. Sterbank
Subject: Police Records Request :: P003746-051823



Thank you for submitting your request for the following public records:

(1) Incident and/or case reports, memoranda, e-mails, text messages and/or other written records documenting police responses at the above-referenced address, for the period January 1, 2018 to May 15, 2023;
(2) Records reflecting the total number of police responses and police calls for service associated with the above-referenced address and/or the business generally known as the Columbia River Mental Health Services Main Clinic and Northstar, for the period January 1, 2018 to May 15, 2023. These records should reflect date / time of police/response or call for service, type of crime, infraction, complaint, call or police response, and associated incident or case report number.

Your request was received by the City of Vancouver, Washington, Police Records Division and has been assigned reference number P003746-051823 for tracking purposes.

You will be contacted within five (5) business days with an update as to when the responsive records will be available. You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

Thank you for your interest in public records.

City of Vancouver, Washington

Police Records

To monitor the progress or update this request please log into the [Vancouver Public Records Center](#).

EXHIBIT L

Christine Harlan

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Monday, May 22, 2023 5:35 PM
To: Bob C. Sterbank
Subject: Public Records Request :: C000311-052223



Thank you for submitting your request for the following public records:

1. Communications (e.g., letters, memoranda, e-mails, text messages, and phone messages) between or among Michael Graves and/or other representative of Northstar 2.0 LLC, on the one hand, and any City of Vancouver elected official and/or employee, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 2. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) between or among any City of Vancouver employees or elected officials, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 3. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) from any third parties including members of the public related to the property located at 7104 NE 40th Street and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 4. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) from any third parties including members of the public related to the property located at 6926 NE Fourth Plain Boulevard , Vancouver and/or Columbia River Mental Health North Star Clinic. For this request No. 4, the date range is 1/1/2018 to the date of this request (5/22/23).

Your request was received by the City of Vancouver, Washington, Records Division on 5/22/2023 and has been assigned reference number C000311-052223 for tracking purposes.

You will be contacted within five (5) business days with an update as to when the responsive records will be available. You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

Thank you for your interest in public records.

City of Vancouver, Washington

Central Records

To monitor the progress or update this request please log into the [Vancouver Public Records Center](#).

EXHIBIT M

Christine Harlan

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Wednesday, May 24, 2023 2:30 PM
To: Bob C. Sterbank
Subject: [Records Center] Police Records Request :: P003746-051823

--- Please respond above this line ---



05/24/2023

Sent via email to: bob.sterbank@foster.com

Bob Sterbank
1111 Third Avenue 30th Floor
Seattle WA 98101

RE: PUBLIC DISCLOSURE REQUEST P003746-051823

Dear Bob Sterbank:

This letter is an acknowledgement of your records request dated 5/18/2023 5:23:27 PM, for the following:

(1) Incident and/or case reports, memoranda, e-mails, text messages and/or other written records documenting police responses at the above-referenced address, for the period January 1, 2018 to May 15, 2023;(2) Records reflecting the total number of police responses and police calls for service associated with the above-referenced address and/or the business generally known as the Columbia River Mental Health Services Main Clinic and Northstar, for the period January 1, 2018 to May 15, 2023. These records should reflect date / time of police/response or call for service, type of crime, infraction, complaint, call or police response, and associated incident or case report number.

Due to the City's other currently outstanding public records requests that we are processing, we anticipate the City will need until 6/29/2023 to locate and assemble the requested documents, notify third parties affected by the request pursuant to RCW 42.56.520, and to determine whether any of the information requested is exempt from disclosure.

You will be notified if additional time is required or if the requested records are ready earlier than the above referenced date. Please do not hesitate to contact me with any questions or concerns regarding the process of your request.

Sincerely,

Raelyn McJilton
Public Records Officer

To monitor the progress or update this request please log into the [Vancouver Public Records Center](#)



EXHIBIT N

Christine Harlan

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Wednesday, May 31, 2023 8:20 AM
To: Bob C. Sterbank
Subject: [Records Center] Public Records Request :: C000311-052223

--- Please respond above this line ---



05/31/2023

Sent via email to: bob.sterbank@foster.com

Bob Sterbank
1111 Third Avenue 30th Floor
Seattle WA 98101

RE: PUBLIC DISCLOSURE REQUEST C000311-052223

Dear Bob Sterbank:

This letter is an acknowledgement of your records request dated 5/22/2023 5:34:58 PM, for the following:

1. Communications (e.g., letters, memoranda, e-mails, text messages, and phone messages) between or among Michael Graves and/or other representative of Northstar 2.0 LLC, on the one hand, and any City of Vancouver elected official and/or employee, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 2. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) between or among any City of Vancouver employees or elected officials, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 3. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) from any third parties including members of the public related to the property located at 7104 NE 40th Street and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 4. Communications (e.g., le

Due to the City's other currently outstanding public records requests that we are processing, we anticipate the City will need until 6/30/2023 to locate and assemble the requested documents, notify third parties affected by the request pursuant to RCW 42.56.520, and to determine whether any of the information requested is exempt from disclosure.

You will be notified if additional time is required or if the requested records are ready earlier than the above referenced date. Please do not hesitate to contact me with any questions or concerns regarding the process of your request.

Sincerely,

Matthew (Matt) Oftedahl
Records Specialist

To monitor the progress or update this request please log into the [Vancouver Public Records Center](#)



EXHIBIT O

Christine Harlan

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Friday, June 9, 2023 2:21 PM
To: Bob C. Sterbank
Subject: [Records Center] Public Records Request :: C000311-052223

--- Please respond above this line ---



06/09/2023

Sent via email to: bob.sterbank@foster.com

Bob Sterbank
Foster Garvey PC
1111 Third Avenue 30th Floor
Seattle WA 98101

RE: PUBLIC DISCLOSURE REQUEST C000311-052223

Dear Mr. Sterbank:

This letter is an acknowledgement of your records request dated 5/22/2023 5:34:58 PM, for the following:

1. Communications (e.g., letters, memoranda, e-mails, text messages, and phone messages) between or among Michael Graves and/or other representative of Northstar 2.0 LLC, on the one hand, and any City of Vancouver elected official and/or employee, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 2. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) between or among any City of Vancouver employees or elected officials, related to the property located at 7104 NE 40th Street, Vancouver and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 3. Communications (e.g., letters, memoranda, e-mails, text messages and phone messages) from any third parties including members of the public related to the property located at 7104 NE 40th Street and/or Columbia River Mental Health and/or PRJ 168603 and/or LUP 83119; and 4. Communications (e.g., le

Please log into your GovQA account via the link below to download your materials. The enclosed records are comprised of 1,031 pages.

The City has made redactions to the documents where information is exempt from disclosure pursuant to the Washington State Public Records Act, RCW 42.56 RCW or other applicable authorities. Brief explanations of the particular exemptions are listed on the "Exemption Log" which is included in your materials. If the applicability of each exemption is not sufficiently clear to you, please contact me so that I may further explain the basis for non-disclosure.

If you feel that there are any missing documents or additional types of materials that your request sought, which are not included in the enclosed response, please contact me so your request may be clarified.

This concludes the City's response to the above-mentioned request. If you have any questions, please feel free to contact me.

Please log into your GovQA account to access these records: <https://www.cityofvancouver.us/fms/page/public-records>

Sincerely,
Matthew (Matt) Oftedahl
Records Specialist

To monitor the progress or update this request please log into the [Vancouver Public Records Center](#)



EXHIBIT P

Christine Harlan

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Friday, June 9, 2023 2:30 PM
To: Bob C. Sterbank
Subject: [Records Center] Police Records Request :: P003746-051823

--- Please respond above this line ---



06/09/2023

Sent via email to: bob.sterbank@foster.com

Bob Sterbank
1111 Third Avenue 30th Floor
Seattle WA 98101

RE: PUBLIC DISCLOSURE REQUEST P003746-051823

Dear Bob Sterbank:

This letter is an acknowledgement of your records request dated 5/18/2023 5:23:27 PM, for the following:

(1) Incident and/or case reports, memoranda, e-mails, text messages and/or other written records documenting police responses at the above-referenced address, for the period January 1, 2018 to May 15, 2023;(2) Records reflecting the total number of police responses and police calls for service associated with the above-referenced address and/or the business generally known as the Columbia River Mental Health Services Main Clinic and Northstar, for the period January 1, 2018 to May 15, 2023. These records should reflect date / time of police/response or call for service, type of crime, infraction, complaint, call or police response, and associated incident or case report number.

The enclosed records are comprised of 2937 pages. The City has made redactions to the documents where information is exempt from disclosure pursuant to the Washington State Public Records Act, RCW 42.56 RCW or other applicable authorities. Brief explanations of the particular exemptions are attached with reference to the page number of the titled .pdf file. If the applicability of each exemption is not sufficiently clear to you, please contact me so that I may further explain the basis for non-disclosure.

If you feel that there are any missing documents or additional types of materials that your request sought, which are not included in the enclosed response, please contact me so your request may be clarified.

This concludes the City's response to the above-mentioned request. If you have any questions, please feel free to contact me.

Please log into your GovQA account to access these records: <https://www.cityofvancouver.us/fms/page/public-records>

Sincerely,

Raelyn McJilton
Public Records Officer

To monitor the progress or update this request please log into the [Vancouver Public Records Center](#)



EXHIBIT Q

Christine Harlan

From: Gigler, Philip <Philip.Gigler@cityofvancouver.us>
Sent: Wednesday, June 7, 2023 4:57 PM
To: Bob C. Sterbank
Subject: RE: Public records requests and PRJ-168603/LUP-83119 Columbia River Mental Health CUP

Mr. Sterbank

This is very helpful since I had not seen the request prior to this. It is also helpful to have the request numbers to reference with our records department.

I will reach out to our records department and see if I can figure out the status of the request and if there is any hinderance to disclosure other than the overall volume of request that the City has.

I will let you know what information I learn as I learn it.

From: Bob C. Sterbank <Bob.Sterbank@Foster.com>
Sent: Wednesday, June 7, 2023 4:30 PM
To: Gigler, Philip <Philip.Gigler@cityofvancouver.us>
Subject: Public records requests and PRJ-168603/LUP-83119 Columbia River Mental Health CUP

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

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Hello, Mr. Gigler,

Following up on your comments last night, in which you expressed uncertainty / confusion with respect to the scope of Sonesta's pending public records requests ("PRRs"), please find attached a copy of my letter dated May 25, 2023, in which you will find a description of the PRRs, as well as e-mails from the City restating and acknowledging receipt of those requests.

If it would be helpful to the City's records officer(s) to discuss the order of production of any installments, or any questions they may have about the request itself, or potentially responsive documents, please let me know. Given the Hearing Examiner's on-the-record encouragement to the City to respond more quickly than the City's previously-estimated dates, I wanted to reach out to offer our assistance to help the City respond as quickly and efficiently as possible.

I look forward to hearing from you.

Kind regards,

Bob Sterbank
Of Counsel

Tel: (206) 816-1354 • *Fax:* (206) 447-9700
bob.sterbank@foster.com

Foster Garvey PC
1111 Third Avenue, Suite 3000
Seattle, WA 98101
foster.com

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Christine Harlan

From: Gigler, Philip <Philip.Gigler@cityofvancouver.us>
Sent: Friday, June 9, 2023 9:51 AM
To: Bob C. Sterbank
Subject: RE: Public records requests and PRJ-168603/LUP-83119 Columbia River Mental Health CUP

Mr. Sterbank,
I made them aware of the hearing deadline and they said they will do their best.
Have a nice weekend.

From: Bob C. Sterbank <Bob.Sterbank@Foster.com>
Sent: Thursday, June 8, 2023 4:03 PM
To: Gigler, Philip <Philip.Gigler@cityofvancouver.us>
Subject: RE: Public records requests and PRJ-168603/LUP-83119 Columbia River Mental Health CUP

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Mr. Gigler,

Thanks for your response. Please let me know if I can assist. Otherwise, we'll wait to hear, with your understanding of course that time is of the essence given the time limitation the Hearing Examiner imposed.

Thanks again,

Bob Sterbank
Of Counsel

Foster Garvey PC
Tel: (206) 816-1354
bob.sterbank@foster.com

From: Gigler, Philip <Philip.Gigler@cityofvancouver.us>
Sent: Wednesday, June 7, 2023 4:57 PM
To: Bob C. Sterbank <Bob.Sterbank@Foster.com>
Subject: RE: Public records requests and PRJ-168603/LUP-83119 Columbia River Mental Health CUP

Mr. Sterbank

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I will reach out to our records department and see if I can figure out the status of the request and if there is any hinderance to disclosure other than the overall volume of request that the City has.

I will let you know what information I learn as I learn it.

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Sent: Wednesday, June 7, 2023 4:30 PM
To: Gigler, Philip <Philip.Gigler@cityofvancouver.us>
Subject: Public records requests and PRJ-168603/LUP-83119 Columbia River Mental Health CUP

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If it would be helpful to the City's records officer(s) to discuss the order of production of any installments, or any questions they may have about the request itself, or potentially responsive documents, please let me know. Given the Hearing Examiner's on-the-record encouragement to the City to respond more quickly than the City's previously-estimated dates, I wanted to reach out to offer our assistance to help the City respond as quickly and efficiently as possible.

I look forward to hearing from you.

Kind regards,

Bob Sterbank
Of Counsel

Tel: (206) 816-1354 ▪ *Fax:* (206) 447-9700
bob.sterbank@foster.com

Foster Garvey PC
1111 Third Avenue, Suite 3000
Seattle, WA 98101
foster.com

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EXHIBIT R

From: Corbin, Kristian <Kristian.Corbin@cityofvancouver.us>
Sent time: 05/12/2023 10:50:20 AM
To: Michael Graves <MikeG@crmhs.org>
Cc: James D. Howsley <jamie.howsley@jordanramis.com>; Bowen, Clarissa
Subject: Columbia Mental Health
Attachments: 230511 LT Hearing Examiner Rice.pdf image002.png

Good morning Michael:

We had a correspondence come in yesterday from the Hotel in the area. They stated they never received the written notice of application and have made a request to the Hearings Examiner to postpone the hearing for 45 days to allow them to obtain counsel on the matter. We did receive a "return to sender" from the address. The Hearing's Examiner requested the following information from your team in response to the letter:

- General feedback/response on the letter
- What source did you use to obtain the mailing addresses and was there a reason that the property address was used and not the owner address for the hard copy labels?

Can you provide this information today?

Kristian Corbin, Senior Planner
CITY OF VANCOUVER, WASHINGTON
Community Development Department
415 W 6th St. | Vancouver, Washington 98668
P: 360-487-7818 | TTY: 360-487-8602
www.cityofvancouver.us



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May 11, 2023

Sharon Rice
Vancouver Hearing Examiner
c/o Kristian Corbin, Senior Planner
City Hall
415 W 6th Street
Vancouver, WA 98660

Re: Request for continuance of 5/16/23 public hearing PRJ-168603/LUP-83119
Columbia River Mental Health

Dear Hearing Examiner Rice:

My name is Megan Bigelow, and I write as Assistant General Counsel and on behalf of Sonesta International Hotels Corporation ("Sonesta"). Sonesta operates the Sonesta ES Suites Portland Vancouver 41st Street hotel (the "Hotel"), located at 7301 NE 41st Street, Vancouver, Washington 98662. The Hotel is located a short distance from the site of the above-referenced proposal.

Staff at the Hotel informed me that they recently learned of an upcoming public hearing on May 16, 2023 on the above-referenced land use application. Hotel staff also informed us they had not previously received any written notice of the upcoming hearing, although the proposed site is located only a short distance from the Hotel. My office, and that of Sonesta's General Counsel, is in Massachusetts, and we are in the process of retaining land use counsel in Washington State to attend and participate on Sonesta's behalf in the public hearing. Given the lack of direct written notice to the Hotel and the short time remaining before the hearing, we respectfully request that the Examiner continue the public hearing for 45 days, to allow us time to complete the process of retaining local counsel, and to allow that counsel to adequately prepare for and attend the hearing. Sufficient time for is needed to allow counsel the opportunity to review the lengthy staff report and exhibits and obtain relevant background records, which may necessitate submission of public records requests to the City. The additional time is also needed to allow counsel to prepare to participate in the hearing itself, including preparation of written comments which we hope will both communicate Sonesta's views as well as assist the Examiner in conducting an efficient public hearing.

We respectfully request that you grant the requested continuance, and direct staff to re-note the hearing for a date at least 45 days from May 16, 2023.



Very truly yours,



Megan Bigelow
Assistant General Counsel
Sonesta International Hotels Corporation

cc: Bradford Maxwell, Esq. (via e-mail)
Carla Rise (via e-mail)
Shawna Dole (via e-mail)
Clarissa Bowen (via e-mail)

From: Sharon Rice <sharonrice@hearing-examiner.com>
Sent time: 05/12/2023 04:21:12 PM
To: Bowen, Clarissa
Subject: RE: PRJ-168603/LUP-83119 : Request for Continuance of 5/16 Public Hearing
Attachments: image001.png

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I will look at this, but I still need to know whether it can continue to June 20th or if it has to go later.

If it has to go later, I might be able to do a special hearing date on Tuesday 6/27, which would be 45 days-ish, if that date would work for the City.

Sharon Rice

Hearing Examiner

From: Bowen, Clarissa <Clarissa.Bowen@cityofvancouver.us>
Sent: Friday, May 12, 2023 4:06 PM
To: Sharon Rice <sharonrice@hearing-examiner.com>
Subject: PRJ-168603/LUP-83119 : Request for Continuance of 5/16 Public Hearing

Hi Sharon,

Here is the attachment/response I just received.

“ I would definitely oppose any continuation. Thanks for your help” is from Michael Graves with Columbia Mental Health Services.

Thanks.

Clarissa Bowen | Support Specialist
Land Use Planning
Community Development Department



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From: Michael Graves <MikeG@crmhs.org>
Sent time: 02/06/2023 10:42:10 AM
To: Corbin, Kristian; Karen Griggs Saltzberg <karen@dlc-architecture.com>
Subject: Re: PRJ-168603/LUP-83119 Columbia River Mental Health
Attachments: image001.png Outlook-w0w0kyqq.png

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Yes. We'll get those to you today. Thanks.

â€

â€Michael Graves

Facilities Manager



6926 NE Fourth Plain Blvd. | PO Box 1337 | Vancouver, WA 98666-1337
Office: (360) 993-3030 | Cell: (360) 216-5599 | Fax: (360) 993-3047
Email: MikeG@crmhs.org | Website: www.crmhs.org
www.facebook.com/liveschangehere

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From: Corbin, Kristian <Kristian.Corbin@cityofvancouver.us>
Sent: Monday, February 6, 2023 10:40 AM
To: Michael Graves <MikeG@crmhs.org>; Karen Griggs Saltzberg <karen@dlc-architecture.com>
Subject: [External] PRJ-168603/LUP-83119 Columbia River Mental Health

Good morning:

We are reviewing the submitted materials for this one. As a reminder, can you send me two hard copies of the mailing labels? You can have someone drop them off for me or mail them to me at city hall. Can you put Attn. Kristian on the package?

Thanks and take care,

Kristian Corbin, Senior Planner
CITY OF VANCOUVER, WASHINGTON
Community Development Department
415 W 6th St. | Vancouver, Washington 98668
P: 360-487-7818 | TTY: 360-487-8602
www.cityofvancouver.us



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From: Karen Griggs Saltzberg <karen@dlc-architecture.com>
Sent time: 02/07/2023 11:18:58 AM
To: Corbin, Kristian
Cc: Michael Graves <MikeG@crmhs.org>
Subject: Re: PRJ-168603/LUP-83119 Columbia River Mental Health
Attachments: image004.png image005.png image001.png NS 2.0 - Conditional Use Permit Narrative added info 2-7-23.pdf

Hi Kristian,

Please see attached supplemental narrative for CRMHS conditional use application. Please let me know if you have any questions or any additional comments that we can address in the supplemental narrative or if this will suffice for what you are looking for.

Thank you,
Karen Griggs Saltzberg
DLC Architecture, LLC
(360) 606 2351

On Mon, Feb 6, 2023 at 4:26 PM Corbin, Kristian <Kristian.Corbin@cityofvancouver.us> wrote:

Good afternoon Michael:

Thank you for getting the labels to me. The only other thing I can see that can be addressed at this time is the narrative. I noticed a few of the approval standards answered in the current narrative but the format is a bit off. Can you address the approval standards number by number? It can just be something you email me in PDF format and I can add it to the existing narrative. Can you have this to me by the end of the week?

Please see below:

VMC 20.245.040

A. *Approval standards.* The Hearings Examiner shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide adequate area for the needs of the proposed use;
2. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features;
3. All required public facilities have adequate capacity to serve the proposed development;
4. The applicable requirements of the zoning district, and other applicable documents are met except as amended by the conditional use permit or variances requested pursuant to Chapter [20.290](#) VMC; and
5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

Thanks and take care,

Kristian Corbin, Senior Planner
CITY OF VANCOUVER, WASHINGTON
Community Development Department

415 W 6th St. | Vancouver, Washington 98668



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From: Michael Graves <MikeG@crmhs.org>

Sent: Monday, February 6, 2023 10:42 AM

To: Corbin, Kristian <Kristian.Corbin@cityofvancouver.us>; Karen Griggs Saltzberg <karen@dlc-architecture.com>

Subject: Re: PRJ-168603/LUP-83119 Columbia River Mental Health

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Yes. We'll get those to you today. Thanks.

â€

â€Michael Graves

Facilities Manager



6926 NE Fourth Plain Blvd. | PO Box 1337 | Vancouver, WA 98666-1337

Office: (360) 993-3030 | Cell: (360) 216-5599 | Fax: (360) 993-3047

Email: MikeG@crmhs.org | Website: www.crmhs.org
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From: Corbin, Kristian <Kristian.Corbin@cityofvancouver.us>

Sent: Monday, February 6, 2023 10:40 AM

To: Michael Graves <MikeG@crmhs.org>; Karen Griggs Saltzberg <karen@dlc-architecture.com>

Subject: [External] PRJ-168603/LUP-83119 Columbia River Mental Health

Good morning:

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Thanks and take care,

Kristian Corbin, Senior Planner

CITY OF VANCOUVER, WASHINGTON

Community Development Department

415 W 6th St. | Vancouver, Washington 98668

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EXHIBIT S



P.O. Box 1995 • Vancouver, WA 98668-1995
www.cityofvancouver.us

Pre-Application Conference
Community & Economic Development Department

Conference Date: Thursday, April 30, 2020; 11:00 am (no meeting held due to city hall closure) Uploaded to ePlans; applicant notified of upload

Case File: PRJ-164959/PIR-78324
DSHS Behavioral Health

Description: Construction of 2 new buildings; one single story 17,000 square foot building with 16 beds; and one two-story 38,000 square foot building with 16 beds on each floor. Site improvements and parking will be provided.

Site Location: 6926 NE Fourth Plain Blvd.

Legal Description: Tax Lots 160453001, 160453002, 16053000, 162960000, located in the NE Quarter of Section 19, Township 2N, Range 2E of the Willamette Meridian

Contact Larry Convey – DSHS
PO Box 45848
Olympia WA 98504
360-628-6662

Applicant: Jim Wolch – BCRA
2106 Pacific Ave, Suite 300
Tacoma WA 98402
253-320-0119

Property Owner: Columbia River Mental Health
6926 NE Fourth Plain Blvd
Vancouver WA 98661
360-993-3179

Comprehensive Plan: Commercial (COM)

Zoning Designation: Community Commercial (CC)

Case Manager: Patti McEllrath, Senior Planner 360-487-7893

Neighborhood Assoc(s): Bagley Downs

PROCEDURAL NOTE

The comments provided are preliminary and intended only to assist the applicant in identifying pertinent issues regarding general city of Vancouver requirements as of the date of the pre-application conference. These comments are based on a preliminary review of the information presented and/or available at the time of the pre-application conference. Any changes to the proposed development after the meeting date may void comments made in this report. These comments are in no way implied or intended to be final in their nature or inclusive of all city regulations and requirements that may apply.

Please note: All preliminary land use applications must be submitted electronically through ePlans. Go to this website for more information on submitting electronically:
<http://www.cityofvancouver.us/ced/page/eplans>.

APPLICABLE STANDARDS

The application shall include a **comprehensive** narrative addressing how the development complies with the standards outlined below, including a description of the uses proposed for the site, and a construction schedule.

Comprehensive Plan

VMC Title 11: Streets and Sidewalks

VMC Title 11.70: Concurrency

VMC Title 14.04, 14.10, and 14.16: Water and Sewers

VMC Title 14.24: Erosion Control

VMC Title 14.25: Stormwater

VMC Title 14.26: Water Resource Protection

VMC Title 16: Fire Code

VMC Title 17: Building and Construction

VMC Title 20: Zoning/Land Division/SEPA

Revised Code of Washington (RCW)

GENERAL SITE INFORMATION:

Zoning District	CC
Adjacent Zoning Designation	R-30 to the west (across NE 66 th Ave); CC to the west and north; CG to the south
Comprehensive Plan Designation	COM
Parcel Size	4 Parcels totaling approximately 170,319 sq. feet/3.9 acres
Adjacent Land Uses	Residential to the west (across NE 66 th Ave); Commercial to the south and east; SR-500 to the north
Access Roads	NE 66 th Ave to the west
Existing Vegetation	A few trees grasses/plants
Existing Structures	Parcels to be developed are vacant

Topography	The site is generally flat
Geologic Hazards	Ground Shaking Amplification Area
Seismic Hazard	D
Flood Plains	Outside flood area
Wetlands	No mapping indicators
Archaeology	Priority level A
Drainage Basin	Burnt Bridge Creek
Wellhead Protection	The site does not fall within a wellhead protection area
Soils	H1B, non-hydric ThA, hydric
Traffic Impact Fee District	Columbia
Sewer District	City of Vancouver
Water District	City of Vancouver
Fire Service	City of Vancouver
Neighborhood Association	Bagley Downs

KEY ISSUES

- Use Classification: Medical Center-Essential Public Facility
- Geologic Hazard - Ground Shaking Amplification Area D – Critical Area Report required
- Compliance with development standards of VMC 20.855 Essential Public Facility required

ZONING COMMENTS

Patti.mcellrath@cityofvancouver.us 360-487-7893

REQUIRED PROCESSES:

Based on the submitted materials the following processes are required to complete the proposal:

Type III
Conditional Use/Essential Public Facility
Site Plan Review with SEPA – Type II

Per VMC 20.210.020.D, when more than one application is submitted for a given development and those applications are subject to different types of procedure, then all of the applications are subject to the highest type of procedure that applies to any of the applications.

APPLICABLE TIMELINES:

Fully Complete Review

Per VMC 20.210.050.D, no later than twenty-eight (28) calendar days after receipt of the development application or request for review, the review authority shall notify the applicant as to the completeness of the application. An application shall not be deemed fully complete until all information necessary to evaluate the proposed activity, its impacts, and its compliance with the provisions of the Vancouver Municipal Code and other applicable codes and statutes has been provided to the satisfaction of the review authority.

Notice of Application

Within fourteen (14) calendar days after the date a Type III application is accepted as fully complete, the review authority shall issue a Notice of Application consistent with the requirements of Section 20.210.050.E and provide a Notice of Application to the recognized neighborhood association whose boundaries contain all or part of the site of the proposed development.

Comment Period

The review authority shall allow thirty (30) calendar days after the date of Notice of Application for individuals to submit comments.

Land Use Decision

A decision shall be made within the timelines specified by Section 20.210.050.H, and shall include:

1. A statement of the applicable criteria and standards pursuant to the Vancouver Municipal Code and other applicable law;
2. A statement of the facts as to how the application does or does not comply with applicable approval criteria; and
3. The reasons for a conclusion to approve or deny; and
4. The decision to deny or approve the application and, if approve, conditions of approval necessary to ensure the proposed development will comply with applicable law.

Following the decision there is a 14-day appeal period for the project. Once the appeal period has expired it is the applicant's responsibility to submit final engineering and planning plan sets that include any requested changes through the staff report and decision.

The applicant may submit a building application with the land use application or anytime thereafter. However, building permits will not be issued until preliminary land use approval has been issued and the Civil Plans are approved and a signed copy is forwarded to Building Inspection services.

Civil plan submittal for projects will not be accepted until after the staff report and/or recommendation to the Hearing Examiner has been issued.

SITE PLAN REVIEW (VMC 20.270)

All new development and modifications to existing developments shall require site plan review approval prior to the issuance of any building permits or commencement of any site work. To gain approval of a site plan the applicant must show:

- Compliance with applicable standards. The proposed development shall comply with all applicable design and development standards contained in this Title and other applicable regulations.
- Adequacy of public facilities. The applicant shall demonstrate availability of adequate public services, e.g., roads, sanitary and storm sewer and water, available to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations.

ZONING DISTRICT (VMC 20.430):

Per Table 20.430-1, Medical Centers are allowed in the Community Commercial (CC) zone by Conditional Use Permit. This requires adherence to the standards found at VMC 20.245 and a hearing before the Vancouver Hearings Examiner.

Medical Centers are defined as: Facilities providing inpatient, outpatient, emergency, and related ancillary services to the sick and infirm, including drug and alcohol treatment. Usually developed in campus setting. Accessory uses may include diagnostic and treatment facilities; laboratories; surgical suites; kitchen/food service facilities; laundry; housekeeping and maintenance facilities; administrative offices; and parking. Medical centers may also include free-standing offices for hospital-based and/or private-practice physicians and other allied health care professionals; these medical office buildings are regulated as offices. (see subsection

(C)(6)(b) of this section) Such a facility that has regional or state-wide significance is classified as an Essential Public Facility by the provisions of the Growth Management Act.

DEVELOPMENT STANDARDS (VMC 20.430-040-1):

Standard	Required
Minimum setbacks	
West	10'* – L2 Buffer
North, south and east	0 or 5' – L1 Buffer
Maximum height	50 feet
Minimum landscaping requirement (percentage of total net area)	15%

*pursuant to the screening and buffering requirements of VMC 20.925.040-1 and VMC 20.925.040-2 **plus** an additional ½ foot for each foot the building exceeds 20 feet in height for a maximum setback requirement of 40 feet

CONDITIONAL USES PERMITS (VMC 20.245):

In order to approve or approve with conditions the conditional use permit request, the Hearings Examiner must find that:

1. The site size and dimensions provide adequate area for the needs of the proposed use;
2. The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features;
3. All required public facilities have adequate capacity to serve the proposed development;
4. The applicable requirements of the zoning district, and other applicable documents are met except as amended by the conditional use permit or variances requested pursuant to Chapter 20.290 VMC; and
5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

The applicant shall provide a narrative demonstrating that the proposed use meets the above criteria.

The Hearing Examiner shall make findings and decisions or recommendations in accordance with the timelines found at Section 20.05.110-D. The decision of the Hearing Examiner shall be final unless appealed to the City Council.

Time Limit of Approval.

1. *Time Limit.* Authorization of a conditional use permit shall be void after five years, unless a building permit has been issued and substantial construction has taken place.
2. *Extension.* Upon written request by the applicant and payment of the required fee pursuant to Chapter [20.180](#) VMC, the Planning Official may extend the authorization for a maximum of one year.

BOUNDARY ADJUSTMENTS: (VMC 20.310):

This proposal consists of 4 parcels. No buildings shall be constructed over property lines. If necessary, the lots shall be consolidated by recording a boundary line adjustment with the Clark County Auditor. Boundary line adjustment does not require review or approval by the City of Vancouver. Boundary line adjustments may not create additional parcels.

ARCHAEOLOGICAL RESOURCE PROTECTION (VMC 20.710):

The purpose of this ordinance is to encourage the identification and preservation of cultural, archaeological, and historic resources consistent with the Growth Management Act of 1990 as well as the Vancouver Comprehensive Plan. This project is located within an area of high probability for discovery of archaeological resources; therefore, a predetermination will be required. The archaeological predetermination shall be prepared by a profession archaeologist as defined by the state of Washington in RCW 27.53.030(8). If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find. This application will contact all applicable authorities.

CRITICAL AREAS PROTECTION (VMC 20.740):

Per VMC 20.740.130 Geological hazard areas include Landslide hazard areas, Seismic hazard areas and Erosion hazard areas.

Clark County GIS indicates this site is located within a Seismic hazard area. A NEHRP Site Class D which requires submittal of a critical area report addressing potential ground shaking amplification is required to be submitted with the application.

TREE CONSERVATION (VMC 20.770):

The purpose of this ordinance is to establish a process and standards to provide for the protection, preservation, replacement, proper maintenance and use of trees, associated vegetation and woodlands located within the City of Vancouver.

Unless otherwise exempted in Section 20.770.030, any site subject to a development, as defined in Section 20.150, within the City of Vancouver, shall be required to develop a Tree Plan and shall be required to meet the minimum tree density. (VMC 20.770.080).

Level V Tree Plan is required. If trees on abutting properties are close enough to be impacted by the development, locate, describe, and show the critical root zones of these abutting trees so that a determination can be made whether or not the trees will be adversely impacted by the development. Refer to VMC 20.770.050 for the Level V tree plan requirements. Tree density calculations are required to be placed on the plans. A tree density of 30 tree units per acre is required. Based on a 3.9-acre development area, 117 tree units are required.

Tree protection measures shall be shown on the grading and erosion control plans.

Per VMC 20.770.100.C, the tree maintenance requirements shall apply in perpetuity to developments that are multi-family residential developments in excess of four units, commercial and industrial. The applicant shall execute a covenant in a form agreeable to the City which shall require that the applicant and his successors comply with the maintenance requirement imposed by this section. The covenant shall be binding on successor property owners and owners' associations. The covenant shall be recorded by the county auditor.

URBAN FORESTRY

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Per VMC20.770.010 A7. Implement the goals and objectives of Low Impact Development (LID) from the Washington State Department of Ecology as required in the Western Washington Phase II Municipal Stormwater Permit. LID shall be the preferred and commonly -used approach to site development. Projects shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations.

Design project to minimize native vegetation loss to the maximum extent feasible. This requires examining multiple design options to minimize native vegetation loss.

Existing trees, vegetation and soils are critical elements of the environment. Mature trees provide a greater amount of biomass than newly planted trees, contributing to shading of pavements and improving air and water quality. Trees are part of the City's history and character. Protection, care and maintenance is required as part of construction activities and permit requirements of this Project.

Level V Tree, Vegetation and Soil Plan is required. The assistance of a qualified arborist is required to develop this plan. The project shall protect existing trees, vegetation and soils and incorporate them into Tree, Vegetation and Soil Plan. This includes evaluation of trees, vegetation and existing soils and incorporating these existing resources into the design of the project.

Per VMC. 20.770.070 B. 1. When there are feasible and prudent location alternatives on site for proposed building structures or other site improvements, existing native vegetation and trees are to be preserved, even if the minimum tree density is exceeded. This may require site redesign including, but not limited to: redesign of streets, sidewalks, stormwater facilities, utilities; changing the shape and size of the parking lot; reducing or limiting proposed site grading; and changing the locations of buildings or building lots. Provided, where necessary, density transfer areas per VMC 20.940 may be used to ensure protection and retention of trees. **The City can and will require site redesign if the existing trees and vegetation are not incorporated into the design of this Project.**

Additionally, since nearby trees on abutting properties may be close enough to be impacted by the development, the applicant shall locate, describe, and show the critical root zones of these abutting trees so that a determination can be made whether or not the trees will be adversely impacted by the development.

To meet density plant a mix of Incense Cedars and Douglas firs 15-20 feet on center in groupings and 20 feet from existing trees throughout development to create a ridge line that reflects the Northwest landscape. Limit Western Red Cedars due to drought/climate stress. Create greenway corridors through tree canopy connecting this development to and across adjacent properties. Per 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.** 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.

Include tree, vegetation and soil protection measures, standards and details on Grading Plan and Tree, Vegetation and Soil Plan. This shall include soil quality requirements per BMP T5.13 Post Construction Soil Quality and Depth for all areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope. The Tree, Vegetation and Soil Plan is also required as part of the Storm Water Site Plan (refer to Stormwater Section of preapp).

Explore options to manage and treat storm water using Silva Cell technology so that the project does not have to set aside land for storm water and to reduce future maintenance.

Plant shade trees and conifers to maximize shade in parking area off approved list such as European Hornbeam (*Carpinus betulus*), Wildfire Black Tupelo (*Nyssa sylvatica* 'Wildfire')

Presidential Gold Ginkgo (*Ginkgo biloba*) or Oregon White Oaks (*Quercus garryana*), Incense Cedars, and Douglas firs.

SEPA REGULATIONS (VMC 20.790):

The State Environmental Policy Act, Chapter 43.21C RCW, is intended to ensure that environmental values are considered by state and local government officials when making decisions. The primary purpose of SEPA is to evaluate the environmental impacts of a proposed project and identify methods to reduce the impacts. **A SEPA review of this proposal will be required.**

ESSENTIAL PUBLIC FACILITIES (VMC 20.855):

Essential public facilities are facilities of state-wide and/or regional significance, as opposed to facilities which only serve Clark County. The following development and siting standards apply to this proposal:

- 1. Early notification and involvement of affected citizens and jurisdictions shall be provided as follows: At least 90 days before submitting an application for such a facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposal, identify sites under consideration for accommodating the proposed facility, and identify opportunities to comment on the proposal. Applications for specific projects shall not be considered complete without proof of such a published notice in a local newspaper of general circulation.*
- 2. If it will generate substantial traffic as determined by the city's traffic engineer, such a facility shall be located near a major transportation corridor(s) served or planned to be served by mass transit.*
- 3. Inter-jurisdictional agreements shall be developed to mitigate any disproportionate financial burdens which may fall on the local jurisdiction within which a facility of a state, regional, or county-wide nature is located.*
- 4. The proposed project shall comply with all applicable provisions of the Comprehensive Plan, Title 20 and other applicable provisions of the Municipal Code, SEPA, and other federal, state and local statute, codes and ordinances.*
- 5. Applicants for such a facility shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:*
 - a. A justification of the need for the proposed facility in the proposed location. The applicant shall demonstrate that less impacting alternatives have been considered and found not to be feasible.*
 - b. The applicant shall also describe the process used to identify and evaluate alternative sites.*
 - c. An evaluation of the sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services.*
 - d. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger.*
 - e. A description of the relative environmental, traffic and social impacts associated with locating the proposed facility at the alternative sites that meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize adverse impacts.*

6. Special provisions for specific types of essential public facilities.

a. Secure community transition facilities conforming with the standards set forth below may be approved by conditional use permit following notice to all property owners and occupants of record within 1,500 feet of the proposed site.

1. Secure community transition facilities shall conform with all substantive, procedural and operational requirements set forth in RCW Chapter [71.09](#) and rules, regulations, and policy guidelines promulgated under the authority thereof or in response thereto.

2. Secure community transition facilities shall provide the following staffing and security measures:

a. The owner and operator of the secure community transition facility shall submit and maintain a plan for staffing, security measures, procedures for immediate public notification of escapes, and escapee search procedures ("the Plan"), all in a form and content satisfactory to the planning official. The security measures shall indicate the types of security measures/facilities proposed for the secure community transition facility including, but not limited to, constant electronic monitoring of residents, site security measures/equipment, and site access and control consistent with Chapter [71.09](#) RCW, unless otherwise ordered by a court. The plan, along with documentation of the planning official's concurrence in or rejection of the plan, shall be included in materials submitted to and reviewed by the Hearing Examiner, provided that the security plan made part of the public record shall not be in such detail that security of the facility would be compromised.

b. The owner and operator of the secure community transition facility shall enter into a contract with the city, in a form and content satisfactory to the City Attorney, committing the owner and operator to comply with and maintain the plan for the life of the facility.

c. The applicant shall install an eight-foot high fence, in character with the surrounding area, between the facility and all property boundaries. The Hearing Examiner may waive or lessen this requirement upon finding that due to existing site features or the type or character of adjoining uses, the privacy and security of the occupants of adjoining properties can be maintained in the absence of a fence or with a lower fence.

d. The facility shall have a backup power source.

3. No such facility shall be located adjacent to, immediately across a street or parking lot from, or within the line of sight of a risk potential activity or facility as defined in RCW [71.09.020](#). For purposes of this subsection, those specific risk potential activities and facilities described in the applicable state law shall be interpreted as follows and shall include such facilities located within the City of Vancouver and all neighboring jurisdictions:

a. Public and private schools and their grounds;

b. School bus stops;

c. Licensed child daycare and licensed preschool facilities;

d. Public parks;

e. Publicly dedicated trails;

f. Sports fields;

g. *Playgrounds;*

h. *Recreational and community centers;*

i. *Places of worship such as churches, synagogues, temples, and mosques;*

j. *Public libraries;*

k. *Any other risk potential activity or facility identified in siting criteria by the Department of Social and Health Services with respect to siting a secure community transition facility.*

IMPACT FEES (VMC 20.915):

Impact fees are calculated at the time of building permit issuance **not pre-application**. Currently impact fees are calculated as follows:

Transportation impact fees will be required prior to issuance of building permits. The project is located within the Columbia Subarea which requires \$180 per trip. Transportation impact fees will be determined based on the trip generation report submitted with the application. The following is the formula for calculating the transportation impact fee:

$$\text{TIF} = \text{Average Daily Trips} \times \$180 \times .85$$

LANDSCAPING (VMC 20.925):

Landscape equal to 15 percent of the net lot area of the site is required.

Per VMC 20.925.060, street trees, a minimum 2-inch caliper are required at 30-foot spacing along streets. Per VMC 20.925.030D, landscape irrigation is required for all landscaped areas. Show plan for irrigation on Site Plan Review submittal and whether it will be a permanent system or hose bibs located within a 50-foot radius of all landscaped areas.

Per VMC 20.925.070, buffering of parking areas facing a public street is required. This line of buffer material needs to be located back close to the 10-foot front and side street setback lines to avoid vision problems with traffic entering the public way. For additional landscaping requirements in parking lot areas, please refer to VMC 20.945.040(I).

Adherence to the Vision Clearance requirements found at VMC 20.985 will be required. These standards limit the height of fences, hedges, walls, berms etc. at street intersections and service driveways.

URBAN FORESTRY

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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 located in sight distance triangles.

Street trees shall be between 20-30 feet on center depending on conflicts such as street lights. Street trees shall not be more than 30 feet on center. Street trees shall not be closer than 15 feet to street lights. Minimum width between curb and detached sidewalk is 4 ft and root barriers are required per City standard along detached sidewalks.

Retain existing street trees along NE 66th Ave & NE Andresen. Fill in gaps with additional street trees depending on frontage improvements per the following:

Street trees located below high voltage wires or in 4 ft wide planting strip (detached sidewalk) shall be either: Persian Parrotia (*Parrotia persica* 'Ruby Vase' or 'Vanessa'), Amur Maackia (*Amur Maackia*) or Rocky Mountain Glow Maple (*Acer grandidentatum*).

Street trees located 3-4 ft behind an attached sidewalk shall be either European Hornbeam (*Carpinus betulus* 'fastigiata'), Wildfire Black Tupelo (*Nyssa sylvatica* 'Wildfire'), or Presidential Gold Ginkgo (*Ginkgo biloba* 'Presidential Gold')

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.

Proposed bioretention facilities located within the right of way shall design around required street trees.

At completion of construction all new landscaped areas within this project shall have compost amended soils. All existing landscaped areas within project shall have 3 inches of compost applied to the top of the landscaped areas, keeping the compost 3 inches from tree trunks.

Landscaping and Screening Requirements. Plant 1 (one) tree per 30 lineal feet along all property lines. Plant a mix of Incense Cedars and Douglas firs 15-20 feet on center in groupings and 20 feet from existing trees for screening and to create a ridge line that reflects the Northwest landscape.

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.

TreeCAP Recognition Program

Make our community a greener place as a TreeCAP tree steward business, organization, or resident. Through the Tree Canopy Achievement Program (TreeCAP), the City of Vancouver recognizes and rewards community members who go above and beyond to help build a healthy urban forest. We encourage developers and property owners to be leaders in our community by seeking Bronze, Silver, or Gold Leaf Recognition through TreeCAP. Awardees not only improve the health and beauty of our community, they also help the City of Vancouver reach our tree canopy goal of 28% citywide by 2030. For more information on this voluntary recognition program and how to participate, contact City's Urban Forester Charles Ray @ [360-487-8328](tel:3604878328) or charles.ray@cityofvancouver.us.

Contact the Urban Forestry Program for the approved Tree Selection List for Tree Units and Soil Amendment information.

PARKING and LOADING (VMC 20.945):

Per VMC 20.945-4, a Medical Center must provide a minimum of one parking space per 4 beds.

A total of 12 parking spaces are required based on a total of 48 beds.

Per VMC 20.945.040, the minimum parking space dimensions are as follows:

1. Standard Size: Width = 9 feet, Depth = 17 feet
2. Compact Size: Width = 8 feet, Depth = 15 feet.

(Up to one half of required spaces may be compact sizes with the exception of temporary lots, in which case there is no limit as to the proportion of compact size spaces.)

No parking shall be allowed within setbacks or required yards.

The required number of accessible and van accessible parking spaces shall comply with IBC Section 1106 and WAC 51-50-1106.

Per VMC 20.945.040(F), groups of 2 or more parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street or other public right-of-way is necessary.

Per VMC 20.945.040(H), multi-family, commercial, industrial and institutional uses are required to meet certain pedestrian access, circulation and connection standards.

Per VMC 20.945.040(I)(2), any off-street parking area shall be effectively screened by a site-obscuring fence, wall, or evergreen planting on each side, which adjoins property situated in a residential zone, or the premises of any school or like institution, or a public or private street. Screening along public streets shall be 3 feet in height; screening between properties shall be 6 feet in height.

Per VMC 20.945.040(L), parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop or bumper rail at least 6 inches high, located 2 feet back from the front of the parking stall. The front 2 feet of the parking stall may be concrete, asphalt or low lying landscape material that does not exceed the height of the wheel stop, provided sidewalks or other pedestrian paths are not obstructed.

Per VMC 20.945.040(M), parking lot design and drainage shall be subject to the review and approval of the Director of Public Works.

Per VMC 20.945.040(N), any lighting used to illuminate the off-street parking areas shall be arranged so that it will not project light rays directly upon any adjoining property in an R District. All off-street parking areas larger than 5,550 square feet shall be required to provide adequate illumination.

Loading Berth

Per VMC 20.945.080, one off-street loading berth is required.

Berths shall be a minimum of 10' wide, 45' long and 14' high.

Required loading berths shall be located on the site of the primary use to which they are an accessory. When there is a campus development, e.g., medical center, college, business park, required loading berths may be aggregated on the site.

Berths shall be provided in such a manner to avoid undue congestion and interference with public use of adjacent streets, sidewalks and alleys.

Off-street truck loading areas shall be separated from the off-street parking area.

The surface shall be paved with asphalt or concrete.

No berth shall be located closer than 50' to any other lot in any residential district unless entirely within a completely enclosed building.

SIGNS (VMC 20.960):

No signs are proposed at this time. Future proposals must adhere to the standards found at VMC 20.960.

SOLID WASTE/RECYCLING

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The proposed DSHS Behavioral Health project will need to plan for solid waste, per VMC 20.970. Preliminary plans do not show a solid waste enclosure area on the site. Specific requirements and recommendations for solid waste are noted below.

Minimum Enclosure/Solid Waste Area

Calculations for the minimum footprint area for solid waste are found in VMC 20.970.030(D)(2), noted below. The applicant is required to ensure they are meeting the minimum footprint for a solid waste storage area and that the area is detailed on the site plan.

VMC 20.970.030(D)(2)(d) Other- *Nonresidential buildings shall provide a minimum storage area of 100 square feet plus 4 sq. ft. / 1,000 sq. ft. of gross floor area (GFA).*

As proposed, the combined footprint of the buildings will be 55,700 sq. ft. that will require a minimum of 323 sq. ft. of space dedicated to solid waste storage.

The applicant may include the footprint area of internal spaces designated for garbage/recycling receptacles and storage towards total square feet requirement. Internal solid waste storage areas should be detailed on the site plan for this consideration.

Waste Connections' guidelines for commercial solid waste collection recommend the space needed by container type: recycle/glass/food waste cart: 4' x 4' each, **stationary containers (larger than 4 yards capacity): 8.6' x 8'**, moveable 'wheeled' containers (4 yards or smaller capacity): 8.6' x 5'. Waste Connections also **recommends a 55' clear approach to stationary containers.**

Recommendations Specific to this Proposal:

- The applicant shall designate space on the site for solid waste storage. The applicant will need to ensure that the proposed enclosure for the building meets the minimum footprint requirement and incorporates ample space for all containers and/or carts to avoid unsuitable storage practices.
- Solid waste recommends planning enough solid waste storage space for one wheeled garbage dumpster, one wheeled recycling dumpster and one glass cart.
- Carts or containers shall not be visible from the public street or stored in the right of way.
- Collection trucks will need to safely access the site for weekly collection. AutoTurn templates for these trucks are available for download from the city's website; <https://www.cityofvancouver.us/publicworks/page/truck-turning-radius>, consult solid waste staff for which truck template to use. If you require the truck dimensions in another format, please contact staff.
- While there is currently no requirement to cover all solid waste enclosures, each project is considered on a case by case basis and covering the enclosure may be required. Catch basins designed within trash enclosures shall not connect to the storm drain system. Depending on the type of collection equipment used, additional spill prevention factors may be required.

For questions or additional information about planning for solid waste, contact city solid waste staff.

GENERAL ENGINEERING

Public improvements are typically required for a new development. One or more engineering disciplines usually require Civil Plans. *Preliminary* and *Full Civil Plans* shall be stamped by a Washington State licensed civil engineer.

In the standard permit review process, the land use approval usually precedes the civil plan review process. **Streamlined projects in the alternative 90-day review process require Full Civil Plans with the initial land use application to start the civil plan review process.** For land use approval only, *Preliminary Civil Plans* are sufficient to show whether it is feasible for a project to meet engineering requirements. *Preliminary Civil Plans* to be uploaded include conceptual drawings and preliminary engineering reports. Depending on the project, *Preliminary Civil Plans* may or may not need all the items listed below for Civil Plans. The purpose of *Preliminary Civil Plans* is to provide City engineers enough information to make a fully complete determination, meaning the application contains sufficient information to make a land use decision of approval, approved with conditions or denial. It does not mean that the application meets applicable standards. Refer to each engineering discipline's section within this document and, if needed, contact the engineer assigned to determine *Preliminary Civil Plan* requirements for a fully complete application. The engineer assigned for each discipline is listed at the top of each section.

After the fully complete review process, City staff documents findings and requirements for the proposed project within a staff report. The applicant's next step is to follow the staff report requirements and if required start the civil plan review process by uploading *Full Civil Plans* with engineering reports. *Full Civil Plans* shall provide an engineering design which is 90% complete with all necessary plans, profiles, cut sections, details and reports.

The civil plan review process is a comprehensive engineering review process in which *Full Civil Plans* are submitted to the City, redlined by City staff and returned to the applicant for revision. Civil Plans for a typical development include the following:

- Cover Sheet
- Existing Conditions Plan
- Site Plan and/or Preliminary Plat
- Tree/Landscape Plan
- Grading and Erosion Control Plan
- Stormwater Plan
- Water/Sewer Plan
- Street Design Plan(per Transportation's Standard Drafting Requirements)
- Signing and Striping Plan
- Street Lighting Plan
- Stormwater Report
- Traffic Study
- Trip Generation and Distribution Report
- Trip Compliance Letter
- Trip Generation Letter
- Road Modification Request

The civil plan review process is repeated until the Civil Plans meet all applicable standards upon which *Final Civil Plans* are requested. *Final Civil Plans* receive conditional approval for construction. Conditions of approval for the proposed project will be determined by City staff and thoroughly outlined in a 'Plan Approval Letter (PAL)' addressed to the applicant. After *Final Civil Plan* approval occurs, the conditions outlined in the 'PAL' must be met by the applicant in order to obtain final acceptance, occupancy and/or final plat approval. Conditions for a typical development are listed below:

- ✓ Obtain all construction permits such as a grading permit, right of way permit, and an approved traffic control plan prior to the start of construction.
- ✓ Schedule and attend a preconstruction meeting with Construction Services.
- ✓ Construct the civil improvements and obtain a written 'Completion of Construction' from City inspection.
- ✓ Ensure erosion control measures are in place and functioning properly.
- ✓ Submit engineering stamped as-built drawings and CAD file of utilities and transportation improvements for review and approval.
- ✓ Submit a utility costs and quantities breakdown.
- ✓ Execute and submit all necessary documents for recording such as; public utility easements, utility covenants, deeds of dedication, and bills of sale.
- ✓ Obtain and submit street and stormwater maintenance bonds.
- ✓ Pay all applicable sewer and/or water main fees.
- ✓ Other conditions will apply depending on the project.

Written 'Final Acceptance' of the constructed public improvements will be granted only after all conditions listed in the 'Plan Approval Letter' are met.

Sanitary sewer and water System Development Charges (SDC) are collected prior to issuing a water meter and building occupancy. Sewer and water connection fee estimates are provided by the engineering counter upon request, (360) 487-7804.

References:

The design and construction of water, sewer, erosion control and stormwater systems shall be in accordance with the current *City's General Requirements and Details for the Design and Construction of Water, Sanitary Sewer, and Surface Water Systems*; available online at www.cityofvancouver.us on the Building, Planning & Environment tab under Engineering Review.

Transportation development information and details are available online at www.cityofvancouver.us on the Building, Planning, & Environment tab under Transportation Development Review.

The standard detail sheets may be omitted from the design plans by referencing the General Requirements on the civil plan cover sheet, using the 'Standard Detail Waiver Note' found on the City website under the same headings as the General Requirements listed above.

The Vancouver Municipal Code is available online at www.cityofvancouver.us on the City Government tab under Municipal Code.

Engineering Checklists:

- [CED Engineering](#)
- [Sewer](#)
- [Stormwater/Erosion Control](#)
- [Hydrology Report](#)

- [Transportation](#)
- [Water](#)

TRANSPORTATION

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NE 66th Avenue

- North of 33rd Street, NE 66th Avenue is designated a Collector Arterial which requires a minimum 60 feet full-width right-of-way and 38 feet paved street full-width per City Standard Plan T10-13. If the existing right-of-way is substandard, right-of-way dedication will be required. **Showing the right-of-way dimension on the preliminary and civil plans is a Fully Complete item.**
- **The west side of NE 66th Avenue is fully developed, therefore the applicant shall dedicate right-of-way and construct the street width to meet the full-width requirements listed above.**
- The existing road along the property frontage of NE 66th Avenue includes asphalt roadway only.
- The applicant shall install City of Vancouver standard frontage improvements along NE 66th Avenue including curb, gutter, driveway approach, detached sidewalks, planting strip, street lighting, ADA ramps, traffic control devices as warranted, and storm drainage (as required by the City Stormwater Ordinance). **The sidewalk shall extend around the cul-de-sac and connect to where the sidewalk currently terminates at the NE side of the cul-de-sac.**
- Trenching shall be restored per T05-04 A&B and T05-06 A&B (CDF). Asphalt restoration shall meet T05-01 A&B and T05-07. A single continuous width restoration is required. The pavement within NE 66th Avenue is a failed street and it will not withstand construction activities therefore, the restoration limits shall be expanded to full width along the project's frontage.
- Minimum driveway spacing from the property line is 10 feet and minimum distance between driveways is 50 feet on a Collector Arterial per VMC 11.80.110(A).
- Commercial driveway width off an arterial is 25 feet to 40 feet at the bottom of the ramp per VMC 11.80.110(A)(3).
- An approved turnaround is required where public streets are greater than 200 feet in length. Per 11.80.070.C-1, the minimum turnaround requirements along public streets are as follows:
 - 200 feet maximum length - Cul-de-sac with a 30 foot radius to face of curb and 36 foot radius to right-of-way required.
 - 400 feet maximum length - Cul-de-sac with a 35foot radius to face of curb and 44 foot radius to right-of-way required.
 - 600 feet maximum length - Cul-de-sac with a 45foot radius to face of curb and 54 foot radius to right-of-way required.

Right-of-way dedication may be required to accommodate turnaround requirements. City Standard Plan T10-01 includes minimum dimensions for turnarounds however the Fire Department may require larger dimensions than what is shown in the detail.

The length of a street termination is measured along the centerline from the intersection street curb line to the end of street or back of turnaround.

Therefore, the applicant is required to construct a 54 foot radius cul-de-sac at the terminus of NE 66th Avenue per City Standard T10-01B. **However, if the existing cul-de-sac radius doesn't meet this standard Transportation staff would support a road modification to retain the existing cul-de-sac.**

- **Signing and striping plans are required even if the applicant isn't proposing any new striping in the Public Right of Way. If no new striping is proposed the plan shall demonstrate what exists.**
- **Street lighting is required on public streets per VMC 11.80.090. Any substandard street lighting shall be required to be upgraded to current city standards as part of this project.**

Street lighting shall be installed and/or updated to meet the design standards per City Standard Plans T21-01A through T21-01D. If the applicant proposes to retain the existing lighting or install lighting that exceeds the maximum spacing requirement a photometric analysis will be required to ensure the lighting level standards are met. If the maximum spacing per T21-01A is met, the photometric analysis is not necessary.

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 COV approved material list.

New lights will be LED and existing HPS lights will be retrofitted to LED unless otherwise noted by Traffic.

Any new or existing lights that are within ten feet of primary power and/neutral lines, will require the developer to raise the power lines. The developer will need to work with Clark Public Utilities for requirements and costs.

Per City of Vancouver Street Lighting Policy; where existing street lights are mounted on Clark Public Utilities wood poles, the street lights shall be changed to current standards. However, when no roadway or sidewalk improvements are being installed within an existing neighborhood, the use of an aerial design with a **Type W** standard (wood pole mounting) may be approved by the City's Transportation Engineer.

- **The City of Vancouver views bicycle use as a viable mode of transportation. In order to facilitate bicycle use, the city requests the incorporation of bicycle parking into site design to provide a place for someone to securely store their bike. Bicycle parking design standards are outlined in VMC 20.945.050.**

City staff welcomes the opportunity to work with the applicant to provide bicycle parking with this project. For more information on bicycle facilities, please contact Shannon Williams at (360) 487-7898 or shannon.williams@cityofvancouver.us.

- Road Modifications shall meet the requirements of VMC 11.80.160 and be submitted with the governing application. **Road Modification submittal is a Fully Complete item.**

General Transportation Comments

- **Full-width and half-width street sections are required with all civil plan submittals.** The sections shall reference the standard plan number and include site specific soil types. The sections shall indicate full-width right-of-way and pavement dimensions in addition to the proposed improvements.
- Street Cut Permits shall be required anytime street cut work is performed in the right-of-way. Street Cut Permits shall be obtained from Engineering Services at Development Review at 487-7804.
- Street signing and striping shall be installed by the Developer. All street signs and striping shall be installed per the MUTCD. **A signing and striping plan shall be included in the civil plans as directed by the Traffic Department.**
- Street curvature shall be designed to accommodate Fire Department vehicles (single unit vehicles, per the AASHTO design manual).
- The City of Vancouver may revise, limit or prohibit street or driveway access movements where such movements may create dangerous or hazardous conditions. Such restrictions may include, but are not limited to driveway removal or relocation, installation of medians or curbing, and access restricting driveway design. (11.80.080, 11.80.110)
- ADA compliant pedestrian ramps per VMC 11.80.070 shall be placed at all intersections and where pedestrian crossing will occur. New ADA regulations require the use of truncated domes for all ramps as follows:

<u>LOCATIONS</u>	<u>COLORS</u>
All Brick Ramps	White
Streets with a majority of residential frontage and infill developments	Brick Red
Non-residential arterial streets and new residential development	Safety Yellow

- In general, full access intersections, signalized and non-signalized, on arterials will be permitted only at existing intersections with other county, state and city arterial and residential streets (VMC 11.80.110 (C)(1)).
- Per the International Fire Code, Section 503, a minimum 20 feet of unobstructed width is required for Fire Department apparatus access on all streets more than 200 feet in length. For all streets between 36 feet and 28 feet curb-to-curb paved width, "No Parking" signs shall be posted on one side, per City Standards, at the Developer's expense. For all streets less than 28 feet curb-to-curb paved width, "No Parking" signs shall be posted on both sides, per City Standards, at the Developer's expense.

- Transportation review and inspection fees will be collected prior to civil engineering plan approval.

Sight Distance and Vision Clearance Triangles

- Public and private streets, public alleyways, controlled and uncontrolled intersections and driveways shall comply with the sight distance requirements of VMC 11.80.140 and the current version of *A Policy on Geometric Design of Highways and Streets* (AASHTO). A sight distance analysis shall be provided in the applicant's traffic study or in a document for projects that do not require a traffic study.
- Vision clearance requirements shall be met per VMC 20.985 and City Standard Plan T04-04.
- *Vision clearance shall also be demonstrated on the site plan, plat, landscape plans and civil plans.*

Street Lighting

- Street lighting pole/fixture layout on plans shall be approved by the City of Vancouver. Street lighting power/wiring design on plans shall be coordinated with Clark Public Utilities (CPU). New contactor cabinets and service may be required. For additional information, contact CPU directly at 360-992-3000.

Parking and Circulation

- Per VMC 20.945.40(A). Review Authority. Parking lot design and drainage shall be subject to review and approval of the City Transportation Manager.
- At the time of application, the applicant shall submit turning movement diagrams to and through all access points, drive aisles and turnarounds utilizing the largest vehicle template anticipated.
- Pedestrian access to the fronting arterial roadway shall meet the requirements of VMC 20.945.040 (H) and VMC 20.914.020 (7).

Contact

- For additional information or questions, please contact Eric Hahn at (360) 487-7702 or via email at Eric.Hahn@cityofvancouver.us.

Standard Details and Procedural information

- **The City of Vancouver recently completed an update to the Vancouver Municipal Code, Title 11, Streets and Sidewalks. These changes took effect as of November 15, 2012 and will be applied to all new applications submitted thereafter. The revised Title 11 sections can be found at the following link:**
<http://www.cityofvancouver.us/vmc?tid=325&throbber=1>
- The City of Vancouver has revised standard details effective July 1, 2019. **The latest standard details may be referenced as part of the Transportation General Notes; with the exception of street standard plan cross-sections. Standard plan cross-sections must appear on the civil plans.** The files are available on the City of Vancouver web site:
<http://www.cityofvancouver.us/publicworks/page/transportation-development-review-and-capital-standard-plans-details>

CONCURRENCY

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- The applicant shall submit the Trip Generation and Distribution Report electronically to the City of Vancouver for review and approval. The Trip Generation and Distribution Report may be submitted via email (size permitting), on a disk or shared on an FTP site.

- The proposed development is within the following Transportation Management Zone (TMZ) and Transportation Analysis Zone (TAZ):

TAZ #176**Corridor/TMZ****Limits of Corridor**

Andresen	Mill Plain to SR 500
Andresen	SR 500 to 78 th Street
Fourth Plain	I-5 to Stapleton
Fourth Plain	Stapleton to I-205

- Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, the following example is an estimation of trips that would be generated by the proposal, provided by the City as a courtesy to the applicant. Final trip generation figures will be based on the applicant's trip generation report, as scoped later in this report.
- The City of Vancouver has adopted the 10th Edition of the ITE Manual. The applicant should utilize the 10th Edition for the trip generation in the Trip Generation and Distribution Report and/or Traffic Study.
- Use the weighted average rate given in the ITE Trip Generation Manual to calculate trip generation for the ADT.
- Use the methodology described in the ITE Trip Generation Handbook¹ to calculate trip generation for AM and PM peak hour trips.

¹ For AM & PM peak hour trips use the methodology described in the ITE Trip Generation Handbook, Second Edition, June 2004, Chapter 3, Guidelines for Estimating Trip Generation and including Figure 3.1 Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations.

Land Use	ITE Code	Trip Rate	Units	ADT	AM PEAK	PM PEAK
Proposed						
Hospital	610	10.72/1000 sf –ADT 0.89/1000 sf – AM Peak 0.97/1000 sf – PM Peak	38,000 sf	407	33	36

- Based on the initial information, the proposed project is required to meet the requirements of VMC 11.70 and 11.80.080 (B)(1).
- For developments generating 5 or more net new PM peak hour trips, the applicant is required to submit trip generation and distribution for the proposed development and to list the number of PM peak trips entering each of the concurrency corridors in table format. See Table 1 below for the list of corridors.

- The Trip Generation and Distribution Report shall include, but is not limited to, the following information:
 - The type and location of the development;
 - An identification of all affected transportation corridors and TMZs;
 - An estimate of the projected total average daily trips and AM/PM peak hour trips that will be generated by the development and a distribution analysis and assignment data;
 - An estimate of the date of occupancy of the development;
 - The trip generation and distribution report shall be prepared and stamped by a Washington state licensed Traffic Engineer.
- For developments generating less than 5 net new PM peak hour trips, trip distribution is not required. However, for concurrency purposes, all trips shall be assumed to impact the closest concurrency corridor.
- Trip distribution shall use the Regional Transportation Council select link assignment for the project TAZ. However, if the project generates less than 20 net new PM weekday peak hour trips, trip distribution may be based on existing traffic patterns and guidelines in the current ITE Trip Generation Handbook.
- Transportation Concurrency is evaluated according to the Corridor Classification. The Director may require additional information or modeling if an impacted corridor is operating close to the adopted level of service. Generally, where a proposed development sends trips to a Category 1 or Category 2 corridor, the Director shall track those trips and presume concurrency between LOS measurements pursuant to VMC 11.70.100.

Table 1: Concurrency Corridors and Current Classifications

Arterial Concurrency Corridor	Extent	LOS Standard Avg. PM Peak Speed (MPH)	2012 Corridor Classification
Mill Plain Blvd.	Fourth Plain to I-5	10	Category 1
	I-5 to Andresen	12	Category 1
	Andresen to I-205	12	Category 1
	I-205 to 136th Ave.	10	Category 1
	136th Ave. to 164th Ave.	10	Category 1
	164th Ave. to 192nd Ave.	10	Category 1
St. Johns / Ft. Van Way	Mill Plain to 63rd St.	12	Category 1
Fourth Plain Blvd.	Mill Plain to I-5	12	Category 1
	I-5 to Andresen	10	Category 1
	Andresen to I-205	10	Category 1
	I-205 to 162nd Ave.	10	Category 1
Andresen Road	Mill Plain to SR500	11	Category 1
	SR500 to 78th St.	15	Category 1
112th Avenue	Mill Plain to 28th St.	11	Category 1
	28th St. to 51st St.	15	Category 1

164th/162nd Avenue	SR14 to SE 1st St.	10	Category 1
	SE 1st St. to Fourth Plain	10	Category 1
Burton Road / 28th Street	18th St. to 112th Ave.	12	Category 1
	112th Ave. to 138th Ave.	10	Category 1
	138th Ave. to 162nd Ave.	12	Category 1
18th Street	112th Ave. to 138th Ave.	12	Category 1
	138th Ave. to 164th Ave.	12	Category 1
136th/137th Avenue	Mill Plain to 28th St.	12	Category 1
	28th St. to Fourth Plain	12	Category 1
192nd Avenue	SR14 to NE 18th St.	10	Category 1

Per-trip monitoring fees shall be charged for trips sent to every corridor, up to a maximum monitoring fee of \$1500 for any single development (VMC 20.180.070).

- The City of Vancouver may require further analysis for review and approval if the development will affect the operational level for an identified transportation corridor of concern. **A Trip Generation and Distribution Report is a Fully Complete item for project submittal.**

Contact

- For additional information or questions, please contact Eric Hahn at (360) 487-7702 or via email at Eric.Hahn@cityofvancouver.us.

FIRE	Lemont.lucas@cityofvancouver.us 360-487-724
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VMC 16.04.010 FIRE CODE:

As required by RCW Chapter 19.27, the city of Vancouver hereby adopts by reference the International Fire Code (IFC), including appendices B and E, as amended by RCW Chapter 19.27, WAC Chapter 51-54 and the provisions of this chapter. The approval of plans and specifications does not permit the violation of any section of the IFC or any federal, state, or local regulations. This project has been reviewed in accordance with the 2015 International Fire Code as adopted and amended by the Vancouver Municipal Code, Section 16.04. The applicant will be required to comply with all applicable codes and ordinances even in the absence of plan review comments. All permits applied for on or after July 1, 2020 shall meet the 2018 editions of the applicable International Fire and Building codes as adopted and amended by the State of Washington and the Vancouver Municipal Code.

IFC 102.1 CONSTRUCTION AND DESIGN REQUIREMENTS.

Each of the following conditions that apply shall be met prior to any occupancy approval for this project.

Specific to this project:

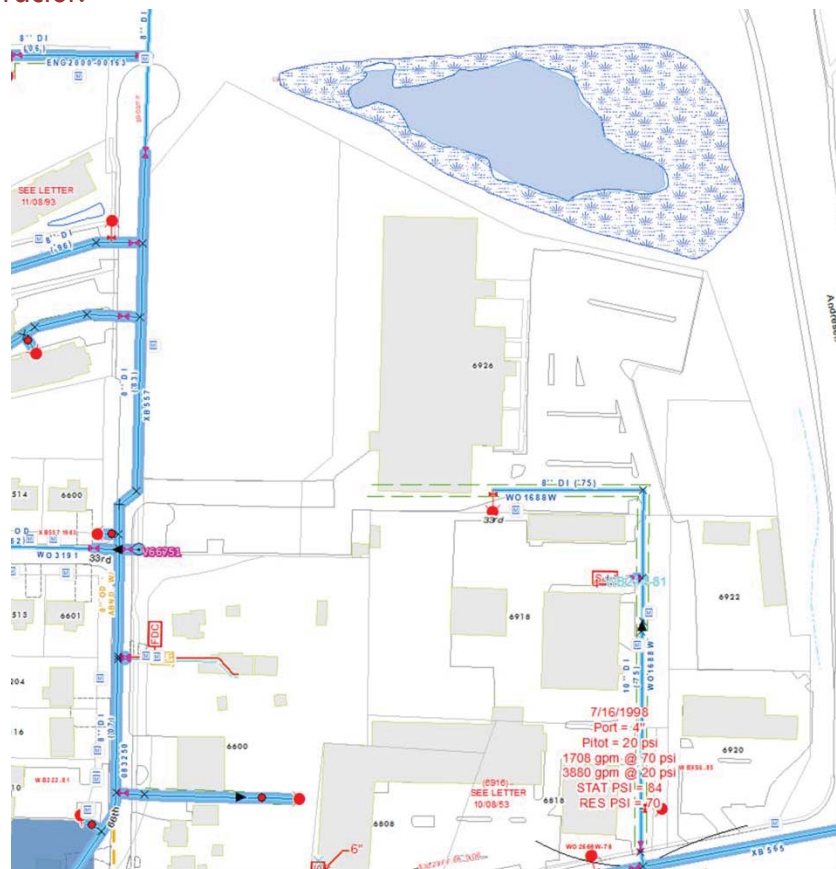
1. **CONSTRUCTION PERMITS** – Permit applications submitted on or after July 1, 2020 shall comply with the 2018 International Fire Code, and its referenced standards, as adopted and amended by the State of Washington and the Vancouver Municipal Code.
2. **FIRE – KNOX BOX** - A knox box (3200 series) shall be installed at an approved location with keys for emergency access to common areas and fire protection equipment. A knox

box may be purchased at www.knoxbox.com. Any contractor keys that are installed during construction shall be updated to the final occupant's sets prior to final occupancy.

3. **FIRE - SPRINKLERS** - A fire sprinkler system meeting the currently adopted edition of NFPA 13 shall be installed under a separate permit issued to a Vancouver endorsed fire protection contractor.
4. **FIRE - UNDERGROUND** - Underground fire service, if not installed under the fire sprinkler permit, shall be installed in accordance with the edition of NFPA 24 referenced by the International Fire Code or the most current edition of NFPA 24 under a separate permit issued to a Vancouver endorsed fire protection contractor.
5. **FIRE - ALARM** - A fire alarm system meeting the currently adopted edition of NFPA 72 shall be installed under a separate permit issued to a Vancouver endorsed fire protection contractor.
6. **FIRE - DAS SYSTEM** - A report shall be submitted to the Fire Marshal demonstrating that emergency responder radio coverage will be adequate within the proposed construction. If required, a separate permit is required for the design and installation of an emergency responder radio coverage system and shall be issued to a company with appropriate FCC licensing, expertise and the approval of Clark Regional Emergency Services Agency (911). It is recommended that provisions should be installed, such as dedicated conduit, for post construction installation of a DAS system should it be necessary.
7. **FIRE - SITE SECURITY DURING CONSTRUCTION** – During construction the site shall be secured from unauthorized entry via security fencing and after-hours security patrols (Fire Watch).
8. **FIRE - NO SMOKING DURING CONSTRUCTION** – During construction smoking shall be prohibited within the construction site except at exterior locations approved and identified by the general contractor.
9. **FIRE - NO PARKING FIRE LANE** – Approved signage or curb paint shall be installed prior to any occupancy.
10. **FIRE - TEMPORARY ADDRESS DURING CONSTRUCTION** – Temporary address signs shall be installed during construction for emergency response within the construction site.
11. **FIRE - PERMANENT ADDRESS** – Prior to occupancy address and unit numbers shall be visible and legible from the street or fire lane fronting the property for emergency response and the character sizes shall meet the minimums based on distance to the fire lane: Up to 50 feet – 4 inch; 51 to 100 feet – 6 inch; 101 to 150 feet – 8 inch; 151 to 200 feet – 10 inch; 201+ feet – 12 inch.
12. **FIRE - SIGNS** – Any space designed for assembly use (50+ occupant capacity) shall have the occupancy load posted. Each exit stair shaft shall contain the floor level identification and state ROOF ACCESS where applicable. Door signs are required for the following where applicable: "FACP", "RISER ROOM", "ELECTRICAL", "MECHANICAL", "ROOF ACCESS".
13. **FIRE - GATES** – Vehicle access gates shall be equipped with approved knox access provisions (padlock, key switch) or opticom strobe controls.

14. FIRE - PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION – On site employees shall be trained in the use of, and have access to, portable fire extinguishers. Minimum locations shall be at each stairway on all floor levels where combustible materials have accumulated, and in every storage and construction shed. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

15. FIRE - INSPECTIONS DURING CONSTRUCTION – Each permit holder shall make their own inspection requests. The general contractor shall not request inspections on behalf of a sub-contractor.



VMC 16.04.150 - IFC 503 FIRE APPARATUS ACCESS:

Standard Text: Fire apparatus access shall be provided, by an approved route, to within 150' of any point of the facility and any point on the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. Fire apparatus roads shall have a minimum clear width of 20' and clear height of 13'6".

Fire lane dimensions:

Access roads less than 28'in width, no parking is allowed on street

- Access roads 28' wide but less than 36' in width, parking is allowed only on one (1) side;
- Access roads 36' and greater in width, parking is allowed on both sides.
- Cul-de-sacs with a radius of less than 43' or other approved turn around provision that are specifically required by the fire department. No parking is allowed on street or within the required turn around provision.
- Additional access width may be required where ladder truck access or other access issues are identified. In those cases access roads in excess of 20' in width may require no parking fire lane signage.

The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles, signage and mailboxes. Minimum required widths and clearance dimensions shall be maintained at all times. Fire department required access lanes exceeding 200' in length shall be provided with an approved fire apparatus turn-around or with drive through provisions. Temporary or permanent fire apparatus emergency access lanes shall be established and maintained clear to within 150 feet of any portion of a structure on the project site.

Aerial Ladder Truck Access

Buildings or portions of buildings or facilities four or more stories height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire aerial apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 25 feet from the building, and shall be positioned parallel to one entire side of the building. The location of a fire aerial apparatus access lane shall be approved and shall be placed so that the use of this lane by the Fire Department will not completely obstruct access to the building or site.

Multiple Access Roads

Buildings three stories or exceeding thirty-five (35) feet in shall have at least two separate and approved emergency apparatus access roads from two directions. One of these lanes may be "Emergency Use Only". Buildings or places of assembly having an occupant load capacity or potential assembly of 500 or more persons may be required by the fire code official to have at least two (2) separate and approved emergency apparatus access roads from two directions. Buildings exceeding 62,000 square feet in gross building area or more may be required by the fire code official to have at least two separate and approved emergency apparatus access roads from two directions. Residential developments having one hundred (100) or more dwelling units shall be provided with at least two separate and approved fire apparatus access routes or connections from adjacent public streets or private ways designated as fire lanes. EXCEPTION: A single access lane may be approved where all of the structures within the development are equipped with approved automatic fire sprinkler systems provided:

1. All structures includes those not typically required to be sprinklered (offices, maintenance, clubhouses, etc.) and
2. The total number of dwelling units does not exceed 200.

IFC 506 Key boxes - Where required.

A knox box shall be installed at an approved location wherever there are supervised fire protection systems to allow non-destructive emergency after-hours access.

Specific to this project:

1. **Fire Lanes are not shown on submittal. Submit a FIRE RESPONSE SITE PLAN which includes the following details for review and approval:**
 - **Fire Lane boundaries, width, turning radii, gates across fire lanes and required turn-arounds or drive-through provisions.**
 - **Fire Lane signage and striping locations and details as demonstrated in the Development Standard 503 – Fire Department Emergency Access**
<https://www.cityofvancouver.us/fire/page/building-construction-resources>

- Fire hydrants, mains, Fire Department Connections for fire sprinkler systems, underground fire sprinkler supply mains into building
- Location of Fire Sprinkler Riser Rooms and Fire Alarm Control Panels (FACP)
- Location of Knox Box if known.
- Known hazards or obstructions to Fire Emergency Response (overhead power lines, outdoor hazardous storage, etc.)

2. Fire all buildings or facilities containing a supervised fire protection system: A fire department Knox box (www.knoxbox.com) will be required at an approved location and shall contain provisions for access to fire protection equipment and any proposed building common areas. A minimum size of 3200 series is required for this project and shall be installed adjacent to the main entry unless there is an exterior door leading directly to the fire protection equipment. Mount not higher than 6 feet above grade.

IFC 505 PREMISE IDENTIFICATION:

Standard text: Premise address/identification shall be visible and legible from the fire lane approach.

Address identification.

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/8 inch (12.7 mm). Where required by the Fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Suite/unit numbers shall be posted on secondary exit doors on the egress side.

Street or road signs.

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

Specific to this project:

1. During construction, temporary address sign(s) shall be erected so that they are visible and legible from the road fronting the property for emergency response for each building.
2. Prior to occupancy the address shall be visible and legible from the street fronting the property and at secondary exit doors on the egress side. :

IFC 507 FIRE PROTECTION WATER SUPPLIES (VMC 16.04.160):

Standard text: FIRE HYDRANTS: The maximum hydrant spacing in commercial and multi-family residential developments shall be 400 feet between hydrants measured along a fire apparatus access lane. The distance from the most remote first floor exterior wall of structures shall not be more than 350 feet from a fire hydrant and not more than 150 feet from a fire lane. Where the buildings are protected by an approved fire sprinkler system, the maximum spacing between fire hydrants shall be 600 feet and the most remote first floor exterior wall of structures shall not be more than 450 feet from a fire hydrant and not more than 150 feet from a fire lane.

Where structure placement is not yet proposed, measurement shall be taken from the most remote location on the lots.

The maximum hydrant spacing in one and two family residential developments shall be 600 feet between hydrants measured along a fire apparatus access lane. The distance from the most remote exterior first floor wall of any structure shall not be more than 450 feet from a fire hydrant. Where structure placement is not yet proposed, measurement shall be taken from the most remote location on the lots.

Fire hydrants on the opposite side of principal arterial or larger streets shall not be considered for new projects. The first 1,500 gallons per minute of required fire flow may be taken from one fire hydrant. An additional fire hydrant shall be required for each additional 1,000 gallons per minute or fraction thereof.

Specific to this project:

1. A note shall be included on the civil water utility plans stating, "Underground fire sprinkler supply mains shall be installed only by contractors in compliance with WAC 212-80 and endorsed in accordance with VMC 16.04.095 under separate permit".
2. Fire department connections (FDC) are required to be within 150' hose lay to a hydrant along an approved route. Connection of hoses to the fire hydrant and the FDC shall not obstruct secondary vehicle access.
3. New fire hydrants will be required for this project. New and related existing fire hydrants meeting the minimum spacing standards shall be shown on the civil utility plans for review and approval.
4. Water supplies for fire protection shall meet the published Development Standard 507 – Fire Department Water Supply which can be found at:
<https://www.cityofvancouver.us/fire/page/building-construction-resources>

IFC SECTION 105 PERMITS AND FIRE PROTECTION SYSTEM SERVICE ENDORSEMENTS (VMC 16.04. 095 AND VMC 1604.164):

Standard – Fire protection system and equipment design and installation is subject to the provisions of VMC 16.04.095. Except as provided in IFC Section 105.10, no person may design, inspect, install, alter, repair, maintain or test fire protection systems without first obtaining the appropriate fire protection system endorsement (endorsement), as required in this section. Compliance. All fire protection system contractors and persons installing, inspecting, maintaining, servicing or testing fire protection systems or any part of such a system shall comply with the provisions of IFC Section 901.4. Endorsements are governed by IFC Section 105.

Specific to this project:

1. Fire protection system designers and installers shall have a Vancouver endorsement for work pertaining to this project. A current list can be found here:
https://www.civicgov2.com/vancouver/portal/?r=site/page&view=active_endorsed

IFC CHAPTER 9 FIRE PROTECTION SYSTEMS (VMC 16.04. 167 – 16.04.210):

Standard –

Automatic sprinkler systems in buildings larger than 12,000 square feet. 903.2.11.7 Buildings larger than 12,000 square feet. Automatic fire extinguishing systems shall be installed and maintained in operable condition in all buildings containing a floor area of over 12,000 square feet, or which are more than 36 feet in height above grade. Exceptions:

1. Each portion of a building separated by fire walls constructed in accordance with International Building Code Table 706.4 may be considered separate buildings for the purposes of fire sprinkler requirements provided there are no openings in the fire walls that could reduce the fire-resistance rating of the separation.
2. This amendatory ordinance shall not apply to a building or portions of a building used only for open parking garages as these are defined and regulated in Section 406.3 of the International Building Code and IFC Section 903.2.10.

3. Automatic fire extinguishing systems may be omitted from areas over swimming pools, tennis courts and other such areas when authorized by the building official and the fire code official consistent with this chapter.
- IFC 903.2.8 Group R. An automatic sprinkler system is installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Specific to this project:

1. Fire sprinkler protection is required and shall be installed throughout the building in accordance with the referenced edition of NFPA 13.
2. A fire alarm system is required and shall be installed in accordance to the International Fire Code section 907 and the referenced edition of NFPA 72.
3. All new buildings shall have approved radio coverage for emergency responders within the building based upon existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. If applicable, contractors designing, installing or testing radio system enhancements shall possess the appropriate FCC licensure, expertise and written authorization from CRESA 911.
4. Access to fire protection equipment shall be from an exterior door or from a common area.

For additional questions contact the fire plans examiner

WATER

Heather.mitchell@cityofvancouver.us 360-487-7173

EXISTING CONDITIONS:

City records indicate that there is:

- An 8-inch DI water main in NE 66th Avenue
- An 8-inch DI water main in a public easement terminating in a fire hydrant near the SE corner of the existing DSHS building
- An 8-inch DI water main stubbed to the western boundary of the subject parcel (near the existing parking lot) at the intersection of NE 66th Avenue and NE 33rd Street
- A 1.5" domestic meter serving the existing DSHS building
- A 2" irrigation meter in NE 66th Avenue serving the existing vacant site (near the NW quadrant of the subject site)

FIRE PROTECTION:

The Fire Flow currently available from hydrants in the proposed project area is 1,500 gpm. The listed Fire Flow gpm is an estimate. Project specific Fire flow needs may create additional requirements beyond what is shown on this document.

REQUIREMENTS:

To obtain water supply for the project:

- If fire hydrants, fire protection and domestic water needs can be achieved by services only, connect services to the 8-inch main in NE 66th Avenue.
- If fire hydrants, fire protection and domestic water needs can't be achieved by connecting services to the existing main, the applicant shall connect to any of the existing mains noted above, and extend a new 8-inch **zinc coated** DI water main on-site as needed.
- Depending on final site configuration, the applicant may be required to loop the system by reconnecting the new 8-inch water main to any and/or all of the existing water mains noted above.
- Fire hydrant locations are to be specified by the Fire Marshal. **If new hydrants are required**, they shall be served by water mains with a minimum of 8-inch diameter. The

exception allows utilization of a 6-inch main for dead-end run shorter than 50 feet to a hydrant.

- Separate water services are required for each building. Water meters shall be located in a non-paved area, centered along the property frontage.
- The applicant may continue to utilize the existing 2" irrigation meter to serve the site for continued irrigation or convert to serve domestic water needs.
Note: A deduct irrigation meter is permitted for commercial sites in lieu of a dedicated irrigation meter. If a larger meter than what is existing should be needed to meet supply demands, the applicant shall ensure the size of existing services are adequate. If larger services are needed, the applicant shall connect to any of the existing public water mains.
- If backflow devices are present on the existing water services, they shall be updated to meet current city standards. If backflow devices are not in place, new devices will be required by the city's Water Quality Department.
- **Please note:** The proposed site is located within a designated Earthquake Hazard zone determined by moderate to high liquefiable soil conditions. Therefore, in accordance with a recent update to city policy, **all proposed water pipe shall be mechanically restrained.**
- **Mainline Fees:** Any connections to the main in NE 66th Avenue will be assessed a Main Line fee in the amount of \$9.03/FF to project #XB557. Payment of mainline fees is required prior to obtaining a right-of-way and/or grading permit for site development.
- A public easement will be required for any public water main, meter or hydrant located outside of City of Vancouver right-of-way.
- If wells are found to be onsite, future use or abandonment requirements from the Departments of Health and Ecology must be met. If an existing well is to remain in service, approval from the City's Water Quality Department will also be required, including appropriate backflow protection.
- Further requirements may be necessary depending on the final project configuration and will be determined at the time of project submittal.

WATER SYSTEM STANDARDS:

The City of Vancouver's Water Design & Construction Requirements, Standard Details and an example drawing may be found on the City's website at:

<http://www.cityofvancouver.us/publicworks/page/water-design-construction-requirements>

All water lines, services, and hydrants constructed shall conform to the most current "City of Vancouver General Requirements and Details" for Water System design and construction along with the following:

The standard for main extensions is 8-inch diameter, or larger as master-planned or needed per hydraulic analysis and fire flow.

SEWER

Aaron.odegard@cityofvancouver.us 360-487-7153

Basin A12-3: The area is shown on Sheet #1110

NE 66th Avenue: Existing public sewers front the site and flow south in 66th Avenue. A manhole (#9185) is located about mid-parcel. A second manhole (#16641) fronts the north half of the site.

SB228: Sewers were constructed in 1978 as the Hoffmann Offsite Sewer. Plan and profile views are shown on the record drawing (sb022801.tif). Manhole #9185 is about 8.5 feet deep.

NE 33rd Street: A second sewer located east of the site flows east and south in a private drive. This sewer is thought to serve the existing CRMH building at address 6926. (Details are not readily available.)

General Requirements: Developments are required to extend public sewer to and through the site, and across frontages (VMC 14.04.280). In this case public sewers already exist across the frontage and public sewers are not required through the site. Public sewer construction is not required. Codes also require each lot and building to be served with a separate service lateral from the front (VMC 14.08.050, 14.16.010). Standards require a minimum lateral diameter of six inches.

Service: Serve each building with (at least one) new service lateral connections to existing sewers in 66th Avenue. Connections to existing manholes may some provide long-term maintenance advantages. Construct a short onsite public sewer extension only if required.

Standards: Follow Vancouver's public sewer design standards.

Application: Acknowledge public sewer service requirements in the application narrative. Include a preliminary utility plan. Show existing public sewers and new proposed service laterals.

Conditions: Abbreviated public sewer service conditions are expected for the staff report and Notification of Civil Plan Approval (plan approval letter).

Permits: Secure right-of-way, traffic control and other construction permits prior to sewer construction. Contact the permits counter early in the process for a fee estimate.

Construction: Schedule and attend a pre-construction meeting. Construct new service laterals as shown on the approved plans. Satisfy Construction service inspection and testing requirements and secure Construction Acceptance. Satisfy all remaining items in the plan approval letter and secure final civil project acceptance.

UPC: All onsite building sewers are governed by the Building Departments plumbing code. Install cleanouts and connect building sewers to the service lateral as required.

STORMWATER

Fereidoon.safdari@cityofvancouver.us 360-487-7193

EROSION CONTROL (VMC 14.24):

An Erosion and Sediment Control (ESC) Plan in conformance with VMC 14.24, the City's General Requirements and Details (2017) and the Stormwater Management Manual for Western Washington Volume II shall be submitted and approved prior to demolition, street cuts, clearing, grading, filling or issuance of City permits.

Department of Ecology Construction Stormwater General Permit (CGP):

Construction Stormwater General Permit is required if engaged in clearing, grading, and excavating activities that disturb 1 acre or more (including borrow and materials storage areas) AND the project have the potential to discharge stormwater to waters of the U.S. or the city's storm system. A copy of the NPDES permit shall be submitted to the city prior to final civil plan approval.

If all stormwater is retained on-site and cannot enter waters of the state under any condition, an Ecology permit is not required.

A stormwater pollution prevention plan (SWPPP) is required as part of civil plan approval.

STORMWATER (VMC 14.25):

The proposed development and the associated improvements will create greater than 5,000 square-feet of hard surface areas, triggering minimum requirements #1 through #9 of the stormwater manual.

Minimum Requirement #5: The project must comply with the Low Impact Development (LID) Performance Standard and use BMP T5.13 (soil amendment); OR use on-site Stormwater Management BMPs (infiltration trench, drywell, infiltrating bioretention, permeable pavement, etc.). LID practices shall refer to the Low Impact Development Technical Guidance Manual for Puget Sound (2012) and the Stormwater Manual for Western Washington, August 2012, amended December 2014.

Water quality treatment facilities shall be selected, designed, and maintained in accordance with the Stormwater Manual and the city's General Requirements and Details (2017 version). The use of "Emerging Stormwater Treatment Technologies" and other alternative treatment BMP's must have Department of Ecology and city approval.

Stormwater flow rates and volumes shall be modeled using an approved continuous simulation hydrologic model (WWHM).

The applicant shall prepare a stormwater report that addresses all aspects of the site hydrology and demonstrate how stormwater from newly created impervious surfaces will be managed in accordance with VMC 14.25 and VMC14.26. The report should be formatted as outlined in the City's General Requirements and Details Section 4-2.

The water quality facilities will be designed based on water quality storm volume (the volume of runoff predicted from a 6-month, 24-hour rainfall as defined in the 2012 Stormwater Management Manual).

The onsite soil is Hillsboro Series which could present low infiltration capacity. The proposed development is required to conduct a detail geotechnical investigation to evaluate soil characteristics, if infiltration is the proposed method of stormwater quantity control.

New infiltration wells (drywells, infiltration trenches) are required to meet Washington Department of Ecology Underground Injection Control (UIC) requirements (WAC 173-218) and be registered with the Department of Ecology. For requirements and registration forms, see: <http://www.ecy.wa.gov/programs/wq/grndwtr/uic/>

Infiltration systems must be located at least 10 feet from any property line.

Roof downspout infiltration systems must be located at least 10 feet from building foundation and 5 feet from any property line.

Conveyance system shall be designed for the 10-year storm event in accordance with the City's General Requirements and Details Section 4-3

On-site drainage shall not drain onto surrounding public streets or adjoining tax lots.

Stormwater plans and storm reports are reviewed using city checklists that have been developed to check that city and state requirements are being met for the project. Addressing all items on the checklists will help expedite the review process and can lead to fewer review cycles. Samples

of the checklist have been uploaded to the documents folder in ePlans for the use of the applicant and their engineer.

WATER RESOURCES PROTECTION (VMC 14.26):

All facilities and operations in Vancouver are subject to the Minimum Standards of the City's Water Resources Protection Ordinance, VMC 14.26.120. The ordinance is available on the City's website: www.cityofvancouver.us/waterprotection

An access and inspection easement dedicated to the City of Vancouver is required for private water quality facilities.

BUILDING	Michelle.cary@cityofvancouver.us 360-487-7806
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OCCUPANCY CLASSIFICATION:

I

CONSTRUCTION TYPE:

TBD,

BUILDING SIZE:

1 & 2 Story, Approx 17,000 & 38,000 SF

DESIGN REQUIREMENTS:

Risk Category II, Seismic Design Category D-1, Wind 135 MPH (Vult) Exposure B. Minimum Ground and Roof Snow Load 25 psf, Frost depth 12 inches.

CODES APPLICABLE TO PROJECT:

2015 International Building Code
2015 International Residential Code
2015 International Mechanical Code
2015 International Fuel Gas Code
2015 Uniform Plumbing Code
2017 National Electrical Code
2015 International Fire Code
2015 Washington State Energy Code
ICC/ANSI A117.1.2009
Washington State Amendments Title 51

Washington State Codes and Amendments: <http://www.sbccc.wa.gov/sbcccindx.html>.
Please note the **2018 I-Codes & WA Amendments will be in effect starting Nov 1, 2020**

Important Notice: The Site Plan Review process and related submittals are regulated by VMC Title 20 and are separate and distinct from the Building Permit application process and related submittals, which are regulated by VMC Title 17. Approval of the Site Plan is a necessary prerequisite to approval of the building plans but does not assure approval of the building plans or affect the necessary review time for the building plans. When plans submitted for building permit application are reviewed, additional comments shall be made. The following comments are based on a precursory review only of limited plans submitted with this application:

GENERAL COMMENTS APPLICABLE TO ALL BUILDINGS:

- RCW 18.08 A licensed Architect registered in the state of Washington is required unless the building meets one of the listed exemptions.
- RCW 18.43 A licensed Engineer registered in the state of Washington is required. If the project is a "significant structure" as defined by RCW 18.43.020, a licensed Structural Engineer registered in the state of Washington is required.
- VMC 17.08.100, IBC 1704.2 Special inspection by a WABO registered inspector is required. The applicant shall submit a statement of special inspections and identify the special inspection agency as a condition of permit issuance.

- VMC 17.08.100, IBC 1704.6.1 Item 5 Structural observation by an engineer is required by the Building Official unless a waiver is requested in writing by the Engineer of Record and approved by the Building Official. This is typically performed by the Engineer of Record.
- IBC 1803 A current geotechnical report is required with the building permit application for new construction.
- 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. Wherever practical, the accessible route of travel shall not cross lanes of vehicle traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
- WAC 51-50-1101.2 The exterior accessible route must be 44 inches clear in width.
- IBC 1008 Illumination shall be provided along an exterior accessible route of travel at any time the building is occupied, with an intensity of not less than one foot-candle. Emergency lighting shall also be provided on the exterior immediately adjacent to the exit discharge doorways.
- WAC 51-50-1106, WAC 51-50-1101.2 The required number of accessible parking spaces including van accessible spaces shall be provided. Washington requires 96" aisles for van accessible parking spaces. Accessible parking and access aisles shall be located on a surface with a slope not to exceed 1 vertical in 48 horizontal. Access ramps shall not extend into the required parking space or access aisle.
- Per IBC Section 508 each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3, or 508.4 or combination of these sections.
- The building set-backs from property lines will need to be verified demonstrating conformance with Table 602 and allowable area. Fire resistive walls may be required if minimum set-backs to property lines or adjacent buildings are not met. Exterior wall must comply with maximum allowable openings per IBC 705.8
- IBC 1109.5, WAC 51-50-2902 Where a drinking fountain is provided, each location must have two fountains or a fountain with multiple spouts heights to serve both wheelchair and standing persons. A bottle-filling station may be substituted for up to 50% of the required fountain after the first two. A water dispenser is not recognized as a substitution for a required drinking fountain.
- WAC 296-96 Elevators will also be reviewed, approved, permitted and inspected by the Washington State Department of Labor and industries.
- IBC 1020 Elevator hoistway opening protection is required where elevator opens into a rated corridor. Per SBCC Interpretation 17-20, "IBC Section 3006.2 does not supersede the requirement for corridor protection or openings in the fire partitions covered in IBC Sections 708 and 716."

VMC 17.09 GENERAL COMMENTS REGARDING ENERGY CODE:

- Washington State Energy Code is significantly more stringent than the IECC and requires additional efficiency design elements for compliance.
- Washington State Energy code compliance forms for commercial and residential buildings will be required at the time of permit application. COMcheck software does not meet the requirements. Forms are available at <https://www.cityofvancouver.us/ced/page/energy-code-forms-information>.
- Provide a brief Energy Code Summary on the plans indicating R-values/u-factors, air barrier testing requirements, and proposed additional efficiency options.

- Commercial buildings must comply with the commercial energy code (WAC 51-11C).
- C406 Commercial energy code requires additional efficiency options/credits.
- C402.5 A blower door test is required for all conditioned and semi-heated buildings.
- C403.6 A dedicated outdoor air system (DOAS) is required for office, retail, education, libraries and fire stations.
- WSEC C402.5.7 All building entrances shall be protected with an enclosed vestibule unless meeting one of the specific exceptions. The building lobby does not qualify as a vestibule.

GENERAL COMMENTS FOR RESTAURANTS/COMMERCIAL KITCHENS:

- Contact Clark County Health District for Health Department requirements. You may contact them directly at 1605 E Fourth Plain Blvd or call (360)397-8428.
- Per 2015 IMC 506, 507 Type 1 hood & duct shall have clearances from combustible construction of: GWB on Mtl Stud (Min 3" required) OR GWB on Wd Stud (Min 18" required)
- Per Washington Amended 603.5.12, RPBA Protection Required on carbonated beverage feed lines or anything with chemical injection 603.5.6.3, dishwashers etc. Note this requirement is in addition to RP protection integral within dispenser
- Contact Jeff Weber (W of ANDRESEN) 360-487-8241 jeff.weber@cityofvancouver.us
Jon Morgan(E of ANDRESEN) 360-487-8242 Jon.Morgan@cityofvancouver.us for Grease Interceptor Requirements.
- All refrigeration shall be ASHRAE 15 compliant.
- Per 1108.2.9.1 Dining surfaces. 5 percent, but not less than one, of the dining surfaces for the seating and standing spaces shall be accessible and be distributed throughout the facility and located on a level accessed by an accessible route.

PROJECT-SPECIFIC COMMENTS:

- Separate permits and design drawings are required for each building. Please contact plans examiner about phasing & occupancy desires early in the design process.

APPLICATION PROCESS:

- VMC 17.08.090 Each independent structure requires a separate building permit unless specifically exempted, including: buildings, retaining walls over 4 feet, fences and trash enclosures over 6 feet, and covered structures. Exterior site structures may be issued a combined building permit separate from the main building, but will require all included structures to be complete prior to final approval by the Building department.
- VMC 17.08.100 When plans are submitted for building permit application, include a code analysis that includes occupancy group and division, construction type, allowable area calculations, and energy code summary. Provide a statement of special inspections and structural observation required. Identify any deferred submittals. Include the following documents:
 - Geotechnical report
 - Structural calculations
 - WSEC Compliance Forms
- VMC 17.08.100 When a project is so large that it requires a registered design professional to prepare construction documents, the project may be processed as a "deferred submittal". A "deferred submittal" project is one in which construction is authorized for phases while review of plans for subsequent phases proceeds. The holders of such a permit shall proceed at their own risk without assurance that subsequent phases of construction will meet technical code requirements or will be approved. Deferred submittal projects require prior written approval by the building official.

ADDRESSING COMMENTS**Bryan.monroe@cityofvancouver.us 360-487-7958**

Addresses will be assigned during the preliminary site plan process.

C-TRAN COMMENTS**Roger Hanson rogerh@c-tran.org**

No comments received.

PARKS COMMENTS**Monica.tubberville@cityofvancouver.us**

No comments received.

VESTING OF APPLICATIONS

Type I, Type II, and Type III applications (other than zone change proposals) shall be considered under the subdivision, zoning, and other land development codes in effect at the time a fully complete application is filed: PROVIDED, an application which is subject to pre-application review shall contingently vest on the date a pre-application is filed, which contingent vesting shall become final if a fully complete application for substantially the same proposal is filed within one-hundred eighty (180) calendar days of the issuance of the pre-application report.

SUBMITTAL OF DEVELOPMENT APPLICATIONS

Current applications are at:

<https://www.cityofvancouver.us/ced/page/land-use-and-planning-applications>

Current Vancouver Municipal Codes are at:

<http://www.cityofvancouver.us/vmc?tid=334>

All land use applications must be submitted electronically using ePlans. If you need assistance, please contact the Permit Center staff at eplans@cityofvancouver.us or by phone at 360-487-7802. If you wish to come into the Community Development Department Permit Center located at 415 W. 6th Street. Permit center hours are 9 a.m.–12:30 p.m. and 1:30 p.m.–4 p.m.

ePlans webpage: <https://www.cityofvancouver.us/ced/page/getting-started-eplans>

REQUIRED APPLICATIONS and APPLICABLE FEES

The following are applications and fees required at land use application (LUP) submittal:

☒ **Archaeological Predetermination** - \$608 plus \$102 per acre over 5 acres

☒ **Conditional Use Permit**

☒ **Initial (Type III)** \$7,896

☒ **Critical Areas (Type 1)**

☒ **Geological Hazards-** \$644

☒ **Road Modification**

☒ **Technical (Minor)** - \$1,300

☒ **SEPA**

☒ **All others (includes commercial SPR) - \$1,495 plus \$49 per acre of land disturbed**

☒ **Site Plan Review - Type II**

☒ **Planning –Non-Residential: \$4,390plus \$0.17 ground floor and 0.08 Upper floors –**

☒ **Fire - \$817**

☒ **Stormwater - \$1,418 plus fee per square foot of impervious and roof area (\$0.04 first Acre, \$0.02 1 to 5 acres and \$0.004 over 5 acres) - Unoccupied structure: \$459 – Tenant Improvement \$96**

☒ **Transportation – General Case: \$3,622**

☒ **Traffic Review Fees**

☒ Trip Generation and Distribution Report - \$178

☒ **Tree plan - \$308 (Level 5)**

Additional fees required after PRELIMINARY approval will be addressed in the preliminary approval staff report as conditions. This includes the impact fees (outlined in zoning section of this report), system development charges, latecomer fees and inspection fees.

ALL APPLICABLE FEES ARE AS OF THE DATE OF THIS REPORT AND ARE SUBJECT TO CHANGE BY CITY COUNCIL. FEES MAY BE DIFFERENT AT THE TIME OF ACTUAL APPLICATION AND ADDITIONAL FEES MAY BE ASSESSED BASED ON REVIEW OF PLANS SUBMITTED.

REQUIRED PLANS AND DOCUMENTS

Based upon the Pre-Application review, the following land use reviews (LUP) are required:

- | | |
|---|--|
| ☒ Archaeological Predetermination (see below) | ☒ SEPA Checklist (Type I) |
| ☒ Conditional Use Permit | ☒ Site Plan Review (Type II) |
| ☒ Initial (Type III) | ☒ Tree Plan (Level V) |
| ☒ Critical Areas | |
| ☒ Geological Hazards | |

The following is required when uploading to ePlans:

PLANS

- ☒ Existing Conditions Plan – [VMC 20.320.030.B.1](#)
- ☒ Preliminary Site Plan – [VMC 20.270.040.C](#)
- ☒ Tree Plan – [VMC 20.770](#)
- ☒ Landscape Plan – [VMC 20.270.040.F](#)
- ☒ Preliminary Grading Plan with Erosion Control Measures - [VMC 14.24](#)
- ☒ Preliminary Stormwater Plan – [VMC 14.25](#) and [Design Requirements](#)
- ☒ Preliminary Civils, Water/Sewer Plan – [Design Requirements](#)
- ☒ Preliminary Civils, Street Design Plan – [Design Requirements](#)
- ☒ Signing and Striping & Street Lighting Plan – [Design Requirements](#)

DOCUMENTS

- | | |
|---|---|
| ☒ Signed and Dated Application Form | ☐ Traffic Study |
| ☒ Narrative including response's to CUP approval criteria | ☒ Trip Generation and Distribution Report |
| ☒ Critical Area Report: ground shaking amplification | ☐ Trip Compliance Letter |
| ☒ SEPA Checklist | ☐ Trip Generation Letter |
| ☒ Geotechnical Soils Report | ☒ Road Modification Request |
| ☒ Preliminary Stormwater Report | ☐ Minor (Administrative) |
| | ☒ Technical (Minor) (Cul-de-sac radius) |
| | ☐ Major (Design) |

- ☒ Clark County Public Health Project Review Evaluation Letter or receipt
www.clark.wa.gov/public-health/site-septic-system-forms

HARD COPIES (Must be received by Permit Center prior to uploading plans and documents into LUP)

- ☒ 2 Copies of Archaeological Pre-Determination Report
- ☒ 2 Copies of Certified Mailing Labels from Clark County GIS or a title company
- ☒ 1 Copy of Clark County GIS map(s) showing the properties within the 500' radius of site from Clark County GIS or a title company

EXHIBIT T



Residents protest the move of controversial methadone clinic to Newhallville

The APT Foundation's methadone clinic in the Hill was pointed to as evidence of the crime and "trauma" that they would bring to Newhallville, as residents urged officials to shut the move down.

HANNAH QU & SYLVAN LEBRUN | 11:51 PM, FEB 06, 2022

STAFF REPORTERS



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Sylvan Lebrun, Contributing Photographer

Holding signs and passing around petitions, a crowd of over 50 elected officials, activists and Newhallville residents gathered at 794 Dixwell Ave. on a cold Saturday afternoon to send a message — the APT Foundation's methadone clinic will not be welcomed in their neighborhood.

The protest took place outside the planned site for the methadone clinic, a building that once housed Elm City College Preparatory Middle School. The APT Foundation, which currently operates two outpatient methadone clinics in Long Wharf and the Hill district, purchased the building in December 2021 with plans to relocate services from their Long Wharf location to Newhallville.



Until [the New Haven Independent reported](#) that the clinic was moving in January, the residents of Newhallville — including Ward 20 Alder Devin Avshalom-Smith — were not informed of the purchase. In the month since, the community has organized to prevent the APT Foundation from moving into their neighborhood, citing concerns for public safety based on the foundation's [tumultuous track record](#) in the Hill neighborhood, where the clinic became a hotspot for violence and public drug use and solicitation.

“We are sympathetic to the needs of those who are in need of some type of assistance,” Imam Saladin Hasan from Newhallville’s Abdul-Majid Karim Hasan Islamic Center said during his speech at the press conference. “But we don’t want our children living under conditions where everyone they see or deal with needs some type of help. You’re interfering with progress. Trauma is real and our youth continually are traumatized...You do not set up trauma sites in communities that are traumatized.”

Community gathers to say “Stop APT”



attacked the APT Foundation for their failure to give the community prior notice and their history of being a “bad neighbor” in the Hill, accompanied by cheers of “Stop APT” from the crowd.

Imam Hasan said that the APT Foundation will ensure the high quality of treatment and care inside their own property, but “once it leaves this building they could care less...it’s the community’s problem, it’s our babies’ problem.”

He shared concerns that the clinic would also lower the property value in the historically Black residential neighborhood, providing a list of alternative non-residential New Haven locations that the APT Foundation could consider relocating to instead.

Saturday’s gathering, which lasted over an hour, was attended by local residents as well as three state senators and representatives. Both New Haven Mayor Justin Elicker and Hamden Mayor Lauren Garrett were in attendance, as the proposed clinic would sit near the border of the two towns. Over a dozen cars were parked around the block honking their horns in support, carrying elderly and immunocompromised residents who did not want to join the crowd.

Jeanette Sykes, Newhallville resident and founder of the leadership nonprofit The Perfect Blend, emphasized at the start of the event that the opposition to the APT Foundation is not about an opposition to drug addiction treatment, but rather about “a lack of respect for our community...and we want to demand the respect for our community.”

“Newhallville is a historic neighborhood in the city of New Haven,” Avshalom-Smith said in an interview with the News. “It has even today some of the highest rates of Black homeownership. And I asked Lynn from APT if she did any research on our neighborhood before deciding to purchase a building there, and she said no, they did not ‘characterize the neighborhood’...know the



He added that the APT Foundation's proposed location is in a neighborhood where the residents are primarily elderly people who "don't even lock their doors."

Newhallville resident and senior citizen Mary Gates, who was introduced at the press conference as a "matriarch in our community," shared her fears that the new clinic would bring an influx of crime as it has in the Hill, threatening the safety of elderly people and children.

"Elderly people like myself...we won't be able to come out here and sit on our porches like we used to, entertain each other from across the street," Gates said. "What's going to happen is when we come home from work at 11 or 12 o'clock at night, we got to worry if we have to duck and dodge a bullet, or if there's somebody out here in our streets lurking to rob us."

Lossie Gorham, who has lived on Basset Street in Newhallville for 30 years, told the News that she already feels "imprisoned in her home" due to the pandemic and the threat of gun violence in the community, and said that the new clinic would only bring more fear to her life.

Pat Solomon and Katurah Bryant, members of the steering committee for the movement against the APT Foundation, shared that their work had begun the day after the news came out in a Zoom meeting with over 200 participants. Committee meetings have continued every Saturday since.

According to Ward 20 Co-Chair Barbara Vereen, the [petition](#) to stop the clinic's move has already gathered 700 signatures — copies were available for signing at the protest as well. The movement has also involved letter-writing campaigns and phone calls to local authorities.

State Rep. Robyn Porter, who attended the protest along with Rep. Toni Walker and Sen. Gary Winfield, shared that she had been told on Friday that the APT Foundation would have to obtain a new license in order to move from



This was news to Porter and the organizers, who had originally been told that the license would simply transfer. Porter told the crowd that in light of this, they had the opportunity to “make sure that we’ve got players on our team and we’re doing what we need to do to shut it down.”

Elicker delivered a speech about the need for compromise with the APT Foundation, but he was met with hostility and shouts of “shut it down,” “Black people aren’t experiments” and “stand up for the people, Justin!” from the crowd.

“I want to be real with people because you know, I’m not going to stand up here and give promises I can’t deliver on,” Elicker said. “The city can’t just decide to put it somewhere else...I can stand up here as a politician and say ‘we’re gonna stop this thing,’ I could do that. But in reality, I legally cannot do that.”

He emphasized that the APT Foundation had “control of their property” after purchasing it, after which a resident retorted, “you have control of the city!” In the end, Elicker promised to work with the APT Foundation and the steering committee to find a solution, noting that Lynn Madden, APT Foundation CEO, had not submitted paperwork to the city yet, which he took as a sign of her willingness to work with the residents.

Hamden Mayor Lauren Garrett spoke immediately after Elicker and shared that she had written a letter of concern to the state commissioner of public health, promising to “stand with [the community] and fight.” Her speech was received with cheers, and a call of “that’s what leadership looks like.”

With no clear end in sight to the conflict, Remedy Sharif, a New Haven Rising organizer and director of outreach for Ice The Beef, encouraged the community to keep their resistance to the clinic going, noting that “consistency is the key.”



you come to events...It is your responsibility to tell these people hell no. Because you're a father, because you care. Because our children have been traumatized for too long by the colonizers of this country and the colonizers of our community."

Paul Joudrey, an assistant professor at the Yale School of Medicine and a Yale Drug Use, Addiction, and HIV Research Scholar, said that the issue of methadone clinic location stems partially from the fact that methadone treatment for opioid addiction is segregated from the rest of the healthcare system.

"People's understanding of methadone is still ... old view of addiction that was more punitive...criminal issue." Joudrey said. "From a public health perspective...in a different healthcare system, where methadone treatment was allowed to occur in the same clinics and other health care treatment is delivered, you wouldn't have this question about where to locate methadone clinics, because all clinics would be methadone clinics."

What Happened in the Hill Neighborhood

The Foundation's Legion Clinic on Congress Avenue is a regional clinic that serves people from New Haven and nearby counties.

At Saturday's protest, Hill North Community Management Team Chair Howard Boyd said that Madden and the APT Foundation team "never stepped out of the door and asked, what can we do to help?" with crime outside the clinic, as the local police department and fire department had to "work overtime" in the area.

"I can't get kids or parents to walk down their street because of the trash, the syringes, picking up syringes every day," Boyd said. "Our kids have enough stuff in their minds, enough trauma...they seem to give [methadone clinic patients] the treatment to help them and they put them right out the door."



drug dealing, drug use... dirty needles around the school... fights... stabbings... shootings. And all of this is attributed to the crowd of folks that are not necessarily APT foundation patients, but they run in those same circles.”

According to DeJesus, there are 20 to 30 people in the corner of Davenport Avenue Baldwin Street at 5:30 a.m. using drugs and drinking. The New Haven Independent reported that [a man was stabbed 16 times outside the clinic in 2017.](#)

DeJesus said that he is not against the clinic, but that the problem is that it is regional, and therefore will attract people from outside the community. He urged the APT Foundation to open more clinics in other counties so that each area had its own.

“The neighborhood will be better if other cities and towns in Connecticut would put a methadone clinic in their town,” DeJesus said. “We’re not anti-treatment, we want more treatment. And we need more treatment in the areas where these people live, so they don’t have to commute to Congress Avenue.”

Angela Hatley, who has lived in the Hill for over 30 years, agreed with DeJesus. Hatley told the News that a few years ago, she called an ambulance for a woman who did not live in Hill, but the woman collapsed three houses down from her house and started taking off her clothes and “doing drug scratch.”

“I would wholeheartedly support Newhallville to keep them out.” Hatley said. “It should not all be one city to take care of an entire region’s problems.”

APT Response

In response to concerns about crime levels in the Hill neighborhood, Madden said they have made a number of operational changes, including changing hours of operation so that the surrounding area is less congested when school



near the clinic.

In an email to the News, Hill North and Hill South District Manager Justin Marshall wrote that in his time leading the neighborhood, he has “developed a great relationship” with Kathy Eggart, director of the APT foundation.

“I understand that she is trying to help people with substance abuse problems and she is doing everything in her power to get those people the help they need,” Marshall added.

The New Haven Independent reported on Feb. 14, 2018 that the APT Foundation has been paying for an off-duty New Haven police officer to be stationed outside of its primary methadone dispensary at the clinic in Hill, from 7:30 a.m. to 11:30 a.m., Monday through Friday.

DeJesus and Hatley both acknowledged that APT is trying to address the crime brought by the clinic. However, Hatley told the News that the increase of security around the clinic only pushed those activities from the clinic and deeper into the neighborhood.

Madden also told the News that the building on Long Wharf will be mostly used for administrative offices, and only less than half of the space will be used for patient care.

“I live in New Haven and there is drug dealing in my neighborhood, without a drug treatment program being located here.” Madden said. “So the idea that somehow drug treatment programs are the cause of drug dealing, I think is an unfair inference.”

The APT Foundation purchased the building at 794 Dixwell Ave. for \$2.45 million.

HANNAH QU



SYLVAN LEBRUN  

Sylvan Lebrun is a Managing Editor of the Yale Daily News. She previously served as City Editor, and covered City Hall and nonprofits and social services in the New Haven area. She is a junior in Pauli Murray College majoring in Comparative Literature.



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Westfield leaving downtown San Francisco

The company points to a decline in sales, occupancy and foot traffic as challenges to continue operating in the city

By **NBC Bay Area staff** • Published June 12, 2023 • Updated on June 13, 2023 at 7:09 am



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Mayor London Breed, San Francisco

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Westfield plans to pull out of downtown San Francisco, the company confirmed Monday citing significant decreases in sales, foot traffic and occupancy level. Ginger Conejero Saab reports.



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The move comes after Nordstrom announced last month it would close both of its stores in downtown San Francisco. Other retailers leaving San Francisco include Whole Foods and Safeway, who announced shutting down operations in the area as the city struggles to refill empty offices downtown and in the Financial District.

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For now, the stores at the mall remain open under the new management. The public safety resources we've dedicated to the area, including ambassadors and police officers, remain in place. The stores are still a part of our Downtown experience and we will continue to support this area to make it clean, safe, and inviting for everyone."

2:40

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Those who have been tracking the problems downtown say other factors playing a role are the area's reputation, cleanliness and the lack of international travelers.

"The small businesses around the centers are not thriving anymore they are not opening in some cases, so I think there has to be a real creative look at how we look the city's space and for whose benefit, it cannot go back to the same," said Professor Colin Johnson of San Francisco State University School of Business.

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New York (CNN Business) — Starbucks may not be done closing stores over safety concerns.

“We are beginning to close stores,” because of safety issues, interim CEO Howard Schultz said in a video posted to Twitter last week. “This is just the beginning. There are going to be many more.”

Starbucks said last week that it is closing 16 stores over safety concerns. Around that time, Debbie Stroud and Denise Nelson, both senior vice presidents of US operations at the company, outlined the efforts that Starbucks is taking to make stores safer in an open letter.

Workers are “seeing firsthand the challenges facing our communities — personal safety, racism, lack of access to healthcare, a growing mental health crisis, rising drug use, and more,” they wrote, adding that “with stores in thousands of communities across the country, we know these challenges can, at times, play out within our stores too.”

The effort to make workers feel safer could result in more closings, according to Schultz’s video, which was first reported by Insider.





David Paul Morris/Bloomberg/Getty Images

Starbucks is closing some stores over safety concerns.

The company is offering active shooter training and other types of training, along with mental health benefits, access to abortion care, clarity around shifts and store policies, and more, the letter stated.

In cases where it isn't able to create a safe environment in a store, Starbucks will close it permanently, the letter continued. In those instances, the company will move employees to neighboring stores.

"One of the primary concerns that our retail partners have is their own personal safety," Schultz said in the video, which was taken during a meeting last week discussing these efforts, according to a spokesperson.

The company also may close restrooms to the public, overturning a 2018 policy.

The focus on safety is part of Schultz's broader efforts to revamp the company as it tries to fend off a growing unionization drive.

"We need to reinvent Starbucks for the future," he wrote in an open letter last week, noting that the company must "radically" improve employee experiences. He added that based on feedback from employees, the company will strive to create "safety, welcoming and kindness for our stores."



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Schultz, who stepped into the CEO role for the third time in April, has been trying to stave off growing unionization efforts. As of June 24, over 130 stores with more than 3,400 employees have had their unions certified by the National Labor Relations Board, or NLRB. The board has certified decisions against unionization at 15 locations through that date. And dozens of other stores are holding elections.

Union organizers have in the past pointed to store closures as a way to intimidate workers.

in June, Starbucks (SBUX) workers at an Ithaca, New York, store claimed their location was being shut down in retaliation for their union activism. The worker committee said at the time that it was filing an Unfair Labor Practice charge with the NLRB, alleging that Starbucks (SBUX) was making a “clear attempt to scare workers across the country.”

Regarding that store closure, a company spokesperson said at the time that Starbucks opens and closes stores as part of its regular operations, without offering specific reasons.

“Our local, regional and national leaders have been working with humility, deep care and urgency to create the kind of store environment that partners and customers expect of Starbucks,” the Starbucks spokesperson said in June. “Our goal is to ensure that every partner is supported in their individual situation and we have immediate opportunities available in the market.”

During its most recent fiscal year, Starbucks closed 424 US company-operated stores, or about 5% of its total, while opening 449 new locations. There are roughly 9,000 company-operated Starbucks stores in the United States.

— *CNN Business’s Chris Isidore and Ramishah Maruf contributed to this report.*

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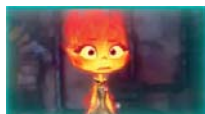
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BUSINESS

REI to close only Portland store, citing break-ins, theft

Updated: Apr. 18, 2023, 5:33 p.m. | Published: Apr. 17, 2023, 11:40 a.m.



The exterior of the REI Co-op in Portland's Pearl District, pictured on Monday, April 17, 2023. The retail giant announced Monday it would close the location in early 2024 after nearly 20 years in the Pearl District. Sean Meagher/The

By Kristine de Leon | The Oregonian/OregonLive

The outdoor retail giant REI announced Monday that it plans to close its store in Portland's Pearl District early next year, citing an increase in crime and theft.

In an email to customers Monday, REI said its store in Portland "had its highest number of break-ins and thefts in two decades, despite actions to provide extra security."

It plans to close the location ahead of its lease expiration in February.

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REI is the latest major retailer to close Portland stores, and the highest-profile among them to publicly blame theft as the reason. Nike closed one of its Portland stores to public access, telling city officials the closure was due to shoplifting. Walmart also recently closed its only two Portland stores for underperformance.

Retailers large and small, meanwhile, say theft is a growing problem in Portland, and that city officials have been slow to respond.

REI opened its Pearl District store nearly 20 years ago in 2004, relocating the Jantzen Beach location it had opened in 1976.

The company said Monday it was "evaluating opportunities" in Portland but stopped short of saying it was actively planning a new location in the city.

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“While we do not believe a downtown Portland location will be possible in the near term, our stores in Tualatin, Hillsboro and Clackamas remain open and ready to outfit you with the gear and advice you need to enjoy life outside,” REI told its members in an email.

The company said its theft problem came to a head last November, when a car crashed through the glass front doors of REI’s Pearl District store on Black Friday. It was the store’s third break-in in a week.

After the Black Friday incident, REI spokesperson Megan Behrbaum said, the company’s chief commercial officer and Pearl District store manager met with Mayor Ted Wheeler’s office and the Portland Police Bureau to share their “concerns for the safety of our employees, members, and customers.”

Cody Bowman, spokesperson for Wheeler’s office, said the mayor’s staff and PPB worked directly with REI to find ways to address crime in the Pearl District, including more police patrols in the area and focused efforts on designated days to intercept and arrest shoplifters.

Behrbaum said REI has made costly investments in store security, including replacing the store’s windows with security glass, hiring around-the-clock private security and installing a surveillance trailer at the store’s loading dock. Despite its plans to close the store, she said the company is installing new security sensors for its remaining months of business.

But the volume of break-ins, shoplifting and other crimes is “overwhelming systems in place,” Behrbaum said in an email. In 2022, REI spent more than \$800,000 on additional security, she said.

“Yet, we still experienced 10 burglaries, including one event that shut down our 14th street entrance for more than two months,” Behrbaum said. She said over the past two years, REI has made significant investments on securing its Portland store.

The company added that it has “outgrown” the Pearl District store and that the building needed “significant investment” to address unspecified “issues.”

Behrbaum said that REI has also been unsuccessful in working with its landlord to address safety issues at the store and implementing other improvements.

“The extra security measures required to keep customers and employees safe are not financially sustainable,” Behrbaum said. “We will continue to invest in these areas through the remainder of our lease, but cannot justify continuing this expense through a lease extension beyond early 2024.”

The landlord, Brolin Co., did not respond to an email for comment.

Meanwhile, the mayor’s spokesperson said that Wheeler is “committed to further supporting REI to help ensure we retain their business in Portland and help them succeed.”

The Pearl District REI store employs more than 150. The company said its employees are welcome to apply for positions at other REI stores. In the meantime, they will receive quarterly retention bonuses for not leaving early, Behrbaum said.

She said the company will also offer severance pay to its full-time workers that leave REI after the store’s closure.

--Kristine de Leon; kdeleon@oregonian.com

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Westfield leaving downtown San Francisco

The company points to a decline in sales, occupancy and foot traffic as challenges to continue operating in the city

By [NBC Bay Area staff](#) • Published June 12, 2023 • Updated on June 13, 2023 at 7:09 am

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Supervisor Matt Dorsey says the city needs to address the bigger problem first.

"There's also factors that we can control and they include things like street conditions, homelessness and public drug use and public drug dealing and there's things that San Francisco has to do a better job of addressing and I think the only way we are going to be able to do that is with a fully staffed police department," he said.

Those who have been tracking the problems downtown say other factors playing a role are the area's reputation, cleanliness and the lack of international travelers.

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 Author: ZACHARY MERRILL (231549)
 Date: 2018-03-02 00:15:00

On March 1, 2018 at approximately 6:51 pm, I, Vancouver Police Officer Z. Merrill, responded to a report of a Protection Order Violation that occurred at Columbia River Mental Health, 6926 NE Fourth Plain Blvd, Vancouver, Washington at approximately 4:00 pm the same day. Initial contact with the Reporting Party, [REDACTED], was by phone. Prior to contacting [REDACTED] I looked over the Order to understand the conditions set forth, as well as to verify it was valid and served. The Order listed [REDACTED] as the Petitioner, and Stephen Deford as the Respondent. I was served on June 13, 2017, and prohibits Deford from being within 500-feet of [REDACTED], her residence, or place of employment. [REDACTED] and Deford are currently married, but separated while their divorce is finalized. They have two children in common. When I spoke with [REDACTED] she began to tell me she was leaving incident location, Columbia River Mental Health, after a counseling session for her [REDACTED]. [REDACTED] stated she was exiting the office, and noticed Deford standing in the hallway. She told me, "Steve looked me in the eye," and [REDACTED] said, [REDACTED], it's [REDACTED]. I asked [REDACTED] if Deford had attempted to walk away from her when he first noticed her walking in the hallway, and she told me he "just stood there and I walked past him." [REDACTED] stated the hallway was approximately six feet in width, and when she walked by Deford they were about three feet from each other. [REDACTED] stated she exited the facility, got the kids into her vehicle, and drove away from the facility. [REDACTED] told me [REDACTED] had begun attending counseling appointments at Columbia River Mental Health after she and Deford had separated. She told me Deford did not know she was taking her [REDACTED] to counseling at the location. [REDACTED] stated there had been a history of Domestic Violence between her and Deford, and he had violated the order in May 2017. Clark County Sheriff's Office had issued a "BOLO" for Deford, and gathering current contact information for that event. See CCSO case number 17-3956 for more information. Per the "BOLO" request, I sent an email to Deputy Henschel. [REDACTED] provided me a phone number for Deford, (253) 230-7329, which I found to not be valid when I attempted contact with Deford at [REDACTED].

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Zachary Merrill #1549 Mar 1, 2018 17:11 (e-signature)	Aaron Gibson #1154 Mar 2, 2018 00:00 (e-signature)
PRINT NAME	PRINT NAME
Zachary Merrill #1549	Aaron Gibson #1154

Vancouver Police Department

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P003746-051823 STERBANK VPD REPORTS COMBINED - 000001

that number. I conducted a check through the Vancouver Police database, finding three more phone numbers associated with Deford, but they were either invalid or no longer in service. [REDACTED] also informed me Deford had a last known address of 1109 W 29th St, Vancouver, Washington. She told me Deford was associated with a white 2016 Toyota Tacoma, with Oregon "Share the Road" license plates, a black roof rack, tonneau cover, black rims, and a bull bar on the bumper.

After ending my contact with [REDACTED], I drove to the address she had provided for Deford. When I arrived to the area, I immediately noticed a vehicle matching the description of Deford's Toyota Tacoma. A check of the license plate (OR JSGR) through Dispatch confirmed Deford was the Registered Owner. I drove around the corner to observe the residence, and requested additional units. Dispatch also advised Deford had a District Court Warrant for Failure to Comply/Appear for the charges of Assault-IV DV. Officers Gelsinger and Musich arrived to the location to assist.

While walking up to the residence, we made contact with a male, identified as Dylan Connell, and I asked if the vehicle belonged to Stephen Deford. Connell stated it did, and asked if I would like to speak with Deford, and Connell entered the home to let Deford know I would like to speak with him.

When Deford exited the residence, I asked if he had been at Columbia River Mental Health earlier in the day, and he told me he had an appointment. He said he had left the office, but returned to confirm the time of an appointment the following day. Deford told me he was walking toward the office, and he noticed [REDACTED] rounding the corner, carrying "the [REDACTED]," and [REDACTED] was walking behind her. Deford said he stopped in the hallway, and [REDACTED] walked past him. He told me he didn't know she was there and was "shocked" to see her. Deford told me he knew of the order, and he was not supposed to be near [REDACTED].

I conducted a frisk of Deford's outer clothing for weapons, placed him into handcuffs, checking for proper fit and double locking them, before

informing him he was being placed under arrest for the District Court Warrant. I escorted Deford to my patrol car, and conducted a search incident to arrest prior to placing him into the backseat of my patrol vehicle.

At 8:44 pm I advised Deford of his Miranda Rights by reading from my department issued Miranda card. Deford answered "yes" when I asked if he understood the rights I had just explained to him, and if he wished to speak with me about the incident having his rights in mind.

After waiving his rights, I asked Deford "Would you say the hallway is about six feet in width?" Deford answered, "Yeah, I guess." I then asked, "How close were you to [REDACTED]," which Deford replied, "Close." I asked Deford if he attempted to separate himself from [REDACTED] and he told me he continued to walk past her toward the office to confirm his appointment for the following day. I asked Deford what he would do if he saw [REDACTED] in a public venue, such as a mall, and he stated, "I turn around and walk the other way." Asked why he didn't do the same at Columbia River Mental Health and he told me he thought he wasn't violating the Order because he did not know [REDACTED] would be there. Deford stated, "I kept going to check

my appointment." Deford described he and [REDACTED] were walking toward one another, and stated he recognized [REDACTED] as she rounded the corner.

Based on the conditions set forth within the Order, Deford's recognition of [REDACTED], his failure to attempt separation from [REDACTED], and the statements made to me by Deford after he had waived his Miranda Rights, Probable Cause was established to arrest Deford for the Order Violation as well.

Prior to transporting Deford to Clark County Jail, I spoke with Officer Musich, who told me he had talked to Connell. Connell told Officer Musich

he asked Deford why the Police would want to talk to him, and Deford stated he had seen [REDACTED] earlier in the day. See Officer Musich's Supplemental Report for more information.

I transported Deford to Clark County Jail, where he was booked for the Order violation and the District Court Warrant. Custody was transferred to jail staff. I completed a Probable Cause Affidavit, a Criminal Citation, and the Clark County Jail Pre-book form. The Probable Cause Affidavit and Citation have been attached to this report as Orphan Documents.

This report has been forwarded to the Domestic Violence Prosecutor's Office, as well as the District Court.

OFFENSE-1

OFFENSE CODE

50991 | WARRANT / FUGITIVE

REPORTING OFFICER SIGNATURE / DATE

Zachary Merrill #1549 Mar 1, 2018 17:11 (e-signature)

PRINT NAME

Zachary Merrill #1549

SUPERVISOR SIGNATURE / DATE

Aaron Gibson #1154 Mar 2, 2018 00:00 (e-signature)

PRINT NAME

Aaron Gibson #1154

Vancouver Police Department

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Pg 2 of 4

OFFENSE START DATE Mar 1, 2018 00:00	OFFENSE END DATE Mar 1, 2018 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
--	--	---	--

DOMESTIC VIOLENCE ☒ YES ☐ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO
--	--

OFFENSE LOCATION
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
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LOCATION CATEGORY
Government/ Public Building

VICTIMS 1
VICTIMS- NAME (LAST, FIRST MIDDLE)
V-1 [REDACTED]

SEX Female	RACE / ETHNICITY White / Not Hispanic Or Latino	PHONE NUMBER [REDACTED]	DOB / ESTIMATED AGE RANGE 1974-03-18
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HOME ADDRESS
[REDACTED]

INVOLVED OTHER 1
INVOLVED OTHER- (PERSON)
O-1 DEFORD, STEPHEN CHRISTOPHER

SEX Male	RACE / ETHNICITY White / Not Hispanic Or Latino	PHONE NUMBER (253) 230-7239 (Mobile)	DOB / ESTIMATED AGE RANGE 1972-10-08
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HOME ADDRESS
[REDACTED]

INVOLVED OTHER 2
INVOLVED OTHER-2 (PERSON)
O-2 CONNELL, DYLAN EDWARD

SEX Male	RACE / ETHNICITY White / Unknown	PHONE NUMBER (360) 949-9431 (Mobile)	DOB / ESTIMATED AGE RANGE 1983-09-22
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HOME ADDRESS
[REDACTED]

OFFENSE-2

OFFENSE CODE
50992 | PROTECTION ORDERS (WA)

OFFENSE START DATE Mar 1, 2018 00:00	OFFENSE END DATE Mar 1, 2018 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
--	--	---	--

DOMESTIC VIOLENCE ☒ YES ☐ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO
--	--

OFFENSE LOCATION
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
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LOCATION CATEGORY
Government/ Public Building

VEHICLE INVOLVED: TOYOTA TACOMA 2016

REPORTING OFFICER SIGNATURE / DATE Zachary Merrill #1549 Mar 1, 2018 17:11 (e-signature) PRINT NAME Zachary Merrill #1549	SUPERVISOR SIGNATURE / DATE Aaron Gibson #1154 Mar 2, 2018 00:00 (e-signature) PRINT NAME Aaron Gibson #1154
--	---

ITEM CATEGORY PASSENGER CAR		MAKE Toyota	MODEL Tacoma	YEAR OF MANUFACTURE 2016
DESCRIPTION PASSENGER CAR TOYT TAC Legacy Vehicle Role: INVOLVED				
LICENSE PLATE / REGISTRATION # JSGR			VIN # 3TMDZ5BNXGM007073	
IDENTIFIER Legacy Versaterm Item Database Key: VEH-1217066				
BODY STYLE Pickup	PRIMARY COLOR White (WHI)	SECONDARY COLOR White (WHI)	REGISTRATION STATE Oregon	
REGISTRATION YEAR 2020	REGISTRATION TYPE PC			
OWNER STEPHEN CHRISTOPHER DEFORD				
STATUS MIGRATED	STATUS DATE Mar 1, 2018		SUBMIT TO EVIDENCE No	
REASON FOR POLICE CUSTODY Other				
PROPERTY LINKED TO Offense 1				

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
PASSENGER CAR TOYT TAC Legacy Vehicle Role: INVOLVED / Toyota / Tacoma / White (WHI) & White (WHI)	MIGRATED / Mar 1, 2018 / Other	3TMDZ5BNXGM007073		

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
DYLAN EDWARD CONNELL	OTHERWISE KNOWN	
STEPHEN CHRISTOPHER DEFORD	OTHERWISE KNOWN	
STEPHEN CHRISTOPHER DEFORD	SPOUSE OF	

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED Zachary Merrill	DATE 03/01/2018	PLACE Vancouver Police Department, WA
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REPORTING OFFICER SIGNATURE / DATE Zachary Merrill #1549 Mar 1, 2018 17:11 (e-signature)	SUPERVISOR SIGNATURE / DATE Aaron Gibson #1154 Mar 2, 2018 00:00 (e-signature)
PRINT NAME Zachary Merrill #1549	PRINT NAME Aaron Gibson #1154

Vancouver Police Department

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Report Number 2018-003249 - Supplement - FU-538121 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 1, 2018 22:38	Mar 1, 2018 16:00	Michael Musich #1524

EXTERNAL ROUTING

231524 - MAX MUSICH / Report Date: Mar 1 2018 10:38PM

SUPPLEMENT TYPE

Patrol Supplemental

NARRATIVE

Document No: FU0005381210001

Subject: SUPPLEMENTAL

Author: MAX MUSICH (231524)

Date:2018-03-01 22:32:00

INVESTIGATION:

On Thursday, 3/1/2017 at approximately 2017 hours, I dispatched to assist Ofc. Merrill at 1109 W 29th St, Vancouver, WA with a suspect contact.

Upon arriving on scene, I assisted Ofc. Merrill and Ofc. Gelsinger in taking Stephen Deford into custody. I further spoke with Stephen's roommate on scene.

The roommate verbally identified himself as Dylan Connell. Dylan reported that when he told Stephen that the police were here to see him Stephen replied, "I saw my wife today, that's probably why."

I advised Ofc. Merrill of my findings on scene and this ended my involvement in this case to this point.

ACTION RECOMMENDED:

Forward to DVPC.

VEHICLE INVOLVED: TOYOTA TACOMA 2016

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
PASSENGER CAR	Toyota	Tacoma	2016

DESCRIPTION

PASSENGER CAR TOYT TAC Legacy Vehicle Role: INVOLVED

LICENSE PLATE / REGISTRATION #	VIN #
JSGR	3TMDZ5BNXGM007073

IDENTIFIER

Legacy Versaterm Item Database Key: VEH-1217066

BODY STYLE	PRIMARY COLOR	SECONDARY COLOR	REGISTRATION STATE
Pickup	White (WHI)	White (WHI)	Oregon

REGISTRATION YEAR	REGISTRATION TYPE
2020	PC

OWNER

stephen christopher deford

STATUS	STATUS DATE	SUBMIT TO EVIDENCE
MIGRATED	Mar 1, 2018	No

REASON FOR POLICE CUSTODY

Other

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
PASSENGER CAR TOYT TAC Legacy Vehicle Role: INVOLVED / Toyota / Tacoma / White (WHI) & White (WHI)	MIGRATED / Mar 1, 2018 / Other	3TMDZ5BNXGM007073		

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Michael Musich #1524 Mar 1, 2018 22:38 (e-signature)	Jay Alie #1205 Mar 1, 2018 22:38 (e-signature)
PRINT NAME	PRINT NAME
Michael Musich #1524	Jay Alie #1205

Vancouver Police Department

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This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Michael Musich	03/01/2018	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Michael Musich #1524 Mar 1, 2018 22:38 (e-signature)	Jay Alie #1205 Mar 1, 2018 22:38 (e-signature)
PRINT NAME	PRINT NAME
Michael Musich #1524	Jay Alie #1205

Vancouver Police Department

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Vancouver Police Department

Report Number 2019-005815 - *Offense / Incident - -GO~5279135 Report

REPORT DATE / TIME Apr 12, 2019 11:12	EVENT START DATE / TIME - EVENT END DATE / TIME Apr 12, 2019 11:00	REPORT WRITER Jamie Miller #1720
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0052791350001
Subject: NARRATIVE
Author: JAMIE MILLER (231720)
Date:2019-04-12 12:09:00

On 4/12/2019 at approximately 1130 hours, I responded to 6926 NE Fourth Plain Blvd in reference to domestic assault. I was in full uniform and driving a marked police car.

Upon my arrival, I made contact with [REDACTED]. [REDACTED] stated she was at the listed address in reference to retrieving money from her [REDACTED]. [REDACTED] advised when she arrived, she got the money and [REDACTED] said he was going to call CPS. [REDACTED] said he was angry about giving her the money. [REDACTED] stated she had her right hand in her pocket holding the money, and [REDACTED] grabbed her arm and attempted to pull it out of her pocket. [REDACTED] stated as she moved away, [REDACTED] lost his grip and he slapped her forearm with an open hand. [REDACTED] had mild redness on her forearm, but too light to photograph. [REDACTED] stated at this point, a witness called for law enforcement. [REDACTED] agreed to complete a Smith affidavit.

Next, I spoke with a witness, Melissa Sivaram. Sivaram advised she is an employee of the location and said she was walking to her car when she heard screaming. She saw a male [REDACTED] and female [REDACTED] yelling at each other and saw [REDACTED] touch [REDACTED]. Sivaram did not see how she was touched, just saw that both parties made contact. Sivaram could not advise what happened prior to this and could not specify who appeared to be a primary aggressor.

Ofc McCaleb spoke with [REDACTED], who advised he met up with [REDACTED] in an attempt to mediate between [REDACTED] and their mother. [REDACTED] said when he got out of his vehicle, [REDACTED] snatched the \$5 out of his hand and started yelling at [REDACTED] and his wife. [REDACTED] stated as she was yelling at him, he attempted to grab the money and she slapped him on his hand with an open hand. [REDACTED] agreed to complete a Smith affidavit. See Ofc McCaleb's supplement for further.

I attempted to read [REDACTED] her rights off the VPD-issued Miranda statement in order to ask her further questions regarding the altercation. In the middle of reading [REDACTED] her rights, she interrupted me and stated she did not wish to talk to me anymore. At the time, I do not have probable cause to make an arrest due to a lack of independent witnesses and conflicting statements.

I placed a copy of the Smith affidavits into VPD Records and the original into VPD evidence.

Document No: GO0052791350002
Subject: SUMMARY AND RCW
Author: JAMIE MILLER (231720)
Date:2019-04-12 12:30:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 _____ CASE SUMMARY[ON THE ABOVE DATE AND TIME [REDACTED] AND [REDACTED] WERE INVOLVED IN A DOMESTIC ASSAULT.] ATTACHMENTS [A COPY OF THE SMITH AFFIDAVIT WILL BE PLACED INTO VPD RECORDS.] EVIDENCE SUBMITTED IN TRAQ: [] NONE [X] PHYSICAL EVIDENCE [] DIGITAL EVIDENCE LIST OF CHARGES [ASSA - 9A.36.041-DV - ASSAULT IV - DV] [] [] [] RECOMMENDATIONS [FORWARD TO DV PC] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] [] Other External Distribution: []

REPORTING OFFICER SIGNATURE / DATE Jamie Miller #1720 Apr 12, 2019 11:12 (e-signature) PRINT NAME Jamie Miller #1720	SUPERVISOR SIGNATURE / DATE Brian Ruder #1423 Apr 13, 2019 00:00 (e-signature) PRINT NAME Brian Ruder #1423
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OFFENSE-1

OFFENSE CODE

13130 | SIMPLE ASSAULT-MISD

OFFENSE START DATE

Apr 12, 2019 00:00

OFFENSE END DATE

Apr 12, 2019 00:00

OFFENSE COMPLETION

☒ **COMPLETED**
☐ **ATTEMPTED**

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ **YES** ☒ **NO**

DOMESTIC VIOLENCE

☒ **YES** ☐ **NO**

WAS METHOD OF ENTRY FORCED?

☐ **YES** ☒ **NO****OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Parking Lot/ Drop Lot/ Garage**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1

DOB / ESTIMATED AGE RANGE

1991-12-10

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

HOME ADDRESS

SUSPECTS 2

SUSPECTS-2 NAME (LAST, FIRST MIDDLE)

S-2

DOB / ESTIMATED AGE RANGE

1986-05-28

SEX

Male

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

HOME ADDRESS

WITNESS 1

WITNESS- NAME (LAST, FIRST MIDDLE)

W-1 SIVARAM, MELISSA MOLLY

DOB / ESTIMATED AGE RANGE

1989-04-17

SEX

Female

RACE / ETHNICITY

American Indian or Alaska Native / Not Hispanic Or Latino

PHONE NUMBER

(360) 771-1416 (Home)

HOME ADDRESS

459 SE 192ND AVE, 509, GRESHAM, OR 97233**MEDICAL ADDENDUM**

REPORT NUMBER

2019-005815

INJURED PERSON- NAME (LAST, FIRST MIDDLE)

[REDACTED]

DOB / ESTIMATED AGE RANGE

1986-05-28

INJURY TYPE

Apparent Minor Injury

INJURED PERSON-2 NAME (LAST, FIRST MIDDLE)

[REDACTED]

DOB / ESTIMATED AGE RANGE

1991-12-10

INJURY TYPE

Apparent Minor Injury**RELATIONSHIPS ADDENDUM**

REPORTING OFFICER SIGNATURE / DATE

Jamie Miller #1720 Apr 12, 2019 11:12 (e-signature)

PRINT NAME

Jamie Miller #1720

SUPERVISOR SIGNATURE / DATE

Brian Ruder #1423 Apr 13, 2019 00:00 (e-signature)

PRINT NAME

Brian Ruder #1423**Vancouver Police Department**Ma k43 RMS o m v2 0 generated by B P Ice #1595 on May 25, 2023 11 18
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Pg 2 of 3

NAME	RELATIONSHIP	SUBJECT
	OTHERWISE KNOWN	

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Jamie Miller	04/12/2019	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Jamie Miller #1720 Apr 12, 2019 11:12 (e-signature)	Brian Ruder #1423 Apr 13, 2019 00:00 (e-signature)
PRINT NAME	PRINT NAME
Jamie Miller #1720	Brian Ruder #1423

Vancouver Police Department

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modified Report

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Report Number 2019-005815 - Custodial Property Summary Report

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Legacy Data Migration	10/24/2020	Vancouver Police Department, WA

Vancouver Police Department

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Report Number 2019-005815 - Supplement - FU-662580 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Apr 12, 2019 20:23	Apr 12, 2019 11:00	Eric McCaleb #1414

EXTERNAL ROUTING

231414 - ERIC MCCALED / Report Date: Apr 12 2019 8:23PM

SUPPLEMENT TYPE

NARRATIVE

NARRATIVE

Document No: FU0006625800001

Subject: NARRATIVE

Author: ERIC MCCALED (231414)

Date: 2019-04-12 20:15:00

On 4/12/19, I was assigned as the FTO for Officer Miller. We responded to disturbance occurring in the CRMH parking lot. Upon arrival, Officer Miller made contact with the female half and I contacted the male, Jesse Wolff. Jesse stated that he was the brother to the female half, [REDACTED]. Jesse said he was at Fort Vancouver High School for an event when he received a message from his mother, asking him to meet up with [REDACTED] to give her \$5. Jesse agreed to do so and went to the location to meet his sister. When he arrived, he said [REDACTED] pulled up next to him and got out of her car. Jesse said he got out of the car, holding a five dollar bill in his hand. [REDACTED] came up to him and immediately began to argue with him. Jesse said [REDACTED] then "snatched" the money from his hand and put it in her jacket pocket. Jesse said [REDACTED] continued to yell at him and began calling him mean names. Jesse said he then made the decision to take back the money and tried to pull it out of [REDACTED] pocket. Jesse said when trying to do so [REDACTED] slapped his hand away and began to scream that he was touching her. He said a security guard then approached and he decided to put distance between himself and [REDACTED] until the police arrived. Jesse stated that this is typical behavior for [REDACTED] and that she is currently arguing with their mother over money. He thought he would be nice and try to mediate between them and give [REDACTED] money for gas. Jesse stated he was not injured and did not have any visible marks from being slapped. Jesse provided a written Smith affidavit regarding the incident. When offered, he declined and DV info sheet stating he was familiar with the process because he had an order in the past with [REDACTED].

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Eric McCaleb	04/12/2019	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Eric McCaleb #1414 Apr 12, 2019 20:23 (e-signature)	McAvoy Shipp #1394 Apr 12, 2019 20:23 (e-signature)
PRINT NAME	PRINT NAME
Eric McCaleb #1414	McAvoy Shipp #1394

Vancouver Police Department

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Vancouver Police Department

Report Number 2019-016237 - *Offense / Incident - -GO~5358630 Report

REPORT DATE / TIME Sep 30, 2019 16:27	EVENT START DATE / TIME - EVENT END DATE / TIME Sep 30, 2019 14:20 - 14:25	REPORT WRITER Kathy Parrish #1275
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0053586300001
Subject: TT AND CASE SUMMARY
Author: KATHY PARRISH (231275)
Date:2019-09-30 16:27:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[SHAWN M PHILLIPS AN EMPLOYEE WITH COLUMBIA RIVER MENTAL HEALTH CALLED TO REPORT A MALICIOUS MISCHIEF SHE WITNESSED WHILE WORKING AT 6926 NE FOURTHPLAIN.]ATTACHMENTS[NONE]EVIDENCE SUBMITTED IN TRAQ: [X]NONE []PHYSICAL EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[MALM - 9A.48.090 - MALICIOUS MISCHIEF III][][]RECOMMENDATIONS[NONE] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No][][][]Other External Distribution:[]

Document No: GO0053586300002
Subject: NARRATIVE
Author: KATHY PARRISH (231275)
Date:2019-09-30 16:29:00

Shawna M Phillips called 311 to report a malicious mischief she witnessed while working at 6926 NE Fourth Plain Boulevard also known as Columbia River Mental Health.
Shawna said between 1620 and 1625 hours on 09-30-2019 a white with black trim, Toyota T100, 4x4 truck sped through the parking lot to the community garden and proceeded to do cookies in the dirt damaging the soil and whatever fruits or vegetable that were growing. Shawn told me the trucks license plates were WA-C9191L.
I ran the plate in which it returned as no record. I asked VPD records to check the DAPS database for white trucks in Clark County with the plate info we received. VPD records clerk returned with a white truck, unknown trim, WA plate C91915L. The registered owner information is listed in the report. The driver description was a white or light skinned hispanic male, late 20 s or early 30 s.
Shawna report the damage amount is at least \$100.00. The report is referred to Sgt for possible follow up on the truck registered in Battle Ground, WA.
Suspend pending follow up

OFFENSE-1

OFFENSE CODE 29990 VANDALISM			
OFFENSE START DATE Sep 30, 2019 00:00	OFFENSE END DATE Sep 30, 2019 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO		

OFFENSE LOCATION

REPORTING OFFICER SIGNATURE / DATE Kathy Parrish #1275 Sep 30, 2019 16:27 (e-signature) PRINT NAME Kathy Parrish #1275	SUPERVISOR SIGNATURE / DATE Holly Musser #1408 Oct 18, 2019 00:00 (e-signature) PRINT NAME Holly Musser #1408
---	--

Vancouver Police Department

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Pg 1 of 3

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Field/ Woods

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 PHILLIPS, SHAWNA M

DOB / ESTIMATED AGE RANGE

1977-07-04

SEX

Female

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(360) 993-3030 (Work), (360) 921-8056 (Mobile)

HOME ADDRESS

5204 NE 139TH LOOP, VANCOUVER, WA 98682

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

DOB / ESTIMATED AGE RANGE

21 - 24 years old

SEX

Male

RACE / ETHNICITY

White / Hispanic Or Latino

INVOLVED OTHER 1

INVOLVED OTHER- (PERSON)

O-1 VALLE-VALDEZ, JAVIER

DOB / ESTIMATED AGE RANGE

1977-07-04

SEX

Male

RACE / ETHNICITY

White / Hispanic Or Latino

HOME ADDRESS

17217 NE 127TH AVE, BATTLE GROUND, WA 98604

VEHICLE INVOLVED: TOYOTA T100 1996

ITEM CATEGORY

PICK-UP TRUCK

MAKE

Toyota

MODEL

T100

YEAR OF MANUFACTURE

1996

DESCRIPTION

PICK-UP TRUCK TOYT T100 Legacy Vehicle Role: SUSPECT

LICENSE PLATE / REGISTRATION #

C91915L

VIN #

JT4UN24D7T0034078

IDENTIFIER

Legacy Versaterm Item Database Key: VEH-1436033

PRIMARY COLOR

White (WHI)

SECONDARY COLOR

White (WHI)

REGISTRATION STATE

Washington

REGISTRATION YEAR

2019

REGISTRATION TYPE

TK

STATUS

MIGRATED

STATUS DATE

Sep 30, 2019

SUBMIT TO EVIDENCE

No

REASON FOR POLICE CUSTODY

Other

PROPERTY LINKED TO

Offense 1

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
PICK-UP TRUCK TOYT T100 Legacy Vehicle Role: SUSPECT / Toyota / T100 / White (WHI) & White (WHI)	MIGRATED / Sep 30, 2019 / Other	JT4UN24D7T0034078		
COMMUNITY GARDEN	DAMAGED / Oct 1, 2019 / Other	UNKNOWN		100

REPORTING OFFICER SIGNATURE / DATE

Kathy Parrish #1275 Sep 30, 2019 16:27 (e-signature)

PRINT NAME

Kathy Parrish #1275

SUPERVISOR SIGNATURE / DATE

Holly Musser #1408 Oct 18, 2019 00:00 (e-signature)

PRINT NAME

Holly Musser #1408

Vancouver Police Department

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PROPERTY & ITEMS ADDENDUM

OTHER ITEM COMMUNITY GARDEN

ITEM CATEGORY

MISCELLANEOUS

SERIAL #

UNKNOWN

DESCRIPTION

COMMUNITY GARDEN

STATUS

DAMAGED

STATUS DATE

Oct 1, 2019

TOTAL (\$) VALUE

100

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Other

RECOVERING OFFICER / ID # / PERSON

Kathy Parrish #1275

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Kathy Parrish

DATE

09/30/2019

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Kathy Parrish #1275 Sep 30, 2019 16:27 (e-signature)

PRINT NAME

Kathy Parrish #1275

SUPERVISOR SIGNATURE / DATE

Holly Musser #1408 Oct 18, 2019 00:00 (e-signature)

PRINT NAME

Holly Musser #1408

Vancouver Police Department

Mark43 RMS v2.0 generated by B P 1595 on May 25, 2023 11:19
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Pg 3 of 3

Report Number 2019-016237 - Supplement - FU~702698 Report

REPORT DATE / TIME Oct 18, 2019 00:00	EVENT START DATE / TIME - EVENT END DATE / TIME Sep 30, 2019 14:20 - 14:25	REPORT WRITER Brandon Riedel #1695	
VEHICLE INVOLVED: TOYOTA T100 1996			
ITEM CATEGORY PICK-UP TRUCK	MAKE Toyota	MODEL T100	YEAR OF MANUFACTURE 1996
DESCRIPTION PICK-UP TRUCK TOYT T100 Legacy Vehicle Role: SUSPECT			
LICENSE PLATE / REGISTRATION # C91915L		VIN # JT4UN24D7T0034078	
IDENTIFIER Legacy Versaterm Item Database Key: VEH-1436033			
PRIMARY COLOR White (WHI)	SECONDARY COLOR White (WHI)	REGISTRATION STATE Washington	REGISTRATION YEAR 2019
REGISTRATION TYPE TK			
STATUS MIGRATED	STATUS DATE Sep 30, 2019	SUBMIT TO EVIDENCE No	
REASON FOR POLICE CUSTODY Other			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
PICK-UP TRUCK TOYT T100 Legacy Vehicle Role: SUSPECT / Toyota / T100 / White (WHI) & White (WHI)	MIGRATED / Sep 30, 2019 / Other	JT4UN24D7T0034078		

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED Brandon Riedel	DATE 11/02/2020	PLACE Vancouver Police Department, WA
--	---------------------------	---

REPORTING OFFICER SIGNATURE / DATE Brandon Riedel #1695 Nov 2, 2020 07:17 (e-signature)	SUPERVISOR SIGNATURE / DATE Holly Musser #1408 Nov 2, 2020 07:20 (e-signature)
PRINT NAME Brandon Riedel #1695	PRINT NAME Holly Musser #1408

Vancouver Police Department

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Pg 1 of 1

Report Number 2019-016237 - Supplement - FU~703328 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Oct 19, 2019 00:00	Sep 30, 2019 14:20 - 14:25	Brandon Riedel #1695

NARRATIVE

Document No: FU0007033280001
 Subject: SUPPLEMENTAL
 Author: BRANDON RIEDEL (231695)
 Date: 2019-10-18 06:50:00

On October 18, 2019 I was assigned a follow up for this case regarding the vandalism that took place on September 30, 2019 at Columbia River Mental Health.

The initial report annotated a possible license plate for the suspect of WA C9191L, which does not come back with a return in the DOL search. That

plate only came back with a return with a search from VPD records out of

the DAPS database, returning to listed owner Javier Valle-Valdez. This was all discovered in the original report.

The suspect description was not a match to Javier, but I attempted to find any listed contact information for him to inquire about the incident. I was unable to find any listed phone numbers, through our police databases.

His last listed address is out of Battle Ground, WA. At this time I recommend this case be suspended, due to lack of leads.

Recommendations: Suspend

VEHICLE INVOLVED: TOYOTA T100 1996

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
PICK-UP TRUCK	Toyota	T100	1996

DESCRIPTION

PICK-UP TRUCK TOYT T100 Legacy Vehicle Role: SUSPECT

LICENSE PLATE / REGISTRATION #	VIN #
C91915L	JT4UN24D7T0034078

IDENTIFIER

Legacy Versaterm Item Database Key: VEH-1436033

PRIMARY COLOR	SECONDARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
White (WHI)	White (WHI)	Washington	2019

REGISTRATION TYPE

TK		
STATUS	STATUS DATE	SUBMIT TO EVIDENCE
MIGRATED	Sep 30, 2019	No

REASON FOR POLICE CUSTODY

Other

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
PICK-UP TRUCK TOYT T100 Legacy Vehicle Role: SUSPECT / Toyota / T100 / White (WHI) & White (WHI)	MIGRATED / Sep 30, 2019 / Other	JT4UN24D7T0034078		

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Brandon Riedel	11/02/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Brandon Riedel #1695 Nov 2, 2020 07:17 (e-signature)	Holly Musser #1408 Nov 2, 2020 07:20 (e-signature)
PRINT NAME	PRINT NAME
Brandon Riedel #1695	Holly Musser #1408

Vancouver Police Department

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Vancouver Police Department

Report Number 2020-015567 - *Offense / Incident - -GO~5506679 Report

REPORT DATE / TIME Sep 23, 2020 16:29	EVENT START DATE / TIME - EVENT END DATE / TIME Sep 23, 2020 16:00	REPORT WRITER Tyler Knotts #1568
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0055066790001
Subject: CASE SUMMARY
Author: TYLER KNOTTS (231568)
Date:2020-09-25 14:59:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611_____ CASE SUMMARY[MARIANA LOWE WAS IDENTIFIED THROUGH SURVEILLANCE FOOTAGE AS ATTEMPTING TOSUBMIT FORGED PRESCRIPTIONS / SCRIPTS AT HI SCHOOL PHARMACY. MARIANA LEFT THESCENE PRIOR POLICE ARRIVAL.]ATTACHMENTS[FORGED SCRIPT AND DOCTORS NOTE.]EVIDENCE SUBMITTED IN TRAQ: []NONE [X]PHYSICAL EVIDENCE[]DIGITAL EVIDENCELIST OF CHARGES[FORG - 9A.60.020 - FORGERY] [] []RECOMMENDATIONS[FWD PA FOR REVIEW AND CHARGING CONSIDERATION.]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] []Other External Distributions:[]

Document No: GO0055066790002
Subject: NARRATIVE
Author: TYLER KNOTTS (231568)
Date:2020-09-25 15:06:00

On 9/24/20 I was dispatched to a cold forgery at 6926 NE Fourth Plain Blvd, which is the location of HI School Pharmacy. Dispatch notes indicated that this event occurred on 9/23/20.I contacted Eric Lofgren who is the Pharmacy Manager at HI School Pharmacy. Eric stated that a female, later identified as Mariana Lowe attempted to submit forged scripts for prescriptions. Marian completed the proper paper work for the Pharmacy, however one of the pharmacists were clarifying some information about them and Mariana just walked out. Eric stated that they followed up and these scripts are not valid from a Doctor. The pharmacy made a photo copy of her Oregon Driver s license which is how I identified her and through a still photo from surveillance footage. The scripts were for:Prmoethazine-Codeine. 360 Milliliters.Azithromycin. 250 MG. Eric provided the information that Mariana provided the pharmacy. I submitted the forged scripts into attached documents for to this report. An unidentified person was waiting in the parking lot in a vehicle and never got out. The vehicle was not identified but appeared to be a white Chevrolet sedan. I located Mariana in Regjin, with a listed phone number.I uploaded the photos of Mariana entering the store into TRAQ.I made contact with Mariana who confirmed her ID on the phone, when I began asking her about what occurred she hung up the phone. I attempted to call back and it went straight to voicemail.Fwd Case to PA for charging considerations.

REPORTING PARTY 1

REPORTING PARTY- (PERSON) R-1 LOFGREN, ERIC		DOB / ESTIMATED AGE RANGE 1966-11-12
SEX Male	RACE / ETHNICITY White / Not Hispanic Or Latino	PHONE NUMBER (360) 693-8374 (Mobile)
HOME ADDRESS 6926B NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		
REPORTING PARTY SIGNATURE		

REPORTING OFFICER SIGNATURE / DATE Tyler Knotts #1568 Sep 23, 2020 16:29 (e-signature) PRINT NAME Tyler Knotts #1568	SUPERVISOR SIGNATURE / DATE Sean Dumas #1543 Sep 29, 2020 00:00 (e-signature) PRINT NAME Sean Dumas #1543
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Vancouver Police Department

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P003746-051823 STERBANK VPD REPORTS COMBINED - 000017

OFFENSE-1

OFFENSE CODE

25991 | FORGERY/COUNTERFEITING

OFFENSE START DATE

Sep 23, 2020 00:00

OFFENSE END DATE

Sep 23, 2020 00:00

OFFENSE COMPLETION

☒ **COMPLETED**
☐ **ATTEMPTED**

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ **YES** ☒ **NO**

DOMESTIC VIOLENCE

☐ **YES** ☒ **NO**

WAS METHOD OF ENTRY FORCED?

☐ **YES** ☒ **NO**
OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Community Center**VICTIMS 1**

VICTIMS- NAME

V-1 HI SCHOOL PHARMACY

ORGANIZATION TYPE

Business

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NAME IDENTIFIER

Legacy Versaterm BIN: 118883083**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 LOWE-CATO, MARIANA ELISE

DOB / ESTIMATED AGE RANGE

1997-03-06

SEX

Female

RACE / ETHNICITY

Black or African American / Unknown

PHONE NUMBER

(503) 929-8137 (Mobile)

EMAIL ADDRESS

MARIANALOWE3@GMAIL.COM (Home)

HOME ADDRESS

3340 NE MARTIN LUTHER KING JR BLVD, 412, PORTLAND, OR 97212**INVOLVED OTHER 1**

INVOLVED OTHER- (PERSON)

O-1 UNKNOWN, UNKNOWN**VEHICLE / PROPERTY & ITEMS SUMMARY**

DESCRIPTION / MAKE / MODEL / COLOR

PROMETHAZINE CODEINE

STATUS / DATE / REASON FOR CUSTODY

COUNTERFEITED/FORGED / Sep 26, 2020 / Other

VIN # / SERIAL #

QTY.

360

TOTAL (\$) VALUE

1**AZITHROMYCIN****COUNTERFEITED/FORGED / Sep 26, 2020 / Other****250****1****PROPERTY & ITEMS ADDENDUM****DRUGS PROMETHAZINE CODEINE**

DRUG CATEGORY

Other Drugs

DESCRIPTION

PROMETHAZINE CODEINE

STATUS

COUNTERFEITED/FORGED

STATUS DATE

Sep 26, 2020

TOTAL (\$) VALUE

\$1

QUANTITY, MEASUREMENT UNITS

360, Milliliter

REPORTING OFFICER SIGNATURE / DATE

Tyler Knotts #1568 Sep 23, 2020 16:29 (e-signature)

PRINT NAME

Tyler Knotts #1568

SUPERVISOR SIGNATURE / DATE

Sean Dumas #1543 Sep 29, 2020 00:00 (e-signature)

PRINT NAME

Sean Dumas #1543**Vancouver Police Department**

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Pg 2 of 3

SUBMIT TO EVIDENCE		REASON FOR POLICE CUSTODY	
Yes		Other	
RECOVERING OFFICER / ID # / PERSON			
Tyler Knotts #1568			
PROPERTY LINKED TO			
Offense 1			
DRUGS AZITHROMYCIN			
DRUG CATEGORY			
Other Drugs			
DESCRIPTION			
AZITHROMYCIN			
STATUS		STATUS DATE	TOTAL (\$) VALUE
COUNTERFEITED/FORGED		Sep 26, 2020	\$1
QUANTITY, MEASUREMENT UNITS			
250, Milliliter			
SUBMIT TO EVIDENCE		REASON FOR POLICE CUSTODY	
Yes		Other	
RECOVERING OFFICER / ID # / PERSON			
Tyler Knotts #1568			
PROPERTY LINKED TO			
Offense 1			

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Tyler Knotts	09/23/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Tyler Knotts #1568 Sep 23, 2020 16:29 (e-signature)	Sean Dumas #1543 Sep 29, 2020 00:00 (e-signature)
PRINT NAME	PRINT NAME
Tyler Knotts #1568	Sean Dumas #1543

Vancouver Police Department

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Pg 3 of 3

Report Number 2020-015567 - Custodial Property Summary Report

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Legacy Data Migration	09/26/2020	Vancouver Police Department, WA

Vancouver Police Department

Mark43 RMS v2.0 generated by B. P. #1595 on May 25, 2023 11:22
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Pg 1 of 1

Report Number 2020-015567 - Supplement - FU-776782 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Sep 28, 2020 05:33	Sep 23, 2020 16:00	Kiel Greenleaf #1637

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Kiel Greenleaf	09/28/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Kiel Greenleaf #1637 Sep 28, 2020 05:33 (e-signature)	BaoTruc Price #1595 Sep 28, 2020 05:33 (e-signature)
PRINT NAME	PRINT NAME
Kiel Greenleaf #1637	BaoTruc Price #1595

Vancouver Police Department

Mark43 RMS v2.0 generated by B Price #1595 on May 25, 2023 11:22
modified Report

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Vancouver Police Department

Report Number 2021-006306 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 27, 2021 21:21	Mar 27, 2021 17:57 - 19:52	Gerald Stewart #1766
REPORT TAKEN LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

On 3/27/2021 a suspicious auto contact that led to being a stolen vehicle call. KS Sakkan was arrested for possession of a stolen vehicle (RCW 9A.56.068).

Narrative

I was assigned to West precinct on 3/27/2021 at 1757 hours when I assisted Sgt. Viles who was out with two occupied suspicious vehicles in the parking lot of 6926 NE Fourth Plain Blvd. When I arrived on scene, Sgt. Viles was contacting the driver of a no plated, black Honda Civic, while Officer Porter contacted the other vehicle which was a silver sedan in color. Once it was determined we no longer needed to detain the silver vehicle, that vehicle was free to leave, and Officer Porter and I went to assist Sgt. Viles with the other vehicle.

Sgt. Viles ran the no plated vehicle by VIN. While Sgt. Viles was running the vehicle, Officer Porter who looking through the front passenger side window observed the vehicle had a punched ignition and the center console was ripped out. The vehicle came back having a stolen hit out of Oregon belonging to a Kyle Reed. The driver, who was in possession of the vehicle, KS Sakkan, was taken into custody without incident. I assisted Sgt. Viles in placing Sakkan into custody by maintaining physical control of his right arm while Sgt. Viles applied handcuffs on him, checked for tightness, and double locked the handcuffs.

A search incident to arrest was completed on Sakkan that yielded nothing of value found on his person. Sakkan was placed into the back of my patrol vehicle without incident and read his Miranda rights. Sakkan acknowledged "yes" that he understood his rights. Sakkan was English speaking, properly understood and was capable of speaking with me. I asked Sakkan how he got the vehicle and he stated that he found it on the side of the road last night around 10pm near the Fox Pointe Apartments. I asked Sakkan if he stole the vehicle and he said "yes". Sakkan stated that the vehicle was unlocked, and had no key inside, so he used a knife that was inside the vehicle already to "jiggle the ignition" to get it to start.

While doing a tow inventory of the vehicle Sgt. Viles found a jacket inside the vehicle, Sakkan stated that it was his jacket. Inside the jacket contained two checks that did not belong to Sakkan. When asked about the checks being in his jacket pocket, Sakkan initially tried to change his story and say the jacket wasn't his. But then stated the jacket was his again. Sakkan stated he found those checks on the floor and put them in his pocket to dispose of them later, because if he was pulled over he didn't want the police to see them. Vehicle registration belonging to Kyle Reed was also found in that same jacket pocket. Those items were seized for evidence and placed into the property room at West Precinct.

Further follow up will be conducted on the checks to established if the owner is aware of their status. If found to be stolen, there will be further charges of Possession of Stolen Property in the second Degree.

Due to Sakkan being in possession of a stolen vehicle and telling me that he stole it by using a knife to "jiggle the ignition", proving knowledge of the vehicle being stole, I believe there is probable cause to arrest Sakkan for Possession of a stolen vehicle.

Sakkan was transported and booked into the CCSO jail without incident. Prior to being booked I took a photo of Sakkan to attach to this report.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Gerald Stewart #1766 Mar 27, 2021 23:34 (e-signature)	Brian Viles #1364 Mar 27, 2021 23:37 (e-signature)
PRINT NAME	PRINT NAME
Gerald Stewart #1766	Brian Viles #1364

Attachments

Photo of Sakkan, KS.

Photos of the checks found in Sakkan's jacket.

Photos of the car registration found in Sakkan's jacket.

Recommendation

Arrested for possession of stolen vehicle.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

DOB / ESTIMATED AGE RANGE

R-1 Reed, Kyle Andrew**1996-02-03**

SEX

RACE / ETHNICITY

Male**White / Not Hispanic Or Latino**

HOME ADDRESS

14665 S KELMSLEY DR, OREGON CITY, OR 97045

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.56.068_POSSESSION OF STOLEN VEHICLE

OFFENSE START DATE

Mar 27, 2021 18:30

OFFENSE END DATE

Mar 27, 2021 19:30

OFFENSE COMPLETION

☒ **COMPLETED**☐ **ATTEMPTED**

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ **YES** ☒ **NO**

DOMESTIC VIOLENCE

☐ **YES** ☒ **NO**

CRIMINAL ACTIVITIES / ANIMAL CRUELTY

Possession/ Conceal**OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Parking Lot/ Drop Lot/ Garage

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs**VICTIMS 1**

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 Reed, Kyle Andrew

DOB / ESTIMATED AGE RANGE

1996-02-03

SEX

RACE / ETHNICITY

Male**White / Not Hispanic Or Latino**

HOME ADDRESS

14665 S KELMSLEY DR, OREGON CITY, OR 97045

VICTIM IS OFFICER

☐ **YES** ☒ **NO****SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 SAKKAN, KS

DOB / ESTIMATED AGE RANGE

1993-12-04

REPORTING OFFICER SIGNATURE / DATE

Gerald Stewart #1766 Mar 27, 2021 23:34 (e-signature)

PRINT NAME

Gerald Stewart #1766

SUPERVISOR SIGNATURE / DATE

Brian Viles #1364 Mar 27, 2021 23:37 (e-signature)

PRINT NAME

Brian Viles #1364**Vancouver Police Department**

Modified by B P 1595 on May 25, 2023 11:27

SEX	RACE / ETHNICITY
Male	Native Hawaiian or Other Pacific Islander / Not Hispanic Or Latino
HOME ADDRESS	
1900 W 34TH ST #B, VANCOUVER, WA 98660	

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 SAKKAN, KS		1993-12-04
SEX	RACE / ETHNICITY	
Male	Native Hawaiian or Other Pacific Islander / Not Hispanic Or Latino	
HOME ADDRESS		
1900 W 34TH ST #B, VANCOUVER, WA 98660		
INVOLVEMENT TYPE		
Suspect		
INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-2 Reed, Kyle Andrew		1996-02-03
SEX	RACE / ETHNICITY	
Male	White / Not Hispanic Or Latino	
HOME ADDRESS		
14665 S KELMSLEY DR, OREGON CITY, OR 97045		
INVOLVEMENT TYPE		
Victim		

INVOLVED LOCATIONS

LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
VEHICLE INVOLVED: 1995			
ITEM CATEGORY	YEAR OF MANUFACTURE		
VEHICLE	1995		
DESCRIPTION			
OR - DOL Info			
LICENSE PLATE / REGISTRATION #		VIN #	
202FHK		JHMEH6267SS005298	
PRIMARY COLOR	REGISTRATION STATE		
Black (BLK)	Oregon		
OWNER			
Kyle Andrew Reed			
IN POSSESSION OF			
KS SAKKAN			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Property, Recovered	Mar 27, 2021	UNKNOWN	No
QUANTITY			
1			
RECOVERING OFFICER / ID # / PERSON			
Brian Viles #1364			
PROPERTY LINKED TO			
Offense 1			
RECOVERED LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			

VEHICLE / PROPERTY & ITEMS SUMMARY

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Gerald Stewart #1766 Mar 27, 2021 23:34 (e-signature)	Brian Viles #1364 Mar 27, 2021 23:37 (e-signature)
PRINT NAME	PRINT NAME
Gerald Stewart #1766	Brian Viles #1364

Vancouver Police Department

Ma k43 RMS o m v2 0 gene ated by B P ice #1595 on May 25, 2023 11 27

Pg 3 of 5

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
OR - DOL Info / Black (BLK)	Property, Recovered / Mar 27, 2021	JHMEH6267SS005298	1	UNKNOWN
Car registration for Kyle Reed	Property, Safekeeping / Mar 27, 2021 / Safekeeping, General		1	
Check for \$26 made out to "Mayra Q Valle"	Property, Evidence/Seized / Mar 27, 2021 / Evidence		1	26
check for \$163 made out to "Arnoldo Prado Pedraza"	Property, Evidence/Seized / Mar 27, 2021 / Evidence		1	163

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
Kyle Andrew Reed	RELATIONSHIP UNKNOWN	KS SAKKAN

PROPERTY & ITEMS ADDENDUM**2021 006306 2 OTHER ITEM CAR REGISTRATION FOR KYLE REED**

ITEM CATEGORY

PAPERS-MISC

DESCRIPTION

Car registration for Kyle Reed

OWNER

Kyle Andrew Reed

IN POSSESSION OF

KS SAKKAN

STATUS

Property, Safekeeping

STATUS DATE

Mar 27, 2021

QUANTITY

1

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Safekeeping, General

RECOVERING OFFICER / ID # / PERSON

Gerald Stewart #1766

STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON

WEST PRECINCT > WEST EVID LOCKER

RECOVERED LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**2021 006306 3 OTHER ITEM CHECK FOR \$26 MADE OUT TO "MAYRA Q VALLE"**

ITEM CATEGORY

CHECK (ENDORSED/NEGOTIABLE/WRITTEN)

DESCRIPTION

Check for \$26 made out to "Mayra Q Valle"

IN POSSESSION OF

KS SAKKAN

STATUS

Property, Evidence/Seized

STATUS DATE

Mar 27, 2021

TOTAL (\$) VALUE

26

QUANTITY

1

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Evidence

RECOVERING OFFICER / ID # / PERSON

Gerald Stewart #1766

STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON

WEST PRECINCT > WEST EVID LOCKER

RECOVERED LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**2021 006306 4 OTHER ITEM CHECK FOR \$163 MADE OUT TO "ARNOLDO PRADO PEDRAZA"**

REPORTING OFFICER SIGNATURE / DATE

Gerald Stewart #1766 Mar 27, 2021 23:34 (e-signature)

PRINT NAME

Gerald Stewart #1766

SUPERVISOR SIGNATURE / DATE

Brian Viles #1364 Mar 27, 2021 23:37 (e-signature)

PRINT NAME

Brian Viles #1364

ITEM CATEGORY			
CHECK (ENDORSED/NEGOTIABLE/WRITTEN)			
DESCRIPTION			
check for \$163 made out to "Arnoldo Prado Pedraza"			
IN POSSESSION OF			
KS SAKKAN			
STATUS		STATUS DATE	TOTAL (\$) VALUE
Property, Evidence/Seized		Mar 27, 2021	163
SUBMIT TO EVIDENCE		REASON FOR POLICE CUSTODY	
Yes		Evidence	
RECOVERING OFFICER / ID # / PERSON			
Gerald Stewart #1766			
STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON			
WEST PRECINCT > WEST EVID LOCKER			
RECOVERED LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.			
ELECTRONICALLY SIGNED		DATE	PLACE
Gerald Stewart		03/27/2021	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Gerald Stewart #1766 Mar 27, 2021 23:34 (e-signature)	Brian Viles #1364 Mar 27, 2021 23:37 (e-signature)
PRINT NAME	PRINT NAME
Gerald Stewart #1766	Brian Viles #1364

Vancouver Police Department

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Pg 5 of 5

Report Number 2021-006306 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 27, 2021 19:47	Mar 27, 2021 19:47 - 19:47	Cherine Woodard #1741

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Cherine Woodard	03/27/2021	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cherine Woodard #1741 Mar 27, 2021 19:48 (e-signature)	
PRINT NAME	PRINT NAME
Cherine Woodard #1741	

Vancouver Police Department

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Pg 1 of 1

Report Number 2021-006306 - Arrest Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 27, 2021 19:51	Mar 27, 2021 17:57 - 19:52	Gerald Stewart #1766
REPORT TAKEN LOCATION		
6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

See Offense/Incident report for narrative.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)	DOB / ESTIMATED AGE RANGE
R-1 SAKKAN, KS	1993-12-04
SEX	RACE / ETHNICITY
Male	Native Hawaiian or Other Pacific Islander / Not Hispanic Or Latino
HOME ADDRESS	
4316 NE 66TH AVE, 46, VANCOUVER, WA	

ARREST #A2021-000789 (PROBABLE CAUSE ARREST - PATROL)

ARREST DATE / TIME	ARRESTING ORGANIZATION	ARREST TYPE
Mar 27, 2021 19:21	Vancouver Police Department - VPD	Probable Cause Arrest - Patrol
ARRESTING OFFICER		
Gerald Stewart #1766		

DEFENDANT

	DEFENDANT NAME (LAST, FIRST MIDDLE)	SEX
	D-1 SAKKAN, KS	Male
	DOB / ESTIMATED AGE RANGE	RACE / ETHNICITY
	1993-12-04	Native Hawaiian or Other Pacific Islander / Not Hispanic Or Latino
	PHONE NUMBER	EMAIL ADDRESS
HOME ADDRESS		
4316 NE 66TH AVE, 46, VANCOUVER, WA		

DEFENDANT WAS ARMED WITH

Unarmed**ARREST LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

CHARGES

BOOKING #
21001255

CHARGES -

RCW_9A.56.068_POSSESSION OF STOLEN VEHICLE

DATE / TIME
Mar 27, 2021 19:21

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Gerald Stewart #1766 Mar 27, 2021 23:13 (e-signature)	Brian Viles #1364 Mar 27, 2021 23:34 (e-signature)
PRINT NAME	PRINT NAME
Gerald Stewart #1766	Brian Viles #1364

Vancouver Police Department

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ARREST DISPOSITION

- ☐ Released at Hospital ☒ Booked into Jail
☐ Cited and Released ☐ Released, Charges Referred

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Gerald Stewart

DATE

03/27/2021

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Gerald Stewart #1766 Mar 27, 2021 23:13 (e-signature)

PRINT NAME

Gerald Stewart #1766

SUPERVISOR SIGNATURE / DATE

Brian Viles #1364 Mar 27, 2021 23:34 (e-signature)

PRINT NAME

Brian Viles #1364

Vancouver Police Department

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Pg 2 of 2

Report Number 2021-006306 - Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 27, 2021 21:26	Mar 27, 2021 17:56	Brian Viles #1364
SUPPLEMENT TYPE		
Patrol Supplemental		

NARRATIVE**Narrative**

On 03/27/2021 at approximately 1756 hours I was driving through the parking lot of 6926 NE Fourth Plain Blvd in Vancouver, Washington at the Columbia River Mental Health facility. I noticed two vehicles parked next to each other with no other vehicles in the parking lot. One of the vehicles was a rattle can 90 s black Honda Del Sol with no license plate on the rear of the vehicle and occupied by one male. The other vehicle was a Toyota Echo, BU4709, and was unoccupied. Another male was standing outside next to the un-plated vehicle Del Sol and then walked to the passenger side of the Toyota. I drove around to the front of the vehicles to see if there was a license plate on the front of the Del Sol and did not see one. Based on seeing this vehicle without license plates and no temporary license plate I decided to contact these two subjects.

I parked a distance away as I notified dispatch and did not activate my overhead lights in my marked patrol vehicle and I was not obstructing their pathway to leave. I began to walk up to the vehicles and the Del Sol began to pull away. I yelled out to him "Hey" as he looked at me and stopped. My cover unit, Ofc. Porter and Ofc. Stewart, was arriving at this time and I informed them this was a social contact. As I walked up to the driver's door of the Del Sol I saw the driver, KS Sakkan, had the vehicle in drive. I immediately noticed that the steering column of the vehicle was damaged. I could also smell the odor of fresh spray paint coming from the vehicle.

I know from my training and experience that mid 90 s Honda s are commonly stolen. I also know that suspect often remove or switch the license plates of vehicles in order to prevent officers from running the correct stolen license plate. I also know that it is common for car thieves to break the steering column to defeat some of the locking mechanisms or to start the vehicle without a key. In addition I know that sometimes car thieves attempt to alter the looks of the vehicle, sometimes by painting it a different color or changing accessories to attempt to disguise the original stolen vehicle.

I asked KS if this was his vehicle and he said a friend gave it to him. I asked him if he had any identification and he stated that he did not. I ran the VIN through dispatch and they advised that it was a stolen vehicle. KS was asked to step out of the vehicle and I placed him into handcuffs, checked for tightness and double locked them. Ofc. Stewart then took custody of KS, see his report for additional.

I then took photographs of the vehicle and requested that dispatch confirm the stolen vehicle, which they did. They advised that it was stolen out of Oregon City, case #21-5894. I requested they attempt to contact the owner and they were unable to do so. I then requested a tow respond to my location. Tripple J Towing later responded and towed the vehicle. I notified VPD Records of the recovered stolen vehicle and tow.

I noticed that there was a red flannel jacket in the driver's seat behind where KS was sitting. Ofc. Stewart was interviewing KS and I asked him if the flannel was his and he advised that it was. I noticed that there was paperwork in the breast pocket of the flannel which appeared to be checks and the registration for the vehicle. Ofc. Stewart took custody of these items.

I was advised that KS admitted to stealing the vehicle from a nearby apartment, see Ofc. Stewart's report for further.

Attachments

Photos of vehicle

Recommendation

Attach to original report and forward to Prosecuting Attorney's Office

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Brian Viles #1364 Mar 27, 2021 21:59 (e-signature)	Clesson Werner #1494 Mar 28, 2021 06:03 (e-signature)
PRINT NAME	PRINT NAME
Brian Viles #1364	Clesson Werner #1494

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Brian Viles	03/27/2021	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Brian Viles #1364 Mar 27, 2021 21:59 (e-signature)

PRINT NAME

Brian Viles #1364

SUPERVISOR SIGNATURE / DATE

Clesson Werner #1494 Mar 28, 2021 06:03 (e-signature)

PRINT NAME

Clesson Werner #1494

Vancouver Police Department

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Pg 2 of 2

Report Number 2021-006306 - Custodial Property Summary Report**VEHICLE / PROPERTY & ITEMS SUMMARY**

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Car registration for Kyle Reed	Property, Safekeeping / Mar 27, 2021 / Safekeeping, General		1	
Check for \$26 made out to "Mayra Q Valle"	Property, Evidence/Seized / Mar 27, 2021 / Evidence		1	26
check for \$163 made out to "Arnoldo Prado Pedraza"	Property, Evidence/Seized / Mar 27, 2021 / Evidence		1	163

PROPERTY & ITEMS ADDENDUM**2021 006306 2 OTHER ITEM CAR REGISTRATION FOR KYLE REED**

ITEM CATEGORY

PAPERS-MISC

DESCRIPTION

Car registration for Kyle Reed

IN POSSESSION OF

KS SAKKAN

OWNER

Kyle Andrew Reed

STATUS

Property, Safekeeping

STATUS DATE

Mar 27, 2021

QUANTITY

1

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Safekeeping, General

RECOVERING OFFICER / ID # / PERSON

Gerald Stewart #1766

STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON

WEST PRECINCT > WEST EVID LOCKER

RECOVERED LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

2021 006306 3 OTHER ITEM CHECK FOR \$26 MADE OUT TO "MAYRA Q VALLE"

ITEM CATEGORY

CHECK (ENDORSED/NEGOTIABLE/WRITTEN)

DESCRIPTION

Check for \$26 made out to "Mayra Q Valle"

IN POSSESSION OF

KS SAKKAN

STATUS

Property, Evidence/Seized

STATUS DATE

Mar 27, 2021

TOTAL (\$) VALUE

26

QUANTITY

1

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Evidence

RECOVERING OFFICER / ID # / PERSON

Gerald Stewart #1766

STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON

WEST PRECINCT > WEST EVID LOCKER

RECOVERED LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

2021 006306 4 OTHER ITEM CHECK FOR \$163 MADE OUT TO "ARNOLDO PRADO PEDRAZA"

ITEM CATEGORY

CHECK (ENDORSED/NEGOTIABLE/WRITTEN)

Vancouver Police Department

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DESCRIPTION

check for \$163 made out to "Arnoldo Prado Pedraza"

IN POSSESSION OF

KS SAKKAN

STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY
Property, Evidence/Seized	Mar 27, 2021	163	1

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Evidence

RECOVERING OFFICER / ID # / PERSON

Gerald Stewart #1766

STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON

WEST PRECINCT > WEST EVID LOCKER

RECOVERED LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Gerald Stewart

DATE

03/27/2021

PLACE

Vancouver Police Department, WA



Vancouver Police Department

Report Number 2021-018566 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Sep 4, 2021 11:27	Sep 3, 2021 22:00 - 23:00	Saray Farias-Pulido #1711

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Synopsis

Deena Parsons reported an unknown suspect stole the catalytic converter to her 2013 Honda Odyssey.

Narrative

On 9/4/2021 at approximately 1057 hours I responded to a cold theft which occurred at Medicine-On-Time located at 6926 NE Fourth Plain Blvd, Vancouver, WA. I contacted the reporting party, Deena Parsons, by phone. Deena stated on 9/3/21 sometime between 2200 - 2300 hours an unknown suspect stole the catalytic converter to her 2013 Honda Odyssey.

Deena reported the vehicle was parked in the lit parking lot at the listed location, next to the building. She said her husband works at the facility and while driving the vehicle home noticed the vehicle was emitting an unusually loud noise. Deena stated she inspected the vehicle this morning and saw the catalytic converter was missing. Deena did not know the cost to replace the catalytic converter but estimated it could cost up to \$2,000.

Deena mentioned recently there have been other catalytic converter thefts that occurred in that parking lot during daylight hours.

Deena told me her husband had already made a request for Medicine-On-Time to review video surveillance. I advised Deena to contact me if there was video surveillance of the incident.

There is no suspect information.

Attachments

None.

Recommendation

Case suspended pending tangible leads.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 PARSONS, DEENA MARIE		1979-09-27
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown / Unknown	(503) 830-0516 (primary, Cell)
HOME ADDRESS		
2927 NE 95TH ST, VANCOUVER, WA 98665		
REPORTING PARTY SIGNATURE		

OFFENSE-1

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Saray Farias-Pulido #1711 Sep 4, 2021 11:27 (e-signature)	John Schultz #1332 Sep 6, 2021 11:30 (e-signature)
PRINT NAME	PRINT NAME
Saray Farias-Pulido #1711	John Schultz #1332

OFFENSE CODE

RCW_9A.56.040_THEFT II - VEHICLE PARTS

OFFENSE START DATE

Sep 3, 2021 22:00

OFFENSE END DATE

Sep 3, 2021 23:00

OFFENSE COMPLETION

☒ COMPLETED
☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Commercial/ Office Building

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs

PUBLIC / PRIVATE

Private

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 PARSONS, DEENA MARIE

DOB / ESTIMATED AGE RANGE

1979-09-27

SEX

Female

RACE / ETHNICITY

Unknown / Unknown

PHONE NUMBER

(503) 830-0516 (primary, Cell)

HOME ADDRESS

2927 NE 95TH ST, VANCOUVER, WA 98665

VICTIM IS OFFICER

☐ YES ☒ NO

SUSPECTS 2

SUSPECTS-2 NAME (LAST, FIRST MIDDLE)

S-2 LYSENKO, MARK PETROVICH

DOB / ESTIMATED AGE RANGE

1987-09-25

SEX

Male

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(360) 481-5200 (Work), (360) 910-4066 (Home), (503) 927-8649 (Mobile)

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: HONDA ODYSSEY 2013

ITEM CATEGORY

Passenger Van

MAKE

Honda

MODEL

Odyssey

YEAR OF MANUFACTURE

2013

LICENSE PLATE / REGISTRATION

AMJ7377

VIN

5FNRL5H64DB033174

BODY STYLE

Van

PRIMARY COLOR

Gray (GRY)

REGISTRATION STATE

Washington

REGISTRATION YEAR

2022

OWNER

DEENA MARIE PARSONS

STATUS

Vehicle, Involved

STATUS DATE

Sep 3, 2021

TOTAL (\$) VALUE

UNKNOWN

IMPOUNDED / TOWED

No

QUANTITY

1

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR

2013 Honda Odyssey catalytic converter
stolen

STATUS / DATE / REASON FOR CUSTODY

Property, Stolen / Sep 3, 2021

VIN # / SERIAL

QTY.

TOTAL (\$) VALUE

UNKNOWN

REPORTING OFFICER SIGNATURE / DATE

Saray Farias-Pulido #1711 Sep 4, 2021 11:27 (e-signature)

PRINT NAME

Saray Farias-Pulido #1711

SUPERVISOR SIGNATURE / DATE

John Schultz #1332 Sep 6, 2021 11:30 (e-signature)

PRINT NAME

John Schultz #1332

Honda / Odyssey / Gray (GRY)	Vehicle, Involved / Sep 3, 2021	5FNRL5H64DB033174	1	UNKNOWN
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RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
DEENA MARIE PARSONS	RELATIONSHIP UNKNOWN	MARK PETROVICH LYSENKO

PROPERTY & ITEMS ADDENDUM

2021 018566 1 OTHER ITEM 2013 HONDA ODYSSEY CATALYTIC CONVERTER STOLEN

ITEM CATEGORY

CATALYTIC CONVERTER

DESCRIPTION

2013 Honda Odyssey catalytic converter stolen

OWNER

DEENA MARIE PARSONS

STATUS

Property, Stolen

STATUS DATE

Sep 3, 2021

TOTAL (\$) VALUE

UNKNOWN

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Saray Farias-Pulido

DATE

09/04/2021

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Saray Farias-Pulido #1711 Sep 4, 2021 11:27 (e-signature)

PRINT NAME

Saray Farias-Pulido #1711

SUPERVISOR SIGNATURE / DATE

John Schultz #1332 Sep 6, 2021 11:30 (e-signature)

PRINT NAME

John Schultz #1332

Vancouver Police Department

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Pg 3 of 3

Report Number 2021-018566 - Offense Modifying Supplement - 2 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Sep 8, 2021 18:19	Sep 8, 2021 11:00	Saray Farias-Pulido #1711
SUPPLEMENT TYPE		
Patrol Supplemental		

NARRATIVE

On 9/8/21 at approximately 1100 hours I responded to Hi-School Pharmacy Medicine On Time located at 6926 NE Fourth Plain Blvd, Vancouver, WA to obtain video surveillance of the catalytic converter theft.

Upon arrival I contacted the manager, Eric. Eric showed me video surveillance of the theft which I recorded on my company issued cell phone. Eric mentioned the time stamp on the video was delayed by about 20 minutes from real time. The times listed in this report will reflect the time stamps on the video.

I reviewed the video surveillance and observed the following:

At approximately 2151 hours the suspect arrived in a gold 1998 - 2002 Honda Accord bearing WA BZK9957. The suspect appeared to be a white male, in his 30 s or 40 s, bald, and with medium build. The suspect was wearing a red t-shirt, dark sweats, and black shoes.

After parking next to the victim vehicle, the suspect went to the trunk of the suspect vehicle where he changed his shoes and took out various tools from the trunk including a jack and saw. The suspect then crawled underneath the victim vehicle several times and at 2157 hours collected all his tools and left the area.

I queried the license plate on the suspect vehicle and it returned to a light green 2006 Lexus SUV registered to Pyotr Lysenko out of Vancouver, WA. There were no returns listing the license plate as stolen.

I circulated video of the suspect in a "Can You ID Me?" email to VPD All. I received two responses stating the suspect looked similar to Mark Petrovich Lysenko (DOB: 9/25/1987). I was also informed that Lysenko is the son of the registered owner of the license plate on the suspect vehicle.

Due to the possible suspect information, case will be forwarded to Property Crimes for follow up.

Attachments

Video of theft.

Recommendation

Forward to Property Crimes Unit for follow up.

OFFENSE MODIFICATIONS

Added **MARK PETROVICH LYSENKO** to **DEENA MARIE PARSONS** as a(n) Relationship Unknown

Removed **Unknown Person**

Removed The Link Between **DEENA MARIE PARSONS** and **Unknown Person** as a(n) Relationship Unknown

Removed The Link Between **Offense: RCW_9A.56.040_THEFT II - VEHICLE PARTS** and **Unknown Person** as a(n) Suspect

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Saray Farias-Pulido #1711 Sep 8, 2021 19:48 (e-signature)	Rod Trumpf #1194 Sep 9, 2021 09:54 (e-signature)
PRINT NAME	PRINT NAME
Saray Farias-Pulido #1711	Rod Trumpf #1194

Added **MARK PETROVICH LYSENKO** to **Offense: RCW_9A.56.040_THEFT II - VEHICLE PARTS** as a(n) Suspect

Added **Moniker: MARK DETROVICH LYSENKO** to **MARK PETROVICH LYSENKO**

Added **Moniker: MARK P LYSENKO** to **MARK PETROVICH LYSENKO**

Added **Moniker: MARK TETRO LYSENKO** to **MARK PETROVICH LYSENKO**

Added **Military Identification ID: LYSENMP13105** to **MARK PETROVICH LYSENKO**

Added **MCL BOOKING NUMBER ID: 1352495** to **MARK PETROVICH LYSENKO**

Added **Other ID: 1368278** to **MARK PETROVICH LYSENKO**

Added **Other ID: 1323269** to **MARK PETROVICH LYSENKO**

Added **Other ID: LYSENMP13105** to **MARK PETROVICH LYSENKO**

Added **Other ID: 618272FC9** to **MARK PETROVICH LYSENKO**

Added **Other ID: 20848117** to **MARK PETROVICH LYSENKO**

Added **Other ID: 2474080** to **MARK PETROVICH LYSENKO**

Added **Other ID: 2783436** to **MARK PETROVICH LYSENKO**

Added **Other ID: 1344018** to **MARK PETROVICH LYSENKO**

Added **MCL BOOKING NUMBER ID: 1344018** to **MARK PETROVICH LYSENKO**

Added **Home Phone: +13609104066** to **MARK PETROVICH LYSENKO**

Added **Mobile Phone: +15039278649** to **MARK PETROVICH LYSENKO**

REPORTING OFFICER SIGNATURE / DATE

Saray Farias-Pulido #1711 Sep 8, 2021 19:48 (e-signature)

PRINT NAME

Saray Farias-Pulido #1711

SUPERVISOR SIGNATURE / DATE

Rod Trumpf #1194 Sep 9, 2021 09:54 (e-signature)

PRINT NAME

Rod Trumpf #1194

Vancouver Police Department

Modified by B. P. on May 25, 2023 11:29

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Added **Work Phone: +13604815200** to **MARK PETROVICH LYSENKO**

Added **MARK PETROVICH LYSENKO**

Removed **Unknown Person**

Removed The Link Between **Offense: RCW_9A.56.040_THEFT II - VEHICLE PARTS** and **Unknown Person** as a(n) Suspect

Added **Unknown Person** to **Offense: RCW_9A.56.040_THEFT II - VEHICLE PARTS** as a(n) Suspect

Added **Unknown Person**

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Saray Farias-Pulido	09/08/2021	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Saray Farias-Pulido #1711 Sep 8, 2021 19:48 (e-signature)	Rod Trumpf #1194 Sep 9, 2021 09:54 (e-signature)
PRINT NAME	PRINT NAME
Saray Farias-Pulido #1711	Rod Trumpf #1194

Vancouver Police Department

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Report Number 2021-018566 - Supplement - 2 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Feb 22, 2023 15:10	Sep 4, 2021 09:47	Jay Alie #1205
SUPPLEMENT TYPE		
Other - ID of suspect, referral to PA		

NARRATIVE**Synopsis**

Reviewed original case and video. Suspect shown is Mark Lysenko. Charges referred for consideration.

Related Cases

VPD 21-16651 9/4/21 Silver Star Saloon Theft III

Victim reported his phone was stolen and \$700 was transferred via Cash App to an account in the name of Mark Lysenko. Victim's wife as familiar with Lysenko from having gone to school with him. Another \$250 transfer was attempted after the account was closed. (Case referred to city attorney)

VPD 22-25971 10/14/22 Catalytic Converter Theft 3114 NE 57th Av

Mark Lysenko, associated with a Volvo registered to his parent, Pyotr Lysenko, was interrupted after having stolen a catalytic converter off a vehicle. Pyotr confirmed Mark was in possession of his vehicle at the time of this incident. (Case referred to PA)

Narrative

At the time of this original offense, I recall PST Farias-Pulido putting out images of the suspect. I reviewed the case and saw the plate of the suspect vehicle returned to Pyotr Lysenko. I'm aware of Pyotr and his son, Mark Lysenko, from prior investigations. I reviewed the images and a booking photo of Mark Lysenko and confirmed he matches the suspect. After sharing this information, I was under the impression the case was referred for charging.

On 2/22/23, I was reviewing cases referred to the Property Crime Unit and saw this case was still pending. I checked the video again and checked known booking photos of Lysenko and the suspect in the video is Mark Lysenko.

Lysenko had an active warrant at the time of this incident and was listed as the suspect in the above mentioned cases. Lysenko's parents appear to have lived at the Fox Point apartments at 3114 NE 57th Av at the time of these incidents. The catalytic converter theft in 2022 occurred in the lot of that complex. The phone used to make the fraudulent CashApp transfers was stolen at the Silver Star Saloon, 6718 NE Fourth Plain. The catalytic converter theft reported in this incident occurred at Columbia River Mental Health at 6926 NE Fourth Plain. All of these locations are in very close proximity to each other.

At the time of this report, 2/22/23, Lysenko has an outstanding warrant out of Clackamas County for Larceny.

I completed the attached PC statement and forwarded it for consideration.

Attachments

PC Statement

Recommendation

Forward to PA for consideration.

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
P-1 LYSENKO, MARK PETROVICH	1987-09-25
REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Jay Alie #1205 Feb 22, 2023 15:55 (e-signature)	Jon Pfister #1140 Feb 22, 2023 15:59 (e-signature)
PRINT NAME	PRINT NAME
Jay Alie #1205	Jon Pfister #1140

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Not Hispanic Or Latino	(360) 481-5200 (Work), (503) 927-8649 (Mobile), (360) 910-4066 (Home)
HOME ADDRESS		
6514 NE 42ND AVE, PORTLAND, OR 97218		
INVOLVEMENT TYPE		
Suspect		
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.		
ELECTRONICALLY SIGNED	DATE	PLACE
Jay Alie	02/22/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Jay Alie #1205 Feb 22, 2023 15:55 (e-signature)	Jon Pfister #1140 Feb 22, 2023 15:59 (e-signature)
PRINT NAME	PRINT NAME
Jay Alie #1205	Jon Pfister #1140

Vancouver Police Department

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Vancouver Police Department

Report Number 2022-000218 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jan 4, 2022 10:30	Jan 4, 2022 08:30 - 08:30	Cory Hogg #1771

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

EMS / FIRE / OTHER LE AGENCIES ON SCENE

☐ YES ☒ NO

NOTIFICATIONS

EXTERNAL ROUTING- MADE

NOTIFICATION DATE

EXTERNAL ROUTING

Beaverton PD for info

NARRATIVE

Synopsis

Unknown suspect stole front license plate from Victim s vehicle. Victim believed the stolen plate was taken while at her place of business in the City of Vancouver, WA.

Narrative

On 01/04/2022 at about 0730 hours, I contacted the reporting party of a cold auto prowl via cellphone.

The reporting party (Bonner, Deborah) stated sometime while she was at work at Columbia River Mental Health Facility located at 6926 NE Fourth Plain Blvd in the City of Vancouver, WA her front license plate was stolen.

Bonner stated she believed her front license plate (WA-AAZ5058) was stolen sometime between 01/03/2022 at 1000 hours and 01/04 /2022 at 0445 hours. Bonner stated the plate was on her 2004 Subaru Forester, dark green, 4-door hatchback.

Bonner stated she received a phone call from Beaverton PD (OR) on 01/04/2022 at 0445 hours that her license plate may have been on a different vehicle and used in a crime.

Bonner gave me the information relayed to her from Beaverton PD. I tried calling Officer Quinn at 503.228.9551 in reference to their case number: WP220040053. I was unable to make contact with Officer Quinn.

I notified VPD records of the stolen front license plate. VPD Records stated they passed along the status of the plate to Beaverton PD.

Attachments

None

Recommendation

Suspend pending further investigative leads.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 BONNER, DEBORAH LYNN

DOB / ESTIMATED AGE RANGE

1964-09-27

REPORTING OFFICER SIGNATURE / DATE

Cory Hogg #1771 Jan 4, 2022 10:49 (e-signature)

PRINT NAME

Cory Hogg #1771

SUPERVISOR SIGNATURE / DATE

Spencer Harris #1300 Jan 4, 2022 13:28 (e-signature)

PRINT NAME

Spencer Harris #1300

Vancouver Police Department

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SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 991-2169 (primary, Mobile Phone)
HOME ADDRESS		
2311 SE 192ND AVE, 145, CAMAS, WA 98607		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE			
RCW_9A.56.050_THEFT III			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Jan 3, 2022 10:00	Jan 4, 2022 04:45	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE	THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?		
☐ YES ☒ NO	☐ YES ☒ NO		

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY	JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD		PUBLIC / PRIVATE
Government/ Public Building	VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs		Private

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
V-1 BONNER, DEBORAH LYNN		1964-09-27
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 991-2169 (primary, Mobile Phone)
HOME ADDRESS		
2311 SE 192ND AVE, 145, CAMAS, WA 98607		
VICTIM IS OFFICER		
☐ YES ☒ NO		

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)
S-1 UNKNOWN, UNKNOWN

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 BONNER, DEBORAH LYNN		1964-09-27
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 991-2169 (primary, Mobile Phone)
HOME ADDRESS		
2311 SE 192ND AVE, 145, CAMAS, WA 98607		
INVOLVEMENT TYPE		
Victim		

INVOLVED LOCATIONS

LOCATION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661
VEHICLE INVOLVED: SUBARU FORESTER 2004

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cory Hogg #1771 Jan 4, 2022 10:49 (e-signature)	Spencer Harris #1300 Jan 4, 2022 13:28 (e-signature)
PRINT NAME	PRINT NAME
Cory Hogg #1771	Spencer Harris #1300

ITEM CATEGORY Passenger Car/ Automobile		MAKE Subaru	MODEL Forester	YEAR OF MANUFACTURE 2004
DESCRIPTION dark green, 4-dr hatchback			BIOHAZARD ☐ YES ☒ NO	
LICENSE PLATE / REGISTRATION # AAZ5058		VIN # JF1SG63694H758326		
BODY STYLE 4 Door Hatchback, Passenger Car	PRIMARY COLOR Green (GRN)	REGISTRATION STATE Washington	REGISTRATION YEAR 2022	
OWNER DEBORAH LYNN BONNER				
STATUS Vehicle, Involved	STATUS DATE Jan 3, 2022	TOTAL (\$) VALUE UNKNOWN	IMPOUNDED / TOWED No	
QUANTITY 1				

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
WA plate-AAZ5058 / WA / White (WHI)	Property, Stolen / Jan 3, 2022		1	UNKNOWN
dark green, 4-dr hatchback / Subaru / Forester / Green (GRN)	Vehicle, Involved / Jan 3, 2022	JF1SG63694H758326	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
DEBORAH LYNN BONNER	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

PROPERTY & ITEMS ADDENDUM

2022 000218 1 OTHER ITEM WA PLATE AAZ5058	
ITEM CATEGORY LICENSE PLATES	BIOHAZARD ☐ YES ☒ NO
DESCRIPTION WA plate-AAZ5058	
COLOR White (WHI)	
CLAIMANT DEBORAH LYNN BONNER	
STATUS Property, Stolen	STATUS DATE Jan 3, 2022
TOTAL (\$) VALUE UNKNOWN	QUANTITY 1
SUBMIT TO EVIDENCE No	
PROPERTY LINKED TO Offense 1	

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED Cory Hogg	DATE 01/04/2022	PLACE Vancouver Police Department, WA
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REPORTING OFFICER SIGNATURE / DATE Cory Hogg #1771 Jan 4, 2022 10:49 (e-signature)	SUPERVISOR SIGNATURE / DATE Spencer Harris #1300 Jan 4, 2022 13:28 (e-signature)
PRINT NAME Cory Hogg #1771	PRINT NAME Spencer Harris #1300

Vancouver Police Department

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Report Number 2022-000218 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jan 4, 2022 08:46	Jan 4, 2022 08:30 - 08:30	Stacy Woods #1601

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Stacy Woods	01/04/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Stacy Woods #1601 Jan 4, 2022 08:47 (e-signature)

PRINT NAME

Stacy Woods #1601

SUPERVISOR SIGNATURE / DATE

PRINT NAME

Vancouver Police Department

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Vancouver Police Department

Report Number 2022-009144 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 31, 2022 19:19	Mar 31, 2022 14:17	Cole Larson #1701

NARRATIVE

Synopsis

Found safe

Narrative

On March 31, 2022 I responded to Columbia River Mental Health, 6926 NE Fourth Plain Blvd, for a report of found property.

Upon arrival, I talked with site security guard, Michael Gurney, who advised that he had located a black Honeywell safe in the parking lot. Michael showed me the safe, and I shook it and noted that it sounded and felt empty. It is black, approximately 12" tall, 18" deep, and 24" wide. Michael said that a blue and primer gray Dodge Probe had been parked near it and looked suspicious, but he didn't see the safe come from the car.

I took a photo of the safe and sent it out in an attempt to find an owner or related incident.

I submitted the safe into safekeeping as found property.

Attachments

None

Recommendation

Informational at this time

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 gurney, michael L		1962-11-10
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Not Hispanic Or Latino	(503) 849-1351 (primary, Mobile Phone)
REPORTING PARTY SIGNATURE		

INCIDENT INFO

INCIDENT TYPE

INC_PROPERTY FOUND

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cole Larson #1701 Mar 31, 2022 23:13 (e-signature)	Jim Burgara #1257 Mar 31, 2022 23:45 (e-signature)
PRINT NAME	PRINT NAME
Cole Larson #1701	Jim Burgara #1257

Vancouver Police Department

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LOCATION CATEGORY Parking Lot/ Drop Lot/ Garage		JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs	
WITNESS 1 WITNESS- NAME (LAST, FIRST MIDDLE) W-1 gurney, michael L		DOB / ESTIMATED AGE RANGE 1962-11-10	
SEX Male	RACE / ETHNICITY White / Not Hispanic Or Latino	PHONE NUMBER (503) 849-1351 (primary, Mobile Phone)	

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR Honeywell Safe / Black (BLK)	STATUS / DATE / REASON FOR CUSTODY Property, Found / Mar 31, 2022 / Found	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE UNKNOWN
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PROPERTY & ITEMS ADDENDUM

2022 009144 1 OTHER ITEM HONEYWELL SAFE

ITEM CATEGORY SAFE			
DESCRIPTION Honeywell Safe			
COLOR Black (BLK)			
STATUS Property, Found	STATUS DATE Mar 31, 2022	TOTAL (\$) VALUE UNKNOWN	SUBMIT TO EVIDENCE Yes
REASON FOR POLICE CUSTODY Found			
RECOVERING OFFICER / ID # / PERSON Cole Larson #1701			
STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON WEST PRECINCT > WEST EVIDENCE RM			
RECOVERED LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED Cole Larson	DATE 03/31/2022	PLACE Vancouver Police Department, WA
---	---------------------------	---

REPORTING OFFICER SIGNATURE / DATE Cole Larson #1701 Mar 31, 2022 23:13 (e-signature)	SUPERVISOR SIGNATURE / DATE Jim Burgara #1257 Mar 31, 2022 23:45 (e-signature)
PRINT NAME Cole Larson #1701	PRINT NAME Jim Burgara #1257

Vancouver Police Department

Mark43 RMS - Generated by B P 1595 on May 25, 2023 11:31

Report Number 2022-009144 - Custodial Property Summary Report**VEHICLE / PROPERTY & ITEMS SUMMARY**

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY	TOTAL (\$) VALUE
Honeywell Safe / Black (BLK)	Property, Found / Mar 31, 2022 / Found			UNKNOWN

PROPERTY & ITEMS ADDENDUM

2022 009144 1 OTHER ITEM HONEYWELL SAFE

ITEM CATEGORY

SAFE

DESCRIPTION

Honeywell Safe

COLOR

Black (BLK)

STATUS

Property, Found

STATUS DATE

Mar 31, 2022

TOTAL (\$) VALUE

UNKNOWN

SUBMIT TO EVIDENCE

Yes

REASON FOR POLICE CUSTODY

Found

RECOVERING OFFICER / ID # / PERSON

Cole Larson #1701

STORAGE LOCATION / PERSON / DESTINATION / INTAKE PERSON

WEST PRECINCT > WEST EVIDENCE RM

RECOVERED LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Cole Larson

DATE

03/31/2022

PLACE

Vancouver Police Department, WA



Vancouver Police Department

Report Number 2022-010390 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Apr 15, 2022 22:39	Apr 15, 2022 15:24 - 16:51	Clayton Agbisit #1750

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Synopsis

Kilah reported her vehicle WA/BRG2064 was stolen from Columbia River Mental Health on 04/15/22 at 1404 hours while parked unattended in the parking lot. Records notified.

Narrative

On 04/15/22 at 1608 hours I self-dispatched to a stolen vehicle at Columbia River Mental Health located at 6926 NE Fourth Plain Blvd in Vancouver Washington. Dispatched relayed the RP's green 1993 Toyota Camry was stolen, and the clinic had video of the theft. I contacted the RP Kilah Soucy-Honig via telephone and obtained the following statement.

Kilah stated she worked at Columbia River Mental Health and was the registered owner to vehicle WA/BRG2064. Kilah had last seen her vehicle at 1300 hours after her lunch break. The vehicle was left secured with all windows rolled up except for her driver side rear passenger window which was covered by plastic and tape. Kilah had the keys on her person and the vehicle had both license plates affixed to the vehicle.

Kilah stated she walked out to the parking lot at 1515 hours and noticed her vehicle was missing. Kilah contacted their IT specialist to see if their video cameras were to capture anything. Kilah stated they observed two males working together and steal her vehicle.

Kilah described her vehicle as being a 1993 green Toyota Camry 4-door. The driver side rear passenger window was shattered the day before and her boyfriend covered it with plastic and tape. The rear bumper had two stickers on it, there were no hub caps on all four tires, rust all over the hood, and part of the rear passenger side tire well was missing. Kilah stated she wished to be contacted if her vehicle was located.

I then proceeded to Columbia River Mental Health to contact the IT specialist for video surveillance. Security directed me to an office where the IT specialist Mark was at. Mark stated he had still photos and a video to provide to police. I gave Mark my work email address and the photos and video were emailed to me and attached to the report.

I reviewed the video footage and observed two males enter the east facing parking lot from Andresen Rd at 1355 hours. Both males appeared to be white and older (45-55 years old). One male was wearing a black jacket, blue jeans, and white shoes (S1). The second male was wearing all black with a green vest (S2). S2 approached the vehicle which was parked on the far east end of the parking lot and blocked by other parked vehicles. S1 was standing east of S2 acting as the lookout. S2 does something with the vehicle then began walking around the parking lot on his cell phone.

S1 then started walking west towards the building and S2 walked towards S1. They speak to each other briefly then S2 started walking south towards NE Fourth Plain Blvd out of camera view. S1 walked out of camera view briefly then started walking back towards the vehicle. S1 disappears from camera view then the vehicle reverses from the parking stall at 1404 hours. The vehicle leaves the parking lot and S2 was observed walking back to where the vehicle was parked then out of camera view.

Due to the distance and quality of the video footage I was unable to get a clear description of the suspects. Records was notified and the vehicle was entered into NCIC as stolen.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Clayton Agbisit #1750 Apr 15, 2022 23:43 (e-signature)	Jim Burgara #1257 Apr 15, 2022 23:47 (e-signature)
PRINT NAME	PRINT NAME
Clayton Agbisit #1750	Jim Burgara #1257

Vancouver Police Department

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Attachments

The photos and video were uploaded to the report.

Recommendation

Suspended.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 SOUCY-HONIG, KILAH JANAIE

DOB / ESTIMATED AGE RANGE

1994-08-07

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 604-7813 (Home Phone), (360) 721-3277 (primary, Mobile Phone)
HOME ADDRESS		
1509 NE 140TH AVE, VANCOUVER, WA 98684		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE

RCW_9A.56.065_THEFT OF MOTOR VEHICLE

OFFENSE START DATE

Apr 15, 2022 14:04

OFFENSE END DATE

Apr 15, 2022 14:04

OFFENSE COMPLETION

☒ COMPLETED
☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?

☐ YES ☒ NO

MODUS OPERANDI

Vehicle Prowl - Access Location - Vehicle Prowl - Window Entry**OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY	JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD	PUBLIC / PRIVATE	
Commercial/ Office Building	VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs	Private	

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 SOUCY-HONIG, KILAH JANAIE

DOB / ESTIMATED AGE RANGE

1994-08-07

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 604-7813 (Home Phone), (360) 721-3277 (primary, Mobile Phone)
HOME ADDRESS		
1509 NE 140TH AVE, VANCOUVER, WA 98684		

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

DOB / ESTIMATED AGE RANGE

46 - 56 years old

SEX	RACE / ETHNICITY
Male	White / Unknown

SUSPECTS 2

SUSPECTS-2 NAME (LAST, FIRST MIDDLE)

S-2 UNKNOWN, UNKNOWN

DOB / ESTIMATED AGE RANGE

46 - 56 years old

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Clayton Agbisit #1750 Apr 15, 2022 23:43 (e-signature)	Jim Burgara #1257 Apr 15, 2022 23:47 (e-signature)
PRINT NAME	PRINT NAME
Clayton Agbisit #1750	Jim Burgara #1257

Vancouver Police Department

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SEX	RACE / ETHNICITY		
Male	White / Unknown		

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
P-1 SOUCY-HONIG, KILAH JANAIE	1994-08-07

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 604-7813 (Home Phone), (360) 721-3277 (primary, Mobile Phone)

HOME ADDRESS

1509 NE 140TH AVE, VANCOUVER, WA 98684

INVOLVEMENT TYPE

Victim

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: TOYOTA CAMRY 1993

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
Passenger Car/ Automobile	Toyota	Camry	1993

DESCRIPTION

xml-platereturn

LICENSE PLATE / REGISTRATION #	VIN #
BRG2064	4T1SK12E5PU241102

BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
4 Door, Passenger Car	Green (GRN)	Washington	2020

REGISTRATION TYPE

PC

OWNER

KILAH JANAIE SOUCY-HONIG

STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Stolen	Apr 15, 2022	UNKNOWN	No

QUANTITY

1

RECOVERING OFFICER / ID # / PERSON

Cameron McAnally #1729

PROPERTY LINKED TO

Offense 1

RECOVERED LOCATION

6305 KANSAS ST, VANCOUVER, WA 98661

STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Recovered Local	Apr 15, 2022	UNKNOWN	No

QUANTITY

1

RECOVERING OFFICER / ID # / PERSON

Cameron McAnally #1729

RECOVERED LOCATION

6305 KANSAS ST, VANCOUVER, WA 98661

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
xml-platereturn / Toyota / Camry / Green (GRN)	Vehicle, Stolen / Apr 15, 2022	4T1SK12E5PU241102	1	UNKNOWN

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Clayton Agbisit #1750 Apr 15, 2022 23:43 (e-signature)	Jim Burgara #1257 Apr 15, 2022 23:47 (e-signature)
PRINT NAME	PRINT NAME
Clayton Agbisit #1750	Jim Burgara #1257

xml-platereturn / Toyota / Camry / Green (GRN)	Vehicle, Recovered Local / Apr 15, 2022	4T1SK12E5PU241102	1	UNKNOWN
--	---	-------------------	---	---------

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
KILAH JANAIE SOUCY-HONIG	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN
NAME	RELATIONSHIP	SUBJECT
KILAH JANAIE SOUCY-HONIG	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN
NAME	RELATIONSHIP	SUBJECT
UNKNOWN UNKNOWN	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Clayton Agbisit	04/15/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Clayton Agbisit #1750 Apr 15, 2022 23:43 (e-signature)	Jim Burgara #1257 Apr 15, 2022 23:47 (e-signature)
PRINT NAME	PRINT NAME
Clayton Agbisit #1750	Jim Burgara #1257

Report Number 2022-010390 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Apr 15, 2022 16:59	Apr 15, 2022 16:59 - 16:59	Cherine Woodard #1741

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Cherine Woodard	04/15/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cherine Woodard #1741 Apr 15, 2022 16:59 (e-signature)	
PRINT NAME	PRINT NAME
Cherine Woodard #1741	

Vancouver Police Department

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Pg 1 of 1

Report Number 2022-010390 - Offense Modifying Supplement - 1 Report

REPORT DATE / TIME

Apr 19, 2022 01:43

EVENT START DATE / TIME - EVENT END DATE / TIME

Apr 15, 2022 15:24 - 16:51

REPORT WRITER

Cameron McAnally #1729

SUPPLEMENT TYPE

Patrol Supplemental

NARRATIVE**Synopsis**

Recovery of stolen vehicle bearing WA License BRG2064.

Narrative

On 04/15/2022 at approximately 1524 I was conducting routine uniformed patrol in the area of Northcrest Manor Apartments 6305 Kansas ST Vancouver, WA. I observed a Toyota Camry parked, unoccupied, in a parking stall behind the listed address. The vehicle bore a Washington license plate of BRG2064. I ran this license through NCIC and it returned to a confirmed stolen vehicle out of Vancouver Police Department under this case number. Both license plates were on the vehicle at the time.

I contacted the registered owner, Kilah Soucy-Honig, by phone. She responded to the scene and took custody of her vehicle. A search of the vehicle turned up nothing of evidentiary value.

I contacted VPD Records by phone and requested the listed vehicle be removed from NCIC as stolen.

On 04/12/2022 I recovered a stolen vehicle from the same parking spot at the same address, reference VPD 2022-9612. While recovering this vehicle, a female emerged from apartment 2 and told me that this was her parking spot. She stated that she had spoken to her management about having the vehicle towed.

No additional suspect information exists at this time.

Attachments

None.

Recommendation

Attach to original report.

OFFENSE MODIFICATIONS

Changed **xml-platereturn**

RECOVERED DATE / TIME

04/19/2022 01:20

RECOVERING OFFICER

C. McAnally #1729

Added **Property Status: Vehicle, Recovered Local** to **xml-platereturn**

Added **6305 KANSAS ST, VANCOUVER, WA 98661, UNITED STATES** to **xml-platereturn** as a(n) Property Recovered Location

REPORTING OFFICER SIGNATURE / DATE

Cameron McAnally #1729 Apr 19, 2022 19:54 (e-signature)

PRINT NAME

Cameron McAnally #1729

SUPERVISOR SIGNATURE / DATE

Jason Mills #1443 Apr 19, 2022 23:06 (e-signature)

PRINT NAME

jason Mills #1443

Vancouver Police Department

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Pg 1 of 2

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Cameron McAnally	04/19/2022	Vancouver Police Department, WA

ASSOCIATED RECORDS

REPORT NUMBER	REPORT TYPE	REPORT TITLE	REASON FOR ASSOCIATION
2022-010294	Offense Modifying Supplement	1: Patrol Supplemental	Similar MO

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cameron McAnally #1729 Apr 19, 2022 19:54 (e-signature)	Jason Mills #1443 Apr 19, 2022 23:06 (e-signature)
PRINT NAME	PRINT NAME
Cameron McAnally #1729	Jason Mills #1443

Vancouver Police Department

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Pg 2 of 2



Vancouver Police Department

Report Number 2022-019338 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Aug 1, 2022 17:35	Jul 29, 2022 15:47 - 20:42	Kathy Parrish #1275
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

Mike R Delay called 311 on 07-29-2022 at 1600 to report theft, vehicle prowl, and malicious mischief that occurred to a work van located at 6926 NE Fourth Plain also known as Columbia River Mental Health.

Narrative

Mike said he is the Program Director for the Mobile Team. He stated they last knew the front license plate and the property listed was inside / on the 2019 Ford Transit Van. Mike advised the unknown person shattered the rear window with an unknown object. The cost to replace the window is unknown but estimated at \$700.00 The stolen contents are valued at \$559.00 and the replacement plate \$60.00.

They have video but stated it s of bad quality and your unable to make the person out due to the dark. No suspect leads and no suspect vehicle. Case is suspended.

Attachments

None

Recommendation

Suspend case due to a lack of leads to follow

REPORTING PARTY 2

REPORTING PARTY-2 (ORGANIZATION)	
R-2 Columbia River Mental Health	
ORGANIZATION TYPE	ORGANIZATION INDUSTRY
Government	Mental Health Care
PHYSICAL ADDRESS	
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661	

OFFENSE-1

OFFENSE CODE			
RCW_9A.52.100_VEHICLE PROWL II			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Jul 20, 2022 20:00	Jul 21, 2022 00:00	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE	THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?		
☐ YES ☒ NO	☐ YES ☒ NO		

MODUS OPERANDI

Burglary/Vehicle Prowl - Entry Method - Glass Broken, Vehicle Prowl - Access Location - Vehicle Prowl - Window Entry

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Kathy Parrish #1275 Aug 1, 2022 18:55 (e-signature)	Jim Burgara #1257 Aug 1, 2022 23:22 (e-signature)
PRINT NAME	PRINT NAME
Kathy Parrish #1275	Jim Burgara #1257

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Government/ Public Building

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs**VICTIMS 1**

VICTIMS- NAME

V-1 Columbia River Mental Health

ORGANIZATION TYPE

Government

ORGANIZATION INDUSTRY

Mental Health Care

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN**INVOLVED OTHER 1**

INVOLVED OTHER- (PERSON)

O-1 Delay, Mike R

DOB / ESTIMATED AGE RANGE

1980-10-09

SEX

Male

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(360) 993-3246 (primary, Mobile Phone)**OFFENSE-2**

OFFENSE CODE

RCW_9A.48.090_MALICIOUS MISCHIEF III

OFFENSE START DATE

Jul 20, 2022 20:00

OFFENSE END DATE

Jul 21, 2022 06:45

OFFENSE COMPLETION

☒ **COMPLETED**☐ **ATTEMPTED**

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ **YES** ☒ **NO**

DOMESTIC VIOLENCE

☐ **YES** ☒ **NO****OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Government/ Public Building

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD

VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs**VICTIMS 1**

VICTIMS- NAME

V-1 Columbia River Mental Health

ORGANIZATION TYPE

Government

ORGANIZATION INDUSTRY

Mental Health Care

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN**INVOLVED OTHER 1**

INVOLVED OTHER- (PERSON)

O-1 Delay, Mike R

DOB / ESTIMATED AGE RANGE

1980-10-09

REPORTING OFFICER SIGNATURE / DATE

Kathy Parrish #1275 Aug 1, 2022 18:55 (e-signature)

PRINT NAME

Kathy Parrish #1275

SUPERVISOR SIGNATURE / DATE

Jim Burgara #1257 Aug 1, 2022 23:22 (e-signature)

PRINT NAME

Jim Burgara #1257**Vancouver Police Department**

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Pg 2 of 5

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(360) 993-3246 (primary, Mobile Phone)

OFFENSE-3

OFFENSE CODE
RCW_9A.56.050_THEFT III - FROM VEHICLE

OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Jul 20, 2022 20:00	Aug 1, 2022 06:45	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO

DOMESTIC VIOLENCE	THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?
☐ YES ☒ NO	☐ YES ☒ NO

MODUS OPERANDI
Burglary/Vehicle Prowl - Entry Method - Glass Broken, Vehicle Prowl - Access Location - Vehicle Prowl - Window Entry

OFFENSE LOCATION
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY	JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD
Government/ Public Building	VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs

VICTIMS 1
VICTIMS- NAME
V-1 Columbia River Mental Health

ORGANIZATION TYPE	ORGANIZATION INDUSTRY
Government	Mental Health Care

PHYSICAL ADDRESS
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

SUSPECTS 1
SUSPECTS- NAME (LAST, FIRST MIDDLE)
S-1 UNKNOWN, UNKNOWN

INVOLVED OTHER 1
INVOLVED OTHER- (PERSON)
O-1 Delay, Mike R

DOB / ESTIMATED AGE RANGE
1980-10-09

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(360) 993-3246 (primary, Mobile Phone)

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
P-1 Delay, Mike R	1980-10-09

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(360) 993-3246 (primary, Mobile Phone)

INVOLVEMENT TYPE
Subject

INVOLVED LOCATIONS

LOCATION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: FORD TRANSIT 2019

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
Passenger Van	Ford	Transit	2019

DESCRIPTION
Black Transit Van

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Kathy Parrish #1275 Aug 1, 2022 18:55 (e-signature)	Jim Burgara #1257 Aug 1, 2022 23:22 (e-signature)
PRINT NAME	PRINT NAME
Kathy Parrish #1275	Jim Burgara #1257

LICENSE PLATE / REGISTRATION #		VIN #	
C11239X		1FBZX2YM0KKA92843	
BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
5 Door	Black (BLK)	Washington	2023
REGISTRATION TYPE			
TK			
OWNER			
Columbia River Mental Health			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Involved	Jul 29, 2022	60	No
QUANTITY			
1			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY	TOTAL (\$) VALUE
Front Washington Plate C11239X / was told to remove rear plate	Property, Stolen / Jul 29, 2022		1	60
Black Transit Van / Ford / Transit / Black (BLK)	Vehicle, Involved / Jul 29, 2022	1FBZX2YM0KKA92843	1	60
4- Tents, 4- Sleeping Bags 1/2 case of water and Wound Care kit	Property, Stolen / Jul 29, 2022			323
rear passenger window	Property, Damaged / Jul 29, 2022		1	700

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
Mike R Delay	EMPLOYEE	Columbia River Mental Health
NAME	RELATIONSHIP	SUBJECT
Mike R Delay	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN
NAME	RELATIONSHIP	SUBJECT
UNKNOWN UNKNOWN	RELATIONSHIP TO ORGANIZATION UNKNOWN	Columbia River Mental Health

PROPERTY & ITEMS ADDENDUM

2022 019338 1 OTHER ITEM FRONT WASHINGTON PLATE C11239X / WAS TOLD TO REMOVE REAR PLATE				
ITEM CATEGORY				
LICENSE PLATES				
DESCRIPTION				
Front Washington Plate C11239X / was told to remove rear plate				
OWNER				
Columbia River Mental Health				
CLAIMANT				
Mike R Delay				
STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY	
Property, Stolen	Jul 29, 2022	60	1	
SUBMIT TO EVIDENCE				
No				
PROPERTY LINKED TO				
Offense 3				
STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY	
Property, Stolen	Jul 29, 2022	60	1	
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE		
Kathy Parrish #1275 Aug 1, 2022 18:55 (e-signature)		Jim Burgara #1257 Aug 1, 2022 23:22 (e-signature)		
PRINT NAME		PRINT NAME		
Kathy Parrish #1275		Jim Burgara #1257		

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

2022 019338 3 OTHER ITEM 4 TENTS 4 SLEEPING BAGS 1/2 CASE OF WATER AND WOUND CARE KIT

ITEM CATEGORY

MISCELLANEOUS

DESCRIPTION

4- Tents, 4- Sleeping Bags 1/2 case of water and Wound Care kit

OTHER - EMPLOYEE

Mike R Delay

OWNER

Columbia River Mental Health

STATUS

Property, Stolen

STATUS DATE

Jul 29, 2022

TOTAL (\$) VALUE

323

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

STATUS

Property, Stolen

STATUS DATE

Jul 29, 2022

TOTAL (\$) VALUE

323

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 3

2022 019338 4 OTHER ITEM REAR PASSENGER WINDOW

ITEM CATEGORY

VEHICLE WINDOW

DESCRIPTION

rear passenger window

OTHER - EMPLOYEE

Mike R Delay

OWNER

Columbia River Mental Health

STATUS

Property, Damaged

STATUS DATE

Jul 29, 2022

TOTAL (\$) VALUE

700

QUANTITY

1

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 2

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Kathy Parrish

DATE

08/01/2022

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Kathy Parrish #1275 Aug 1, 2022 18:55 (e-signature)

PRINT NAME

Kathy Parrish #1275

SUPERVISOR SIGNATURE / DATE

Jim Burgara #1257 Aug 1, 2022 23:22 (e-signature)

PRINT NAME

Jim Burgara #1257

Vancouver Police Department

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Pg 5 of 5

Report Number 2022-019338 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jul 29, 2022 20:42	Jul 29, 2022 15:47 - 20:42	Christina Sanderson #1739

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Christina Sanderson	07/29/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Christina Sanderson #1739 Jul 29, 2022 20:43 (e-signature)	
PRINT NAME	PRINT NAME
Christina Sanderson #1739	

Vancouver Police Department

Mark43 RMS v2.0 generated by B Pice #1595 on May 25, 2023 11:32

Pg 1 of 1



Vancouver Police Department

Report Number 2022-026474 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Oct 20, 2022 18:32	Oct 20, 2022 12:00 - 18:00	Saray Farias-Pulido #1711
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

AUSTIN TYLOR MADDEN reported an unknown suspect stole the front and rear license plates (WA BVT1217) to his 2006 Volvo S80.

Narrative

On 10/20/2022 at approximately 18:26 hours I responded to a cold theft which occurred at COLUMBIA RIVER MENTAL HEALTH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661. I contacted the reporting party, AUSTIN TYLOR MADDEN, by phone.

Madden stated sometime between 10/20/2022 12:00 hours and 10/20/2022 18:00 hours an unknown suspect stole the front and rear license plates (WA BVT1217) to his 2006 Volvo S80.

Madden reported his wife had driven the vehicle to work at the listed location. He said the vehicle still had the license plates when she went on her lunch, but they were gone when she returned to the vehicle after her shift.

I contacted VPD Records and requested both license plates be entered into WACIC/NCIC as stolen.

There is no suspect information.

Attachments

None.

Recommendation

Case suspended.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 MADDEN, AUSTIN TYLOR		1994-01-29
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	Unknown / Unknown	(479) 970-5005 (Mobile Phone)
HOME ADDRESS		
35702 NW FAIRCHILD DR, LA CENTER, WA 98629		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE
RCW_9A.56.050_THEFT III - VEHICLE PARTS

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Saray Farias-Pulido #1711 Oct 20, 2022 18:50 (e-signature)	Spencer Harris #1300 Oct 21, 2022 07:58 (e-signature)
PRINT NAME	PRINT NAME
Saray Farias-Pulido #1711	Spencer Harris #1300

OFFENSE START DATE Oct 20, 2022 12:00	OFFENSE END DATE Oct 20, 2022 18:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
SUSPECTED COMPUTER/ HANDHELD DEVICE USE ☐ YES ☒ NO	SUSPECTED ALCOHOL CONSUMPTION ☐ YES ☒ NO	SUSPECTED DRUG USE ☐ YES ☒ NO	DOMESTIC VIOLENCE ☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
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LOCATION CATEGORY

Drug Store/ Doctor's Office/ Hospital

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs**VICTIMS 1**

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 MADDEN, AUSTIN TYLOR

DOB / ESTIMATED AGE RANGE

1994-01-29

SEX Male	RACE / ETHNICITY Unknown / Unknown	PHONE NUMBER (479) 970-5005 (Mobile Phone)
--------------------	--	--

HOME ADDRESS

35702 NW FAIRCHILD DR, LA CENTER, WA 98629**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN**INVOLVED LOCATIONS**

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**VEHICLE INVOLVED: VOLVO S80 2006**

ITEM CATEGORY Passenger Car/ Automobile	MAKE Volvo	MODEL S80	YEAR OF MANUFACTURE 2006
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LICENSE PLATE / REGISTRATION #

BVT1217

VIN #

YV1TH592561433222

BODY STYLE 4 Door Hatchback, Passenger Car	PRIMARY COLOR Black (BLK)	REGISTRATION STATE Washington	REGISTRATION YEAR 2022
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REGISTRATION TYPE

PC

OWNER

AUSTIN TYLOR MADDEN

STATUS Vehicle, Involved	STATUS DATE Oct 20, 2022	TOTAL (\$) VALUE UNKNOWN	IMPOUNDED / TOWED No
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QUANTITY

1**VEHICLE / PROPERTY & ITEMS SUMMARY**

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Front and rear license plates (WA BVT1217)	Property, Stolen / Oct 20, 2022			UNKNOWN
Volvo / S80 / Black (BLK)	Vehicle, Involved / Oct 20, 2022	YV1TH592561433222	1	UNKNOWN

RELATIONSHIPS ADDENDUM

REPORTING OFFICER SIGNATURE / DATE Saray Farias-Pulido #1711 Oct 20, 2022 18:50 (e-signature) PRINT NAME Saray Farias-Pulido #1711	SUPERVISOR SIGNATURE / DATE Spencer Harris #1300 Oct 21, 2022 07:58 (e-signature) PRINT NAME Spencer Harris #1300
---	--

Vancouver Police Department

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NAME	RELATIONSHIP	SUBJECT	
AUSTIN TYLOR MADDEN	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN	
PROPERTY & ITEMS ADDENDUM			
2022 026474 1 OTHER ITEM FRONT AND REAR LICENSE PLATES (WA BVT1217)			
ITEM CATEGORY			
LICENSE PLATES			
DESCRIPTION			
Front and rear license plates (WA BVT1217)			
OWNER			
AUSTIN TYLOR MADDEN			
STATUS	STATUS DATE	TOTAL (\$) VALUE	SUBMIT TO EVIDENCE
Property, Stolen	Oct 20, 2022	UNKNOWN	No
PROPERTY LINKED TO			
Offense 1			
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.			
ELECTRONICALLY SIGNED	DATE	PLACE	
Saray Farias-Pulido	10/20/2022	Vancouver Police Department, WA	

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Saray Farias-Pulido #1711 Oct 20, 2022 18:50 (e-signature)	Spencer Harris #1300 Oct 21, 2022 07:58 (e-signature)
PRINT NAME	PRINT NAME
Saray Farias-Pulido #1711	Spencer Harris #1300

Report Number 2022-026474 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Oct 20, 2022 18:53	Oct 20, 2022 18:14 - 18:53	Julie Morehouse #1794

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Julie Morehouse	10/20/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Julie Morehouse #1794 Oct 20, 2022 18:53 (e-signature)	
PRINT NAME	PRINT NAME
Julie Morehouse #1794	

Vancouver Police Department

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Pg 1 of 1



Vancouver Police Department

Report Number 2022-028276 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 11, 2022 16:41	Nov 11, 2022 14:15	Cole Larson #1701

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Synopsis

Report of a stolen vehicle.

Narrative

On November 11, 2022 at approximately 1534 hours, I was dispatched to 6926 NE Fourth Plain Blvd for a report of a stolen vehicle. Upon arrival, I contacted Karen Smith, who said that her vehicle, a white 1993 Honda Accord (WA/ BLX2028), was stolen from the parking lot. Karen wasn't the registered owner, but had the same address as the owner, Jennifer Pitman. Karen said that Jennifer was her roommate and that she purchased the vehicle from her, and she had the title in her possession.

I spoke with security, and they provided me with surveillance video and pictures of the theft. A white male with a close cut beard is seen approaching the vehicle and spends time next to the driver's door before gaining entry and departing. The vehicle leaves out of the northern exit and turns onto NE 34th Street where it goes out of view.

Karen described the vehicle as all white, with aftermarket rims, and a "crinkled" hood, poorly tinted windows, and both plates were mounted. I told Karen that if she were to locate her vehicle, to call 911 so she could be assisted in its recovery.

I contacted VPD records (1739) and had the vehicle reported as stolen.

I sent out a "Can you ID?" email to all VPD officers in an attempt to identify the suspect. I conducted an area check down NE 34th Street but was unable to locate the vehicle.

Attachments

Pictures and video

Recommendation

Suspend pending further investigation

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 SMITH, KAREN LUCINDA		1963-10-27
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 241-0598 (primary, Mobile Phone)
HOME ADDRESS		
102 SE 2ND AVE, BATTLE GROUND, WA 98604		

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cole Larson #1701 Nov 11, 2022 22:39 (e-signature)	Jason Mills #1443 Nov 11, 2022 22:44 (e-signature)
PRINT NAME	PRINT NAME
Cole Larson #1701	Jason Mills #1443

Vancouver Police Department

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Pg 1 of 3

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.56.065_THEFT OF MOTOR VEHICLE

OFFENSE START DATE

Nov 11, 2022 14:15

OFFENSE COMPLETION

☒ COMPLETED
☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?

☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Parking Lot/ Drop Lot/ Garage

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD

VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 SMITH, KAREN LUCINDA

DOB / ESTIMATED AGE RANGE

1963-10-27

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(360) 241-0598 (primary, Mobile Phone)

HOME ADDRESS

102 SE 2ND AVE, BATTLE GROUND, WA 98604

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 SMITH, KAREN LUCINDA

DOB / ESTIMATED AGE RANGE

1963-10-27

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(360) 241-0598 (primary, Mobile Phone)

HOME ADDRESS

102 SE 2ND AVE, BATTLE GROUND, WA 98604

INVOLVEMENT TYPE

Victim

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: HONDA ACCORD 1993

ITEM CATEGORY

Passenger Car/ Automobile

MAKE

Honda

MODEL

Accord

YEAR OF MANUFACTURE

1993

DESCRIPTION

xml-platereturn

LICENSE PLATE / REGISTRATION #

BLX2028

VIN #

JHMCB7570PC052872

REPORTING OFFICER SIGNATURE / DATE

Cole Larson #1701 Nov 11, 2022 22:39 (e-signature)

PRINT NAME

Cole Larson #1701

SUPERVISOR SIGNATURE / DATE

Jason Mills #1443 Nov 11, 2022 22:44 (e-signature)

PRINT NAME

Jason Mills #1443

Vancouver Police Department

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Pg 2 of 3

BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
4 Door, Passenger Car	White (WHI)	Washington	2023
REGISTRATION TYPE			
PC			
OWNER			
KAREN LUCINDA SMITH			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Stolen	Nov 11, 2022	UNKNOWN	No
QUANTITY			
1			
PROPERTY LINKED TO			
Offense 1			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
xml-platereturn / Honda / Accord / White (WHI)	Vehicle, Stolen / Nov 11, 2022	JHMCB7570PC052872	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
KAREN LUCINDA SMITH	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Cole Larson	11/11/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cole Larson #1701 Nov 11, 2022 22:39 (e-signature)	Jason Mills #1443 Nov 11, 2022 22:44 (e-signature)
PRINT NAME	PRINT NAME
Cole Larson #1701	Jason Mills #1443

Vancouver Police Department

Mark43 RMS - Generated by B P 1595 on May 25, 2023 11:34

Pg 3 of 3

Report Number 2022-028276 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 11, 2022 16:47	Nov 11, 2022 15:06 - 16:48	Christina Sanderson #1739

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Christina Sanderson	11/11/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Christina Sanderson #1739 Nov 11, 2022 16:49 (e-signature)	

PRINT NAME

Christina Sanderson #1739

PRINT NAME

Vancouver Police Department

Mark43 RMS - 6.0 m v2.0 generated by B Police #1595 on May 25, 2023 11:34

Pg 1 of 1

Report Number 2022-028276 - Records / Evidence Supplement - 2 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 15, 2022 23:12	Nov 15, 2022 23:12 - 23:12	Logan Owings #1825

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Logan Owings	11/15/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Logan Owings #1825 Nov 15, 2022 23:14 (e-signature)	
PRINT NAME	PRINT NAME
Logan Owings #1825	

Vancouver Police Department

Mark43 RMS v2.0 generated by B Police #1595 on May 25, 2023 11:34

Pg 1 of 1



Vancouver Police Department

Report Number 2022-031501 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Dec 24, 2022 15:22	Dec 24, 2022 13:50	Joshua DeFebbo #1632

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NE FOURTH PLAIN BLVD & NE BURTON RD, VANCOUVER, WA 98662

6103 NE 34TH ST, VANCOUVER, WA 98661

NARRATIVE

Synopsis

██████████ was arrested and booked for theft of motor vehicle and hit and run attended after stealing a warming vehicle and in his travels, collided with another vehicle and fled the scene. ██████████ was followed to the parking lot of Columbia River Mental Health by a witness where he was contacted by police and taken into custody without incident.

Narrative

On 12/24/2022 at approximately 1344 hours officers were dispatched to the report of a hit and run that just occurred at the intersection of NE Fourth Plain Blvd and NE Burton Rd. It was reported that a bright blue sedan similar to a Toyota Corolla had struck another vehicle and then fled west on NE Fourth Plain Blvd.

At approximately 1350 hours, Nicholas Rommel-Howell called 911 from his residence at 6103 NE 34th St and reported that his blue Mazda 3 bearing WA license plates BWY7870 was stolen within the last 10-15 minutes while it was warming up. Nicholas stated that he had the keys for the vehicle as it is a push start.

A witness had followed the suspect vehicle from the hit and run to the parking lot of Columbia River Mental Health located at 6926 NE Fourth Plain Blvd and provided the same plate as Nicholas's vehicle and advised that the vehicle was a blue Mazda. It was reported that the driver, later identified as ██████████ was now in the back seat of the vehicle and described as a dark-skinned male.

Officers arrived and located the vehicle in the parking (the only vehicle in the parking lot at the time). I observed ██████████ at the back door of the car standing outside and he then got back into the back seat as we arrived but was oblivious to our arrival. I activated my emergency lights and pulled behind the vehicle, making gentle contact using my push bumper with the rear bumper of the Mazda to set up for a pin to ensure the vehicle was immobilized.

I then exited and gave commands to ██████████ and ordered him to exit the vehicle with his hands on his head. ██████████ complied and other officers took over verbal commands. ██████████ was taken into custody and detained in handcuffs by officers without incident. There was no one else in or around the vehicle. While Officers were taking ██████████ into custody, I heard him make an excited utterance "I didn't mean to take that car like that, I'm sorry". ██████████ followed up with "some kid told me I could take it" then "some lady said I could take it" then "no one said I can take it". ██████████ made all of these statements without any questions being asked of him. I then took custody of ██████████ and searched him incident to arrest and secured him in the backseat of my patrol car.

██████████ was determined to be a juvenile (17). Based on witness's real time accounts, my observations and ██████████ unprompted statements, and based on him being a juvenile, I did not conduct and interview or ask any investigative questions of ██████████.

The victim of the hit and run, Jayme Anderson also came to the scene. Cpl. Porter and I spoke to her briefly and gathered her information. Jayme stated she was stopped at the traffic light, headed west on NE Fourth Plain Blvd at Burton Rd when Fred rear ended / side swiped her. The damage to the driver's side rear of her vehicle was consistent with the damage to the front passenger side of the Mazda.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Joshua DeFebbo #1632 Dec 25, 2022 08:41 (e-signature)	Spencer Harris #1300 Dec 25, 2022 08:47 (e-signature)
PRINT NAME	PRINT NAME
Joshua DeFebbo #1632	Spencer Harris #1300

Nicholas arrived on scene to take back possession of his vehicle. I confirmed with Nicholas that no one else had permission to have his vehicle.

I contacted JDH to obtain a prior booking photograph of [REDACTED] to confirm his identity. I then transported and booked [REDACTED] to JDH for theft of motor vehicle and hit and run (attended).

Attachments

Photographs of stolen vehicle damage and victim vehicle of hit and run

Recommendation

Forward to juvenile court.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

DOB / ESTIMATED AGE RANGE

R-1 Rommel-Howell, Nathan

2001-05-22

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(503) 557-8078 (primary, Mobile Phone)
HOME ADDRESS		
6103 NE 34TH ST, VANCOUVER, WA 98661		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE

RCW_9A.56.065_THEFT OF MOTOR VEHICLE

OFFENSE START DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?	SUSPECTED COMPUTER/ HANDHELD DEVICE USE
Dec 24, 2022 13:50	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO	☐ YES ☒ NO
SUSPECTED ALCOHOL CONSUMPTION	SUSPECTED DRUG USE	DOMESTIC VIOLENCE	THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?
☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

6103 NE 34TH ST

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY	JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD		
Residence/ Home	VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs		

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)

DOB / ESTIMATED AGE RANGE

V-1 Rommel-Howell, Nathan

2001-05-22

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(503) 557-8078 (primary, Mobile Phone)
HOME ADDRESS		
6103 NE 34TH ST, VANCOUVER, WA 98661		
SUSPECTS 1		
SUSPECTS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
S-1 [REDACTED]		2005-08-06 (juvenile)
SEX	RACE / ETHNICITY	
Male	Asian / Not Hispanic Or Latino	

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Joshua DeFebbo #1632 Dec 25, 2022 08:41 (e-signature)	Spencer Harris #1300 Dec 25, 2022 08:47 (e-signature)
PRINT NAME	PRINT NAME
Joshua DeFebbo #1632	Spencer Harris #1300

HOME ADDRESS

OFFENSE-2

OFFENSE CODE

RCW_46.52.020.2_HIT AND RUN - ATTENDED VEHICLE

OFFENSE START DATE

Dec 24, 2022 13:50

SUSPECTED COMPUTER/ HANDHELD DEVICE USE

☐ YES ☒ NO

SUSPECTED ALCOHOL CONSUMPTION

☐ YES ☒ NO

SUSPECTED DRUG USE

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO**OFFENSE LOCATION**

CITY

VANCOUVER

STATE

WA

ZIP

98662

COUNTRY CODE

US

INTERSECTION STREET

NE FOURTH PLAIN BLVD

INTERSECTION STREET 2

NE BURTON RD

LOCATION CATEGORY

Highway/ Road/ Alley/ Street/ Sidewalk

JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD

VANCOUVER PD / VPD East / East District 3 / 33 / Ogden**VICTIMS 2**

VICTIMS-2 NAME (LAST, FIRST MIDDLE)

V-2 ANDERSON, JAYME LOUISE

DOB / ESTIMATED AGE RANGE

1983-04-01

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(971) 276-6851 (Work), (360) 481-9083 (Home)

HOME ADDRESS

6313 NE 87TH AVE, VANCOUVER, WA 98662**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1

DOB / ESTIMATED AGE RANGE

2005-08-06 (juvenile)

SEX

Male

RACE / ETHNICITY

Asian / Not Hispanic Or Latino

HOME ADDRESS

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 Rommel-Howell, Nathan

DOB / ESTIMATED AGE RANGE

2001-05-22

SEX

Male

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(503) 557-8078 (primary, Mobile Phone)

HOME ADDRESS

6103 NE 34TH ST, VANCOUVER, WA 98661

INVOLVEMENT TYPE

Victim

INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)

P-2 ANDERSON, JAYME LOUISE

DOB / ESTIMATED AGE RANGE

1983-04-01

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(971) 276-6851 (Work), (360) 481-9083 (Home)

HOME ADDRESS

6313 NE 87TH AVE, VANCOUVER, WA 98662

INVOLVEMENT TYPE

Victim

INVOLVED PERSON-3 NAME (LAST, FIRST MIDDLE)

P-3

DOB / ESTIMATED AGE RANGE

2005-08-06 (juvenile)

REPORTING OFFICER SIGNATURE / DATE

Joshua DeFebbo #1632 Dec 25, 2022 08:41 (e-signature)

PRINT NAME

Joshua DeFebbo #1632

SUPERVISOR SIGNATURE / DATE

Spencer Harris #1300 Dec 25, 2022 08:47 (e-signature)

PRINT NAME

Spencer Harris #1300**Vancouver Police Department**

Modified by B P 1595 on May 25, 2023 11:34

SEX	RACE / ETHNICITY		
Male	Asian / Not Hispanic Or Latino		
HOME ADDRESS			
INVOLVEMENT TYPE			
Suspect			
INVOLVED LOCATIONS			
LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
LOCATION			
NE FOURTH PLAIN BLVD & NE BURTON RD, VANCOUVER, WA 98662			
LOCATION			
6103 NE 34TH ST, VANCOUVER, WA 98661			
VEHICLE INVOLVED: MAZDA MAZDA3 2013			
ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
Passenger Car/ Automobile	Mazda	Mazda3	2013
LICENSE PLATE / REGISTRATION #		VIN #	
BWY7870		JM1BL1VP3D1757440	
BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
4 Door, Passenger Car	Blue (BLU)	Washington	2023
REGISTRATION TYPE			
PC			
OWNER			
Nathan Rommel-Howell			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Recovered Local	Dec 24, 2022	UNKNOWN	No
QUANTITY			
1			
RECOVERING OFFICER / ID # / PERSON			
Joshua DeFebbo #1632			
PROPERTY LINKED TO			
Offense 1			
RECOVERED LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Stolen	Dec 24, 2022	UNKNOWN	No
QUANTITY			
1			
RECOVERING OFFICER / ID # / PERSON			
Joshua DeFebbo #1632			
PROPERTY LINKED TO			
Offense 1			
RECOVERED LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
VEHICLE INVOLVED: FORD FUSION 2011			
ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
Passenger Car/ Automobile	Ford	Fusion	2011
LICENSE PLATE / REGISTRATION #		VIN #	
ADK6109		3FAHP0HA1BR261433	
BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
4 Door, Passenger Car	Black (BLK)	Washington	2023
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE	
Joshua DeFebbo #1632 Dec 25, 2022 08:41 (e-signature)		Spencer Harris #1300 Dec 25, 2022 08:47 (e-signature)	
PRINT NAME		PRINT NAME	
Joshua DeFebbo #1632		Spencer Harris #1300	

REGISTRATION TYPE

PC

OWNER

JAYME LOUISE ANDERSON

STATUS

Vehicle, Involved

STATUS DATE

Dec 24, 2022

TOTAL (\$) VALUE

UNKNOWN

IMPOUNDED / TOWED

No

QUANTITY

1

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Mazda / Mazda3 / Blue (BLU)	Vehicle, Stolen / Dec 24, 2022	JM1BL1VP3D1757440	1	UNKNOWN
Mazda / Mazda3 / Blue (BLU)	Vehicle, Recovered Local / Dec 24, 2022	JM1BL1VP3D1757440	1	UNKNOWN
Ford / Fusion / Black (BLK)	Vehicle, Involved / Dec 24, 2022	3FAHP0HA1BR261433	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
JAYME LOUISE ANDERSON	STRANGER OF	[REDACTED]
Nathan Rommel-Howell	STRANGER OF	[REDACTED]
Nathan Rommel-Howell	STRANGER OF	JAYME LOUISE ANDERSON

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Joshua DeFebbo

DATE

12/25/2022

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Joshua DeFebbo #1632 Dec 25, 2022 08:41 (e-signature)

PRINT NAME

Joshua DeFebbo #1632

SUPERVISOR SIGNATURE / DATE

Spencer Harris #1300 Dec 25, 2022 08:47 (e-signature)

PRINT NAME

Spencer Harris #1300

Vancouver Police Department

Mark43 RMS - Form v2.0 generated by B Police #1595 on May 25, 2023 11:34

Report Number 2022-031501 - Arrest Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Dec 24, 2022 15:26	Dec 24, 2022 13:50	Joshua DeFebbo #1632
EVENT STATISTICS		
☐ Homeless ☐ Use of Force		
☒ Mental Health		

NARRATIVE

See O/I

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 Rommel-Howell, Nathan		2001-05-22
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(503) 557-8078 (primary, Mobile Phone)
HOME ADDRESS		
6103 NE 34TH ST, VANCOUVER, WA 98661		

ARREST #A2022-003269 (PROBABLE CAUSE ARREST - PATROL)

ARREST DATE / TIME	ARRESTING ORGANIZATION	ARREST TYPE
Dec 24, 2022 13:50	Vancouver Police Department - VPD	Probable Cause Arrest - Patrol

ARRESTING OFFICER
Joshua DeFebbo #1632**DEFENDANT**

DEFENDANT NAME (LAST, FIRST MIDDLE)		SEX
D-1 [REDACTED]		Male
DOB / ESTIMATED AGE RANGE		RACE / ETHNICITY
2005-08-06 (juvenile)		Asian / Not Hispanic Or Latino
PHONE NUMBER	EMAIL ADDRESS	
HOME ADDRESS		
[REDACTED]		

DEFENDANT WAS ARMED WITH

Unarmed

CHECK ALL THAT APPLY

- ☐ Domestic Violence ☐ Drug Impaired
- ☐ Alcohol impaired ☒ Mental Health
- ☐ Homeless

ARREST LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY		JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD	
Parking Lot/ Drop Lot/ Garage		VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs	
CHARGES			

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Joshua DeFebbo #1632 Dec 24, 2022 15:38 (e-signature)	Spencer Harris #1300 Dec 25, 2022 07:41 (e-signature)
PRINT NAME	PRINT NAME
Joshua DeFebbo #1632	Spencer Harris #1300

Vancouver Police Department

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Pg 1 of 2

CHARGES -		COUNT
RCW_9A.56.065_THEFT OF MOTOR VEHICLE		1
REPORT NUMBER	OFFENSE CODE	OFFENSE START DATE
2022-031501	RCW_9A.56.065_THEFT OF MOTOR VEHICLE	Dec 24, 2022 13:50
JUVENILE DISPOSITION	JUVENILE DISPOSITION DATE / TIME	
Booked Into Juvenile Detention	Dec 24, 2022 14:43	
ARREST DISPOSITION		
☐ Released at Hospital ☐ Cited and Released		
☒ Booked into jail ☐ Released, Charges Referred		
CHARGES - 2		COUNT
RCW_46.52.020.2_HIT AND RUN - ATTENDED VEHICLE		1
REPORT NUMBER	OFFENSE CODE	OFFENSE START DATE
2022-031501	RCW_46.52.020.2_HIT AND RUN - ATTENDED VEHICLE	Dec 24, 2022 13:50
JUVENILE DISPOSITION	JUVENILE DISPOSITION DATE / TIME	
Booked Into Juvenile Detention	Dec 24, 2022 14:43	
ARREST DISPOSITION		
☐ Released at Hospital ☐ Cited and Released		
☒ Booked into jail ☐ Released, Charges Referred		

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
Nathan Rommel-Howell	STRANGER OF	[REDACTED]

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Joshua DeFebbo	12/24/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Joshua DeFebbo #1632 Dec 24, 2022 15:38 (e-signature)	Spencer Harris #1300 Dec 25, 2022 07:41 (e-signature)
PRINT NAME	PRINT NAME
Joshua DeFebbo #1632	Spencer Harris #1300

Vancouver Police Department

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Pg 2 of 2

Report Number 2022-031501 - SECTOR Collision - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jan 2, 2023 13:32	Dec 24, 2022 13:44	James Porter #1570

LEGACY DATA

DOTNumber: ED21123

SECTOR COLLISION

TRAFFIC CRASH LOCATION

NE FOURTH PLAIN BLVD & NE BURTON RD, VANCOUVER, WA 98662

SUBJECT 1

SUBJECT- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
SB-1 ANDERSON, JAYME L	1983-04-01

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 481-9083

HOME ADDRESS

6313 NE 87TH AVE, VANCOUVER, WA 98662

SUBJECT 2

SUBJECT-2 NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
SB-2 [REDACTED]	2005-08-06

SEX
Male

VEHICLE INVOLVED: FORD FUSION 2011

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
VEHICLE	Ford	Fusion	2011

DESCRIPTION

FORD FUSION

LICENSE PLATE / REGISTRATION #	VIN #
ADK6109	3FAHP0HA1BR261433

BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
Other Body Style	Black (BLK)	Washington	2023

REGISTRATION TYPE	INSURANCE COMPANY
PC	GEICO

INSURANCE POLICY

948571639

DRIVER

JAYME L ANDERSON

OWNER

JAYME L ANDERSON

STATUS	STATUS DATE
Vehicle, Traffic Collision	Dec 24, 2022

VEHICLE INVOLVED: MAZDA 323: MAZDA3 2013

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
VEHICLE	Mazda	323: Mazda3	2013

DESCRIPTION

MAZD 323

LICENSE PLATE / REGISTRATION #	VIN #
BWY7870	JM1BL1VP3D1757440

BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
Other Body Style	Blue (BLU)	Washington	2023

REGISTRATION TYPE
PC

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
James Porter #1570 Jan 2, 2023 13:32 (e-signature)	Holly Musser #1408 Jan 2, 2023 13:32 (e-signature)
PRINT NAME	PRINT NAME
James Porter #1570	Holly Musser #1408

Vancouver Police Department

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Pg 1 of 2

DRIVER

FRED DOWEDIA

OWNER

NATHAN L ROMMEL-HOWELL

STATUS

Vehicle, Traffic Collision

STATUS DATE

Dec 24, 2022

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
MAZD 323 / Mazda / 323: Mazda3 / Blue (BLU)	Vehicle, Traffic Collision / Dec 24, 2022	JM1BL1VP3D1757440		
FORD FUSION / Ford / Fusion / Black (BLK)	Vehicle, Traffic Collision / Dec 24, 2022	3FAHP0HA1BR261433		

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer s unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

James Porter

DATE

01/02/2023

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

James Porter #1570 Jan 2, 2023 13:32 (e-signature)

PRINT NAME

James Porter #1570

SUPERVISOR SIGNATURE / DATE

Holly Musser #1408 Jan 2, 2023 13:32 (e-signature)

PRINT NAME

Holly Musser #1408

Vancouver Police Department

Ma k43 RMS o m v2 0 gene ated by B P ice #1595 on May 25, 2023 11 34
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STATE OF WASHINGTON
POLICE TRAFFIC
COLLISION REPORT



1591971

REPORT NO. **ED21123**

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INTERSTATE ☐	CITY STREET ☒	FIRE RESULTED ☐
STATE ROUTE ☐	OTHER ☐	STOLEN VEHICLE ☒
COUNTY RD ☐	PRIVATE WAY ☐	HIT & RUN INVOLVED ☒

TRIBAL RESERVATION

CASE #	2022-31501
LOCAL AGENCY COD NG	33
TOTAL # OF UNITS	02
OBJECT STRUCK	

DATE OF COLLISION	12 - 24 - 2022	TIME (2400)	1344	COUNTY #	06	MILES		N ☐ E ☐ S ☐ W ☐	IN ☒ OF ☐	CITY #	1350
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ON (PRIMARY TRAFFIC WAY) INTERSECTION ☒ NON INTERSECTION ☐

BURTON RD BLOCK NO. MILE POST

DISTANCE OF (REFERENCE OR CROSS STREET)

MILES ☐ N ☐ E ☐ S ☐ W FEET ☐ NE FOURTH PLAIN BLVD

UNIT 01	MOTOR VEHICLE ☒	PEDAL-CYCLE ☐	DAMAGE THRESHOLD MET YES ☒ NO ☐	PHONE
---------	---	--------------------------------------	--	-------

LAST NAME		FIRST NAME		MIDDLE INITIAL	
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STREET NEW ADDRESS	TRANSIENT	CITY	VANCOUVER	ST	WA	ZIP	98661
--------------------	-----------	------	-----------	----	----	-----	-------

CDL	IGNITION INTERLOCK YES ☐ NO ☐	REQU RED YES ☐ NO ☐	IGNITION INTERLOCK YES ☐ NO ☐	PRESENT YES ☐ NO ☐	MEDICAL TRANSPORTED YES ☐ NO ☐
-----	---	---	---	--	--

DRIVER'S LICENSE #		STATE		SEX	M	D.O.B. MMDDYY	08 - 06 - 2005
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ON DUTY ☐	STATUS	AIRBAG	9	RESTR	9	EJECT	9	HELMET USE	9	INJURY CLASS	0	NATURE OF INJURIES
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LICENSE PLATE #	BWY7870	STATE	WA	VIN #	JM1BL1VP3D1757440
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TRAILER PLATE #		STATE		TRAILER PLATE #		STATE	
-----------------	--	-------	--	-----------------	--	-------	--

TRLR VIN #		TRLR VIN #	
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VEH YEAR	2013	MAKE	MAZD	MODEL	323	STYLE	SD	VEHICLE TOWED DUE TO DISABLING DAMAGE YES ☐ NO ☒	TOWED BY		GOVT VEHICLE YES ☐ NO ☒
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REGISTERED OWNER INFO NATHAN ROMMEL-HOWELL 6103 NE 34TH ST VANCOUVER WA 98661

LIABILITY INSURANCE IN EFFECT		INSURANCE CO & POLICY #	
-------------------------------	--	-------------------------	--

VEHICLE LEGALLY STANDING YES ☐ NO ☐	CITATION #	CHARGE
---	------------	--------



UNIT 02	MOTOR VEHICLE ☒	PEDAL-CYCLE ☐	PEDESTRIAN ☐	PROPERTY OWNER ☐	DAMAGE THRESHOLD MET YES ☒ NO ☐	PHONE	D: 3604819083
---------	---	--------------------------------------	-------------------------------------	---	--	-------	---------------

LAST NAME	ANDERSON	FIRST NAME	JAYME	MIDDLE INITIAL	L
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STREET NEW ADDRESS	6313 NE 87TH AVE	CITY	VANCOUVER	ST	WA	ZIP	98662
--------------------	------------------	------	-----------	----	----	-----	-------

CDL	IGNITION INTERLOCK YES ☐ NO ☐	REQU RED YES ☐ NO ☐	IGNITION INTERLOCK YES ☐ NO ☐	PRESENT YES ☐ NO ☐	MEDICAL TRANSPORTED YES ☐ NO ☐
-----	---	---	---	--	--

DRIVER'S LICENSE #		STATE	WA	SEX	U	D.O.B. MMDDYY	04 - 01 - 1983
--------------------	--	-------	----	-----	---	---------------	----------------

ON DUTY ☐	STATUS	AIRBAG	2	RESTR	4	EJECT	1	HELMET USE		INJURY CLASS	7	NATURE OF INJURIES	NECK PAIN
----------------------------------	--------	--------	---	-------	---	-------	---	------------	--	--------------	---	--------------------	-----------

LICENSE PLATE #	ADK6109	STATE	WA	VIN #	3FAHP0HA1BR261433
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TRAILER PLATE #		STATE		TRAILER PLATE #		STATE	
-----------------	--	-------	--	-----------------	--	-------	--

TRLR VIN #		TRLR VIN #	
------------	--	------------	--

VEH YEAR	2011	MAKE	FORD	MODEL	FUSION	STYLE	SD	VEHICLE TOWED DUE TO DISABLING DAMAGE YES ☐ NO ☒	TOWED BY		GOVT VEHICLE YES ☐ NO ☒
----------	------	------	------	-------	--------	-------	----	---	----------	--	--

REGISTERED OWNER INFO JAYME ANDERSON 6313 NE 87TH AVE VANCOUVER WA 98662 D: 3604819083

LIABILITY INSURANCE IN EFFECT	☒	INSURANCE CO & POLICY #	GEICO 948571639
-------------------------------	-------------------------------------	-------------------------	-----------------

VEHICLE LEGALLY STANDING YES ☒ NO ☐	CITATION #	CHARGE
--	------------	--------



OFFICER'S NAME (PRINT)	JAMES PORTER	OFFICER PHONE		BADGE OR ID #	1570	AGENCY	WA0060300
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PART A 3000-345-159 (R 11/18)

P003746-051823 STERBANK VPD REPORTS COMBINED - 000080

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STATE OF WASHINGTON
POLICE TRAFFIC
COLLISION REPORT



1591972

CORRECTION

REPORT NO. **ED21123**

CASE # **2022-31501**

ADDITIONAL PERSONS INVOLVED (PASSENGERS AND/OR WITNESSES ONLY)

NAME
(LAST, FIRST, MIDDLE INITIAL)

ADDRESS & PHONE #

SEX

D.O.B.
MMDDYYYY

PASSENGER ☐

WITNESS ☐

UNIT #

SEAT
POS.

AIRBAG

RESTR.

EJECT

HELMET
USE

INJURY
CLASS

NATURE OF INJURES

NAME
(LAST, FIRST, MIDDLE INITIAL)

ADDRESS & PHONE #

SEX

D.O.B.
MMDDYYYY

PASSENGER ☐

WITNESS ☐

UNIT #

SEAT
POS.

AIRBAG

RESTR.

EJECT

HELMET
USE

INJURY
CLASS

NATURE OF INJURES

NAME
(LAST, FIRST, MIDDLE INITIAL)

ADDRESS & PHONE #

SEX

D.O.B.
MMDDYYYY

PASSENGER ☐

WITNESS ☐

UNIT #

SEAT
POS.

AIRBAG

RESTR.

EJECT

HELMET
USE

INJURY
CLASS

NATURE OF INJURES

NARRATIVE

On 12/24/2022 at 1344 hours, I responded to a hit and run at the intersection of NE Fourth Plain Blvd and Burton Rd. Vancouver, Washington.

The caller and victim, Jamie Anderson reported being struck by a blue sedan and then sedan fled west bound on NE Fourth Plain Blvd. The suspect vehicle was later identified as a blue in color Toyota Sedan bearing WA plate BWY7870. The driver of that hit and run vehicle, [REDACTED] was subsequently booked for Possession of a stolen vehicle and hit in run. Details of that report are documented in Mark43.

In summary, [REDACTED] stole the involved unit 1 Toyota and shortly there after rear ended unit 2. Upon review of both vehicles, the damage shows that unit 1 collided with the rear of unit 2.

I CERTIFY (DECLARE) UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT.

JAMES PORTER

INVESTIGATING OFFICER'S SIGNATURE

UNIT OR DIST. DET

12-27-22 09:22 PM

DATED

PLACE SIGNED

APPROVED BY

HOLLY MUSSER 1408

DATE

1/2/2023 12:42:37 PM

BADGE OR ID #

1570

CRI #

WA0060300

TIME POLICE DISPATCHED

1:50 PM

TIME POLICE ARRIVED

1:50 PM

PART B 3000-345-160 (R11/18)

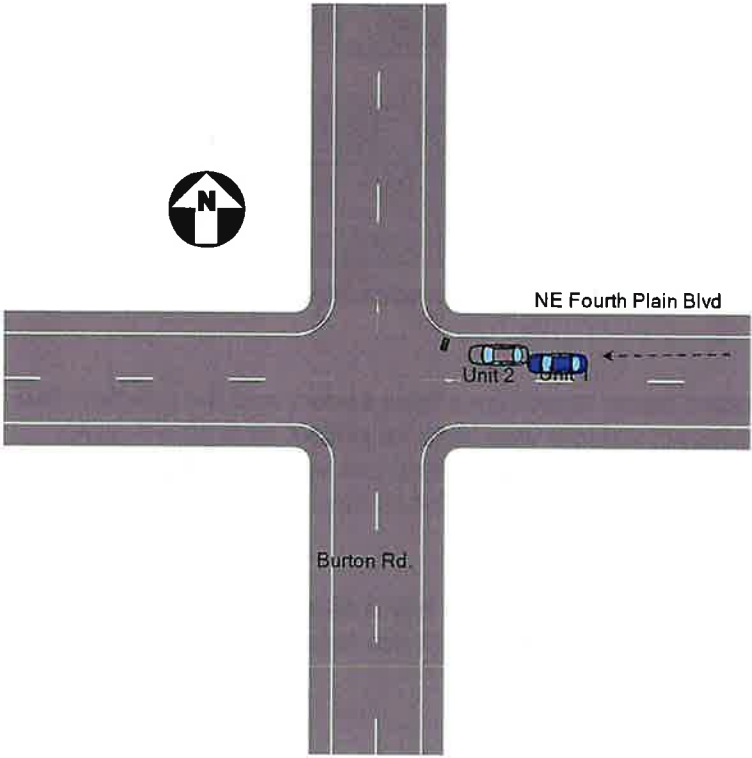
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P003746-051823 STERBANK VPD REPORTS COMBINED - 000081





Vancouver Police Department

Report Number 2023-007368 - *Offense / Incident Report

REPORT DATE / TIME Mar 31, 2023 13:59	EVENT START DATE / TIME - EVENT END DATE / TIME Mar 31, 2023 12:25 - 13:50	REPORT WRITER Nicholas Copley #1624
--	---	--

ASSISTING PERSONNEL / TYPE(S)
Jason Nicholson #1645 (Investigative Assistance), Jon Pfister #1140 (Supervisor), Sean Metevia #1689 (Investigative Assistance)

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

EVENT STATISTICS

☐ Mental Health ☐ Use of Force
☒ Homeless

NOTIFICATIONS

EXTERNAL ROUTING- MADE

NOTIFICATION DATE

EXTERNAL ROUTING

Superior Court PA

NARRATIVE

Synopsis

Steven Vinther booked for Taking a Motor Vehicle w/out permission.

Narrative

A body worn camera (BWC) was used in this event. The following is a recollection, to the best of my knowledge and perspective, to be true and accurate. This is not a transcription of the BWC. Statements from involved individuals have been summarized for ease of reading unless stated and denoted by quotation marks. Furthermore, the order of events summarized in the following narrative may not be in chronological order, also for the ease of reading. The connotation of summarized statements was preserved and presented to the best of my ability.

On 3/31/23 I was working for the Vancouver Police Department in Vancouver, Clark, WA as 2D23. I was in full uniform and operating a clearly marked VPD patrol vehicle (#2366).

At about 1308 hours, I responded to 6926 NE Fourth Plain Blvd. Vancouver, WA to investigate the report that Catrina Williams (Employee with U-Haul) had located and followed their stolen rental truck and it had pulled into the aforementioned location.

I arrived in the area and located the vehicle which was being driven by Steven Vinther. Steven dropped off his wife for an appointment and turned the truck around to exit. The vehicle then pulled into a parking spot and I initiated a stop by activating my emergency lights. I confirmed the license plate on the vehicle (AZ - AJ40790) which was showing stolen.

Steven followed commands to exit the vehicle and did so without issue. I placed him in handcuffs checking for proper fit and double locking. I searched him incident to arrest and placed him in the back of my patrol vehicle. I read Steven his Miranda Warnings from my BLEA issued card. Steven stated he understood his rights and agreed to have a conversation with me.

Steven stated he rented the vehicle from a U-Haul center in Seattle, WA with an agreed upon duration of three days, but had it for about three weeks. After about one week he spoke with U-Haul via phone to extend the agreement and was told it would be \$40 per day. No additional payment was sent and he did not have a new contract showing he was able to keep the truck. Steven said he did however,

REPORTING OFFICER SIGNATURE / DATE

Nicholas Copley #1624 Mar 31, 2023 15:31 (e-signature)

PRINT NAME

Nicholas Copley #1624

SUPERVISOR SIGNATURE / DATE

Jon Pfister #1140 Mar 31, 2023 15:56 (e-signature)

PRINT NAME

Jon Pfister #1140

Vancouver Police Department

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receive emails and phone calls stating he needed to return the truck. Steven said he told U-Haul via email he needed to keep it until the first, but there was never a monetary exchange or agreement from U-Haul stating he could retain possession. Steven responded to the emails saying he would need the truck until at least the first but did not receive a response.

Steven was to return the vehicle in Longview, WA but failed to do so. Steven stated he had a collision with another vehicle and spoke with the claims department via email the previous day (3/30/23). The claims department made no mention of his rental extension.

Steven gave me permission to go through his phone to search for the aforementioned emails which we were not able to locate. In going through his phone, Steven was present and monitoring my actions, directing me to areas to search for communication between himself and U-Haul. In Steven's email, I saw the original service agreement which was dated on or about 3/9/23.

I was later told by Ofc Nicholson, who interviewed Catrina, there were demand emails and phone calls sent by U-Haul to return the truck. See his report for further details concerning his interview and the recovery of the U-Haul.

Steven told me he knew he had the vehicle for longer than he was supposed to and it was wrong, but he needed the truck until at least the first. He knowingly kept the truck for longer than originally agreed upon without offering payment.

In observing the truck, I noted about 3/4 of the rear roll up door was painted black. Steven offered the explanation that while in Portland the truck was taken from him while he was working on a vehicle with an acquaintance, George.

When Steven noticed the truck missing, George told him he knew where it was. George offered to go to the location and retrieve the keys. Steven got the truck back, but it had been painted by the unknown subjects. He said his things had been gone through and his lap top broken, nothing was missing. Steven said he did not report this to PPB.

Based on the above there is probable cause to arrest Steven for Taking a Motor Vehicle w/out Permission II (RCW - 9A.56.075).

Ofc Nicholson handled the vehicle recovery while I transported Steven to the CCSO Jail where he was booked without issue on the aforementioned charge. While completing the online booking process outside of the jail, Steven complained of pain in his shoulders. I removed the handcuffs and allowed him to stay that way until I completed the administrative process. Once complete I handcuffed him once more utilizing two sets of cuffs and checking for proper fit and double locking. He was then taken inside the Sally Port and booked.

Ofc Metevia spoke with Steven's wife who he had dropped off. See supplemental reports for further details.

Attachments

evidence.com

Recommendation

Forward to Superior Court PA

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 WILLIAMS, CATRINA JANE

DOB / ESTIMATED AGE RANGE

1982-04-25

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 605-7678 (primary, Mobile Phone)

HOME ADDRESS

202 SE 96TH AVE, VANCOUVER, WA 98664

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.56.075_TAKING VEHICLE W/O PERMISSION II

REPORTING OFFICER SIGNATURE / DATE

Nicholas Copley #1624 Mar 31, 2023 15:31 (e-signature)

PRINT NAME

Nicholas Copley #1624

SUPERVISOR SIGNATURE / DATE

Jon Pfister #1140 Mar 31, 2023 15:56 (e-signature)

PRINT NAME

Jon Pfister #1140

Vancouver Police Department

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OFFENSE START DATE Mar 31, 2023 12:25	OFFENSE END DATE Mar 31, 2023 13:50	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
SUSPECTED COMPUTER/ HANDHELD DEVICE USE ☐ YES ☒ NO	SUSPECTED ALCOHOL CONSUMPTION ☐ YES ☒ NO	SUSPECTED DRUG USE ☐ YES ☒ NO	DOMESTIC VIOLENCE ☐ YES ☒ NO
THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT? ☐ YES ☒ NO			
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Drug Store/ Doctor's Office/ Hospital		JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs	
VICTIMS 1 VICTIMS- NAME V-1 U-Haul			
ORGANIZATION TYPE Business		ORGANIZATION INDUSTRY Automotive	
MAILING ADDRESS U-HAUL, 364 OREGON WAY, LONGVIEW, WA 98632			
SUSPECTS 1 SUSPECTS- NAME (LAST, FIRST MIDDLE) S-1 Vinther, Steven Russell			
DOB / ESTIMATED AGE RANGE 1974-03-20	SEX Male		
RACE / ETHNICITY White / Not Hispanic Or Latino		PHONE NUMBER (206) 793-4463 (primary, Mobile Phone)	
EMAIL ADDRESS vinthersteven@yahoo.com (Personal Email)			
INCIDENT INFO INCIDENT TYPE INC_RECOVERED STOLEN VEHICLE-OUTSIDE AGENCY			
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Drug Store/ Doctor's Office/ Hospital		JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs	
SUBJECT 1 SUBJECT- NAME (LAST, FIRST MIDDLE) SB-1 Vinther, Steven Russell			
DOB / ESTIMATED AGE RANGE 1974-03-20	SEX Male		
RACE / ETHNICITY White / Not Hispanic Or Latino		PHONE NUMBER (206) 793-4463 (primary, Mobile Phone)	
EMAIL ADDRESS vinthersteven@yahoo.com (Personal Email)			
WITNESS 1 WITNESS- NAME (LAST, FIRST MIDDLE) W-1 WILLIAMS, CATRINA JANE			
DOB / ESTIMATED AGE RANGE 1982-04-25	SEX Female		
RACE / ETHNICITY White / Not Hispanic Or Latino		PHONE NUMBER (360) 605-7678 (primary, Mobile Phone)	
HOME ADDRESS 202 SE 96TH AVE, VANCOUVER, WA 98664			
REPORTING OFFICER SIGNATURE / DATE Nicholas Copley #1624 Mar 31, 2023 15:31 (e-signature) PRINT NAME Nicholas Copley #1624		SUPERVISOR SIGNATURE / DATE Jon Pfister #1140 Mar 31, 2023 15:56 (e-signature) PRINT NAME Jon Pfister #1140	

Vancouver Police Department

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INVOLVED OTHER 1

INVOLVED OTHER- (ORGANIZATION)

O-1 U-Haul

ORGANIZATION TYPE

Business

ORGANIZATION INDUSTRY

Automotive

MAILING ADDRESS

U-HAUL, 364 OREGON WAY, LONGVIEW, WA 98632**INVOLVED PERSONS**

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 Vinther, Steven Russell

DOB / ESTIMATED AGE RANGE

1974-03-20

SEX

Male

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(206) 793-4463 (primary, Mobile Phone)

EMAIL ADDRESS

vinthersteven@yahoo.com (Personal Email)

INVOLVEMENT TYPE

Suspect

INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)

P-2 WILLIAMS, CATRINA JANE

DOB / ESTIMATED AGE RANGE

1982-04-25

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(360) 605-7678 (primary, Mobile Phone)

HOME ADDRESS

202 SE 96TH AVE, VANCOUVER, WA 98664

INVOLVEMENT TYPE

Complainant

INVOLVED PERSON-3 NAME (LAST, FIRST MIDDLE)

P-3 CLARK, ANDREA MAE

DOB / ESTIMATED AGE RANGE

1979-07-15

SEX

Female

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(206) 793-4463 (primary, Mobile Phone)

HOME ADDRESS

110 WINCHESTER DR, KELSO, WA 98626

INVOLVEMENT TYPE

Mentioned**INVOLVED ORGANIZATIONS**

INVOLVED ORGANIZATION- NAME

O-1 U-Haul

ORGANIZATION TYPE

Business

ORGANIZATION INDUSTRY

Automotive

MAILING ADDRESS

U-HAUL, 364 OREGON WAY, LONGVIEW, WA 98632

INVOLVEMENT TYPE

Victim**INVOLVED LOCATIONS**

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**VEHICLE INVOLVED: GMC SAVANA 2019**

ITEM CATEGORY

Large/Commercial Vehicle

MAKE

GMC

MODEL

Savana

YEAR OF MANUFACTURE

2019

DESCRIPTION

10 U-Haul Box truck

REPORTING OFFICER SIGNATURE / DATE

Nicholas Copley #1624 Mar 31, 2023 15:31 (e-signature)

PRINT NAME

Nicholas Copley #1624

SUPERVISOR SIGNATURE / DATE

Jon Pfister #1140 Mar 31, 2023 15:56 (e-signature)

PRINT NAME

Jon Pfister #1140**Vancouver Police Department**

Ma k43 RMS o m v2.0 generated by B P ice #1595 on May 25, 2023 11:39

Pg 4 of 5

LICENSE PLATE / REGISTRATION # AJ40790		VIN # 1GDY7RFG2K1221728	
BODY STYLE Cargo / Box	PRIMARY COLOR White (WHI)		
OWNER uhaul			
STATUS Vehicle, Stolen	STATUS DATE Mar 31, 2023	TOTAL (\$) VALUE UNKNOWN	IMPOUNDED / TOWED No
QUANTITY 1			
RECOVERING OFFICER / ID # / PERSON Nicholas Copley #1624			
PROPERTY LINKED TO Offense 1			
RECOVERED LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
STATUS Vehicle, Recovered Outside Agency	STATUS DATE Mar 31, 2023	TOTAL (\$) VALUE UNKNOWN	IMPOUNDED / TOWED No
QUANTITY 1			
RECOVERING OFFICER / ID # / PERSON Nicholas Copley #1624			
PROPERTY LINKED TO Offense 1			
RECOVERED LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
10 U-Haul Box truck / GMC / Savana / White (WHI)	Vehicle, Stolen / Mar 31, 2023	1GDY7RFG2K1221728	1	UNKNOWN
10 U-Haul Box truck / GMC / Savana / White (WHI)	Vehicle, Recovered Outside Agency / Mar 31, 2023	1GDY7RFG2K1221728	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
CATRINA JANE WILLIAMS	EMPLOYEE	U-Haul
NAME	RELATIONSHIP	SUBJECT
Steven Russell Vinther	STRANGER OF	CATRINA JANE WILLIAMS
NAME	RELATIONSHIP	SUBJECT
Steven Russell Vinther	TIED TO - Rented from them	U-Haul

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED Nicholas Copley	DATE 03/31/2023	PLACE Vancouver Police Department, WA
---	---------------------------	---

REPORTING OFFICER SIGNATURE / DATE Nicholas Copley #1624 Mar 31, 2023 15:31 (e-signature)	SUPERVISOR SIGNATURE / DATE Jon Pfister #1140 Mar 31, 2023 15:56 (e-signature)
PRINT NAME Nicholas Copley #1624	PRINT NAME Jon Pfister #1140

Report Number 2023-007368 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 31, 2023 13:49	Mar 31, 2023 12:25 - 13:50	Christina Sanderson #1739

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Christina Sanderson	03/31/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Christina Sanderson #1739 Mar 31, 2023 13:50 (e-signature)	
PRINT NAME	PRINT NAME
Christina Sanderson #1739	

Vancouver Police Department

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Pg 1 of 1

Report Number 2023-007368 - Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 31, 2023 13:59	Mar 31, 2023 12:25	Sean Metevia #1689
SUPPLEMENT TYPE		
Patrol Supplemental		
NARRATIVE		

BWC USED**Synopsis**

Supplemental report detailing my actions.

Narrative

On 03/31/2023 at approximately 1225 hours I responded to the area of COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661. I responded while wearing a police uniform and driving a marked Vancouver Police unit.

Officer Copley said he had spotted a stolen vehicle that was called in by a U-Haul employee. The stolen U-Haul was now parked near the Columbia River Mental Health building at the above address. Upon arrival I saw Officer Copley behind a U-Haul truck and set up for a high-risk vehicle stop. Officer Copley provided commands and was able to detain the driver of the vehicle, later identified as Steven Vinther. The U-Haul was searched for any additional occupants and was determined to be unoccupied.

I contacted a female in front of the Columbia River building who identified herself as ANDREA MAE CLARK and Vinther's girlfriend. CLARK told me the following in summary:

CLARK said she was admitted into the Good Samaritan hospital in Portland for an infection to her foot and she had been there for a few weeks. CLARK was discharged a few hours ago and was picked up by Vinther in the U-Haul truck. CLARK said she did not ask Vinther about the truck because she thought it was a work truck because he always has side jobs. CLARK said she had no idea why the U-Haul truck was spray painted.

CLARK asked for the phone in the vehicle as well as the pink suitcase that was located in the back of the U-Haul. I confirmed with the U-Haul representative that it was ok to release the luggage to CLARK.

This concluded my involvement in this case.

Attachments

None.

Recommendation

Include with the original report under the same case number.

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 CLARK, ANDREA MAE		1979-07-15
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(206) 793-4463 (primary, Mobile Phone)
HOME ADDRESS		
110 WINCHESTER DR, KELSO, WA 98626		
INVOLVEMENT TYPE		
Mentioned		
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE
Sean Metevia #1689 Mar 31, 2023 14:38 (e-signature)		Jon Pfister #1140 Mar 31, 2023 15:58 (e-signature)
PRINT NAME		PRINT NAME
Sean Metevia #1689		Jon Pfister #1140

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Sean Metevia

DATE

03/31/2023

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Sean Metevia #1689 Mar 31, 2023 14:38 (e-signature)

PRINT NAME

Sean Metevia #1689

SUPERVISOR SIGNATURE / DATE

Jon Pfister #1140 Mar 31, 2023 15:58 (e-signature)

PRINT NAME

Jon Pfister #1140**Vancouver Police Department***Mark43 RMS Form v2.0 generated by B-P-ice #1595 on May 25, 2023 11:39*

Pg 2 of 2

Report Number 2023-007368 - Supplement - 2 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 31, 2023 14:28	Mar 31, 2023 12:25	Jason Nicholson #1645
SUPPLEMENT TYPE		
Patrol Supplemental		
NARRATIVE		

Synopsis

Supplemental report to document involvement with investigation.

Narrative

On 03/31/2023 at about 12:25 hours, I was dispatched to a report of a stolen vehicle being followed in the area of COLUMBIA RIVER MENTAL HEALTH CRMH, located at 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661. Call notes advised an employee of Uhaul, CATRINA JANE WILLIAMS, had located an occupied Uhaul vehicle which was listed as stolen. I observed the vehicle (AZ-AJ40790) was entered as stolen in NCIC out of Longview, WA PD (Case number L23-10799).

Prior to my arrival on scene, other Officers conducted a traffic stop on the vehicle and detained the occupants of the vehicle. When I arrived on scene, other Officers confirmed the vehicle was clear.

I contacted the reporting party, CATRINA JANE WILLIAMS, who advised me she was in the area and located the stolen vehicle. Catrina showed me the rental agreement via her phone. I took photos of this and attached it to this report as evidence. I was advised the rental for the vehicle was on 03/09/2023 from Seattle, WA and the vehicle was to be returned in Longview, WA on 03/11/2023.

The vehicle was rented to Steven Russell Vinther who provided an email address and phone number. See attached photos. Catrina showed me a thread of messages and notifications sent to the provided cell phone and email address. I observed numerous attempts to include certified mail, drivebys of the provided address, and emails and texts.

I requested that Catrina provide pdfs of the rental agreement and rental documents. Additionally, I requested Catrina provide a cost estimate to repair the observed damage to the vehicle. I provided Catrina with an email address and phone number to contact once the estimate is completed. I later attached a copy of the rental agreement to this report as a PDF.

I advised other Officers of my investigation. Steven Russell Vinther was arrested, see I/O for further.

I assisted the investigation by contacting VPD records to have vehicle's NCIC stolen status removed. This was completed by VPD #1739, see records supplemental for further.

This concluded my involvement with this investigation.

Attachments

BWC in use

Photos taken during investigation

Recommendation

Attach to original report. Forward accordingly.

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 WILLIAMS, CATRINA JANE		1982-04-25
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 605-7678 (primary, Mobile Phone)
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE
Jason Nicholson #1645 Apr 1, 2023 09:50 (e-signature)		Bennie Romiti #1560 Apr 1, 2023 10:06 (e-signature)
PRINT NAME		PRINT NAME
Jason Nicholson #1645		Bennie Romiti #1560

HOME ADDRESS			
6005 NE 56TH ST, VANCOUVER, WA 98661			
INVOLVEMENT TYPE			
Mentioned			
INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
P-2 Vinther, Steven Russell		1974-03-20	
SEX	RACE / ETHNICITY	PHONE NUMBER	EMAIL ADDRESS
Male	White / Not Hispanic Or Latino	(206) 793-4463 (primary, Mobile Phone)	vinthersteven@yahoo.com (Personal Email)
INVOLVEMENT TYPE			
Suspect			
INVOLVED ORGANIZATIONS			
INVOLVED ORGANIZATION- NAME			
O-1 U-Haul			
ORGANIZATION TYPE		ORGANIZATION INDUSTRY	
Business		Automotive	
MAILING ADDRESS			
U-HAUL, 364 OREGON WAY, LONGVIEW, WA 98632			
INVOLVEMENT TYPE			
Victim			
INVOLVED LOCATIONS			
LOCATION			
UHAUL, 2460 NE ANDRESEN RD, VANCOUVER, WA 98661			
VEHICLE INVOLVED: GMC SAVANA 2019			
ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
Large/Commercial Vehicle	GMC	Savana	2019
DESCRIPTION			
10 U-Haul Box truck			
LICENSE PLATE / REGISTRATION #		VIN #	
AJ40790		1GDY7RFG2K1221728	
BODY STYLE	PRIMARY COLOR		
Cargo / Box	White (WHI)		
OWNER			
uhaul			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Recovered Outside Agency	Mar 31, 2023	UNKNOWN	No
QUANTITY			
1			
RECOVERING OFFICER / ID # / PERSON			
Nicholas Copley #1624			
RECOVERED LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Involved	Mar 31, 2023	UNKNOWN	No
QUANTITY			
1			
RECOVERING OFFICER / ID # / PERSON			
Nicholas Copley #1624			
RECOVERED LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE	
Jason Nicholson #1645 Apr 1, 2023 09:50 (e-signature)		Bennie Romiti #1560 Apr 1, 2023 10:06 (e-signature)	
PRINT NAME		PRINT NAME	
Jason Nicholson #1645		Bennie Romiti #1560	

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
10 U-Haul Box truck / GMC / Savana / White (WHI)	Vehicle, Involved / Mar 31, 2023	1GDY7RFG2K1221728	1	UNKNOWN
10 U-Haul Box truck / GMC / Savana / White (WHI)	Vehicle, Recovered Outside Agency / Mar 31, 2023	1GDY7RFG2K1221728	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
CATRINA JANE WILLIAMS	EMPLOYEE	U-Haul

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Jason Nicholson	04/01/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Jason Nicholson #1645 Apr 1, 2023 09:50 (e-signature)

PRINT NAME

Jason Nicholson #1645

SUPERVISOR SIGNATURE / DATE

Bennie Romiti #1560 Apr 1, 2023 10:06 (e-signature)

PRINT NAME

Bennie Romiti #1560

Vancouver Police Department

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Report Number 2023-007368 - Arrest Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Mar 31, 2023 15:27	Mar 31, 2023 12:25 - 13:50	Nicholas Copley #1624

ASSISTING PERSONNEL / TYPE(S)

Jason Nicholson #1645 (Investigative Assistance), Jon Pfister #1140 (Supervisor), Sean Metevia #1689 (Investigative Assistance)

EVENT STATISTICS

- ☐ Mental Health ☐ Use of Force
☒ Homeless

NOTIFICATIONS

EXTERNAL ROUTING- MADE

NOTIFICATION DATE

EXTERNAL ROUTING

Superior Court PA

NARRATIVE

See O/I and supplemental reports for further details

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 WILLIAMS, CATRINA JANEE

DOB / ESTIMATED AGE RANGE

1982-04-25

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 605-7678 (primary, Mobile Phone)

HOME ADDRESS

6005 NE 56TH ST, VANCOUVER, WA 98661

ARREST #A2023-001205 (PROBABLE CAUSE ARREST - PATROL)

ARREST DATE / TIME	ARRESTING ORGANIZATION	ARREST TYPE
Mar 31, 2023 12:25	Vancouver Police Department - VPD	Probable Cause Arrest - Patrol

ARRESTING OFFICER

Nicholas Copley #1624

DEFENDANT

DEFENDANT NAME (LAST, FIRST MIDDLE)

D-1 Vinther, Steven Russell

SEX

Male

DOB / ESTIMATED AGE RANGE

1974-03-20

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(206) 793-4463 (primary, Mobile Phone)

EMAIL ADDRESS

vinthersteven@yahoo.com (Personal Email)

HOME ADDRESS

SSN #

540-13-9190

DEFENDANT WAS ARMED WITH

Unarmed

ARREST LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

REPORTING OFFICER SIGNATURE / DATE

Nicholas Copley #1624 Mar 31, 2023 15:29 (e-signature)

PRINT NAME

Nicholas Copley #1624

SUPERVISOR SIGNATURE / DATE

Erik Jennings #1299 Mar 31, 2023 15:52 (e-signature)

PRINT NAME

Erik Jennings #1299

Vancouver Police Department

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LOCATION CATEGORY		JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD		
Drug Store/ Doctor's Office/ Hospital		VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs		
OTHER PARTY 1		PHONE NUMBER		
OTHER PARTY- NAME (LAST, FIRST MIDDLE)		(360) 605-7678		
CP-1 WILLIAMS, CATRINA JANE				
HOME ADDRESS				
6005 NE 56TH ST, VANCOUVER, WA 98661				
CHARGES				
BOOKING #				
23001480				
CHARGES -			COUNT	
RCW_9A.56.075_TAKING VEHICLE W/O PERMISSION II			1	
REPORT NUMBER	OFFENSE CODE	OFFENSE START DATE	OFFENSE END DATE	
2023-007368	RCW_9A.56.075_TAKING VEHICLE W/O PERMISSION II	Mar 31, 2023 12:25	Mar 31, 2023 13:50	
ARREST DISPOSITION				
☐ Released at Hospital				
☐ Cited and Released				
☒ Booked into Jail				
☐ Released, Charges Referred				
VEHICLE INVOLVED: GMC SAVANA 2019				
ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE	
Large/Commercial Vehicle	GMC	Savana	2019	
DESCRIPTION				
10 U-Haul Box truck				
LICENSE PLATE / REGISTRATION #		VIN #		
AJ40790		1GDY7RFG2K1221728		
BODY STYLE	PRIMARY COLOR			
Cargo / Box	White (WHI)			
OWNER				
uhaul				
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED	
Vehicle, Involved	Mar 31, 2023	UNKNOWN	No	
QUANTITY				
1				
RECOVERING OFFICER / ID # / PERSON				
Nicholas Copley #1624				
RECOVERED LOCATION				
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661				
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED	
Vehicle, Recovered Outside Agency	Mar 31, 2023	UNKNOWN	No	
QUANTITY				
1				
RECOVERING OFFICER / ID # / PERSON				
Nicholas Copley #1624				
RECOVERED LOCATION				
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661				
VEHICLE / PROPERTY & ITEMS SUMMARY				
DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
10 U-Haul Box truck / GMC / Savana / White (WHI)	Vehicle, Involved / Mar 31, 2023	1GDY7RFG2K1221728	1	UNKNOWN
10 U-Haul Box truck / GMC / Savana / White (WHI)	Vehicle, Recovered Outside Agency / Mar 31, 2023	1GDY7RFG2K1221728	1	UNKNOWN
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE		
Nicholas Copley #1624 Mar 31, 2023 15:29 (e-signature)		Erik Jennings #1299 Mar 31, 2023 15:52 (e-signature)		
PRINT NAME		PRINT NAME		
Nicholas Copley #1624		Erik Jennings #1299		

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
CATRINA JANE WILLIAMS	STRANGER OF	Steven Russell Vinther

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Nicholas Copley	03/31/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Nicholas Copley #1624 Mar 31, 2023 15:29 (e-signature)	Erik Jennings #1299 Mar 31, 2023 15:52 (e-signature)
PRINT NAME	PRINT NAME
Nicholas Copley #1624	Erik Jennings #1299

Vancouver Police Department

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Vancouver Police Department

Report Number 2023-009775 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
May 1, 2023 16:53	May 1, 2023 16:54	Micah Willis #1719
6929 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

Reported cold stolen vehicle with no suspect information. Case suspended.

Narrative

On 5-1-2023 at around 1640 hours I (Officer Willis) was wearing a VPD issued uniform and an activated body worn camera when I responded to a call for service regarding a cold stolen vehicle at 6926 NE Fourth Plain Blvd (Columbia River Mental Health).

Upon my arrival I met with the reporting party (Adrianna Finnell) outside of the above mentioned address. I asked what happened and Adrianna told me that she is an employee at the Columbia River Mental Health and had her 2010 Black, 4 door, Kia Forte (bearing WA LIC # CAW1193) parked in the back lot with limited camera coverage.

Adrianna went on to say that her vehicle was last seen parked there (via camera footage) at 1239 hours and then pulling away. It should be noted that the camera footage was blurry and I was unable to gather prudent photos or suspects information from it.

Adrianna said that no one had permission to use the vehicle. It had both license plates mounted on the front and back. Adrianna had all vehicle keys accounted for. There was no body damage but two ANIME stickers on the rear windshield.

Adrianna valued the vehicle at \$3000. I called records and spoke with Emma (1808) and advised about the stolen vehicle. I also sent out a MDC message to COPS regarding the above mentioned information. There were no witnesses to follow up with and as of now, I do not have any suspect information.

Attachments

None

Recommendation

Case suspended.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 FINNELL, ADRIANNA NICOLE		1998-03-18
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown / Unknown	(360) 843-5155 (primary, Mobile Phone)
HOME ADDRESS		
10800 NE 89TH ST, VANCOUVER, WA 98662		

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Micah Willis #1719 May 1, 2023 21:32 (e-signature)	Michael Bokma #1658 May 2, 2023 02:35 (e-signature)
PRINT NAME	PRINT NAME
Micah Willis #1719	Michael Bokma #1658

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.56.065_THEFT OF MOTOR VEHICLE

OFFENSE START DATE

May 1, 2023 12:39

OFFENSE COMPLETION

☒ **COMPLETED**
☐ **ATTEMPTED**

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ **YES** ☒ **NO**

SUSPECTED COMPUTER/ HANDHELD DEVICE USE

☐ **YES** ☒ **NO**

SUSPECTED ALCOHOL CONSUMPTION

☐ **YES** ☒ **NO**

SUSPECTED DRUG USE

☐ **YES** ☒ **NO**

DOMESTIC VIOLENCE

☐ **YES** ☒ **NO**

THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?

☐ **YES** ☒ **NO****OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

6929 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Commercial/ Office Building

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD

VANCOUVER PD / VPD East / East District 3 / 23 / Meadow Homes**VICTIMS 1**

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 FINNELL, ADRIANNA NICOLE

DOB / ESTIMATED AGE RANGE

1998-03-18

SEX

Female

RACE / ETHNICITY

Unknown / Unknown

PHONE NUMBER

(360) 843-5155 (primary, Mobile Phone)

HOME ADDRESS

10800 NE 89TH ST, VANCOUVER, WA 98662**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN**INVOLVED PERSONS**

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 FINNELL, ADRIANNA NICOLE

DOB / ESTIMATED AGE RANGE

1998-03-18

SEX

Female

RACE / ETHNICITY

Unknown / Unknown

PHONE NUMBER

(360) 843-5155 (primary, Mobile Phone)

HOME ADDRESS

10800 NE 89TH ST, VANCOUVER, WA 98662

INVOLVEMENT TYPE

Mentioned**INVOLVED LOCATIONS**

LOCATION

6929 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**VEHICLE INVOLVED: KIA FORTE 2010**

ITEM CATEGORY

Passenger Car/ Automobile

MAKE

Kia

MODEL

Forte

YEAR OF MANUFACTURE

2010

DESCRIPTION

4 door black sedan style

LICENSE PLATE / REGISTRATION #

CAW1193

VIN #

KNAFU4A24A5180090

REPORTING OFFICER SIGNATURE / DATE

Micah Willis #1719 May 1, 2023 21:32 (e-signature)

PRINT NAME

Micah Willis #1719

SUPERVISOR SIGNATURE / DATE

Michael Bokma #1658 May 2, 2023 02:35 (e-signature)

PRINT NAME

Michael Bokma #1658**Vancouver Police Department**

Ma k43 RMS o m v2 0 gene ated by B P ice #1595 on May 25, 2023 11 40

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BODY STYLE	PRIMARY COLOR		
4 Door, Passenger Car	Black (BLK)		
OWNER			
ADRIANNA NICOLE FINNELL			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Property, Stolen	May 1, 2023	3000	No
QUANTITY			
1			
PROPERTY LINKED TO			
Offense 1			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
4 door black sedan style / Kia / Forte / Black (BLK)	Property, Stolen / May 1, 2023	KNAFU4A24A5180090	1	3000

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
ADRIANNA NICOLE FINNELL	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

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ELECTRONICALLY SIGNED	DATE	PLACE
Micah Willis	05/01/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Micah Willis #1719 May 1, 2023 21:32 (e-signature)	Michael Bokma #1658 May 2, 2023 02:35 (e-signature)
PRINT NAME	PRINT NAME
Micah Willis #1719	Michael Bokma #1658

Vancouver Police Department

Mark43 RMS - automatically generated by B P i.e. #1595 on May 25, 2023 11:40

Report Number 2023-009775 - Records / Evidence Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
May 1, 2023 17:18	May 1, 2023 16:33 - 17:18	Emma Widmer #1808

SUPPLEMENT TYPE

Records Processing

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Emma Widmer	05/01/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Emma Widmer #1808 May 1, 2023 17:18 (e-signature)	
PRINT NAME	PRINT NAME
Emma Widmer #1808	

Vancouver Police Department

Mark43 RMS v2.0 generated by B Pice #1595 on May 25, 2023 11:40

Pg 1 of 1



Vancouver Police Department

Report Number 2018-006969 - *Offense / Incident - -GO-5090632 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
May 11, 2018 11:23	May 11, 2018 11:23	Rey Reynolds #1266
REPORT TAKEN LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0050906320001
 Subject: CHARGE DOCUMENT
 Author: REY REYNOLDS (231266)
 Date: 2018-05-11 13:13:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[SAMANTHA REPORTED A OLDER ASIAN MALE BACKED INTO HER HITTING HER ARM AND NEARLY HITTING HER SON. SAMANTHA SAID THE ASIAN MALE LOOKED AT HER AND POSSIBLY DID NOT UNDERSTAND HER, SO SHE BANGED ON THE WINDOW. THE ASIAN MALE REACTED BY LEAVING THE SCENE. UNABLE TO LOCATE THE DRIVER OF THE CAR.] ATTACHMENTS[1. NONE] EVIDENCE SUBMITTED IN TRAQ: [X] NONE [] PHYSICAL EVIDENCE [] DIGITAL EVIDENCE LIST OF CHARGES[HITA - 46.52.020(1)(A) - HIT AND RUN-PEDESTRIAN INJURED] [] [] RECOMMENDATIONS[NONE] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] Other External Distribution:[]

Document No: GO0050906320002
 Subject: CASE SUMMARY
 Author: REY REYNOLDS (231266)
 Date: 2018-05-11 13:18:00

SAMANTHA REPORTED A OLDER ASIAN MALE BACKED INTO HER HITTING HER ARM AND NEARLY HITTING HER SON. SAMANTHA SAID THE ASIAN MALE LOOKED AT HER AND POSSIBLY DID NOT UNDERSTAND HER, SO SHE BANGED ON THE WINDOW. THE ASIAN MALE REACTED BY LEAVING THE SCENE. UNABLE TO LOCATE THE DRIVER OF THE CAR.

Document No: GO0050906320003
 Subject: NARRATIVE
 Author: REY REYNOLDS (231266)
 Date: 2018-05-11 13:19:00

On 05.11.18 at about 1123 hours I was dispatched to a report of a hit and run accident. Dispatch advised the complainant, Samantha Millage-Sox, advised a subject driving a black SUV, had backed into Samantha hitting her arm. The driver failed to stay at the scene and left. Dispatch advised Samantha reported that she was not injured and did not require medical assistance. I called Samantha who advised she had just got off the bus onto Fourth Palin Blvd, and was walking with her [REDACTED], 8, past the "Quilt store", 6926 NE FOURTH PLAIN BLVD. Samantha said she observed a subject backing up. Samantha said the subject was not looking where he was going and back towards her. Samantha said she pulled her son out of the way but the car bumped her arm. Also, per Samantha, Jayden "touched" the car with his hand as it was backing up.

Samantha described the vehicle as a "newer black Kia Sportage" SUV driven by an approximately "50ish" Asian male wearing a black shirt. Samantha said she recorded the vehicle license plate, 682-EHA-OR, as the vehicle pulled away.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Rey Reynolds #1266 May 11, 2018 11:23 (e-signature)	Pat Kennedy #1253 May 12, 2018 00:00 (e-signature)
PRINT NAME	PRINT NAME
Rey Reynolds #1266	Pat Kennedy #1253

Samantha said she approached the driver side window of the car and yelled at the driver saying "YOU JUST HIT ME!" at least two(2) times. Samantha said the subject looked at her and did not appear to understand what she was saying. The subject rolled up his window, according to Samantha, and began to leave. Samantha said she then pounded on the window and yelled at the subject. According to Samantha the subject then accelerated out of the parking lot nearly causing an accident as he entered Fourth Plain.

Injury to Victim:

Samantha said she was experiencing pain but there was no visible injury. Samantha speculated that the arm may bruise in the future.

Samantha

refused medical treatment when I offered it.

Further, Samantha advised [REDACTED] was uninjured when he "touched" the car.

Investigation:

Dispatch advised the vehicle registration returned to : Soo n. Rhee, 02.27.52, (a female) of 15675 SW Petrel Ct, Beaverton, OR. Dispatch could not locate a number for Soo Rhee. I asked if Dispatch would contact Beaverton Police and see if they may have a number for Soo Rhee. Unfortunately, per Dispatch, Beaverton PD could not locate a number for Soo Rhee.

I called Washington County Dispatch and requested an officer go to the Beaverton address to attempt to identify and interview the driver of the vehicle.

At about 1738 hours I reviewed a Incident report from the Beaverton Police Department Officer Moore. Officer Moore reported he had made contact with the registered Owner, Soo Rhee, and was advised that Ms Rhee's brother, Young Park, had been driving her car at the time of the above incident.

Interview with Young Park:

At about 1947 hours I interviewed Young Park via a interpreter regarding the incident.

Young told me that he was at the location and recalled a female coming to his window begging for money. Young told me that he did not understand

what she was saying but indicated he showed his hands indicating he did not have any money to give her.

When asked if he had backed into the woman Young was adamant that he had

not backed into the woman. Young said "I did not have any contact with her at all". Young said when the woman approached him for money he was not moving in the vehicle. Young said the woman then showed her the "palm of her hand" and walked to the front of his car. Young said at that time he began to back out of his parking spot with the female and her young son still in front of his car.

Importantly, Young told me he was well aware of driving rules involving accidents. Young said he knows he is required to stop and provide information to anyone who were involved in the incident and "not leave the scene".

I thanked Young for his time and disconnected the line.

ORPHAN DOCUMENT(S):

1. Beaverton Police Report

EVIDENCE SECTION:

1. NONE

PROBABLE CAUSE

Based upon the above investigation and interviews I was unable to determine that Young Park, in violation of RCW 46.52.020, had fled the scene of

after striking Samantha Millage-Sox.

RECOMMENDATION:

Case suspended pending additional information.

OFFENSE-1**OFFENSE CODE**

54011 | HIT & RUN-INJURY

OFFENSE START DATE

May 11, 2018 00:00

OFFENSE END DATE

May 11, 2018 00:00

OFFENSE COMPLETION

☒ COMPLETED
☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

REPORTING OFFICER SIGNATURE / DATE

Rey Reynolds #1266 May 11, 2018 11:23 (e-signature)

PRINT NAME

Rey Reynolds #1266

SUPERVISOR SIGNATURE / DATE

Pat Kennedy #1253 May 12, 2018 00:00 (e-signature)

PRINT NAME

Pat Kennedy #1253

Vancouver Police Department

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DOMESTIC VIOLENCE ☐ YES ☒ NO		WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO	
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER		STATE WA	ZIP 98661
COUNTRY CODE US			
LOCATION CATEGORY Parking Lot/ Drop Lot/ Garage			
VICTIMS 1 VICTIMS- NAME (LAST, FIRST MIDDLE) V-1 MILLAGE-SOX, SAMANTHA L			
DOB / ESTIMATED AGE RANGE 1987-04-30			
SEX Female	RACE / ETHNICITY White / Unknown	PHONE NUMBER [REDACTED]	
HOME ADDRESS [REDACTED]			
SUSPECTS 1 SUSPECTS- NAME (LAST, FIRST MIDDLE) S-1 UNKNOWN, UNKNOWN			
SEX Male	RACE / ETHNICITY Asian		
INVOLVED OTHER 1 INVOLVED OTHER- (PERSON) O-1 [REDACTED]			
DOB / ESTIMATED AGE RANGE 2010-08-06			
SEX Male	RACE / ETHNICITY White / Unknown	PHONE NUMBER [REDACTED]	
HOME ADDRESS [REDACTED]			
VEHICLE INVOLVED: SUBARU FORESTER 2009			
ITEM CATEGORY PASSENGER CAR	MAKE Subaru	MODEL Forester	YEAR OF MANUFACTURE 2009
DESCRIPTION PASSENGER CAR SUBA FOR Legacy Vehicle Role: SUSPECT			
LICENSE PLATE / REGISTRATION # 682EHA		VIN # JF2SH63679H797691	
IDENTIFIER Legacy Versaterm Item Database Key: VEH-1319951			
PRIMARY COLOR Black (BLK)	REGISTRATION STATE Oregon	REGISTRATION YEAR 2018	
REGISTRATION TYPE PC			
STATUS MIGRATED	STATUS DATE May 11, 2018	SUBMIT TO EVIDENCE No	
REASON FOR POLICE CUSTODY Other			
PROPERTY LINKED TO Offense 1			
VEHICLE / PROPERTY & ITEMS SUMMARY			
DESCRIPTION / MAKE / MODEL / COLOR PASSENGER CAR SUBA FOR Legacy Vehicle Role: SUSPECT / Subaru / Forester / Black (BLK)	STATUS / DATE / REASON FOR CUSTODY MIGRATED / May 11, 2018 / Other	VIN # / SERIAL # JF2SH63679H797691	QTY.
TOTAL (\$) VALUE 			
REPORTING OFFICER SIGNATURE / DATE Rey Reynolds #1266 May 11, 2018 11:23 (e-signature)		SUPERVISOR SIGNATURE / DATE Pat Kennedy #1253 May 12, 2018 00:00 (e-signature)	
PRINT NAME Rey Reynolds #1266		PRINT NAME Pat Kennedy #1253	

Vancouver Police Department

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ELECTRONICALLY SIGNED	DATE	PLACE
Rey Reynolds	05/11/2018	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Rey Reynolds #1266 May 11, 2018 11:23 (e-signature)	Pat Kennedy #1253 May 12, 2018 00:00 (e-signature)
PRINT NAME	PRINT NAME
Rey Reynolds #1266	Pat Kennedy #1253

Vancouver Police Department

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modified Report

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Vancouver Police Department

Report Number 2018-016115 - *Offense / Incident - -GO-5191685 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Oct 18, 2018 12:37	Oct 17, 2018 08:15 - 14:15	Wendy Storms #1610
REPORT TAKEN LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0051916850001
 Subject: SUMMARY AND RCW
 Author: WENDY STORMS (231610)
 Date: 2018-10-18 12:37:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 _____ CASE
 SUMMARY[HOLLY MCRAE STATED ON 10/17/18 BETWEEN 0815 AND 1344 HOURS AN UNKNOWN PERSON POSING AS HER BOSS
 CONVINCED HER TO PURCHASE GIFT CARDS.EVIDENCE: NONE]ATTACHMENTS[NONE]EVIDENCE SUBMITTED IN TRAQ: [X]NONE []PHYSICAL
 EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[IDTH - 9.35.020(1) - IDENTITY THEFT][THEF - 9A.56.040 - THEFT II][][]
 RECOMMENDATIONS[NONE]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No][][]Other External Distribution:[]

Document No: GO0051916850002
 Subject: NARRATIVE
 Author: WENDY STORMS (231610)
 Date: 2018-10-18 12:37:00

Holly McRae stated on 10/17/18 between 0815-1344 hours an unknown person used her bosses identity through email and directed her to purchase gift cards.
 Holly is the Facilities and Purchasing Assistant for Columbia River Mental Health. She received an email from whom she thought was her boss, Craig Pridemore at 0815 hours asking her to purchase multiple gift cards for a "special project". After an exchange through email she purchased two five hundred dollar giftcards from Home Depot and two five hundred dollar gift cards from Target. She was instructed to scratch the codes from the back of the cards and email a picture of them to him. Holly did as she was told.
 Holly said in the middle of the night she realized "Craigs" request was not typical protocol and caused her to question the event. The next day she learned that Craig had not emailed her or made a purchase request. The email address from the suspect was a generic sprint account of "email@sprintwirelles.com" which isn't representative of their business email address.
 Holly said another request was made from the person fraudulently posing as Craig, which was ignored.
 There is no suspect information. Case suspended.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 MCRAE, HOLLY ANN		1978-10-23
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 991-1761 (Mobile)
HOME ADDRESS		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		
REPORTING PARTY SIGNATURE		

OFFENSE-1

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Wendy Storms #1610 Oct 18, 2018 12:37 (e-signature)	Aaron Gibson #1154 Oct 20, 2018 00:00 (e-signature)
PRINT NAME	PRINT NAME
Wendy Storms #1610	Aaron Gibson #1154

Vancouver Police Department

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OFFENSE CODE			
23990 LARC-OTHER			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Oct 17, 2018 00:00	Oct 17, 2018 00:00	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE	WAS METHOD OF ENTRY FORCED?		
☐ YES ☒ NO	☐ YES ☒ NO		
OFFENSE LOCATION			
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY			
Other/Unknown			
VICTIMS 1			
VICTIMS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
V-1 PRIDEMORE, CRAIG A		1961-03-13	
SEX	RACE / ETHNICITY		
Male	White / Unknown		
HOME ADDRESS			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
SUSPECTS 1			
SUSPECTS- NAME (LAST, FIRST MIDDLE)			
S-1 UNKNOWN, UNKNOWN			
INVOLVED OTHER 1			
INVOLVED OTHER- (ORGANIZATION)			
O-1 COLUMBIA RIVER MENTAL HEALTH			
ORGANIZATION TYPE			
OFFICE - MEDICAL			
PHYSICAL ADDRESS			
6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662			
PHONE NUMBER			
(360) 991-1761 (Home)			
NAME IDENTIFIER			
Legacy Versaterm BIN: 180422404			
OFFENSE-2			
OFFENSE CODE			
26041 IDENTITY THEFT			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Oct 17, 2018 00:00	Oct 17, 2018 00:00	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE	WAS METHOD OF ENTRY FORCED?		
☐ YES ☒ NO	☐ YES ☒ NO		
OFFENSE LOCATION			
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
REPORTING OFFICER SIGNATURE / DATE			
Wendy Storms #1610 Oct 18, 2018 12:37 (e-signature)			
PRINT NAME			
Wendy Storms #1610			
SUPERVISOR SIGNATURE / DATE			
Aaron Gibson #1154 Oct 20, 2018 00:00 (e-signature)			
PRINT NAME			
Aaron Gibson #1154			

LOCATION CATEGORY

Other/Unknown

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY	TOTAL (\$) VALUE
TWO FIVE HUNDRED DOLLAR GIFT CARDS / HOME DEPOT	STOLEN / Oct 19, 2018 / Other	UNKNOWN	2	1000
IDENTITY OF CRAIG PRIDEMORE	STOLEN / Oct 19, 2018 / Other	UNKNOWN	1	1
TWO FIVE HUNDRED DOLLAR GIFT CARDS / TARGET	STOLEN / Oct 19, 2018 / Other	UNKNOWN	2	1000

PROPERTY & ITEMS ADDENDUM

OTHER ITEM TWO FIVE HUNDRED DOLLAR GIFT CARDS

ITEM CATEGORY

GIFT CARD

SERIAL #

UNKNOWN

DESCRIPTION

TWO FIVE HUNDRED DOLLAR GIFT CARDS

STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY
STOLEN	Oct 19, 2018	1000	2
SUBMIT TO EVIDENCE	REASON FOR POLICE CUSTODY		
No	Other		

RECOVERING OFFICER / ID # / PERSON

Wendy Storms #1610

PROPERTY LINKED TO

Offense 1

OTHER ITEM IDENTITY OF CRAIG PRIDEMORE

ITEM CATEGORY

IDENTITY

SERIAL #

UNKNOWN

DESCRIPTION

IDENTITY OF CRAIG PRIDEMORE

STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY
STOLEN	Oct 19, 2018	1	1
SUBMIT TO EVIDENCE	REASON FOR POLICE CUSTODY		
No	Other		

RECOVERING OFFICER / ID # / PERSON

Wendy Storms #1610

PROPERTY LINKED TO

Offense 1

OTHER ITEM TWO FIVE HUNDRED DOLLAR GIFT CARDS

ITEM CATEGORY

GIFT CARD

SERIAL #

UNKNOWN

DESCRIPTION

TWO FIVE HUNDRED DOLLAR GIFT CARDS

STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY
STOLEN	Oct 19, 2018	1000	2
SUBMIT TO EVIDENCE	REASON FOR POLICE CUSTODY		
No	Other		

RECOVERING OFFICER / ID # / PERSON

Wendy Storms #1610

PROPERTY LINKED TO

Offense 1

REPORTING OFFICER SIGNATURE / DATE

Wendy Storms #1610 Oct 18, 2018 12:37 (e-signature)

PRINT NAME

Wendy Storms #1610

SUPERVISOR SIGNATURE / DATE

Aaron Gibson #1154 Oct 20, 2018 00:00 (e-signature)

PRINT NAME

Aaron Gibson #1154

Vancouver Police Department

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This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Wendy Storms

DATE

10/18/2018

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Wendy Storms #1610 Oct 18, 2018 12:37 (e-signature)

PRINT NAME

Wendy Storms #1610

SUPERVISOR SIGNATURE / DATE

Aaron Gibson #1154 Oct 20, 2018 00:00 (e-signature)

PRINT NAME

Aaron Gibson #1154

Vancouver Police Department

Mark43 RMS v2.0 generated by B Police #1595 on May 25, 2023 11:15
modified Report

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Vancouver Police Department

Report Number 2018-017508 - *Offense / Incident --GO~5205230 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 9, 2018 13:18	Nov 9, 2018 12:56	Brandon DeGraw #1651
REPORT TAKEN LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0052052300001
 Subject: CASE SUMMARY & RCW
 Author: BRANDON DEGRAW (231651)
 Date:2018-11-09 13:23:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[HOLLY BURR REPORTED THAT DURING A SUBSTANCE ABUSE COUNSELING SESSION, TIMOTHYSTEWART STATED HE WAS GOING TO LURE "ROBERT NEIMEYER" INTO A "DUCK MUCK" AND KILL HIM BY DRILLING HOLES INTO HIS HEAD.]ATTACHMENTS[NONE.]EVIDENCE SUBMITTED IN TRAQ: [X]NONE []PHYSICAL EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[HARA - 9A.46.020(2)(B) - HARASSMENT - FEL] []RECOMMENDATIONS[UNFOUNDED DUE TO LACK OF SUBSTANTIAL EVIDENCE AND VICTIM INFO.]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] []Other External Distribution:[]

Document No: GO0052052300002
 Subject: NARRATIVE 1651
 Author: BRANDON DEGRAW (231651)
 Date:2018-11-09 13:27:00

CALL SYNOPSIS:

On 11/9/2018 at 1307 hours while working uniformed patrol for the Vancouver Police Department, I self-dispatched to a threats call at 6926 NE Fourth Plain Blvd, Vancouver WA.

Call notes stated that the reporting party, Holly Burr, indicated that one of her clients, who was later identified as Timothy Stewart, stated he was going to kill a man named "Robert Neimeyer" while in a substance abuse counseling session.

INVESTIGATION:

I contacted Holly via telephone, she provided me with the following information. Holly confirmed the above information, and stated that while

in a counseling session with Timothy today around 1200 hours, he stated he was going to kill a man named "Robert Neimeyer" by luring him into a location called the "duck muck" by the Burnt Bridge Creek Trail in Vancouver, WA.

Further, Holly indicated that Timothy stated he intended on killing "Robert Neimeyer" by drilling holes into his head with a power drill and letting

his body sink to the bottom of the "duck muck." Holly stated that Timothy did not provide any further information on "Robert Neimeyer" to include an address, date of birth, or phone number, and left the counseling session shortly after making these comments.

Holly indicated that it was mandatory to report any threats made by a client per her company policy. Further, Holly did not have a current address for Timothy on file, and indicated he was currently transient in the Vancouver, WA.

This was the only information Holly was able to provide regarding this incident. I provided her with a case number per her request accordingly.

ACTIONS TAKEN/RECOMMENDED:

Case unfounded based on the above investigation, lack of concrete victim information, and lack of current contact information for

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Brandon DeGraw #1651 Nov 9, 2018 13:18 (e-signature)	Pat Kennedy #1253 Nov 9, 2018 13:18 (e-signature)
PRINT NAME	PRINT NAME
Brandon DeGraw #1651	Pat Kennedy #1253

Timothy.

Further, based on my previous contacts with Timothy, I believe his mental state and substance abuse attributed to the above statements.
Report submitted for information purposes only.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

DOB / ESTIMATED AGE RANGE

R-1 BURR, HOLLIE KRISTINE**1991-12-24**

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 281-3968 (Home), (503) 241-5004 (Work)

HOME ADDRESS

SPRINGFIELD MEADOWS, 4317 NE 66TH AVE, M121, VANCOUVER, WA 98661

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

13160 | INTIMIDATE/CRIM THREAT

OFFENSE START DATE

Nov 9, 2018 00:00

OFFENSE END DATE

Nov 9, 2018 00:00

OFFENSE COMPLETION

☒ COMPLETED
☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

WAS METHOD OF ENTRY FORCED?

☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Highway/ Road/ Alley/ Street/ Sidewalk**VICTIMS 1**

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 UNKNOWN, ROBERT NEIMEYER

SEX

Male**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 STEWART, TIMOTHY SCOTT

DOB / ESTIMATED AGE RANGE

1961-01-10

SEX	RACE / ETHNICITY
Male	White / Not Hispanic Or Latino

HOME ADDRESS

TRANSIENT, VANCOUVER, WA 98661**RELATIONSHIPS ADDENDUM**

NAME	RELATIONSHIP	SUBJECT
HOLLIE KRISTINE BURR	OTHERWISE KNOWN	TIMOTHY SCOTT STEWART

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Brandon DeGraw	11/09/2018	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Brandon DeGraw #1651 Nov 9, 2018 13:18 (e-signature)	Pat Kennedy #1253 Nov 9, 2018 13:18 (e-signature)
PRINT NAME	PRINT NAME
Brandon DeGraw #1651	Pat Kennedy #1253

Vancouver Police Department

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Vancouver Police Department

Report Number 2019-000449 - *Offense / Incident --GO~5237959 Report

REPORT DATE / TIME Jan 8, 2019 15:42	EVENT START DATE / TIME - EVENT END DATE / TIME Jan 8, 2019 15:42	REPORT WRITER Michael Bokma #1658
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0052379590001
Subject: RCW AND SUMMARY
Author: MICHAEL BOKMA (231658)
Date:2019-01-08 17:42:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[FROM ABOUT 12-25-18 TO 1-1-19 PHILLIP DICK WAS TEXT MESSAGING A CRMH PATIENT RENEE HOGAN FROM NEW PHONE NUMBER 360-843-3466 SHE DID NOT KNOW. HOGAN AND CRMH INITIALLY THOUGHT THIS WAS SOMEONE CLAIMING TO BE HER CRMH COUNSELOR "PHILPHILLIPS," BUT AFTER I CONTACTED THE NUMBER IN QUESTION I LEARNED THIS WAS PHILLIP DICK. NO CRIMES. INFO ONLY.] ATTACHMENTS[- NONE] EVIDENCE SUBMITTED IN TRAQ: [X] NONE [] PHYSICAL EVIDENCE [] DIGITAL EVIDENCE LIST OF CHARGES [HARA - 9A.46.020 (2)(A) - HARASSMENT - GM] [] [] RECOMMENDATIONS[NO CRIMES. INFO ONLY.] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] Other External Distribution:[]

Document No: GO0052379590002
Subject: NARRATIVE
Author: MICHAEL BOKMA (231658)
Date:2019-01-08 18:00:00

on 1-8-19 rp and CRMH counselor Phil PHILLIPS called 911 to report harassment of a patient from an unknown person texting the patient from about 12-25-18 to 1-1-19 claiming to be PHILLIPS. I spoke to PHILLIPS by phone who said his HR learned of this incident from the patient he believed was Renee HOGAN and also called suspect phone number 360-843-3466 where the male who answered sounded possibly from Africa and claimed to be "Phil" and when HR asked if he was "Phil Phillips" he said he was. RP PHILLIPS explained the texts in question and they were just inquiring about if the patient was still living at the "SRO" and, merry Christmas. He said the patient did live at the SRO so the person had some kind of personal knowledge of the patient some how, and that this was just strange. He added the patient said she did not feel harassed, but he said he did not think people should be acting as him contacting his patients. PHILLIPS was not sure who the patient in question was or other info about her for me to list in this report.

I checked various databases for the suspect phone number, but found nothing listed in REGJIN or any names through Dispatch reverse phone search.

I called the suspect phone number in question. A male answered who provided his personal info I used to verify he was Phillip DICK of Vancouver. I explained the situation and mentioned the patient was possibly a "Renee." DICK said he is a friend of Renee HOGAN s, recently ran into her just before Christmas and texted her some from his new phone number (the suspect phone number). He said he meant no ill intent and was just checking on her and wishing her well, and that he was "Phillip," but not a counselor or named "Phil Phillip." I suggested if he spoke to HOGAN again that he make sure she knows it is him and this is his new phone number.

I recontacted RP PHILLIPS and explained what I learned. He stated he would relay to CRMH for info.

Based on the info learned there is no crime found.

RECOMMENDATION: Info Only.

REPORTING PARTY 1

REPORTING OFFICER SIGNATURE / DATE Michael Bokma #1658 Jan 8, 2019 15:42 (e-signature) PRINT NAME Michael Bokma #1658	SUPERVISOR SIGNATURE / DATE Aaron Gibson #1154 Jan 8, 2019 15:42 (e-signature) PRINT NAME Aaron Gibson #1154
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Vancouver Police Department

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P003746-051823 STERBANK VPD REPORTS COMBINED - 000111

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 PHILLIPS, PHIL ALLEN		1965-06-24
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	Unknown / Unknown	(253) 661-7314 (Mobile)
HOME ADDRESS		
SUNPOINTE APARTMENTS, 900 SE PARK CREST AVE, N164, VANCOUVER, WA 98683		
REPORTING PARTY SIGNATURE		

INCIDENT INFO

INCIDENT TYPE

T7010 | SUSPICIOUS PERSONS**OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Residence/ Home**INVOLVED OTHER 1**

INVOLVED OTHER- (PERSON)

O-1 DICK, PHILLIP LEONARD

DOB / ESTIMATED AGE RANGE

1954-11-29

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(360) 843-3466 (Mobile)

HOME ADDRESS

SHARE HOUSE, 1115 W 13TH ST, 6, VANCOUVER, WA 98660**INVOLVED OTHER 2**

INVOLVED OTHER-2 (PERSON)

O-2 UNKNOWN, RENEE HOGAN

SEX

Female

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Michael Bokma	01/08/2019	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Michael Bokma #1658 Jan 8, 2019 15:42 (e-signature)	Aaron Gibson #1154 Jan 8, 2019 15:42 (e-signature)
PRINT NAME	PRINT NAME
Michael Bokma #1658	Aaron Gibson #1154

Vancouver Police Department

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Vancouver Police Department

Report Number 2019-003831 - *Offense / Incident - -GO-5262529 Report

REPORT DATE / TIME Mar 7, 2019 17:00	EVENT START DATE / TIME - EVENT END DATE / TIME Mar 1, 2019 18:00 - Mar 6, 2019 15:00	REPORT WRITER Eric McCaleb #1414
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: G00052625290001
Subject: SUMMARY
Author: ERIC MCCALED (231414)
Date: 2019-03-07 17:52:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE
SUMMARY[LAPTOP FOUND MISSING DURING AUDIT OF EQUIPMENT] ATTACHMENTS[NONE] EVIDENCE SUBMITTED IN TRAQ: [X] NONE []
PHYSICAL EVIDENCE [] DIGITAL EVIDENCE LIST OF CHARGES[THEF - 9A.56.040 - THEFT II] [] [] [] RECOMMENDATIONS[SUSPENDED]
EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] [] Other External Distribution: []

Document No: G00052625290002
Subject: NARRATIVE
Author: ERIC MCCALED (231414)
Date: 2019-03-07 17:53:00

On 3/7/19, I responded to 6926 NE Fourth Plain (Columbia River Mental Health) regarding a stolen laptop. When I arrived, I made contact with Sarah Brown, who is the Chief Policy and Compliance Officer. She stated that on 3/6/19, during a technology audit, she determined that a laptop was missing.
Sarah stated that the laptop was last signed out by an employee who no longer works there. She stated that Holly Burr had her last day of work on 3/1/19. According to HR records, Holly checked in her key card and keys after an exit interview. Before leaving the building, Holly left the laptop in the secure area where she worked. Sarah stated that she contacted Holly by phone and talked with her about the laptop. Sarah said she has no reason to believe Holly has or took the laptop. Sarah stated she wanted to file a report for insurance purposes. Sarah was provided with the case number.

OFFENSE-1

OFFENSE CODE 23080 LARC-FROM BUILDINGS			
OFFENSE START DATE Mar 1, 2019 00:00	OFFENSE END DATE Mar 1, 2019 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO		
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US

REPORTING OFFICER SIGNATURE / DATE Eric McCaleb #1414 Mar 7, 2019 17:00 (e-signature) PRINT NAME Eric McCaleb #1414	SUPERVISOR SIGNATURE / DATE McAvoy Shipp #1394 Mar 7, 2019 17:00 (e-signature) PRINT NAME McAvoy Shipp #1394
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LOCATION CATEGORY				
Government/ Public Building				
VICTIMS 1				
VICTIMS- NAME				
V-1 COLUMBIA RIVER MENTAL HEALTH				
ORGANIZATION TYPE				
OFFICE - MEDICAL				
PHYSICAL ADDRESS				
6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662				
PHONE NUMBER				
(360) 991-1761 (Home)				
NAME IDENTIFIER				
Legacy Versaterm BIN: 180422404				
SUSPECTS 1				
SUSPECTS- NAME (LAST, FIRST MIDDLE)			SEX	
S-1 UNKNOWN, UNKNOWN			Unknown	
VEHICLE / PROPERTY & ITEMS SUMMARY				
DESCRIPTION / MAKE / MODEL / COLOR		STATUS / DATE / REASON FOR CUSTODY		TOTAL (\$) VALUE
LAPTOP / HP / PROBOOK / White (WHI)		STOLEN / Mar 7, 2019 / Other		1000
PROPERTY & ITEMS ADDENDUM				
OTHER ITEM LAPTOP				
ITEM CATEGORY			SERIAL #	
COMPUTER - LAPTOP			5CD83973WT	
DESCRIPTION				
LAPTOP				
COLOR				
White (WHI)				
STATUS		STATUS DATE		TOTAL (\$) VALUE
STOLEN		Mar 7, 2019		1000
SUBMIT TO EVIDENCE		REASON FOR POLICE CUSTODY		
No		Other		
RECOVERING OFFICER / ID # / PERSON				
Eric McCaleb #1414				
PROPERTY LINKED TO				
Offense 1				

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Eric McCaleb	03/07/2019	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Eric McCaleb #1414 Mar 7, 2019 17:00 (e-signature)	McAvoy Shipp #1394 Mar 7, 2019 17:00 (e-signature)
PRINT NAME	PRINT NAME
Eric McCaleb #1414	McAvoy Shipp #1394

Vancouver Police Department

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Vancouver Police Department

Report Number 2019-004538 - *Offense / Incident - -GO~5268863 Report

REPORT DATE / TIME Mar 21, 2019 15:16	EVENT START DATE / TIME - EVENT END DATE / TIME Mar 21, 2019 08:35	REPORT WRITER James Dewey #1718
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0052688630001
Subject: MENTAL HEALTHSUICIDE HOLD
Author: JAMES DEWEY (231718)
Date:2019-03-21 15:26:00

[23MENTAL1] VPD MENTAL HEALTH/SUICIDAL SUBJECT REPORT [V.160910]Involved Person: [FULLER, MELANIE ANN]THIS REPORT ISBEING COMPLETED BECAUSE: []The involved person is the subject of a report of threatened or attempted suicide and is not being involuntarily transported for a mental health evaluation. [X]The involved person is being involuntarily transported for a mental health evaluation because they are suffering from a mental disorder and present an imminent likelihood of: [X]Serious harm to self - a substantialrisk of serious harm indicated by threats (written or verbal) or attempts to commit suicide or inflict physical harm to self. []Serious harm to others - behavior which has caused harm or placesothers in a reasonable fear of sustaining harm. []Serious property damage - behavior which has caused substantial loss or damage to property of others. []Gravely disabled - asresult of a mental disorder is in danger of serious physical harm resulting from a failure to provide for his/her essential human needs of health and safety; or manifests severe deterioration inroutine functions evidenced by repeated and escalating loss of cognitive or volitional control over his/her actions and is not receiving care as is essential for his/her health and safety. []Other reason to facilitate contact between the individual involved and a mental health professional in order to protect the individual and the community.NARRATIVE:[VPD CONTACTED BY MENTAL HEALTH CENTER MANAGER, JEFF PRATHER. MELANIE MADEMULTIPLE SUICIDAL STATEMENTS TO JEFF THAT MORNING AND USED A LANYARD AROUND HERNECK TO SIMULATE STRANGULATION - INDICATING TO JEFF THAT SHE HAD INTENT AND APLAN FOR SUICIDE. MELANIESTOPPED IN THE PARKING LOT AS SHE WAS TRYING TOLEAVE. PLACED ON POLICE MENTAL HOLD AND TRANSPORTED TO PEACE HEALTH BY AMR.MEDICS GIVEN COMPLETED PAPERWORK.]RECOMMENDATIONS: Forward to Clark County CrisisServices for information. (Fax number 360-397-8476)

REPORTING PARTY 1

REPORTING PARTY- (PERSON) R-1 PRATHER, JEFF	DOB / ESTIMATED AGE RANGE 1957-07-02
SEX Male	RACE / ETHNICITY White / Unknown
PHONE NUMBER (503) 788-4500 (Work), (214) 930-3231 (Mobile)	
REPORTING PARTY SIGNATURE	

INCIDENT INFO

INCIDENT TYPE 513A0 MENTAL ILLNESS / POLICE OFC HO			
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Highway/ Road/ Alley/ Street/ Sidewalk			

REPORTING OFFICER SIGNATURE / DATE James Dewey #1718 Mar 21, 2019 15:16 (e-signature) PRINT NAME James Dewey #1718	SUPERVISOR SIGNATURE / DATE Jay Alie #1205 Mar 21, 2019 15:16 (e-signature) PRINT NAME Jay Alie #1205
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SUBJECT 1

SUBJECT- NAME (LAST, FIRST MIDDLE)

SB-1 FULLER, MELANIE ANN

DOB / ESTIMATED AGE RANGE

1980-05-30

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(503) 501-0131 (Home)

HOME ADDRESS

TRANSIENT, 52, VANCOUVER, WA

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

James Dewey

DATE

03/21/2019

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

James Dewey #1718 Mar 21, 2019 15:16 (e-signature)

PRINT NAME

James Dewey #1718

SUPERVISOR SIGNATURE / DATE

Jay Alie #1205 Mar 21, 2019 15:16 (e-signature)

PRINT NAME

Jay Alie #1205**Vancouver Police Department**

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Vancouver Police Department

Report Number 2019-012526 - *Offense / Incident - -GO~5330197 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Aug 1, 2019 13:14	Aug 1, 2019 12:24	Ed Prentice #1130
REPORT TAKEN LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0053301970001
 Subject: CASE SUMMARY
 Author: ED PRENTICE (231130)
 Date:2019-08-01 14:49:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 _____ CASE SUMMARY[ON 8/1/19 JONNIE HYDE REPORTED THAT WHILE AT WORK AT COLUMBIA RIVER MENTALHEALTH LOCATED AT 6926 NE FOURTH PLAIN BLVD VANCOUVER WA AN UNKNOWN PERSON SENTHER AN EMAIL REPRESENTING HIM/HER SELF ASBEING HER BOSS REQUESTING HER TOPURCHASE GIFT CARDS. SHE DID PURCHASE GIFT CARDS BUT DETERMINED THAT THIS WAS ASCAM PRIOR TO TURNING OVER ANY FINANCIAL INFORMATION. REPORT FOR INFORMATIONONLY.]ATTACHMENTS[COPY OF EMAIL (2 PAGES)]EVIDENCE SUBMITTED IN TRAQ: [X]NONE []PHYSICAL EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[THEF - 9A.56.050 - THEFT III][]RECOMMENDATIONS[SUSPEND PENDING FURTHER INVESTIGATIVE LEADS]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No][] [] []Other External Distribution:[]

Document No: GO0053301970002
 Subject: NARRATIVE
 Author: ED PRENTICE (231130)
 Date:2019-08-01 14:52:00

On 8/1/19 at approximately 1314hrs I responded to Columbia River Mental Health located at 6926 NE Fourth Plain Blvd Vancouver WA to contact an employee there who wanted to report an attempted fraud. Upon arrival I contacted the complainant, Jonnie Hyde, who related the following:
 Earlier today while she was at work she received an email on her work email system from what she believed to be her supervisor. The email asked: Can you get a task done for me right away? She indicated that she was free for the next half hour. The suspect responded with: Please i need you to run an errand for me at any Target, Walgreens or CVS around you. I need some eBay gift cards to send out to a client today. I will reimburse you later today and Let me know how soon you can get them. She replied: How much \$ do you want me to spend, and how many cards? The suspect responded: I will need 7 pieces of \$200 face value/each = \$1400 eBay Gift Cards, scratch-off silver lining at the back of the card to reveal the codes. Send a clear picture of the pin codes on all cards to 612-470-7589. His name is Aaron and let me know once you ve sent the cards. Can you afford the ?? She replied: Sure, I can put on a credit card I assume. The suspect later inquired: Were you able to purchase the cards? See attached print out of email exchanges.
 Hyde stated that she went to a local store where she purchased three (3) \$200 eBay Gift Cards as that was the limit the store was willing to sell her. She used her own creditcard to make this purchase. She then went to another store where she was informed that this was a scam. She returned to work to call 911 and report the fraud.
 Hyde told me that she has since contacted the supervisor that the suspect claimed to be and confirmed that he had made no such request. She told me that she did not release any financial information to the suspect. I pointed out the email address of the suspect, and asked if that was her supervisors email address? She told me that she had not looked at it before and confirmed it was not his email address.
 I advised Hyde that I would document the incident with a report. I told her that there was likely very little that could be done with the matter. I suggested that it would be good to notify other employees about the scam and to caution everyone to be vigilant.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Ed Prentice #1130 Aug 1, 2019 13:14 (e-signature)	Jay Alie #1205 Aug 1, 2019 13:14 (e-signature)
PRINT NAME	PRINT NAME
Ed Prentice #1130	Jay Alie #1205

Vancouver Police Department

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I contacted Det R Givens who advised that the email address the email appears to have come from was likely from a Russian server. Suspend pending further investigative leads.

OFFENSE-1

OFFENSE CODE

23990 | LARC-OTHER

OFFENSE START DATE

Aug 1, 2019 00:00

OFFENSE END DATE

Aug 1, 2019 00:00

OFFENSE COMPLETION

☐ COMPLETED
☒ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

WAS METHOD OF ENTRY FORCED?

☐ YES ☒ NO
OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Drug Store/ Doctor's Office/ Hospital**VICTIMS 1**

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 HYDE, JONNIE SUE

DOB / ESTIMATED AGE RANGE

1951-03-04

SEX

Female

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(360) 993-3186 (Work), (360) 687-6895 (Home)

HOME ADDRESS

14716 NE 244TH ST, BATTLE GROUND, WA 98604**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN**INVOLVED OTHER 1**

INVOLVED OTHER- (ORGANIZATION)

O-1 COLUMBIA RIVER MENTAL HEALTH

ORGANIZATION TYPE

OFFICE - MEDICAL

PHYSICAL ADDRESS

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662

PHONE NUMBER

(360) 991-1761 (Home)

NAME IDENTIFIER

Legacy Versaterm BIN: 180422404

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Ed Prentice

DATE

08/01/2019

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Ed Prentice #1130 Aug 1, 2019 13:14 (e-signature)

PRINT NAME

Ed Prentice #1130

SUPERVISOR SIGNATURE / DATE

Jay Alie #1205 Aug 1, 2019 13:14 (e-signature)

PRINT NAME

Jay Alie #1205**Vancouver Police Department**

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Vancouver Police Department

Report Number 2019-020674 - *Offense / Incident --GO-5391401 Report

REPORT DATE / TIME Dec 13, 2019 10:32	EVENT START DATE / TIME - EVENT END DATE / TIME Dec 12, 2019 17:00 - Dec 13, 2019 10:20	REPORT WRITER Donna Batt #1250
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0053914010001
Subject: CASE SUMMARY
Author: DONNA BATT (231250)
Date: 2019-12-13 10:47:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[HOLLY ANN MCRAE CALLED CRESA TO REPORT ILLEGAL DUMPING WHERE AN UNKNOWN SUSPECT DUMPED FIVE VEHICLE TIRES ON COLUMBIA RIVER MENTAL HEALTH PROPERTY. EVIDENCE: NONE] ATTACHMENTS[NONE] EVIDENCE SUBMITTED IN TRAQ: [X] NONE [] PHYSICAL EVIDENCE [] DIGITAL EVIDENCE LIST OF CHARGES[DUMP - 70.95.240 - DUMPING OF SOLID WASTE] [] [] RECOMMENDATIONS [SUSPEND DUE TO THE LACK OF INVESTIGATIVE LEADS.] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] Other External Distribution: []

Document No: GO0053914010002
Subject: NARRATIVE
Author: DONNA BATT (231250)
Date: 2019-12-13 10:50:00

Holly Ann McRae called CRESA to report illegal dumping of five vehicle tires on Columbia River Mental Health property, 6926 NE Fourth Plain Blvd. Holly is a Facilities and Purchasing employee for Columbia River. The office is open Monday through Friday, from 8AM to 5PM. Holly said she just discovered the five tires this AM, 12/13/2019, at 10:20 hours. The tires had been dumped in the back parking lot on the 66th Avenue side, near a stop sign, but still on their private property. This is an open area with no street lights. There is an affixed camera in the back of the building, but this security camera is directed to foot traffic; people coming and going into the back of the Columbia River building. The camera does not capture the parking lot area. I explained to Holly that Columbia River is a victim to illegal dumping and this report will be filed. I explained that it does cost to properly dispose of tires, approximately \$3 each tire. I provided a phone number to Code Enforcement to see if they still assist in tire disposal. RECOMMENDATION: Suspend due to the lack of investigative leads.

OFFENSE-1

OFFENSE CODE 62050 ENVIRONMENT OFFENSES			
OFFENSE START DATE Dec 12, 2019 00:00	OFFENSE END DATE Dec 12, 2019 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO		

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US

REPORTING OFFICER SIGNATURE / DATE Donna Batt #1250 Dec 13, 2019 10:32 (e-signature) PRINT NAME Donna Batt #1250	SUPERVISOR SIGNATURE / DATE Tim Huberty #1214 Dec 13, 2019 10:32 (e-signature) PRINT NAME Tim Huberty #1214
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Vancouver Police Department

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LOCATION CATEGORY

Parking Lot/ Drop Lot/ Garage

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

INVOLVED OTHER 1

INVOLVED OTHER- (ORGANIZATION)

O-1 COLUMBIA RIVER MENTAL HEALTH

ORGANIZATION TYPE

OFFICE - MEDICAL

PHYSICAL ADDRESS

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662

PHONE NUMBER

(360) 991-1761 (Home)

NAME IDENTIFIER

Legacy Versaterm BIN: 180422404

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Donna Batt

DATE

12/13/2019

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Donna Batt #1250 Dec 13, 2019 10:32 (e-signature)

PRINT NAME

Donna Batt #1250

SUPERVISOR SIGNATURE / DATE

Tim Huberty #1214 Dec 13, 2019 10:32 (e-signature)

PRINT NAME

Tim Huberty #1214

Vancouver Police Department

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Vancouver Police Department

Report Number 2019-020912 - *Offense / Incident - -GO~5391966 Report

REPORT DATE / TIME Dec 17, 2019 11:35	EVENT START DATE / TIME - EVENT END DATE / TIME Dec 17, 2019 11:35	REPORT WRITER Robert Block #1566
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0053919660001
Subject: SUMMARY & RCW
Author: ROBERT BLOCK (231566)
Date:2019-12-17 14:50:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[GABRIELLE ONG WAS STOPPED FOR DRIVING A VEHICLE WITHOUT ANY LICENSE PLATES.SHE WAS ARRESTED AND BOOKED INTO THE CCSO JAIL FOR A WARRANT IN HER NAME.]ATTACHMENTS[NONE]EVIDENCE SUBMITTED IN TRAQ: [X]NONE []PHYSICAL EVIDENCE [] DIGITAL EVIDENCELIST OF CHARGES[DCWT - DISTRICT COURT WARRANT][]RECOMMENDATIONS[FORWARD TO DISTRICT COURT] EXTERNAL DISTRIBUTION (Other than options available inRouting) [No][] []Other External Distribution:[]

Document No: GO0053919660002
Subject: NARRATIVE - 1566
Author: ROBERT BLOCK (231566)
Date:2019-12-17 15:05:00

INVOLVED PERSONS:Gabrielle Ong - Arrested INVOLVED VEHICLES:Tan 2001 Toyota 4Runner - No Valid plateNARRATIVE:I, Officer R. Block, am a commissioned police officer in the State of Washington. On December 17, 2019 I was on duty as 2T27 working uniformed patrol as a Traffic Enforcement Officer driving a fully marked patrol vehicle (#2297) for the City of Vancouver, WA. On this day at about 1135 hours, I observed the listed 2001 Toyota 4Runner driving eastbound on E Fourth Plain Blvd from NE 65th Avenue. I saw that the Toyota didnot have a license plate attached to the front or rear of the vehicle. There was no temporary/trip permit displayed either. I stopped the Toyota as it turned into the Columbia River Mental Health parking lot.I subsequentlystopped the Toyota for not having valid license plates displayed. I contacted the driver and requested her driver s license, vehicle registration and proof of insurance. The driver identified herself as Gabrielle Ong by her WAdriver s license bearing her name and photograph. Gabrielle provided a driver s license which was expired 7/6/2012.A standard records check through the WA Department of Licensing (DOL) showed that Gabrielle s driver s license had expired on the date her license showed (7/6/2012). A computer check also showed that Gabrielle had an outstanding warrant for her arrest. The warrant was a failure to appear warrant from 11/2018. The originalcharge was No Valid Operator s License w/out Identification.I issued the driver this Notice of Infraction for No Valid Operator s License. I then provided a copy of this Notice to Gabrielle with the instruction to readall portions of the citation. I had Gabrielle stand from the vehicle. I advised her of her warrant status and informed her that she was under arrest. I placed Gabrielle into handcuffs (cf/dl). I searched Gabrielle incident to arrest with nothing found. I then transported and booked Gabrielle into the CCSO jail for the warrant in her name.EVIDENCE / PHOTOS:NoneORPHAN DOCUMENTS:NoneACTIONS RECOMMENDED:Forward to District Court

OFFENSE-1

OFFENSE CODE 50991 WARRANT / FUGITIVE			
OFFENSE START DATE Dec 17, 2019 00:00	OFFENSE END DATE Dec 17, 2019 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO

REPORTING OFFICER SIGNATURE / DATE Robert Block #1566 Dec 17, 2019 11:35 (e-signature) PRINT NAME Robert Block #1566	SUPERVISOR SIGNATURE / DATE Jay Alie #1205 Dec 17, 2019 11:35 (e-signature) PRINT NAME Jay Alie #1205
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DOMESTIC VIOLENCE ☐ YES ☒ NO		WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO	
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Drug Store/ Doctor s Office/ Hospital			
INVOLVED OTHER 1 INVOLVED OTHER- (PERSON) O-1 ONG, GABRIELLE DEVIN		DOB / ESTIMATED AGE RANGE 1981-07-06	
SEX Female	RACE / ETHNICITY White / Not Hispanic Or Latino	PHONE NUMBER (360) 989-5097 (Home)	
HOME ADDRESS 5617 NE 66TH CIR, VANCOUVER, WA 98661			
VEHICLE INVOLVED: TOYOTA PRE 2001			
ITEM CATEGORY PASSENGER CAR	MAKE Toyota	MODEL PRE	YEAR OF MANUFACTURE 2001
DESCRIPTION PASSENGER CAR TOYT PRE Legacy Vehicle Role: INFORMATION			
VIN # JT3HN86R610336976			
IDENTIFIER Legacy Versaterm Item Database Key: VEH-1451996			
BODY STYLE SUV CARRY-ALL (e.g. BLAZER,JEEP,BRONCO)	PRIMARY COLOR Tan (TAN)		
STATUS MIGRATED	STATUS DATE Dec 17, 2019	SUBMIT TO EVIDENCE No	
REASON FOR POLICE CUSTODY Other			
PROPERTY LINKED TO Offense 1			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
PASSENGER CAR TOYT PRE Legacy Vehicle Role: INFORMATION / Toyota / PRE / Tan (TAN)	MIGRATED / Dec 17, 2019 / Other	JT3HN86R610336976		

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer s unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED Robert Block	DATE 12/17/2019	PLACE Vancouver Police Department, WA
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REPORTING OFFICER SIGNATURE / DATE Robert Block #1566 Dec 17, 2019 11:35 (e-signature) PRINT NAME Robert Block #1566	SUPERVISOR SIGNATURE / DATE Jay Alie #1205 Dec 17, 2019 11:35 (e-signature) PRINT NAME Jay Alie #1205
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Vancouver Police Department

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Vancouver Police Department

Report Number 2020-001013 - *Offense / Incident --GO~5405373 Report

REPORT DATE / TIME Jan 17, 2020 13:25	EVENT START DATE / TIME - EVENT END DATE / TIME Jan 17, 2020 13:05	REPORT WRITER Ed Prentice #1130
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0054053730001
Subject: CASE SUMMARY
Author: ED PRENTICE (231130)
Date:2020-01-17 15:14:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[ON 1/17/20 DANIEL POPRAVAK WAS ASKED TO LEAVE COLUMBIA RIVER MENTAL HEALTHLOCATED AT 6926 NE FOURTH PLAIN BLVD VANCOUVER WA DUE TO HIS DISRUPTIVEBEHAVIOR. AS HE WAS LEAVING HE SAID THAT HE WOULD COME BACK WITH A GUN ANDSHOOT EVERYONE. SHAWNA PHILLIPS, FACILITIES/PURCHASING COORDINATOR WANTED THEINCIDENT DOCUMENTED IN A REPORT. SHE ALSO REQUESTED THAT POPRAVAK BE TRESPASSEDFROM THE PROPERTY.]ATTACHMENTS[DPI SECURITY INCIDENT REPORT (1 PAGE)] EVIDENCE SUBMITTED IN TRAQ: [X] NONE [] PHYSICAL EVIDENCE [] DIGITAL EVIDENCELIST OF CHARGES[HARA - 9A.46.020(2)(B) - HARASSMENT - FEL][[] RECOMMENDATIONS[SUSPEND PENDING FURTHER INVESTIGATIVE LEADS]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] Other External Distribution:[]

Document No: GO0054053730002
Subject: NARRATIVE
Author: ED PRENTICE (231130)
Date:2020-01-17 15:17:00

On 1/17/19 at approximately 1325hrs Shawna Phillips with Columbia River Mental Health located at 6926 NE Fourth Plain Blvd Vancouver WA called 911 to report that 20 minutes ago Daniel Popravak had been asked to leave the property due to his disruptive behavior. As he left he said he would come back with a gun and shoot everyone.I arrived at approximately 1353hrs and contacted Shawna Phillips who related the following: She did not witness this incident. Daniel Orozco with DPI Security had witnessed the incident and reported it to her. He had asked Daniel Popravak to leave the premises due to his disruptive behavior and threatened to come back with a gun and shoot everyone. Phillips provided me with a copy of Orozco s written report, see attached.Phillips advised that she is familiar with Popravak. She toldme Popravak was not a current client at Columbia River Mental Health but had been a client in the past. Phillips told me that she did not want any enforcement action taken. She told me that she wanted the incident documented and Popravak trespassed from the property for 1 year. Popravak is believed to be homeless and it is unknown where he is staying. I conducted an area check but was unable to locate Popravak.Report for information only.

OFFENSE-1

OFFENSE CODE 13160 INTIMIDATE/CRIM THREAT			
OFFENSE START DATE Jan 17, 2020 00:00	OFFENSE END DATE Jan 17, 2020 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO		

OFFENSE LOCATION

REPORTING OFFICER SIGNATURE / DATE Ed Prentice #1130 Jan 17, 2020 13:25 (e-signature) PRINT NAME Ed Prentice #1130	SUPERVISOR SIGNATURE / DATE Jay Alie #1205 Jan 17, 2020 13:25 (e-signature) PRINT NAME Jay Alie #1205
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LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Drug Store/ Doctor's Office/ Hospital**VICTIMS 1**

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 PHILLIPS, SHAWNA MARIE

DOB / ESTIMATED AGE RANGE

1977-07-04

SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 993-3030 (Work)

HOME ADDRESS

5204 NE 139TH LOOP, VANCOUVER, WA 98682**VICTIMS 2**

VICTIMS-2 NAME (LAST, FIRST MIDDLE)

V-2 OROZCO, DANIEL EDMUND

DOB / ESTIMATED AGE RANGE

1968-08-07

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Unknown	(360) 993-3000 (Work)

HOME ADDRESS

1900 FORT VANCOUVER WAY, 103, VANCOUVER, WA 98663**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 POPRAVAK, DANIEL PARISH

DOB / ESTIMATED AGE RANGE

1965-02-08

SEX	RACE / ETHNICITY
Male	White / Unknown

HOME ADDRESS

HOMELESS**INVOLVED OTHER 1**

INVOLVED OTHER- (ORGANIZATION)

O-1 COLUMBIA RIVER MENTAL HEALTH

ORGANIZATION TYPE

OFFICE - MEDICAL

PHYSICAL ADDRESS

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662

PHONE NUMBER

(360) 991-1761 (Home)

NAME IDENTIFIER

Legacy Versaterm BIN: 180422404

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Ed Prentice	01/17/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Ed Prentice #1130 Jan 17, 2020 13:25 (e-signature)

PRINT NAME

Ed Prentice #1130

SUPERVISOR SIGNATURE / DATE

Jay Alie #1205 Jan 17, 2020 13:25 (e-signature)

PRINT NAME

Jay Alie #1205**Vancouver Police Department**

Mark43 RMS v2.0 generated by B Pice #1595 on May 25, 2023 11:20
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Vancouver Police Department

Report Number 2020-002603 - *Offense / Incident - -GO~5416899 Report

REPORT DATE / TIME Feb 11, 2020 14:31	EVENT START DATE / TIME - EVENT END DATE / TIME Feb 11, 2020 10:00 - 11:30	REPORT WRITER Kathy Parrish #1275
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REPORT TAKEN LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Document No: GO0054168990001
Subject: TT & CASE SUMMARY
Author: KATHY PARRISH (231275)
Date:2020-02-11 16:06:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[BLAKE F BRUNE CALLED 311 TO REPORT THEFT OF HIS I-PHONE 6 AFTER LEAVING IT IN THE HANDICAP BATHROOM STALL WHILE AT 6926 NE FOURTH PLAIN BOULEVARD ALSO KNOWN AS COLUMBIA RIVER MENTAL HEALTH] ATTACHMENTS[NONE] EVIDENCE SUBMITTED INTRAQ: [X] NONE [] PHYSICAL EVIDENCE [] DIGITAL EVIDENCE LIST OF CHARGES[THEF - 9A.56.040 - THEFT II] [] [] RECOMMENDATIONS [GIVE TO VPD RECORDS FOR ENTRY INTO WACIC/NCIC] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No] [] [] [] Other External Distribution:[]

Document No: GO0054168990002
Subject: NARRATIVE
Author: KATHY PARRISH (231275)
Date:2020-02-11 16:19:00

Blake called to report his slate grey Iphone 6 was stolen after he left it in the handicap stall at 6926 NE Fourth Plain Boulevard. Blake said while in the restroom he put the phone on the toilet paper dispenser and walked out. Blake said once he realized it wasn't with him, he returned to find it gone. The IMEI # 089871795905869910 was given to VPD records for entry into WACIC/NCIC as stolen. Blake has no known suspect information and no leads to investigate. The case will be suspended pending additional leads from find my device.

OFFENSE-1

OFFENSE CODE 23990 LARC-OTHER		OFFENSE START DATE Feb 11, 2020 00:00	OFFENSE END DATE Feb 11, 2020 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
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DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO
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OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
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LOCATION CATEGORY

Other/Unknown

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE) V-1 BRUNE, BLAKE F	DOB / ESTIMATED AGE RANGE 1993-04-30
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REPORTING OFFICER SIGNATURE / DATE Kathy Parrish #1275 Feb 11, 2020 14:31 (e-signature) PRINT NAME Kathy Parrish #1275	SUPERVISOR SIGNATURE / DATE Jay Alie #1205 Feb 11, 2020 14:31 (e-signature) PRINT NAME Jay Alie #1205
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Vancouver Police Department

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SEX Male	RACE / ETHNICITY White / Unknown	PHONE NUMBER (360) 798-3068 (Mobile)
HOME ADDRESS 18123 NE 33RD ST, VANCOUVER, WA 98682		
SUSPECTS 1		
SUSPECTS- NAME (LAST, FIRST MIDDLE) S-1 UNKNOWN, UNKNOWN		
VEHICLE / PROPERTY & ITEMS SUMMARY		
DESCRIPTION / MAKE / MODEL / COLOR SLATE GRAY PHONE WITH A BLACK CASE AND THE AMERICAN FLAG	STATUS / DATE / REASON FOR CUSTODY STOLEN / Feb 11, 2020 / Other	VIN # / SERIAL # IMEI089871795905869910
		QTY 800
		TOTAL (\$) VALUE 800
PROPERTY & ITEMS ADDENDUM		
OTHER ITEM SLATE GRAY PHONE WITH A BLACK CASE AND THE AMERICAN FLAG		
ITEM CATEGORY CELLULAR PHONE/CELL PHONE	SERIAL # IMEI089871795905869910	
DESCRIPTION SLATE GRAY PHONE WITH A BLACK CASE AND THE AMERICAN FLAG		
STATUS STOLEN	STATUS DATE Feb 11, 2020	TOTAL (\$) VALUE 800
REASON FOR POLICE CUSTODY Other		SUBMIT TO EVIDENCE No
RECOVERING OFFICER / ID # / PERSON Kathy Parrish #1275		
PROPERTY LINKED TO Offense 1		
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer s unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.		
ELECTRONICALLY SIGNED Kathy Parrish	DATE 02/11/2020	PLACE Vancouver Police Department, WA
REPORTING OFFICER SIGNATURE / DATE Kathy Parrish #1275 Feb 11, 2020 14:31 (e-signature)		SUPERVISOR SIGNATURE / DATE Jay Alie #1205 Feb 11, 2020 14:31 (e-signature)
PRINT NAME Kathy Parrish #1275		PRINT NAME Jay Alie #1205

Vancouver Police Department

Ma k43 RMS o m v2 0 gene ated by B P ice #1595 on May 25, 2023 11 23
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Vancouver Police Department

Report Number 2020-009869 - *Offense / Incident --GO~5468605 Report

REPORT DATE / TIME Jun 20, 2020 19:30	EVENT START DATE / TIME - EVENT END DATE / TIME Jun 15, 2020 09:00 - Jun 20, 2020 09:00	REPORT WRITER Wendy Storms #1610
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0054686050001
Subject: SUMMARY AND RCW
Author: WENDY STORMS (231610)
Date:2020-06-24 14:05:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE
SUMMARY[HOLLY MCRAE STATED BETWEEN 6/15/20-6/20/20 THERE HAD BEEN MULTIPLE INCIDENTS OF DAMAGE TO THE COMMUNITY GARDEN BY AN UNKNOWN PERSON(S).EVIDENCE: NONE]ATTACHMENTS[NONE]EVIDENCE SUBMITTED IN TRAQ: [X]NONE []PHYSICAL EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[MALM - 9A.48.080 - MALICIOUS MISCHIEF II][][]RECOMMENDATIONS[NONE] EXTERNAL DISTRIBUTION (Other than options available in Routing) [No][][]Other External Distribution:[]

Document No: GO0054686050002
Subject: NARRATIVE
Author: WENDY STORMS (231610)
Date:2020-06-24 14:09:00

Holly McRae stated between 6/15/20-6/20/20 an unknown person(s) destroyed several plants, trees and planters at the community garden.Holly works for Columbia River Mental Health and oversees the community garden. She said between the listed dates, there had been multiple incidents of someone pulling out and killing planted vegetables, several ornamental and fruit trees had been severely damaged and destruction of pots and planters. She said their total loss was near one thousand dollars.There are no cameras in the area and no known suspects. Case suspended.

OFFENSE-1

OFFENSE CODE 29990 VANDALISM			
OFFENSE START DATE Jun 15, 2020 00:00	OFFENSE END DATE Jun 15, 2020 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO		
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Community Center			
VICTIMS 1			

REPORTING OFFICER SIGNATURE / DATE Wendy Storms #1610 Jun 20, 2020 19:30 (e-signature) PRINT NAME Wendy Storms #1610	SUPERVISOR SIGNATURE / DATE Sean Dumas #1543 Jun 24, 2020 00:00 (e-signature) PRINT NAME Sean Dumas #1543
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Vancouver Police Department

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P003746-051823 STERBANK VPD REPORTS COMBINED - 000127

VICTIMS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE		
V-1 MCRAE, HOLLY A		1978-10-23		
SEX	RACE / ETHNICITY	PHONE NUMBER		
Female	White / Not Hispanic Or Latino	(360) 991-1761 (Mobile)		
HOME ADDRESS				
17303 NE 50TH AVE, VANCOUVER, WA 98686				
SUSPECTS 1				
SUSPECTS- NAME (LAST, FIRST MIDDLE)				
S-1 UNKNOWN, UNKNOWN				
VEHICLE / PROPERTY & ITEMS SUMMARY				
DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY	TOTAL (\$) VALUE
SEVERAL OUTDOOR POTS/PLANTERS	DAMAGED / Jun 24, 2020 / Other	UNKNOWN	5	300
SEVERAL PLANTS, TREES	DAMAGED / Jun 24, 2020 / Other	UNKNOWN	20	700
PROPERTY & ITEMS ADDENDUM				
OTHER ITEM SEVERAL OUTDOOR POTS/PLANTERS				
ITEM CATEGORY		SERIAL #		
PLANTER/POT		UNKNOWN		
DESCRIPTION				
SEVERAL OUTDOOR POTS/PLANTERS				
STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY	
DAMAGED	Jun 24, 2020	300	5	
SUBMIT TO EVIDENCE	REASON FOR POLICE CUSTODY			
Yes	Other			
RECOVERING OFFICER / ID # / PERSON				
Wendy Storms #1610				
PROPERTY LINKED TO				
Offense 1				
OTHER ITEM SEVERAL PLANTS TREES				
ITEM CATEGORY		SERIAL #		
PLANTS, LANDSCAPING		UNKNOWN		
DESCRIPTION				
SEVERAL PLANTS, TREES				
STATUS	STATUS DATE	TOTAL (\$) VALUE	QUANTITY	
DAMAGED	Jun 24, 2020	700	20	
SUBMIT TO EVIDENCE	REASON FOR POLICE CUSTODY			
Yes	Other			
RECOVERING OFFICER / ID # / PERSON				
Wendy Storms #1610				
PROPERTY LINKED TO				
Offense 1				
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.				
ELECTRONICALLY SIGNED	DATE	PLACE		
Wendy Storms	06/20/2020	Vancouver Police Department, WA		
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE		
Wendy Storms #1610 Jun 20, 2020 19:30 (e-signature)		Sean Dumas #1543 Jun 24, 2020 00:00 (e-signature)		
PRINT NAME		PRINT NAME		
Wendy Storms #1610		Sean Dumas #1543		

Vancouver Police Department

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Vancouver Police Department

Report Number 2020-015578 - *Offense / Incident - -GO~5506019 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Sep 24, 2020 12:42	Oct 1, 2019 00:00 - Sep 16, 2020 00:00	Tyler Bailey #1742
REPORT TAKEN LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: GO0055060190001
 Subject: RCW AND CASE SUMMARY
 Author: TYLER BAILEY (231742)
 Date:2020-09-25 17:22:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE
 SUMMARY[IBRAHIM RETURNED 96 PRESCRIPTION PAPERS THAT HE FOUND IN THE POSSESSION OF HISEX-GIRLFRIEND CALLEJA. THE INSTITUTION DID NOT NOTICE THEY WERE MISSING UNTILIBRAHIM RETURNED THEM. IBRAHIM NOTICED THEM, BUT CALLEJA JUST TOLD HIM THEYWERE FOR WORK.]ATTACHMENTS[NONE]EVIDENCE SUBMITTED IN TRAQ: [X]NONE[]PHYSICAL EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[PSP3 - 9A.56.170 - POSS STOLEN PROPERTY III][[]RECOMMENDATIONS[SUSPEND.]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No][] []Other External Distribution:[]

Document No: GO0055060190002
 Subject: NARRATIVE
 Author: TYLER BAILEY (231742)
 Date:2020-09-25 20:33:00

On 09/24/2020 at approximately 1242 hours I was dispatched to a theft from the Columbia River Mental Health institution at 6926 NE FourthPlain Blvd, in the City of Vancouver. I called the reporting party, Sarah Brown, who told me the following.On 09/24/2020 at approximately 1230 hours, 96 prescription papers are used for prescribing controlled drugs and narcotics were returned by, Amir Ibrahim. Ibrahim is the ex-boyfriend of Adrienna Calleja who was previously employed at the institution. Brown has no evidence Calleja took the papers but is suspecting Calleja of taking them. Brown also did not know when the papers originally went missing. Brown told me the institute didn t know the papers were taken until Ibrahim returned them. Brown informed me at the time of their disappearance all nursing staff had access to the prescription papers. Brown stated Calleja s position was a Licensed Practical Nurse, which gave her access to these papers. Brown advised the papers have no tracking numbers and no apparent value. Brown stated they could be filled out for a large range of prescription drugs or narcotics. Of the total amount taken, 96 were returned by Ibrahim. Brown estimated approximately 55 are either still unaccounted for or were used in normal operation by the institute. Brown is also unable to determine if any were used by Calleja.I contacted Ibrahim in reference to the papers, and he told me the following.Ibrahim first noticed the papers in November of 2019. He asked Calleja what they were for and she told him they were for work. Ibrahim didn t question it further. In March or February, Ibrahim found more and Calleja gave the same response. While going through the left over items and boxes at Ibrahim s house, Ibrahim found a large amount of the forms and spoke to his mother about the forms. Ibrahim turned in the forms to the institution on 09/24 /2020. Calleja split their relationship in June and Ibrahim has not had contact with Callejasince then. I attempted to contact Calleja but the phone number provided by Brown and Ibrahim was not active anymore. Recommended Actions:Suspend pending additional evidence for investigation.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 BROWN, SARAH J		1990-03-16
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 993-3036 (Work), (360) 949-5540 (Mobile)

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Tyler Bailey #1742 Sep 24, 2020 12:42 (e-signature)	Jeremy Free #1372 Sep 25, 2020 00:00 (e-signature)
PRINT NAME	PRINT NAME
Tyler Bailey #1742	Jeremy Free #1372

Vancouver Police Department

Ma k43 RM5 o m v2 D gene ated by B P ice #1595 on May 25, 2023 11 21
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P003746-051823 STERBANK VPD REPORTS COMBINED - 000129

HOME ADDRESS

1210 E 33RD ST, VANCOUVER, WA 98663

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

28990 | POSS/RECEIVED STOLEN PROPERTY

OFFENSE START DATE

Oct 1, 2019 00:00

OFFENSE END DATE

Oct 1, 2019 00:00

OFFENSE COMPLETION

☒ COMPLETED
☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

WAS METHOD OF ENTRY FORCED?

☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Drug Store/ Doctor s Office/ Hospital

VICTIMS 1

VICTIMS- NAME

V-1 COLUMBIA RIVER MENTAL HEALTH

ORGANIZATION TYPE

OFFICE - MEDICAL

PHYSICAL ADDRESS

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662

PHONE NUMBER

(360) 991-1761 (Home)

NAME IDENTIFIER

Legacy Versaterm BIN: 180422404

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 CALLEJA, ADRIENNA TOINETTA

DOB / ESTIMATED AGE RANGE

1992-01-14

SEX

Female

RACE / ETHNICITY

Unknown / Unknown

HOME ADDRESS

2124 G ST, WASHOUGAL, WA 98671

INVOLVED OTHER 1

INVOLVED OTHER- (PERSON)

O-1 IBRAHIM, AMIR MOHAMED

DOB / ESTIMATED AGE RANGE

1996-12-23

SEX

Male

RACE / ETHNICITY

Unknown / Unknown

PHONE NUMBER

(503) 765-2706 (Home)

HOME ADDRESS

5036 NE 23RD AVE, PORTLAND, OR 97211

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR

PAPER FOR PRESCRIBING MEDICATION,
NO REPORTED VALUE

STATUS / DATE / REASON FOR CUSTODY

STOLEN / Sep 25, 2020 / Other

VIN # / SERIAL

NONE

QTY.

TOTAL (\$) VALUE

1

REPORTING OFFICER SIGNATURE / DATE

Tyler Bailey #1742 Sep 24, 2020 12:42 (e-signature)

PRINT NAME

Tyler Bailey #1742

SUPERVISOR SIGNATURE / DATE

Jeremy Free #1372 Sep 25, 2020 00:00 (e-signature)

PRINT NAME

Jeremy Free #1372

Vancouver Police Department

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Pg 2 of 3

PROPERTY & ITEMS ADDENDUM**OTHER ITEM PAPER FOR PRESCRIBING MEDICATION NO REPORTED VALUE**

ITEM CATEGORY

PAPERS-MISC

SERIAL #

NONE

DESCRIPTION

PAPER FOR PRESCRIBING MEDICATION, NO REPORTED VALUE

STATUS

STOLEN

STATUS DATE

Sep 25, 2020

TOTAL (\$) VALUE

1

SUBMIT TO EVIDENCE

No

REASON FOR POLICE CUSTODY

Other

RECOVERING OFFICER / ID # / PERSON

Tyler Bailey #1742

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Tyler Bailey

DATE

09/24/2020

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Tyler Bailey #1742 Sep 24, 2020 12:42 (e-signature)

PRINT NAME

Tyler Bailey #1742

SUPERVISOR SIGNATURE / DATE

Jeremy Free #1372 Sep 25, 2020 00:00 (e-signature)

PRINT NAME

Jeremy Free #1372**Vancouver Police Department**

Mark43 RMS v2.0 generated by B Pice #1595 on May 25, 2023 11:21
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Pg 3 of 3



Vancouver Police Department

Report Number 2020-017210 - *Offense / Incident - -GO~5516047 Report

REPORT DATE / TIME Oct 20, 2020 14:20	EVENT START DATE / TIME - EVENT END DATE / TIME Oct 10, 2020 04:45 - 05:00	REPORT WRITER Donna Batt #1250
REPORT TAKEN LOCATION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Document No: G00055160470001
Subject: CASE SUMMARY
Author: DONNA BATT (231250)
Date:2020-10-20 14:20:00

[23RCW01] VPD CASE SUMMARY AND RCW v.150611 CASE SUMMARY[HOLLY A MCRAE THE FACILITIES AND PURCHASING AGENT FOR COLUMBIA RIVER MENTALHEALTH CALLED TO REPORT VANDALISM TO THE LANDSCAPING WHERE A SILVER HONDAACCORD WAS SEEN DRIVING INTO THE LAWN LEAVING TIRE TREAD INTO THE LAWN.EVIDENCE: NONE]ATTACHMENTS[NONE]EVIDENCE SUBMITTED IN TRAQ: [X]NONE[]PHYSICAL EVIDENCE []DIGITAL EVIDENCELIST OF CHARGES[MALM - 9A.48.090 - MALICIOUS MISCHIEF III][[]]RECOMMENDATIONS[SUSPEND DUE TO THE LACK OF INVESTIGATIVELEADS.]EXTERNAL DISTRIBUTION (Other than options available in Routing) [No][] [] []Other External Distributions:[]

Document No: G00055160470002
Subject: NARRATIVE
Author: DONNA BATT (231250)
Date:2020-10-20 14:20:00

Holly A. McRae called CRESA to report vandalism to Columbia River Mental Health grounds.Holly is the Facilities and Purchasing agent for Columbia River Mental Health located at 6926 NE Fourth Plain Blvd. On Saturday, 10/10/2020, at 14:00 hours Holly arrived at work and saw damage to the lawn located at the back of the property; vehicle tire tread of someone driving in circles a number of times until the tread dug into the ground and created bald spots where the grass was formerly to leave behind tread markings in the dirt.Upon discovering the damage, Holly contacted their hired security staff. They do not have security cameras but Holly learned, via third party, that one of the Security staff observed a silver colored Honda or similar type sedan at 04:45 hours and then at 05:00 hours earlier that day on the property. The license is unknown and there is no description of the driver and / or any passengers.The area affected is off the driveway leading to 66th and a stop sign. To the north of that is a community garden.The damage is located near the community garden in a grassy area that can only be accessed from the complex s parking lot.When I asked Holly if the lawn has been repaired or if she received an estimate she said notyet . In using Google, it appears about \$1.00 a sq. foot is the estimated cost. Holly believes the area affected to be 50 to 60 in diameter.There is no suspect information.RECOMMENDATION:Suspenddue to the lack of investigative leads.

OFFENSE-1

OFFENSE CODE 29990 VANDALISM			
OFFENSE START DATE Oct 10, 2020 00:00	OFFENSE END DATE Oct 10, 2020 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO	WAS METHOD OF ENTRY FORCED? ☐ YES ☒ NO		

OFFENSE LOCATION

REPORTING OFFICER SIGNATURE / DATE Donna Batt #1250 Oct 20, 2020 14:20 (e-signature) PRINT NAME Donna Batt #1250	SUPERVISOR SIGNATURE / DATE Nicholas Landas #1384 Oct 20, 2020 14:20 (e-signature) PRINT NAME Nicholas Landas #1384
---	--

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US

LOCATION CATEGORY

Drug Store/ Doctor s Office/ Hospital

VICTIMS 1

VICTIMS- NAME

V-1 COLUMBIA RIVER MENTAL HEALTH

ORGANIZATION TYPE

OFFICE - MEDICAL

PHYSICAL ADDRESS

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662

PHONE NUMBER

(360) 991-1761 (Home)

NAME IDENTIFIER

Legacy Versaterm BIN: 180422404

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
60 CIRCUMFERENCE OF LAWN DUG OUT BY VEHICLE TIRES	DAMAGED / Oct 20, 2020 / Other	UNKNOWN		600

PROPERTY & ITEMS ADDENDUM

OTHER ITEM 60' CIRCUMFERENCE OF LAWN DUG OUT BY VEHICLE TIRES

ITEM CATEGORY

YLAWN

SERIAL #

UNKNOWN

DESCRIPTION

60 CIRCUMFERENCE OF LAWN DUG OUT BY VEHICLE TIRES

STATUS	STATUS DATE	TOTAL (\$) VALUE	SUBMIT TO EVIDENCE
DAMAGED	Oct 20, 2020	600	Yes

REASON FOR POLICE CUSTODY

Other

RECOVERING OFFICER / ID # / PERSON

Donna Batt #1250

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer s unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Donna Batt	10/20/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Donna Batt #1250 Oct 20, 2020 14:20 (e-signature)

PRINT NAME

Donna Batt #1250

SUPERVISOR SIGNATURE / DATE

Nicholas Landas #1384 Oct 20, 2020 14:20 (e-signature)

PRINT NAME

Nicholas Landas #1384

Vancouver Police Department

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Vancouver Police Department

Report Number 2020-020926 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Dec 15, 2020 18:51	Dec 15, 2020 15:17	Brandon Riedel #1695

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Synopsis

Cold Fraud report. No PC at this time. Suspended pending further leads.

Narrative

On 12/15/2020 at approximately 1527 hours I was dispatched to 6926 NE Fourth Plain Blvd, Vancouver WA (Hi-School Pharmacy), for a reported fraud.

I called the reporting party identified as Eric Lofgren. Eric stated he is a pharmacist, and the manager at the above location. Eric reported that today a male identified as Nathan Bergeman came in to fill a prescription. Eric reported he noticed the script was expired since this past October, and it was written by Rainer Springs hospital. Eric called Rainer springs and they informed him the medications could still be filled, however the last medication written was not supposed to be on the script.

Eric stated that the nurse he spoke with only reported the top 3 medications listed in there record as having been prescribed, and the fourth medication listed as Xanax was not in their record to be prescribed to Nathan. All the medications on the script were handwritten in a similar style.

Eric sent me photos of the prescription, and it was later uploaded to this case. He stated they had never had any issues with Nathan in the past. He said the gave him the 3 medications but did not give him the "Xanax". He stated Nathan asked why but did not say much.

I attempted to contact Rainer springs to obtain information and verify what was supposed to be on the script. I was unable to contact anyone with them or leave a message at the time of this writing.

I attempted calling Nathan to obtain a statement and could not reach him.

Attachments

Photos

Recommendation

Suspend pending future leads.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)	DOB / ESTIMATED AGE RANGE
R-1 LOFGREN, ERIC JOHN	1966-11-12
SEX	RACE / ETHNICITY
Male	Not Hispanic Or Latino
HOME ADDRESS	
17616 NE 100TH AVE, BATTLE GROUND, WA 98604	

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Brandon Riedel #1695 Dec 15, 2020 19:35 (e-signature)	Richard Rich #1403 Dec 15, 2020 23:23 (e-signature)
PRINT NAME	PRINT NAME
Brandon Riedel #1695	Richard Rich #1403

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_69.41.020_FORGED PRESCRIP LEGEND DRUG

OFFENSE START DATE

Dec 15, 2020 00:00

OFFENSE COMPLETION

☒ **COMPLETED**
☐ **ATTEMPTED**

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ **YES** ☒ **NO**

DOMESTIC VIOLENCE

☐ **YES** ☒ **NO**

CRIMINAL ACTIVITIES / ANIMAL CRUELTY

Buying/ Receiving**OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Drug Store/ Doctor's Office/ Hospital

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs**VICTIMS 1**

VICTIMS- NAME

V-1 HI SCHOOL PHARMACY

ORGANIZATION TYPE

Business

ORGANIZATION INDUSTRY

Pharmaceuticals

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NAME IDENTIFIER

Legacy Versaterm BIN: 118883083**SUSPECTS 1**

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 BERGEMAN, NATHAN JAMES

DOB / ESTIMATED AGE RANGE

1993-04-07

SEX

Male

RACE / ETHNICITY

Unknown / Unknown

HOME ADDRESS

4112 NE 50TH AVE, VANCOUVER, WA 98661**INVOLVED PERSONS**

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 BERGEMAN, NATHAN JAMES

DOB / ESTIMATED AGE RANGE

1993-04-07

SEX

Male

RACE / ETHNICITY

Unknown / Unknown

HOME ADDRESS

4112 NE 50TH AVE, VANCOUVER, WA 98661

INVOLVEMENT TYPE

Suspect**INVOLVED LOCATIONS**

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661**VEHICLE / PROPERTY & ITEMS SUMMARY**

REPORTING OFFICER SIGNATURE / DATE

Brandon Riedel #1695 Dec 15, 2020 19:35 (e-signature)

PRINT NAME

Brandon Riedel #1695

SUPERVISOR SIGNATURE / DATE

Richard Rich #1403 Dec 15, 2020 23:23 (e-signature)

PRINT NAME

Richard Rich #1403**Vancouver Police Department***Ma k43 RMS o m v 2 0 gene ated by B P ice #1595 on May 25, 2023 11 24*

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY	TOTAL (\$) VALUE
script for medications	Property, Counterfeited/Forged / Dec 15, 2020			

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
ERIC JOHN LOFGREN	RELATIONSHIP TO ORGANIZATION UNKNOWN	HI SCHOOL PHARMACY
NAME	RELATIONSHIP	SUBJECT
ERIC JOHN LOFGREN	RELATIONSHIP UNKNOWN	NATHAN JAMES BERGEMAN

PROPERTY & ITEMS ADDENDUM

2020 020926 1 OTHER ITEM SCRIPT FOR MEDICATIONS

ITEM CATEGORY

PRESCRIPTION PAD

DESCRIPTION

script for medications

STATUS

Property, Counterfeited/Forged

STATUS DATE

Dec 15, 2020

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Brandon Riedel	12/15/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Brandon Riedel #1695 Dec 15, 2020 19:35 (e-signature)	Richard Rich #1403 Dec 15, 2020 23:23 (e-signature)
PRINT NAME	PRINT NAME
Brandon Riedel #1695	Richard Rich #1403

Vancouver Police Department

Mark43 RMS - Generated by Police #1595 on May 25, 2023 11:24



Vancouver Police Department

Report Number 2020-020933 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Dec 18, 2020 14:19	Dec 15, 2020 16:33	Simone McPoland #1304
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

An unknown person(s) took a total of 41 \$100 Visa Gift Cards from a locked cabinet at Columbia River Mental Health.

Narrative

Sarah Jean Brown stated sometime between the dates of 12/1/2020 - 12/15/2020 and 0700 - 1000 hours an unknown person(s) took a total of 41 \$100 Visa Gift Cards from her employer, Columbia River Mental Health. She said all of the gift cards were locked inside of a filing cabinet in one of the vacant offices located in Human Resources at Columbia River Mental Health. Sarah stated the key to the cabinet was located in a separate location in which only two individuals, Alicia Turnvin and Michael Graves, knew the location of its whereabouts. She said Alicia was the person who notified her of the stolen gift cards. Sarah stated she called Visa to see if the cards had been used in which all but 6 of them had been used.

Sarah was able to provide the listed information on 6 of the stolen gift cards:

DATE LOCATION LAST 4 OF CARD AMOUNT

12/14/20 WALMART 0570 \$74.10
 12/05/20 RAINBOW WEST 1086 \$98.24
 12/07/20 TARGET 1260 \$38.75
 12/08/20 7 ELEVEN 1260 \$16.14
 12/08/20 S & S MART 1260 \$13.00
 12/08/20 7 ELEVEN 1260 \$15.97
 12/09/20 NEW SEASONS 9091 \$65.18
 12/13/20 LOWES 9091 \$29.25
 12/15/20 FRED MEYER 9371 \$2.50
 12/15/20 MACYS LLOYD CENTER 9371 \$97.50

I asked Sarah if she had any further information in regard to the locations of where the cards were used like the store numbers in which she stated she did not. I then asked Sarah if she could call Visa back to see if she can obtain store numbers or locations of where the cards were used so we could possibly obtain video surveillance of the suspect(s) in which she stated she could do so and call me back.

At the time of filing the listed report I have not yet received a call back from Sarah with the needed information to do any further investigation into learning who the suspect is.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Simone McPoland #1304 Dec 18, 2020 15:02 (e-signature)	Kevin Barton #1551 Dec 18, 2020 15:26 (e-signature)
PRINT NAME	PRINT NAME
Simone McPoland #1304	Kevin Barton #1551

Attachments

None

Recommendation

Case pending call back from Sarah Brown providing further details of locations where the stolen gift cards were cashed.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 BROWN, SARAH JEAN

DOB / ESTIMATED AGE RANGE

1990-03-16

SEX

Female

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(360) 993-3036 (Work), (360) 949-5540 (primary, Mobile)

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.56.040_THEFT II - FROM BUILDING

OFFENSE START DATE

Dec 1, 2020 07:00

OFFENSE END DATE

Dec 15, 2020 10:00

OFFENSE COMPLETION

☒ COMPLETED☐ ATTEMPTED

DOES EVENT CONTAIN BIAS ELEMENTS?

☐ YES ☒ NO

DOMESTIC VIOLENCE

☐ YES ☒ NO

THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?

☐ YES ☒ NO**OFFENSE LOCATION**

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY

VANCOUVER

STATE

WA

ZIP

98661

COUNTRY CODE

US

LOCATION CATEGORY

Other/Unknown

JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs

VICTIMS 1

VICTIMS- NAME

V-1 Columbia River Mental Health

ORGANIZATION TYPE

Business

ORGANIZATION INDUSTRY

Mental Health Care

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

PHONE NUMBER

(360) 993-3000 (Work)

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

INVOLVED OTHER 1

INVOLVED OTHER- (PERSON)

O-1 Turnvin, Alicia

DOB / ESTIMATED AGE RANGE

? - 72 years old

SEX

Female

RACE / ETHNICITY

Unknown

PHONE NUMBER

(360) 993-3043 (primary, Work)

INVOLVED OTHER 2

REPORTING OFFICER SIGNATURE / DATE

Simone McPoland #1304 Dec 18, 2020 15:02 (e-signature)

PRINT NAME

Simone McPoland #1304

SUPERVISOR SIGNATURE / DATE

Kevin Barton #1551 Dec 18, 2020 15:26 (e-signature)

PRINT NAME

Kevin Barton #1551

INVOLVED OTHER-2 (PERSON)		DOB / ESTIMATED AGE RANGE
O-2 Graves, Michael		? - 72 years old
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	Unknown	(360) 993-3157 (primary, Work)

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 Graves, Michael		? - 72 years old
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	Unknown	(360) 993-3157 (primary, Work)
INVOLVEMENT TYPE		
Mentioned		
INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-2 Turnvin, Alicia		? - 72 years old
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown	(360) 993-3043 (primary, Work)
INVOLVEMENT TYPE		
Mentioned		

INVOLVED ORGANIZATIONS

INVOLVED ORGANIZATION- NAME	
O-1 Columbia River Mental Health	
ORGANIZATION TYPE	ORGANIZATION INDUSTRY
Business	Mental Health Care
PHYSICAL ADDRESS	
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661	
PHONE NUMBER	
(360) 993-3000 (Work)	
INVOLVEMENT TYPE	
Owner	

INVOLVED LOCATIONS

LOCATION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
41 Visa Gift Cards	Property, Stolen / Dec 15, 2020			4100

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
Alicia Turnvin	EMPLOYEE	Columbia River Mental Health
Michael Graves	COWORKER OF	Alicia Turnvin
Michael Graves	EMPLOYEE	Columbia River Mental Health
SARAH JEAN BROWN	COWORKER OF	Alicia Turnvin
SARAH JEAN BROWN	EMPLOYEE	Columbia River Mental Health

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Simone McPoland #1304 Dec 18, 2020 15:02 (e-signature)	Kevin Barton #1551 Dec 18, 2020 15:26 (e-signature)
PRINT NAME	PRINT NAME
Simone McPoland #1304	Kevin Barton #1551

NAME	RELATIONSHIP	SUBJECT
SARAH JEAN BROWN	COWORKER OF	Michael Graves

PROPERTY & ITEMS ADDENDUM

2020 020933 1 OTHER ITEM 41 VISA GIFT CARDS

ITEM CATEGORY

GIFT CARD

DESCRIPTION

41 Visa Gift Cards

OWNER

Columbia River Mental Health

STATUS

Property, Stolen

STATUS DATE

Dec 15, 2020

TOTAL (\$) VALUE

4100

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Simone McPoland

DATE

12/18/2020

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Simone McPoland #1304 Dec 18, 2020 15:02 (e-signature)

PRINT NAME

Simone McPoland #1304

SUPERVISOR SIGNATURE / DATE

Kevin Barton #1551 Dec 18, 2020 15:26 (e-signature)

PRINT NAME

Kevin Barton #1551

Vancouver Police Department

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Vancouver Police Department

Report Number 2021-001612 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jan 22, 2021 15:46	Jan 22, 2021 06:20	Chris Leblanc #1217

ASSISTING PERSONNEL / TYPE(S)
Joshua DeFebbo #1632 (Investigative Assistance)

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

EVENT STATISTICS

☐ Homeless ☐ Use of Force

☒ Mental Health

NOTIFICATIONS

EXTERNAL ROUTING- MADE NOTIFICATION DATE

EXTERNAL ROUTING
Columbia River Mental Health

NARRATIVE

SYNOPSIS

NICHOLAS DREITLEIN arrested for Felony Harassment to Trevor Lewis.

PC Statement:

There is probable cause to arrest NICHOLAS MICHAEL DREITLEIN for RCW 9A.46.020 Felony Harassment for on 1/22/21 at approximately 0620 hours DREITLEIN did confront Columbia River Mental Health security officer Trevor Lewis (7/4/97) upon being escorted from the property at 6926 NE Fourth Plain Blvd, brandished a folding knife, blade exposed and threatened to stab Lewis saying "I really want to stab you right now." The knife being capable of producing serious bodily injury or death this was a threat to kill. Lewis was placed in fear and readied himself to be assaulted. Lewis is personally acquainted with DREITLEIN through his duties at CMH and identified him.

See also 21-1611 for DREITLEIN arrest for separate crime at nearby location.

NARRATIVE

On 01/22/21 I responded with other officers to a report of the brandishing of a knife at the New Horizons Dental office at 6916 NE 4th Plain Boulevard. The suspect was described as a male, wearing black jacket, hat, a black bandana, and a red shirt. Call notes indicated that the male was transient, "had a knife in" and "told the RP he was going to stab the RP with the knife." The male was reported to have walked away toward 4th Plain.

I made initial contact at the dental office and began an investigation, which established probable cause to arrest for Felony Harassment. See 21-1611.

During this time, two people in security uniforms approached me from the north. and identified themselves as security officers working for Columbia River Mental Health. They advised that they had also had an incident with one of their clients. I described the male from New Horizons and they confirmed it was him, security officer Trevor LEWIS said "that s him" and that his name was "NICK." They did not know his last name, but said it was "D-something."

LEWIS stated he had also been threatened with a knife.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Chris Leblanc #1217 Jan 22, 2021 16:20 (e-signature)	Holly Musser #1408 Jan 22, 2021 16:25 (e-signature)
PRINT NAME	PRINT NAME
Chris Leblanc #1217	Holly Musser #1408

LEWIS said he was escorting NICHOLAS (DREITLEIN) off of Columbia River Mental Health property. He said he could not tell me why he was escorting him off the property.

LEWIS said that NICHOLAS "got upset about that" and during the escort NICHOLAS threw a branch at him. LEWIS said NICHOLAS also "reached down into his pants and then wiped his hand on LEWIS.

LEWIS said that NICHOLAS produced a knife and said "I really want to stab you right now." He described the knife as a "small flip-out knife, 3" long that was all silver in color."

LEWIS said he was in fear that he would be stabbed, and raised his hands, fully anticipating that NICHOLAS was about to stab him.

NICHOLAS then walked off.

LEWIS provided similar descriptors. He said he was wearing "his red shirt," and confirmed the rest of the description, though he said he was wearing a beanie and not a ball cap.

Ofc Defebbo had identified the suspect as likely being NICHOLAS DREITLEIN from recent contacts, and described him as having been increasingly erratic and threatening violence in recent days prompting police calls. I asked LEWIS if CMH security could confirm his identity and they thought they could.

A K-9 track commenced. See reports associated with 21-1611 for information.

CMH security officers returned with another man, whom I took to be a counselor at CMH. He immediately began saying that he could not give a name, could not confirm or deny any treatment, and essentially could not provide any information or help related to our suspect.

Ofc Hoover indicated that he had located a subject matching the description by the I Hop on Van Plaza Drive. See additional reports attached to 21-1611. That suspect was positively identified as DREITLEIN.

I completed the above PC statement, along with one for 21-1611, and sent them to Ofc Defebbo who was the transport officer. See his report.

I was given a knife and a pair of scissors located in the street where DREITLEIN had discarded them, and entered them as Evidence in report 21-1611.

ATTACHMENTS

None.

RECOMMENDATION:

Refer to PA for charging.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 Lewis, Trevor Marhsall

DOB / ESTIMATED AGE RANGE

1997-07-04

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Not Hispanic Or Latino	(503) 407-6292 (work), (971) 732-6292 (primary, cell)

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.46.020.2.B_HARASSMENT - FEL

REPORTING OFFICER SIGNATURE / DATE

Chris Leblanc #1217 Jan 22, 2021 16:20 (e-signature)

PRINT NAME

Chris Leblanc #1217

SUPERVISOR SIGNATURE / DATE

Holly Musser #1408 Jan 22, 2021 16:25 (e-signature)

PRINT NAME

Holly Musser #1408

OFFENSE START DATE Jan 22, 2021 06:20		OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED		DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO		SUSPECTED DRUG USE ☒ YES ☐ NO	
DOMESTIC VIOLENCE ☐ YES ☒ NO		GANG INFORMATION No Gang Involvement/Unknown					
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION 6926 NE FOURTH PLAIN BLVD							
CITY VANCOUVER			STATE WA		ZIP 98661		COUNTRY CODE US
LOCATION CATEGORY Other/Unknown				JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs			
VICTIMS 1 VICTIMS- NAME (LAST, FIRST MIDDLE) V-1 Lewis, Trevor Marhsall							
DOB / ESTIMATED AGE RANGE 1997-07-04							
SEX Male	RACE / ETHNICITY White / Not Hispanic Or Latino		PHONE NUMBER (503) 407-6292 (work), (971) 732-6292 (primary, cell)				
VICTIM IS OFFICER ☐ YES ☒ NO							
SUSPECTS 1 SUSPECTS- NAME (LAST, FIRST MIDDLE) S-1 DREITLEIN, NICHOLAS MICHAEL							
DOB / ESTIMATED AGE RANGE 1986-02-12							
SEX Male	RACE / ETHNICITY White / Not Hispanic Or Latino		PHONE NUMBER (360) 576-7778 (Home), (360) 904-4530 (Mobile)				
HOME ADDRESS TRANSIENT, VANCOUVER, WA 98661							
INVOLVED LOCATIONS LOCATION 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661							
RELATIONSHIPS ADDENDUM							
NAME NICHOLAS MICHAEL DREITLEIN		RELATIONSHIP THREATENED		SUBJECT Trevor Marhsall Lewis			
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer s unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.							
ELECTRONICALLY SIGNED Chris Leblanc		DATE 01/22/2021		PLACE Vancouver Police Department, WA			
ASSOCIATED RECORDS							
REPORT NUMBER 2021-001611	REPORT TYPE *Offense / Incident	REPORT TITLE RCW_9A.46.020.2.B_HARASSMENT - FEL			REASON FOR ASSOCIATION Related Incident		

REPORTING OFFICER SIGNATURE / DATE Chris Leblanc #1217 Jan 22, 2021 16:20 (e-signature) PRINT NAME Chris Leblanc #1217	SUPERVISOR SIGNATURE / DATE Holly Musser #1408 Jan 22, 2021 16:25 (e-signature) PRINT NAME Holly Musser #1408
---	--



Vancouver Police Department

Report Number 2021-004498 - *Offense / Incident Report

REPORT DATE / TIME Mar 4, 2021 19:43	EVENT START DATE / TIME - EVENT END DATE / TIME Feb 26, 2021 09:15 - 17:00	REPORT WRITER Rena Bellamy #1609
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COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Synopsis

On 3/3/2021 the complainant Dawn Felten reported her catalytic converter was stolen sometime between 0915-1700 hours on 2/26 /2021 from 6926 NE Fourth Plain Blvd.

Narrative

Dawn stated her vehicle (2007 Toyota Prius (WA BGP7278) was in the parking lot while she was at work. She said she turned the vehicle on and heard a very loud noise. She got out of her vehicle and observed springs and bolts underneath her car. She said that is when she observed her catalytic converter had been stolen.

According to Dawn, video surveillance was unable to capture the incident. No suspect information. Damage is around \$1000.00.

A supplemental will be completed if further information comes forward.

Attachments

None

Recommendation

Case suspended due to no tangible leads.

REPORTING PARTY 1

REPORTING PARTY- (PERSON) R-1 Felten, Dawn Marie		DOB / ESTIMATED AGE RANGE 1981-08-14
SEX Female	RACE / ETHNICITY White / Unknown	PHONE NUMBER (559) 614-6587 (primary, cell)
HOME ADDRESS 701 SAUER RD, KALAMA, WA 98625		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE RCW_9A.56.040_THEFT II - VEHICLE PARTS			
OFFENSE START DATE Feb 26, 2021 09:15	OFFENSE END DATE Feb 26, 2021 17:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO

REPORTING OFFICER SIGNATURE / DATE Rena Bellamy #1609 Mar 4, 2021 20:42 (e-signature) PRINT NAME Rena Bellamy #1609	SUPERVISOR SIGNATURE / DATE Jim Burgara #1257 Mar 5, 2021 21:46 (e-signature) PRINT NAME Jim Burgara #1257
--	---

DOMESTIC VIOLENCE

☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
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LOCATION CATEGORY

Commercial/ Office Building

JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD

VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs

VICTIMS 1

VICTIMS- NAME (LAST, FIRST MIDDLE)

V-1 Felten, Dawn Marie

DOB / ESTIMATED AGE RANGE

1981-08-14

SEX Female	RACE / ETHNICITY White / Unknown	PHONE NUMBER (559) 614-6587 (primary, cell)
----------------------	--	---

HOME ADDRESS

701 SAUER RD, KALAMA, WA 98625

VICTIM IS OFFICER

☐ YES ☒ NO

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: TOYOTA PRIUS 2007

ITEM CATEGORY Passenger Car/ Automobile	MAKE Toyota	MODEL Prius	YEAR OF MANUFACTURE 2007
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DESCRIPTION

2007 Toyota Prius

LICENSE PLATE / REGISTRATION # BGP7278	VIN # JTDKB20U277663878
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BODY STYLE 2 Door Hatchback, Passenger Car	PRIMARY COLOR Unknown	REGISTRATION STATE Washington	REGISTRATION YEAR 2021
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OWNER

Dawn Marie Felten

STATUS Vehicle, Involved	STATUS DATE Feb 26, 2021	TOTAL (\$) VALUE 1	IMPOUNDED / TOWED No
------------------------------------	------------------------------------	------------------------------	--------------------------------

QUANTITY

1

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Catalytic converter stolen	Property, Stolen / Feb 26, 2021			1000
2007 Toyota Prius / Toyota / Prius / Unknown	Vehicle, Involved / Feb 26, 2021	JTDKB20U277663878	1	1

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
Dawn Marie Felten	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

PROPERTY & ITEMS ADDENDUM

REPORTING OFFICER SIGNATURE / DATE Rena Bellamy #1609 Mar 4, 2021 20:42 (e-signature)	SUPERVISOR SIGNATURE / DATE Jim Burgara #1257 Mar 5, 2021 21:46 (e-signature)
PRINT NAME Rena Bellamy #1609	PRINT NAME Jim Burgara #1257

Vancouver Police Department

Major 43 RMS - Form 2.0 generated by B.P. #1595 on May 25, 2023 11:26

2021 004498 1 OTHER ITEM CATALYTIC CONVERTER STOLEN

ITEM CATEGORY

CATALYTIC CONVERTER

DESCRIPTION

Catalytic converter stolen

OWNER

Dawn Marie Felten

STATUS

Property, Stolen

STATUS DATE

Feb 26, 2021

TOTAL (\$) VALUE

1000

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Rena Bellamy

DATE

03/04/2021

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Rena Bellamy #1609 Mar 4, 2021 20:42 (e-signature)

PRINT NAME

Rena Bellamy #1609

SUPERVISOR SIGNATURE / DATE

Jim Burgara #1257 Mar 5, 2021 21:46 (e-signature)

PRINT NAME

Jim Burgara #1257**Vancouver Police Department**

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Vancouver Police Department

Report Number 2021-015660 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jul 27, 2021 21:42	Jul 27, 2021 17:59 - 18:30	Audreyauna Hing #1735

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

NARRATIVE

Synopsis

Unknown suspect took the catalytic converter off of a 2016 Lexus causing approximately \$2100 worth of damage. The replacement cost for the catalytic converter is approximately \$2100.

Narrative

On 07/27/2021 at approximately 1804 hours I was dispatched to a theft of a catalytic converter at 6926 Ne Fourth Plain Blvd. The reporting party advised she saw an unknown white male wearing all black underneath a black Lexus. The reporting party heard a loud noise then saw the male running off with something in his hands. The reporting party assumed it was a catalytic converter.

When I arrived on scene, I contacted a female who identified herself as Christine Macbean. Christine is the owner of the black 2016 Lexus bearing WA plate AYA0445. Christine advised that a female she did not know told her she thought someone took her catalytic converter. Christine did not know what the part looked like but started her car and based on the loud noise she assumed this to be true.

I looked underneath the vehicle and observed the catalytic converter to be missing. A google search of the make and model of the vehicle provided an estimated cost of \$2100 to replace the catalytic converter.

Corporal Junker searched the area for the suspect but was unable to locate him.

This case is suspended pending further information.

Attachments

None.

Recommendation

Suspended pending further information.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

R-1 UNKNOWN, Tyler

PHONE NUMBER

(360) 241-8921 (primary, Cell)

REPORTING PARTY SIGNATURE

DOB / ESTIMATED AGE RANGE

19 - 61 years old

OFFENSE-1

REPORTING OFFICER SIGNATURE / DATE

Audreyauna Hing #1735 Jul 27, 2021 22:58 (e-signature)

PRINT NAME

Audreyauna Hing #1735

SUPERVISOR SIGNATURE / DATE

Bennie Romiti #1560 Jul 28, 2021 00:20 (e-signature)

PRINT NAME

Bennie Romiti #1560

Vancouver Police Department

Ma k43 RMS o m v2 0 gene ated by B P ice #1595 on May 25, 2023 11 27

Pg 1 of 4

OFFENSE CODE			
RCW_9A.56.040_THEFT II - FROM VEHICLE			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Jul 27, 2021 19:45	Jul 27, 2021 19:55	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE	THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?		
☐ YES ☒ NO	☐ YES ☒ NO		
OFFENSE LOCATION			
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY	JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD		PUBLIC / PRIVATE
Parking Lot/ Drop Lot/ Garage	VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs		Private
VICTIMS 1			
VICTIMS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
V-1 MACBEAN, CHRISTINE RENEE		1978-05-31	
SEX	RACE / ETHNICITY		
Female	White / Not Hispanic Or Latino		
HOME ADDRESS			
801 NW 58TH ST, VANCOUVER, WA 98663			
VICTIM IS OFFICER			
☐ YES ☒ NO			
SUSPECTS 1			
SUSPECTS- NAME (LAST, FIRST MIDDLE)			
S-1 UNKNOWN, UNKNOWN			
INVOLVED OTHER 1			
INVOLVED OTHER- (PERSON)		DOB / ESTIMATED AGE RANGE	
O-1 UNKNOWN, Tyler		19 - 61 years old	
PHONE NUMBER			
(360) 241-8921 (primary, Cell)			
OFFENSE-2			
OFFENSE CODE			
RCW_9A.48.080_MALICIOUS MISCHIEF II			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Jul 27, 2021 19:45	Jul 27, 2021 19:55	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE			
☐ YES ☒ NO			
OFFENSE LOCATION			
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY	JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD		PUBLIC / PRIVATE
Parking Lot/ Drop Lot/ Garage	VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs		Private
VICTIMS 1			
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE	
Audreyauna Hing #1735 Jul 27, 2021 22:58 (e-signature)		Bennie Romiti #1560 Jul 28, 2021 00:20 (e-signature)	
PRINT NAME		PRINT NAME	
Audreyauna Hing #1735		Bennie Romiti #1560	

VICTIMS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
V-1 MACBEAN, CHRISTINE RENEE		1978-05-31	
SEX	RACE / ETHNICITY		
Female	White / Not Hispanic Or Latino		
HOME ADDRESS			
801 NW 58TH ST, VANCOUVER, WA 98663			
VICTIM IS OFFICER			
☐ YES ☒ NO			
SUSPECTS 1			
SUSPECTS- NAME (LAST, FIRST MIDDLE)			
S-1 UNKNOWN, UNKNOWN			
INVOLVED OTHER 1		DOB / ESTIMATED AGE RANGE	
INVOLVED OTHER- (PERSON)		19 - 61 years old	
O-1 UNKNOWN, Tyler			
PHONE NUMBER			
(360) 241-8921 (primary, Cell)			
INVOLVED PERSONS			
INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
P-1 MACBEAN, CHRISTINE RENEE		1978-05-31	
SEX	RACE / ETHNICITY		
Female	White / Not Hispanic Or Latino		
HOME ADDRESS			
801 NW 58TH ST, VANCOUVER, WA 98663			
INVOLVEMENT TYPE			
Victim			
INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
P-2 UNKNOWN, Tyler		19 - 61 years old	
PHONE NUMBER			
(360) 241-8921 (primary, Cell)			
INVOLVEMENT TYPE			
Complainant			
INVOLVED LOCATIONS			
LOCATION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661			
VEHICLE INVOLVED: LEXUS RC 2016			
ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
Passenger Car/ Automobile	Lexus	Rc	2016
LICENSE PLATE / REGISTRATION #	VIN #		
AYA0445	2T2BGMCA5GC001317		
BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
4 Door, Passenger Car	Black (BLK)	Washington	2021
OWNER			
CHRISTINE RENEE MACBEAN			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Damaged	Jul 27, 2021	UNKNOWN	No
QUANTITY			
1			
PROPERTY LINKED TO			
Offense 2			
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE	
Audreyauna Hing #1735 Jul 27, 2021 22:58 (e-signature)		Bennie Romiti #1560 Jul 28, 2021 00:20 (e-signature)	
PRINT NAME		PRINT NAME	
Audreyauna Hing #1735		Bennie Romiti #1560	

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Lexus / Rc / Black (BLK)	Vehicle, Damaged / Jul 27, 2021	2T2BGMCA5GC001317	1	UNKNOWN
Catalytic Converter from 2016 Lexus SUV	Property, Stolen / Jul 27, 2021			2100

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
CHRISTINE RENEE MACBEAN	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN
NAME	RELATIONSHIP	SUBJECT
Tyler UNKNOWN	RELATIONSHIP UNKNOWN	CHRISTINE RENEE MACBEAN
NAME	RELATIONSHIP	SUBJECT
Tyler UNKNOWN	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

PROPERTY & ITEMS ADDENDUM

2021 015660 2 OTHER ITEM CATALYTIC CONVERTER FROM 2016 LEXUS SUV

ITEM CATEGORY

CATALYTIC CONVERTER

DESCRIPTION

Catalytic Converter from 2016 Lexus SUV

OWNER

CHRISTINE RENEE MACBEAN

STATUS

Property, Stolen

STATUS DATE

Jul 27, 2021

TOTAL (\$) VALUE

2100

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Audreauna Hing	07/27/2021	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Audreauna Hing #1735 Jul 27, 2021 22:58 (e-signature)	Bennie Romiti #1560 Jul 28, 2021 00:20 (e-signature)
PRINT NAME	PRINT NAME
Audreauna Hing #1735	Bennie Romiti #1560

Vancouver Police Department

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Vancouver Police Department

Report Number 2021-017481 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Aug 26, 2021 10:07	Aug 20, 2021 08:49	Simone McPoland #1304
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

An unknown person(s) took the catalytic converter to Sarah Jean Brown's vehicle.

Narrative

Sarah Jean Brown stated on 8/19/2021 between 0930 - 1830 hours an unknown person(s) cut and took the catalytic converter to her vehicle while it was parked in her work, Columbia River Mental Health, parking lot.

There is no suspect or witness information available.

Attachments

None

Recommendation

Case suspended due to lack of leads

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 BROWN, SARAH JEAN		1990-03-16
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Unknown	(360) 993-3036 (Work), (360) 949-5540 (primary, Mobile)
HOME ADDRESS		
802 NE 134TH ST, VANCOUVER, WA 98685		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE			
RCW_9A.56.040_THEFT II - VEHICLE PARTS			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Aug 19, 2021 09:30	Aug 19, 2021 18:30	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
DOMESTIC VIOLENCE			
☐ YES ☒ NO			
OFFENSE LOCATION			

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Simone McPoland #1304 Aug 26, 2021 10:31 (e-signature)	Rod Trumpf #1194 Aug 26, 2021 11:15 (e-signature)
PRINT NAME	PRINT NAME
Simone McPoland #1304	Rod Trumpf #1194

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY		JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD	
Commercial/ Office Building		VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs	
VICTIMS 1			
VICTIMS- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE	
V-1 BROWN, SARAH JEAN		1990-03-16	
SEX	RACE / ETHNICITY	PHONE NUMBER	
Female	White / Unknown	(360) 993-3036 (Work), (360) 949-5540 (primary, Mobile)	
HOME ADDRESS			
802 NE 134TH ST, VANCOUVER, WA 98685			
VICTIM IS OFFICER			
☐ YES ☒ NO			

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: MAZDA CX 5 2013

ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE
SUV - Passenger Car	Mazda	Cx-5	2013
DESCRIPTION			
Silver 2013 Mazda Cx-5 SUV			
LICENSE PLATE / REGISTRATION #		VIN #	
AJM3652		JM3KE4DE1D0133001	
BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR
4 Door Hatchback, SUV	Silver (SIL)	Washington	2022
OWNER			
SARAH JEAN BROWN			
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED
Vehicle, Involved	Aug 20, 2021	UNKNOWN	No
QUANTITY			
1			

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Catalytic Converter Stolen	Property, Stolen / Aug 20, 2021			1000
Silver 2013 Mazda Cx-5 SUV / Mazda / Cx-5 / Silver (SIL)	Vehicle, Involved / Aug 20, 2021	JM3KE4DE1D0133001	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
SARAH JEAN BROWN	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

PROPERTY & ITEMS ADDENDUM

2021 017481 1 OTHER ITEM CATALYTIC CONVERTER STOLEN

ITEM CATEGORY	
CATALYTIC CONVERTER	
REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Simone McPoland #1304 Aug 26, 2021 10:31 (e-signature)	Rod Trumpf #1194 Aug 26, 2021 11:15 (e-signature)
PRINT NAME	PRINT NAME
Simone McPoland #1304	Rod Trumpf #1194

Vancouver Police Department

Ma k43 RMS o m v2 O gene ated by B P ice #1595 on May 25, 2023 11 28

DESCRIPTION

Catalytic Converter Stolen

OWNER

SARAH JEAN BROWN

STATUS

Property, Stolen

STATUS DATE

Aug 20, 2021

TOTAL (\$) VALUE

1000

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Simone McPoland

DATE

08/26/2021

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Simone McPoland #1304 Aug 26, 2021 10:31 (e-signature)

PRINT NAME

Simone McPoland #1304

SUPERVISOR SIGNATURE / DATE

Rod Trumpf #1194 Aug 26, 2021 11:15 (e-signature)

PRINT NAME

Rod Trumpf #1194**Vancouver Police Department***Mark43 RMS Form v2.0 generated by B-Police #1595 on May 25, 2023 11:28*



Vancouver Police Department

Report Number 2021-019580 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Sep 17, 2021 18:04	Sep 17, 2021 07:09	Kathy Parrish #1275
405 W 16TH ST, APT C, VANCOUVER, WA 98660		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

Christina D Miller called 311 to report theft & vehicle prowl that involved her parked vehicle while working at 6926 NE Fourth Plain also known as Columbia River Mental Health

Narrative

Christina said the incident occurred between 0700-1400 on 09-10-2021. She told me when she returned to her 1994 Subaru she found the rear hatch ajar and baseball equipment stolen along with a dragon boat paddle and case. She stated there are no surveillance camera s pointed to the area where she was parked. The total loss of property is \$875.00.

There are no leads or serial numbers for anything. No known suspect leads. Nothing was seen or heard.

Attachments

None.

Recommendation

None

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 MILLER, CHRISTINA DIANE		1981-06-27
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Black or African American / Unknown	(360) 843-0265 (primary, cell)
HOME ADDRESS		
405 W 16TH ST, APT C, VANCOUVER, WA 98660		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE			
RCW_9A.52.100_VEHICLE PROWL II			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Sep 10, 2021 07:00	Sep 10, 2021 14:00	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE	
Kathy Parrish #1275 Sep 17, 2021 18:34 (e-signature)		Jim Burgara #1257 Sep 19, 2021 13:05 (e-signature)	
PRINT NAME		PRINT NAME	
Kathy Parrish #1275		Jim Burgara #1257	

DOMESTIC VIOLENCE ☐ YES ☒ NO		THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT? ☐ YES ☒ NO	
MODUS OPERANDI Burglary/Vehicle Prowl - Entry Method - Unsecured - No Apparent Damage, Vehicle Prowl - Access Location - Vehicle Prowl - Unknown Entry			
OFFENSE LOCATION			
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Commercial/ Office Building		JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs	
VICTIMS 1 VICTIMS- NAME (LAST, FIRST MIDDLE) V-1 MILLER, CHRISTINA DIANE			DOB / ESTIMATED AGE RANGE 1981-06-27
SEX Female	RACE / ETHNICITY Black or African American / Unknown	PHONE NUMBER (360) 843-0265 (primary, cell)	
HOME ADDRESS 405 W 16TH ST, APT C, VANCOUVER, WA 98660			
VICTIM IS OFFICER ☐ YES ☒ NO			
SUSPECTS 1 SUSPECTS- NAME (LAST, FIRST MIDDLE) S-1 UNKNOWN, UNKNOWN			
OFFENSE-2			
OFFENSE CODE RCW_9A.56.040_THEFT II - FROM VEHICLE			
OFFENSE START DATE Sep 10, 2021 07:00	OFFENSE END DATE Sep 10, 2021 00:00	OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED	DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO
DOMESTIC VIOLENCE ☐ YES ☒ NO		THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT? ☐ YES ☒ NO	
MODUS OPERANDI Burglary/Vehicle Prowl - Entry Method - Unsecured - No Apparent Damage, Vehicle Prowl - Access Location - Vehicle Prowl - Unknown Entry			
OFFENSE LOCATION			
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
LOCATION CATEGORY Commercial/ Office Building		JURNAME / PRECINCT / DISTRICT / BEAT / NHOOD VANCOUVER PD / VPD West / West District 2 / 23 / Bagley Downs	
VICTIMS 1 VICTIMS- NAME (LAST, FIRST MIDDLE) V-1 MILLER, CHRISTINA DIANE			DOB / ESTIMATED AGE RANGE 1981-06-27
SEX Female	RACE / ETHNICITY Black or African American / Unknown	PHONE NUMBER (360) 843-0265 (primary, cell)	
HOME ADDRESS 405 W 16TH ST, APT C, VANCOUVER, WA 98660			
VICTIM IS OFFICER ☐ YES ☒ NO			
REPORTING OFFICER SIGNATURE / DATE Kathy Parrish #1275 Sep 17, 2021 18:34 (e-signature)		SUPERVISOR SIGNATURE / DATE Jim Burgara #1257 Sep 19, 2021 13:05 (e-signature)	
PRINT NAME Kathy Parrish #1275		PRINT NAME Jim Burgara #1257	

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

INVOLVED LOCATIONS

LOCATION

405 W 16TH ST, APT C, VANCOUVER, WA 98660

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: SUBARU WG 1994

ITEM CATEGORY

VEHICLE

MAKE

Subaru

MODEL

Wg

YEAR OF MANUFACTURE

1994

DESCRIPTION

xml-platereturn

LICENSE PLATE / REGISTRATION #

brg5768

VIN #

JF1GF2246RG832106

PRIMARY COLOR

Black (BLK)

REGISTRATION STATE

Washington

REGISTRATION YEAR

2021

OWNER

CHRISTINA DIANE MILLER

STATUS

Vehicle, Involved

STATUS DATE

Sep 17, 2021

TOTAL (\$) VALUE

UNKNOWN

IMPOUNDED / TOWED

No

QUANTITY

1**VEHICLE / PROPERTY & ITEMS SUMMARY**

DESCRIPTION / MAKE / MODEL / COLOR

dragon boat paddle & case / Baseball gear, catcher mask, catcher mitt, catcher chest shield, chin guard, catcher mitt & 3-other baseball mitts

STATUS / DATE / REASON FOR CUSTODY

Property, Stolen / Sep 17, 2021

VIN # / SERIAL #

JF1GF2246RG832106

QTY.

1

TOTAL (\$) VALUE

875**xml-platereturn / Subaru / Wg / Black (BLK)****Vehicle, Involved / Sep 17, 2021****JF1GF2246RG832106****1****UNKNOWN****RELATIONSHIPS ADDENDUM**

NAME

CHRISTINA DIANE MILLER

RELATIONSHIP

RELATIONSHIP UNKNOWN

SUBJECT

UNKNOWN UNKNOWN**PROPERTY & ITEMS ADDENDUM****2021 019580 1 OTHER ITEM DRAGON BOAT PADDLE & CASE / BASEBALL GEAR CATCHER MASK CATCHER MITT CATCHER CHEST SHIELD CHIN GUARD CATCHER MITT & 3 OTHER BASEBALL MITTS**

ITEM CATEGORY

MISCELLANEOUS

DESCRIPTION

dragon boat paddle & case / Baseball gear, catcher mask, catcher mitt, catcher chest shield, chin guard, catcher mitt & 3-other baseball mitts

OWNER

CHRISTINA DIANE MILLER

STATUS

Property, Stolen

STATUS DATE

Sep 17, 2021

TOTAL (\$) VALUE

875

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 2

STATUS

Property, Stolen

STATUS DATE

Sep 17, 2021

TOTAL (\$) VALUE

875

SUBMIT TO EVIDENCE

No

REPORTING OFFICER SIGNATURE / DATE

Kathy Parrish #1275 Sep 17, 2021 18:34 (e-signature)

PRINT NAME

Kathy Parrish #1275

SUPERVISOR SIGNATURE / DATE

Jim Burgara #1257 Sep 19, 2021 13:05 (e-signature)

PRINT NAME

Jim Burgara #1257**Vancouver Police Department**

Ma k43 RM5 o m v2 0 gene ated by B P ice #1595 on May 25, 2023 11 29

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Kathy Parrish

DATE

09/17/2021

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Kathy Parrish #1275 Sep 17, 2021 18:34 (e-signature)

PRINT NAME

Kathy Parrish #1275

SUPERVISOR SIGNATURE / DATE

Jim Burgara #1257 Sep 19, 2021 13:05 (e-signature)

PRINT NAME

Jim Burgara #1257**Vancouver Police Department***Mark43 RMS Form v2.0 generated by B Police #1595 on May 25, 2023 11:29*

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Vancouver Police Department

Report Number 2021-024646 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 17, 2021 10:38	Nov 17, 2021 09:46	Stephanie Crane #1592

NARRATIVE

Synopsis

An unknown suspect broke the window of Anastasiia Goncharenko's vehicle.

Narrative

On 11/17/2021 at about 0946 hours I answered a phone call from Anastasiia ("Ana") Goncharenko regarding a cold vehicle prowler.

Ana reported that sometime between 0515 and 0625 hours on 11/17/2021, an unknown suspect shattered the front passenger window of her vehicle while it was parked at her place of employment, 6926 NE Fourth Plain Blvd.

Ana said a client of her employer came in and told them that they had seen someone break a window and leave in a white car at about 0600 hours. Ana didn't think her vehicle was involved, so she didn't go outside to check until 0625 hours.

Ana told me that she had valuables in plain sight that were not taken and the glass on the window was still dangling precariously from the frame, so she doesn't believe the suspect had time to enter the vehicle.

Ana described her vehicle as a black 2020 Hyundai Tucson (WA/BSD1624), registered to her father, Viacheslav Goncharenko. Ana did not know how much it would cost to replace her window, but it is estimated that it will cost less than \$750.

Attachments

None.

Recommendation

Suspended due to lack of leads.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 Goncharenko, Anastasiia		1999-01-18
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 907-8555 (primary, Mobile Phone)
HOME ADDRESS		
17775 SE MILL PLAIN BLVD, 229, VANCOUVER, WA 98683		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE
RCW_9A.48.090_MALICIOUS MISCHIEF III

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Stephanie Crane #1592 Nov 17, 2021 10:54 (e-signature)	Rod Trumpf #1194 Nov 17, 2021 11:26 (e-signature)
PRINT NAME	PRINT NAME
Stephanie Crane #1592	Rod Trumpf #1194

OFFENSE START DATE Nov 17, 2021 05:15		OFFENSE END DATE Nov 17, 2021 06:25		OFFENSE COMPLETION ☒ COMPLETED ☐ ATTEMPTED		DOES EVENT CONTAIN BIAS ELEMENTS? ☐ YES ☒ NO	
DOMESTIC VIOLENCE ☐ YES ☒ NO							
OFFENSE LOCATION LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD							
CITY VANCOUVER		STATE WA		ZIP 98661		COUNTRY CODE US	
LOCATION CATEGORY Parking Lot/ Drop Lot/ Garage				JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs			
VICTIMS 1 VICTIMS- NAME (LAST, FIRST MIDDLE) DOB / ESTIMATED AGE RANGE V-1 Goncharenko, Anastasiia 1999-01-18							
SEX Female	RACE / ETHNICITY White / Not Hispanic Or Latino		PHONE NUMBER (360) 907-8555 (primary, Mobile Phone)				
HOME ADDRESS 17775 SE MILL PLAIN BLVD, 229, VANCOUVER, WA 98683							
VICTIM IS OFFICER ☐ YES ☒ NO							
SUSPECTS 1 SUSPECTS- NAME (LAST, FIRST MIDDLE) S-1 UNKNOWN, UNKNOWN							
VEHICLE INVOLVED: HYUNDAI TUCSON 2020							
ITEM CATEGORY SUV - Passenger Car		MAKE Hyundai		MODEL Tucson		YEAR OF MANUFACTURE 2020	
DESCRIPTION black 2020 Hyundai Tucson							
LICENSE PLATE / REGISTRATION # BSD1624				VIN # KM8J2CA4XLU075881			
BODY STYLE 4 Door, SUV		PRIMARY COLOR Black (BLK)		REGISTRATION STATE Washington		REGISTRATION YEAR 2021	
IN POSSESSION OF Anastasiia Goncharenko							
STATUS Vehicle, Involved		STATUS DATE Nov 17, 2021		TOTAL (\$) VALUE UNKNOWN		IMPOUNDED / TOWED No	
QUANTITY 1							
VEHICLE / PROPERTY & ITEMS SUMMARY							
DESCRIPTION / MAKE / MODEL / COLOR front passenger window of Hyundai Tucson		STATUS / DATE / REASON FOR CUSTODY Property, Damaged / Nov 17, 2021		VIN # / SERIAL # KM8J2CA4XLU075881		QTY. / TOTAL (\$) VALUE 1 / 300	
black 2020 Hyundai Tucson / Hyundai / Tucson / Black (BLK)		Vehicle, Involved / Nov 17, 2021		KM8J2CA4XLU075881		1 / UNKNOWN	
RELATIONSHIPS ADDENDUM							
NAME Anastasiia Goncharenko		RELATIONSHIP RELATIONSHIP UNKNOWN		SUBJECT UNKNOWN UNKNOWN			
REPORTING OFFICER SIGNATURE / DATE Stephanie Crane #1592 Nov 17, 2021 10:54 (e-signature)				SUPERVISOR SIGNATURE / DATE Rod Trumpf #1194 Nov 17, 2021 11:26 (e-signature)			
PRINT NAME Stephanie Crane #1592				PRINT NAME Rod Trumpf #1194			

PROPERTY & ITEMS ADDENDUM

2021 024646 1 OTHER ITEM FRONT PASSENGER WINDOW OF HYUNDAI TUSCON

ITEM CATEGORY

VEHICLE WINDOW

DESCRIPTION

front passenger window of Hyundai Tuscon

OWNER

Anastasiia Goncharenko

STATUS

Property, Damaged

STATUS DATE

Nov 17, 2021

TOTAL (\$) VALUE

300

QUANTITY

1

SUBMIT TO EVIDENCE

No

PROPERTY LINKED TO

Offense 1

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

Stephanie Crane

DATE

11/17/2021

PLACE

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Stephanie Crane #1592 Nov 17, 2021 10:54 (e-signature)

PRINT NAME

Stephanie Crane #1592

SUPERVISOR SIGNATURE / DATE

Rod Trumpf #1194 Nov 17, 2021 11:26 (e-signature)

PRINT NAME

Rod Trumpf #1194

Vancouver Police Department

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Vancouver Police Department

Report Number 2023-000719 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jan 9, 2023 15:44	Jan 9, 2023 08:04	Cody Esau #1692

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

EMS / FIRE / OTHER LE AGENCIES ON SCENE

☐ YES ☒ NO

NARRATIVE

Synopsis

On 01/09/2023, I was dispatched to COLUMBIA RIVER MENTAL HEALTH located at 6926 NE FOURTH PLAIN BLVD. for a commercial burglary. Report taken for RCW 9A.52.030 Burglary in the second degree, RCW 9A.56.040 Theft in the second degree, and Malicious mischief in the second degree. Case inactive/suspend pending identification of suspect.

Narrative

On 01/09/2023, I was working as a Patrol Officer out of Vancouver West Precinct as call sign 2D21. On this date at 0859 hours, I was dispatched to COLUMBIA RIVER MENTAL HEALTH located at 6926 NE FOURTH PLAIN BLVD. for a commercial burglary. Dispatch advised the Reporting Party/Assistant Facility Manager Gregory D. Clark stated the window was smashed out at this location.

Upon arrival, I observed a smashed-out office window on the east side of the building. I then began taking pictures of the damage from the outside of the building. I then walked inside and contacted Gregory who advised me he arrived at work and began doing his rounds of the building. He stated when he entered the building from the northside he came around the corner to observe a laptop bag laying on the floor outside a closet.

Gregory stated he continued to make his rounds when he noticed additional office doors open and items strown about with cabinets rummaged through. Gregory then walked into the mail room and advised the mailboxes looked very empty compared to the last time he observed them (Friday). He could not confirm any mail was taken but advised it looked suspicious.

He then took me to the office of Brittany E. A. Griffith (PACT Director) who advised she was missing a work laptop from her office. We then walked to the office with the damaged window (seen from the exterior) and looked around. I observed computer equipment thrown around the room and electrical cords trailing out the damaged window (possibly attached to stolen items). Gregory also stated once he went outside, he noticed a safe had been taken from the building which was recovered and brought back into the building.

Gregory could not confirm or provide the value of the items stolen at this time. I provided Gregory the case number and advised him to email me if additional items were discovered as stolen.

After speaking to Gregory, I contacted the head of the I.T. department Mark C. Williamson who provided a photo of the suspect. The suspect appeared to be a mixed-race male, approximately 25 to 30 years old wearing a black beanie, green jacket with a white hoodie underneath, blue jeans and tennis shoes. Oddly, it looked like the suspect had stuffed a metallic space blanket under his jacket which was sitting out. This may be a possible indicator that the suspect is homeless.

This photo was later uploaded as an attachment and a CAN YOU ID ME EMAIL was sent out in an attempt to identify the suspect.

Mark stated he would be able to provide footage of the burglary and an itemized list of the stolen property at a later time.

While exiting the facility, I observed the metallic space blanket lying in the grass next to a few bushes on the eastside of the building.

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cody Esau #1692 Jan 9, 2023 17:19 (e-signature)	Erik Jennings #1299 Jan 13, 2023 08:11 (e-signature)
PRINT NAME	PRINT NAME
Cody Esau #1692	Erik Jennings #1299

Roughly a few hours later, Mark sent me videos of the burglary and an itemized list for the stolen items. Currently the value for the stolen items is \$3375. These items were uploaded as attachments.

Attachments

Photo of the damage, suspect, video of burglary and itemized list

Recommendation

Case inactive/suspend pending identification of suspect

REPORTING PARTY 1

REPORTING PARTY- (PERSON)

DOB / ESTIMATED AGE RANGE

R-1 CLARK, GREGORY DANIEL

1972-07-01

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	Black or African American / Not Hispanic Or Latino	(360) 991-5112 (primary, Mobile Phone)

HOME ADDRESS

4209 NW GRANT ST, VANCOUVER, WA 98660

REPORTING PARTY SIGNATURE

OFFENSE-1

OFFENSE CODE

RCW_9A.52.030_BURGLARY II - OTHER

OFFENSE START DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?	SUSPECTED COMPUTER/ HANDHELD DEVICE USE
Jan 9, 2023 08:04	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO	☐ YES ☒ NO
SUSPECTED ALCOHOL CONSUMPTION	SUSPECTED DRUG USE	DOMESTIC VIOLENCE	WAS METHOD OF ENTRY FORCED?
☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO
THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?	MODUS OPERANDI		
☐ YES ☒ NO	Burglary - Access Location - Burglary - Window Entry, Burglary/Vehicle Prowl - Entry Method - Glass Broken		

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY	JURISDICTION / PRECINCT / DISTRICT / BEAT / NEIGHBORHOOD	PUBLIC / PRIVATE	
Drug Store/ Doctor's Office/ Hospital	VANCOUVER PD / VPD East / East District 3 / 23 / Bagley Downs	Private	

VICTIMS 1

VICTIMS- NAME

V-1 Columbia River Mental Health

ORGANIZATION TYPE	ORGANIZATION INDUSTRY
Government	Mental Health Care

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

DOB / ESTIMATED AGE RANGE

S-1 UNKNOWN, UNKNOWN

25 - 30 years old

REPORTING OFFICER SIGNATURE / DATE

Cody Esau #1692 Jan 9, 2023 17:19 (e-signature)

PRINT NAME

Cody Esau #1692

SUPERVISOR SIGNATURE / DATE

Erik Jennings #1299 Jan 13, 2023 08:11 (e-signature)

PRINT NAME

Erik Jennings #1299

Vancouver Police Department

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SEX	RACE / ETHNICITY
Male	Unknown / Unknown

OFFENSE-2

OFFENSE CODE			
RCW_9A.56.040_THEFT II			
OFFENSE START DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?	SUSPECTED COMPUTER/ HANDHELD DEVICE USE
Jan 9, 2023 08:04	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO	☐ YES ☒ NO
SUSPECTED ALCOHOL CONSUMPTION	SUSPECTED DRUG USE	DOMESTIC VIOLENCE	THEFT FROM A RAILCAR OR SEMI-TRAILER IN TRANSIT?
☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY		JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD	
Government/ Public Building		VANCOUVER PD / VPD East / East District 3 / 23 / Bagley Downs	

VICTIMS 1

VICTIMS- NAME	
V-1 Columbia River Mental Health	
ORGANIZATION TYPE	ORGANIZATION INDUSTRY
Government	Mental Health Care
PHYSICAL ADDRESS	
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661	

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
S-1 UNKNOWN, UNKNOWN	25 - 30 years old

SEX	RACE / ETHNICITY
Male	Unknown / Unknown

OFFENSE-3

OFFENSE CODE			
RCW_9A.48.080_MALICIOUS MISCHIEF II			
OFFENSE START DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?	SUSPECTED COMPUTER/ HANDHELD DEVICE USE
Jan 9, 2023 08:04	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO	☐ YES ☒ NO
SUSPECTED ALCOHOL CONSUMPTION	SUSPECTED DRUG USE	DOMESTIC VIOLENCE	
☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	

OFFENSE LOCATION

LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION			
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD			
CITY	STATE	ZIP	COUNTRY CODE
VANCOUVER	WA	98661	US
LOCATION CATEGORY		JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOOD	
Government/ Public Building		VANCOUVER PD / VPD East / East District 3 / 23 / Bagley Downs	

VICTIMS 1

VICTIMS- NAME	
V-1 Columbia River Mental Health	
ORGANIZATION TYPE	ORGANIZATION INDUSTRY
Government	Mental Health Care

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cody Esau #1692 Jan 9, 2023 17:19 (e-signature)	Erik Jennings #1299 Jan 13, 2023 08:11 (e-signature)
PRINT NAME	PRINT NAME
Cody Esau #1692	Erik Jennings #1299

PHYSICAL ADDRESS

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

SUSPECTS 1

SUSPECTS- NAME (LAST, FIRST MIDDLE)

S-1 UNKNOWN, UNKNOWN

DOB / ESTIMATED AGE RANGE

25 - 30 years old

SEX

Male

RACE / ETHNICITY

Unknown / Unknown

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 CLARK, GREGORY DANIEL

DOB / ESTIMATED AGE RANGE

1972-07-01

SEX

Male

RACE / ETHNICITY

Black or African American / Not Hispanic
Or Latino

PHONE NUMBER

(360) 991-5112 (primary, Mobile Phone)

HOME ADDRESS

4209 NW GRANT ST, VANCOUVER, WA 98660

INVOLVEMENT TYPE

Complainant

INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)

P-2 GRIFFITH, BRITTANY ELIZABETH

DOB / ESTIMATED AGE RANGE

1989-02-07

SEX

Female

RACE / ETHNICITY

Unknown / Unknown

PHONE NUMBER

(253) 970-8414 (primary, Mobile Phone)

HOME ADDRESS

1104 W CARLISLE AVE, LOWR 2, SPOKANE, WA 99205

INVOLVEMENT TYPE

Subject

INVOLVED PERSON-3 NAME (LAST, FIRST MIDDLE)

P-3 WILLIAMSON, MARK C

DOB / ESTIMATED AGE RANGE

1981-07-05

SEX

Male

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(360) 993-3130 (primary, Mobile Phone)

INVOLVEMENT TYPE

Subject

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
WINDOW	Property, Damaged / Jan 9, 2023			UNKNOWN
COMPUTERS AND ACCESSORIES	Property, Stolen / Jan 9, 2023			3375

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
BRITTANY ELIZABETH GRIFFITH	EMPLOYEE	Columbia River Mental Health
BRITTANY ELIZABETH GRIFFITH	COWORKER OF	MARK C WILLIAMSON
BRITTANY ELIZABETH GRIFFITH	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN

REPORTING OFFICER SIGNATURE / DATE

Cody Esau #1692 Jan 9, 2023 17:19 (e-signature)

PRINT NAME

Cody Esau #1692

SUPERVISOR SIGNATURE / DATE

Erik Jennings #1299 Jan 13, 2023 08:11 (e-signature)

PRINT NAME

Erik Jennings #1299

NAME	RELATIONSHIP	SUBJECT
GREGORY DANIEL CLARK	COWORKER OF	BRITTANY ELIZABETH GRIFFITH
NAME	RELATIONSHIP	SUBJECT
GREGORY DANIEL CLARK	EMPLOYEE	Columbia River Mental Health
NAME	RELATIONSHIP	SUBJECT
GREGORY DANIEL CLARK	COWORKER OF	MARK C WILLIAMSON
NAME	RELATIONSHIP	SUBJECT
GREGORY DANIEL CLARK	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN
NAME	RELATIONSHIP	SUBJECT
MARK C WILLIAMSON	EMPLOYEE	Columbia River Mental Health
NAME	RELATIONSHIP	SUBJECT
MARK C WILLIAMSON	RELATIONSHIP UNKNOWN	UNKNOWN UNKNOWN
NAME	RELATIONSHIP	SUBJECT
UNKNOWN UNKNOWN	RELATIONSHIP TO ORGANIZATION UNKNOWN	Columbia River Mental Health

PROPERTY & ITEMS ADDENDUM**2023 000719 1 OTHER ITEM WINDOW**

ITEM CATEGORY

WINDOW

DESCRIPTION

WINDOW

CLAIMANT

GREGORY DANIEL CLARK

STATUS	STATUS DATE	TOTAL (\$) VALUE	SUBMIT TO EVIDENCE
Property, Damaged	Jan 9, 2023	UNKNOWN	No

PROPERTY LINKED TO

Offense 3**2023 000719 2 OTHER ITEM COMPUTERS AND ACCESSORIES**

ITEM CATEGORY

COMPUTER

DESCRIPTION

COMPUTERS AND ACCESSORIES

CLAIMANT

GREGORY DANIEL CLARK

STATUS	STATUS DATE	TOTAL (\$) VALUE	SUBMIT TO EVIDENCE
Property, Stolen	Jan 9, 2023	3375	No

PROPERTY LINKED TO

Offense 1

STATUS	STATUS DATE	TOTAL (\$) VALUE	SUBMIT TO EVIDENCE
Property, Stolen	Jan 9, 2023	3375	No

PROPERTY LINKED TO

Offense 2

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Cody Esau	01/09/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Cody Esau #1692 Jan 9, 2023 17:19 (e-signature)	Erik Jennings #1299 Jan 13, 2023 08:11 (e-signature)
PRINT NAME	PRINT NAME
Cody Esau #1692	Erik Jennings #1299

Vancouver Police Department

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Vancouver Police Department

Report Number 2023-002089 - *Offense / Incident Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jan 25, 2023 18:07	Jan 24, 2023 20:01	Kristy Palmer #1598
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		

NARRATIVE

Synopsis

An unknown suspect cut the catalytic converter from Anna Belous s vehicle.

Narrative

On 01/24/23 at approximately 2001 hours I responded to a cold theft which occurred at 6926 N Fourth Plain Blvd. I contacted the reporting party, Anna Belous, by phone. Anna reported on 01/24/23 sometime between 0845 - 1814 hours an unknown suspect stole the catalytic converter from her vehicle (WA CAV7841).

She said she was parked in the parking lot at the listed address during work. She said there are not cameras in the area where she has to park. Anna stated she hasn't gotten an estimate, but she believes it will cost around \$1000 to replace the catalytic converter.

No suspect or witness information available.

Attachments

None

Recommendation

Case suspended due to lack of investigative leads.

REPORTING PARTY 1

REPORTING PARTY- (PERSON)		DOB / ESTIMATED AGE RANGE
R-1 BELOUS, ANNA P		1994-11-07
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown / Unknown	(360) 901-2783 (primary, Mobile Phone)
HOME ADDRESS		
3413 SE WASHOUGAL RIVER RD, WASHOUGAL, WA 98671		
REPORTING PARTY SIGNATURE		

OFFENSE-1

OFFENSE CODE			
RCW_9A.56.040_THEFT II - VEHICLE PARTS			
OFFENSE START DATE	OFFENSE END DATE	OFFENSE COMPLETION	DOES EVENT CONTAIN BIAS ELEMENTS?
Jan 24, 2023 08:45	Jan 24, 2023 18:14	☒ COMPLETED ☐ ATTEMPTED	☐ YES ☒ NO
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE	
Kristy Palmer #1598 Jan 25, 2023 18:32 (e-signature)		Erik Jennings #1299 Jan 26, 2023 06:31 (e-signature)	
PRINT NAME		PRINT NAME	
Kristy Palmer #1598		Erik Jennings #1299	

SUSPECTED COMPUTER/ HANDHELD DEVICE USE ☐ YES ☒ NO	SUSPECTED ALCOHOL CONSUMPTION ☐ YES ☒ NO	SUSPECTED DRUG USE ☐ YES ☒ NO	DOMESTIC VIOLENCE ☐ YES ☒ NO
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OFFENSE LOCATION
LOCATION NAME / STREET ADDRESS/LOCATION NAME / APT, UNIT, STE / DESCRIPTION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD

CITY VANCOUVER	STATE WA	ZIP 98661	COUNTRY CODE US
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LOCATION CATEGORY
Parking Lot/ Drop Lot/ Garage

JURISDICTION / PRECINCT / DISTRICT / BEAT / NHOD
VANCOUVER PD / VPD East / East District 3 / 33 / Bagley Downs

VICTIMS 1
VICTIMS- NAME (LAST, FIRST MIDDLE)
V-1 BELOUS, ANNA P

DOB / ESTIMATED AGE RANGE
1994-11-07

SEX Female	RACE / ETHNICITY Unknown / Unknown	PHONE NUMBER (360) 901-2783 (primary, Mobile Phone)
---------------	---------------------------------------	--

HOME ADDRESS
3413 SE WASHOUGAL RIVER RD, WASHOUGAL, WA 98671

SUSPECTS 1
SUSPECTS- NAME (LAST, FIRST MIDDLE)
S-1 UNKNOWN, UNKNOWN

INVOLVED LOCATIONS
LOCATION
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

VEHICLE INVOLVED: TOYOTA 4 RUNNER 2000

ITEM CATEGORY SUV - Passenger Car	MAKE Toyota	MODEL 4-Runner	YEAR OF MANUFACTURE 2000
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DESCRIPTION
xml-platereturn

LICENSE PLATE / REGISTRATION # cav7841	VIN # JT3HN86R0Y0294475
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BODY STYLE 4 Door, SUV	PRIMARY COLOR Silver (SIL)	REGISTRATION STATE Washington	REGISTRATION YEAR 2023
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REGISTRATION TYPE
PC

OWNER
ANNA P BELOUS

STATUS Vehicle, Involved	STATUS DATE Jan 24, 2023	TOTAL (\$) VALUE UNKNOWN	IMPOUNDED / TOWED No
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QUANTITY
1

VEHICLE / PROPERTY & ITEMS SUMMARY

DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY.	TOTAL (\$) VALUE
Catalytic Converter	Property, Stolen / Jan 24, 2023			1000
xml-platereturn / Toyota / 4-Runner / Silver (SIL)	Vehicle, Involved / Jan 24, 2023	JT3HN86R0Y0294475	1	UNKNOWN

RELATIONSHIPS ADDENDUM

NAME ANNA P BELOUS	RELATIONSHIP RELATIONSHIP UNKNOWN	SUBJECT UNKNOWN UNKNOWN
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PROPERTY & ITEMS ADDENDUM

REPORTING OFFICER SIGNATURE / DATE Kristy Palmer #1598 Jan 25, 2023 18:32 (e-signature) PRINT NAME Kristy Palmer #1598	SUPERVISOR SIGNATURE / DATE Erik Jennings #1299 Jan 26, 2023 06:31 (e-signature) PRINT NAME Erik Jennings #1299
---	--

2023 002089 1 OTHER ITEM CATALYTIC CONVERTER			
ITEM CATEGORY			
CATALYTIC CONVERTER			
DESCRIPTION			
Catalytic Converter			
OWNER			
ANNA P BELOUS			
STATUS	STATUS DATE	TOTAL (\$) VALUE	SUBMIT TO EVIDENCE
Property, Stolen	Jan 24, 2023	1000	No
PROPERTY LINKED TO			
Offense 1			

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ELECTRONICALLY SIGNED	DATE	PLACE
Kristy Palmer	01/25/2023	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Kristy Palmer #1598 Jan 25, 2023 18:32 (e-signature)	Erik Jennings #1299 Jan 26, 2023 06:31 (e-signature)
PRINT NAME	PRINT NAME
Kristy Palmer #1598	Erik Jennings #1299



Vancouver Police Department

Report Number 2022-015809 - Mental Health / Suicidal Subject Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jun 17, 2022 15:08	Jun 17, 2022 13:57	Doug Keldsen #1421
EXTERNAL ROUTING		
County Mental Health		
SUPPLEMENT TYPE		
Mental Health / Suicidal Subject		

NARRATIVE

Synopsis

Mental Hold - Diana Braden was acting violently toward staff at the Columbia River Mental Health Clinic, causing a disturbance and was refusing to leave the building. Diana refused transport to be evaluated by a doctor and was placed in a Mental Hold.

Narrative

On the listed date/ time, Corporal Martin and I responded to 6926 NE FOURTH PLAIN BLVD VAN: @COLUMBIA RIVER MENTAL HEALTH CRMH, on the report - PSYCHIATRIC/ABNORMAL BEHAVIOR/SUICIDE ATTEMPT (25) NON-SUICIDAL AND ALERT (A1). The complainant was identified as BANKSTON, TINA - EMPLOYEE (360) 993-3081. The following are excerpts from call notes:

TREPASSED CLIENT IN THE LOBBY HITTING HERSELF...

BRADEN DIANNA 19901116

WF...5 2...MED BUILD...SHORT RED HAIR...GRY SWTSHT AND BLU PANTS W/BLY SHORTS OVER THEM....SCREAMING LIKE CRAZY

When Corporal Martin and I arrived on scene, I contacted an employee who later identified herself as Lisa Aarseth. She explained that Diana had come into the lobby was exhibiting extremely disruptive behavior. She stated that there was a point in which Diana had gotten ahold of a chair and was threatening staff.

I observed Diana sitting on the floor in front of the counter with a computer speaker to her ear. She appeared calm at the time listening to music but was unresponsive to anyone that attempted to communicate. Lisa stated she wanted Diana removed from the building.

The mobile crisis team was contacted and responded. An area around Diana was made safe by removing objects she could grab. Diana would communicate a little and I heard her make suicidal statements while lying on her back and kicking at the base of the counter. Diana was asked multiple times if she was willing to go to the hospital. Each time she refused.

I observed Diana sit up and begin banging her head against the wall. When yelled at Diana stopped. Diana fit the criteria to be placed on a Mental Hold. AMR responded. Diana was told that she no longer had a choice that she was to go to the hospital and be seen by a medical professional. Diana refused to cooperate.

Corporal Martin and I held Diana to assist as paramedics injected Diana with medication. Once the medication went into effect, Diana was moved to the gurney and transported to the hospital via AMR. I provided paramedics with the Officer's Hold paperwork and cleared the call with a police report.

Attachments

None

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Doug Keldsen #1421 Jun 17, 2022 15:40 (e-signature)	Ryan Starbuck #1404 Jun 17, 2022 15:52 (e-signature)
PRINT NAME	PRINT NAME
Doug Keldsen #1421	Ryan Starbuck #1404

Recommendation

Forward this report to County Mental Health.

MENTAL HEALTH / SUICIDAL SUBJECT

EXHIBITING BEHAVIOR & NATURE OF CRISIS

Serious Harm to Others, Serious Harm to Self

WEAPON OR FORCE INVOLVED

Personal Weapons (hands, feet, etc.)

CRISIS DISPOSITION

Involuntary Transport to Hospital, Mental Health Counselors Responded but Services Refused

BEHAVIORAL CRISIS LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

SUBJECT 1

SUBJECT- NAME (LAST, FIRST MIDDLE)

SB-1 BRADEN, DIANA MARIE

DOB / ESTIMATED AGE RANGE

1990-11-16

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(503) 607-6641 (home), (360) 784-0837 (Mobile), (360) 823-3947 (Home), (360) 949-6101 (primary, Case worker number), (360) 449-9344 (Mobile Phone), 360 (Work)

HOME ADDRESS

FOURTH PLAIN COURT APARTMENTS, 1806 E FOURTH PLAIN BLVD, 20, VANCOUVER, WA 98661

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

P-1 BRADEN, DIANA MARIE

DOB / ESTIMATED AGE RANGE

1990-11-16

SEX

Female

RACE / ETHNICITY

White / Not Hispanic Or Latino

PHONE NUMBER

(503) 607-6641 (home), (360) 784-0837 (Mobile), (360) 823-3947 (Home), (360) 949-6101 (primary, Case worker number), (360) 449-9344 (Mobile Phone), 360 (Work)

HOME ADDRESS

FOURTH PLAIN COURT APARTMENTS, 1806 E FOURTH PLAIN BLVD, 20, VANCOUVER, WA 98661

INVOLVEMENT TYPE

Subject

INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)

P-2 Aarseth, Lisa M

DOB / ESTIMATED AGE RANGE

1979-05-31

SEX

Female

RACE / ETHNICITY

White / Unknown

PHONE NUMBER

(218) 791-3641 (primary, Work Phone)

INVOLVEMENT TYPE

Mentioned

INVOLVED ORGANIZATIONS

INVOLVED ORGANIZATION- NAME

O-1 COLUMBIA RIVER MENTAL HEALTH

ORGANIZATION TYPE

OFFICE - MEDICAL

PHYSICAL ADDRESS

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98662

PHONE NUMBER

(360) 991-1761 (Other Phone)

NAME IDENTIFIER

Legacy Versaterm BIN: 180422404

INVOLVEMENT TYPE

Mentioned

INVOLVED LOCATIONS

REPORTING OFFICER SIGNATURE / DATE

Doug Keldsen #1421 Jun 17, 2022 15:40 (e-signature)

PRINT NAME

Doug Keldsen #1421

SUPERVISOR SIGNATURE / DATE

Ryan Starbuck #1404 Jun 17, 2022 15:52 (e-signature)

PRINT NAME

Ryan Starbuck #1404

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

RELATIONSHIPS ADDENDUM

NAME	RELATIONSHIP	SUBJECT
DIANA MARIE BRADEN	RELATIONSHIP TO ORGANIZATION UNKNOWN	COLUMBIA RIVER MENTAL HEALTH
DIANA MARIE BRADEN	RELATIONSHIP UNKNOWN	Lisa M Aarseth
Lisa M Aarseth	EMPLOYEE	COLUMBIA RIVER MENTAL HEALTH

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Doug Keldsen	06/17/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Doug Keldsen #1421 Jun 17, 2022 15:40 (e-signature)	Ryan Starbuck #1404 Jun 17, 2022 15:52 (e-signature)
PRINT NAME	PRINT NAME
Doug Keldsen #1421	Ryan Starbuck #1404

Vancouver Police Department

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Report Number 2022-015809 - Supplement - 1 Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jun 17, 2022 15:51	Jun 17, 2022 13:57	Neil Martin #1326
SUPPLEMENT TYPE		
Patrol Supplemental		

NARRATIVE**Narrative/**

On listed date/time, Officer Keldsen and I responded to the Columbia River Mental Health building (Fourth Plain Blvd/Andresen) regarding a subject who was trespassing at that location. The person was identified as Diana Braden and staff at the location said she (Braden) had previously been trespassed from that location.

Upon arrival, Braden was observed leaning over the front counter of the reception area grabbing at office equipment (specifically a computer speaker playing music). She was holding the speaker next to her right ear.

Officer Keldsen attempted to speak with Braden but she refused to acknowledge him (either by choice or based upon her current mental state). The Mobile Crisis Team was contacted and responded and also attempted to speak with Braden. During their contact with her she became enraged and threw her head backwards into the wall several times. She also kicked the wall in front of her (she was seated on the carpet on her buttocks) and also punched herself in the head several times.

I requested AMR respond to our location as Braden was a clear danger to her own safety (in addition to the criminal trespass).

Upon the arrival of AMR, Braden looked at medical staff and started yelling, no. It was clear that Braden did not medical staff near her (in fact she began kicking at one medic) almost striking him on at least two occasions.

It was determined that a hold would be placed on Braden and medical staff said they would be sedating her. Once the medication was prepared, Officer Keldsen and I helped hold Braden down so that the medication could be administered. Once this occurred, Braden was secured (by medical staff) to a gurney and later transported to the hospital for medical assistance.

This concludes my involvement in this incident.

Action Recommended/

Attach to original report

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 BRADEN, DIANA MARIE		1990-11-16
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(503) 607-6641 (home), (360) 784-0837 (Mobile), (360) 823-3947 (Home), (360) 949-6101 (primary, Case worker number), (360) 449-9344 (Mobile Phone), 360 (Work)
HOME ADDRESS		
1007 W 13TH ST, 7, VANCOUVER, WA 98660		
INVOLVEMENT TYPE		
Mentioned		

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Neil Martin	06/17/2022	Vancouver Police Department, WA
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE
Neil Martin #1326 Jun 17, 2022 16:05 (e-signature)		Tim Huberty #1214 Jun 18, 2022 12:28 (e-signature)
PRINT NAME		PRINT NAME
Neil Martin #1326		Tim Huberty #1214

Vancouver Police Department

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Vancouver Police Department

Report Number 2020-018685 - Mental Health / Suicidal Subject Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 12, 2020 19:32	Nov 12, 2020 19:32	Jeremy Free #1372

SUPPLEMENT TYPE

Mental Health / Suicidal Subject

NARRATIVE

Synopsis

Michelle Roberts wanted a report to document her ex-boyfriend Matthew Roberts texted her he would jump off a bridge tomorrow. Michelle wanted a report to cover herself in case he did jump off a bridge.

Narrative

Michelle Roberts called 911 to report her ex-boyfriend, Matthew Roberts, as suicidal and that he made threats to jump off a bridge. Michelle provided Matthew s phone number and dispatch attempted to have crisis call him with no success.

I telephoned Michelle and she advised ever since Matthew had assaulted her, documented in 2020-16746, Matthew texts her and makes threats to jump off a bridge. Michelle advised she received a text today at that Matthew again stated he would jump off a bridge. Michelle advised she doesn t care if Matthew jumps off a bridge and only wanted the treat documented in case he actually did jump off a bridge and his phone was found with her text messages.

Michelle advised Matthew wants to get back with her and she believes he is making these statements to manipulate her in getting back with her. Michelle advised she didn t want anything to do with him. Michelle advised Matthew is homeless and she doesn t know where he is.

I advised Michelle on obtaining a restraining order. Michelle advised she is usually drunk and asleep when she has to go to the court house at 0900, so is unable to obtain one. Michelle advised she usually wakes up at 1300 hrs.

I attempted to call the phone number Michelle provided for Matthew, but was unsuccessful in speaking with him.

Attachments

Recommendation

Forward report to Clark County Mental health

MENTAL HEALTH / SUICIDAL SUBJECT

EXHIBITING BEHAVIOR & NATURE OF CRISIS	WEAPON OR FORCE INVOLVED
Public Assist / Individual Self Care	None/Not Applicable

CRISIS DISPOSITION

No Action Possible or Necessary

BEHAVIORAL CRISIS LOCATION

6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

SUBJECT 1

SUBJECT- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
SB-1 roberts, matthew harold	1980-08-07

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Jeremy Free #1372 Nov 12, 2020 20:00 (e-signature)	Clesson Werner #1494 Nov 12, 2020 20:04 (e-signature)
PRINT NAME	PRINT NAME
Jeremy Free #1372	Clesson Werner #1494

SEX	RACE / ETHNICITY	PHONE NUMBER
Male	White / Not Hispanic Or Latino	(360) 369-8130 (Mobile), (360) 998-6854 (Home), (360) 310-7166 (primary, Cell)
HOME ADDRESS		
TRANSIENT, VANCOUVER, WA 98661		
OTHER INVOLVED NAME 1		
OTHER INVOLVED NAME- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
O-1 roberts, michelle marie		1969-04-18
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	White / Not Hispanic Or Latino	(360) 844-0097 (Mobile), (360) 835-0557 (Home), (360) 726-7773 (primary, Cell)
HOME ADDRESS		
MOUNTAIN VIEW TERRACE APARTMENTS, 5704 NE 34TH ST, 8, VANCOUVER, WA 98661		
INVOLVED LOCATIONS		
LOCATION		
6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		
RELATIONSHIPS ADDENDUM		
NAME	RELATIONSHIP	SUBJECT
matthew harold roberts	EX SIGNIFICANT OTHER OF	michelle marie roberts
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.		
ELECTRONICALLY SIGNED	DATE	PLACE
Jeremy Free	11/12/2020	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Jeremy Free #1372 Nov 12, 2020 20:00 (e-signature)	Clesson Werner #1494 Nov 12, 2020 20:04 (e-signature)
PRINT NAME	PRINT NAME
Jeremy Free #1372	Clesson Werner #1494

Vancouver Police Department

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Pg 2 of 2



Vancouver Police Department

Report Number 2021-019306 - Mental Health / Suicidal Subject Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Sep 13, 2021 15:27	Sep 13, 2021 15:11 - 15:27	Nicholaas Gillingham #1770
SUPPLEMENT TYPE		
Mental Health / Suicidal Subject		

NARRATIVE

Synopsis

Information only report on a contact with a subject suffering from mental health issues.

Narrative

On 9/13/2021 at 1434 hours, I responded to Columbia River Mental Health at 6926 NE Fourth Plain Blvd for a mental subject call.

When I arrived I learned that the subject of the call who was identified as Johnny Mackey was hallucinating. He was seeing people in the parking lot and felt that they were after him even though no one was in the parking lot.

It was reported to staff by security that Johnny had a knife in his bag. Johnny was not allowed into the building with the knife. Johnny allowed me to hold onto the knife for him for the duration of his meeting with his mental health counselor.

Johnny called 311 after his meeting and I returned the knife to him with no issues. When I contacted Johnny the second time he was calm and collected.

No further information.

Attachments

None.

Recommendation

This report is for information only.

MENTAL HEALTH / SUICIDAL SUBJECT

EXHIBITING BEHAVIOR & NATURE OF CRISIS		WEAPON OR FORCE INVOLVED
Other Mental Health Issue		Knife/Cutting/Stabbing Instrument
CRISIS DISPOSITION		
No Action Possible or Necessary		
BEHAVIORAL CRISIS LOCATION		
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661		
SUBJECT 1		
SUBJECT- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
SB-1 MACKEY, JOHNNY LEE		1982-05-18
SEX	RACE / ETHNICITY	PHONE NUMBER
Male	Black or African American / Unknown	(360) 369-9956 (Mobile)

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Nicholaas Gillingham #1770 Sep 13, 2021 19:12 (e-signature)	Christopher Douville #1517 Sep 14, 2021 03:32 (e-signature)
PRINT NAME	PRINT NAME
Nicholaas Gillingham #1770	Christopher Douville #1517

HOME ADDRESS

HIDDEN VILLA, 3411 E 29TH ST, VANCOUVER, WA 98661

INVOLVED PERSONS

INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)

DOB / ESTIMATED AGE RANGE

P-1 MACKEY, JOHNNY LEE

1982-05-18

SEX

RACE / ETHNICITY

PHONE NUMBER

Male

Black or African American / Unknown

(360) 369-9956 (Mobile)

HOME ADDRESS

HIDDEN VILLA, 3411 E 29TH ST, VANCOUVER, WA 98661

INVOLVEMENT TYPE

Subject

INVOLVED LOCATIONS

LOCATION

COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED

DATE

PLACE

Nicholaas Gillingham

09/13/2021

Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE

Nicholaas Gillingham #1770 Sep 13, 2021 19:12 (e-signature)

PRINT NAME

Nicholaas Gillingham #1770

SUPERVISOR SIGNATURE / DATE

Christopher Douville #1517 Sep 14, 2021 03:32 (e-signature)

PRINT NAME

Christopher Douville #1517

Vancouver Police Department

Mark43 RMS v2.0 generated by B Pice #1595 on May 25, 2023 10:36

Pg 2 of 2



Vancouver Police Department

Report Number 2022-018133 - Mental Health / Suicidal Subject Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Jul 15, 2022 17:27	Jul 15, 2022 14:33	Ryan Starbuck #1404
SUPPLEMENT TYPE		
Mental Health / Suicidal Subject		

NARRATIVE

Synopsis

Responded to welfare check on a person driving from Columbia River Mental Health. Unable to locate.

Narrative

On 7/15/2022 at approximately 1439 hours I was dispatched on a welfare check at Columbia River Mental Health at 6926 NE Fourth Plain Blvd. A client of the clinic seemed very disoriented when he left driving a vehicle. The clinic was concerned with his ability to drive and was concerned he may need medical assistance.

An area check of the area was negative so I contacted the clinic by phone. I spoke with Jennifer Gray who stated that the client was Jazper Alahmadifard. Jennifer stated that Jazper came in this morning and was treated but claimed to have extensive heat stroke and was going to the hospital this morning for a checkup. Just prior to this call Jazper returned to the clinic and had forgotten that he had already come into the clinic. He seemed very disoriented and confused and employees were concerned with his ability to drive. Jazper went to his vehicle and drove off.

I spoke to a security employee who observed him drive by and the driving appeared normal although he seemed to have a blank stare. The license plate of WA/BZK6745 was provided and I attempted to locate Jazper at his residence to conduct a welfare check. The vehicle didn't return to him so I don't have good information in regards to his ID information. I attempted to call the phone number the clinic had for him with negative results. An MDC message was sent to all on duty Officers of the vehicle description for a welfare check only. There isn't enough information to determine that Jazper is gravely disabled or a danger to self.

Attachments

N/A

Recommendation

Information only.

MENTAL HEALTH / SUICIDAL SUBJECT

EXHIBITING BEHAVIOR & NATURE OF CRISIS	WEAPON OR FORCE INVOLVED
Public Assist / Individual Self Care	None/Not Applicable
CRISIS DISPOSITION	
No Action Possible or Necessary	
BEHAVIORAL CRISIS LOCATION	
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661	
SUBJECT 1	
SUBJECT- NAME (LAST, FIRST MIDDLE)	DOB / ESTIMATED AGE RANGE
SB-1 Alahmadifard, Jazper	21 - 50 years old

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Ryan Starbuck #1404 Jul 15, 2022 17:40 (e-signature)	Jim Burgara #1257 Jul 15, 2022 21:52 (e-signature)
PRINT NAME	PRINT NAME
Ryan Starbuck #1404	Jim Burgara #1257

SEX	RACE / ETHNICITY	PHONE NUMBER		
Male	Unknown / Unknown	(253) 279-5574 (primary, Work Phone)		
HOME ADDRESS				
9318 NE 68TH ST, VANCOUVER, WA 98662				
INVOLVED PERSONS				
INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE		
P-1 GRAY, JENNIFER A		1978-07-26		
SEX	RACE / ETHNICITY	PHONE NUMBER		
Female	White / Not Hispanic Or Latino	(360) 600-3238 (primary, Mobile Phone)		
INVOLVEMENT TYPE				
Complainant				
INVOLVED LOCATIONS				
LOCATION				
COLUMBIA RIVER MENTAL HEALTH CRMH, 6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661				
VEHICLE INVOLVED: SUBARU LEGACY 2002				
ITEM CATEGORY	MAKE	MODEL	YEAR OF MANUFACTURE	
Passenger Car/ Automobile	Subaru	Legacy	2002	
DESCRIPTION				
Station Wagon				
LICENSE PLATE / REGISTRATION #		VIN #		
BZK6745		4S3BH635327304591		
BODY STYLE	PRIMARY COLOR	REGISTRATION STATE	REGISTRATION YEAR	
4 Door Hatchback, Passenger Car	Red (RED)	Washington	2023	
REGISTRATION TYPE				
PC				
DRIVER				
Jazper Alahmadifard				
STATUS	STATUS DATE	TOTAL (\$) VALUE	IMPOUNDED / TOWED	
Vehicle, Involved	Jul 15, 2022	UNKNOWN	No	
QUANTITY				
1				
VEHICLE / PROPERTY & ITEMS SUMMARY				
DESCRIPTION / MAKE / MODEL / COLOR	STATUS / DATE / REASON FOR CUSTODY	VIN # / SERIAL #	QTY	TOTAL (\$) VALUE
Station Wagon / Subaru / Legacy / Red (RED)	Vehicle, Involved / Jul 15, 2022	4S3BH635327304591	1	UNKNOWN
RELATIONSHIPS ADDENDUM				
NAME	RELATIONSHIP	SUBJECT		
Jazper Alahmadifard	OTHERWISE KNOWN - Jazper is client at CRMH	JENNIFER A GRAY		
This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.				
ELECTRONICALLY SIGNED	DATE	PLACE		
Ryan Starbuck	07/15/2022	Vancouver Police Department, WA		
REPORTING OFFICER SIGNATURE / DATE		SUPERVISOR SIGNATURE / DATE		
Ryan Starbuck #1404 Jul 15, 2022 17:40 (e-signature)		Jim Burgara #1257 Jul 15, 2022 21:52 (e-signature)		
PRINT NAME		PRINT NAME		
Ryan Starbuck #1404		Jim Burgara #1257		

Vancouver Police Department

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Pg 2 of 2



Vancouver Police Department

Report Number 2022-027645 - Mental Health / Suicidal Subject Report

REPORT DATE / TIME	EVENT START DATE / TIME - EVENT END DATE / TIME	REPORT WRITER
Nov 3, 2022 21:08	Nov 3, 2022 15:21	Derek Broussard #1791
SUPPLEMENT TYPE		
Mental Health / Suicidal Subject		

NARRATIVE

Synopsis

During a mental health screening, Dawn Rasmussen made homicidal statements about towards her daughter.

Narrative

On 03 Nov 2022 at approximately 1535 hours, I self-dispatched to a "Threats" call. Per the call notes, Lisa Miller, a mental health professional and screener for Columbia River Mental Health Services, was screening Dawn Rasmussen for the first time. During the screening interview, Dawn commented to Lisa that she was "choke the shit out of her, I'm going to fucking kill her, that I'm fucking serious, and I'm going to do it." In reference to Dawn's adult daughter, Dezarea Roy.

I contacted Lisa via work-issued cell phone. Lisa stated the following in substance:

- Dawn has an extensive mental health background
- Per her conversation with Dawn, Lisa does not believe that Dawn is in contact or knows where Dezarea is.
- Dawn normally stays at St. Luke's Episcopal Church women's shelter.

I was unable to make contact with Dawn by phone or at the shelter. The Shelter staff stated that Dawn had not been there for the last "couple" of days.

Attachments

None

Recommendation

Informational report only.

MENTAL HEALTH / SUICIDAL SUBJECT

EXHIBITING BEHAVIOR & NATURE OF CRISIS	WEAPON OR FORCE INVOLVED
Serious Harm to Others	Personal Weapons (hands, feet, etc.)
CRISIS DISPOSITION	
No Action Possible or Necessary	
BEHAVIORAL CRISIS LOCATION	
6926 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661	
SUBJECT 1	

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Derek Broussard #1791 Nov 3, 2022 21:39 (e-signature)	Christopher Douville #1517 Nov 3, 2022 23:22 (e-signature)
PRINT NAME	PRINT NAME
Derek Broussard #1791	Christopher Douville #1517

SUBJECT- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
SB-1 RASMUSSEN, DAWN RENEE		1968-08-16
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Black or African American / Not Hispanic Or Latino	(564) 208-7234 (primary, Mobile Phone), (360) 798-8598 (Home Phone)
HOME ADDRESS		
1706 SE HALYARD LN, VANCOUVER, WA 98661		
OTHER INVOLVED NAME 1		
OTHER INVOLVED NAME- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
O-1 ROY, DEZARAE KIERSTIN		1996-03-14
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown / Unknown	(503) 498-7206 (primary, Mobile Phone)
HOME ADDRESS		
10113 NE NOTCHLOG DR, APT 107, VANCOUVER, WA 98685		
SUBJECT TYPE		
Mentioned: Daughter of subject		
OTHER INVOLVED NAME 2		
OTHER INVOLVED NAME-2 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
O-2 Miller, Lisa D		1973-02-07
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown / Unknown	(360) 993-3104 (primary, Work Phone)
SUBJECT TYPE		
Other: employee / mental health professional		
INVOLVED PERSONS		
INVOLVED PERSON- NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-1 RASMUSSEN, DAWN RENEE		1968-08-16
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Black or African American / Not Hispanic Or Latino	(564) 208-7234 (primary, Mobile Phone), (360) 798-8598 (Home Phone)
HOME ADDRESS		
1706 SE HALYARD LN, VANCOUVER, WA 98661		
INVOLVEMENT TYPE		
Subject		
INVOLVED PERSON-2 NAME (LAST, FIRST MIDDLE)		DOB / ESTIMATED AGE RANGE
P-2 Miller, Lisa D		1973-02-07
SEX	RACE / ETHNICITY	PHONE NUMBER
Female	Unknown / Unknown	(360) 993-3104 (primary, Work Phone)
INVOLVEMENT TYPE		
Witness		
RELATIONSHIPS ADDENDUM		
NAME	RELATIONSHIP	SUBJECT
DAWN RENEE RASMUSSEN	ACQUAINTANCE OF	Lisa D Miller
NAME	RELATIONSHIP	SUBJECT
DEZARAE KIERSTIN ROY	CHILD OF	DAWN RENEE RASMUSSEN
NAME	RELATIONSHIP	SUBJECT
DEZARAE KIERSTIN ROY	RELATIONSHIP UNKNOWN	Lisa D Miller
REPORTING OFFICER SIGNATURE / DATE		
Derek Broussard #1791 Nov 3, 2022 21:39 (e-signature)		
PRINT NAME		
Derek Broussard #1791		
SUPERVISOR SIGNATURE / DATE		
Christopher Douville #1517 Nov 3, 2022 23:22 (e-signature)		
PRINT NAME		
Christopher Douville #1517		

This report was generated in Mark43 and the e-signature was affixed using the undersigned officer's unique login and password. I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct to the best of my knowledge and belief.

ELECTRONICALLY SIGNED	DATE	PLACE
Derek Broussard	11/03/2022	Vancouver Police Department, WA

REPORTING OFFICER SIGNATURE / DATE	SUPERVISOR SIGNATURE / DATE
Derek Broussard #1791 Nov 3, 2022 21:39 (e-signature)	Christopher Douville #1517 Nov 3, 2022 23:22 (e-signature)
PRINT NAME	PRINT NAME
Derek Broussard #1791	Christopher Douville #1517



Compassionately Serving
Our Most Vulnerable Neighbors

VMC 20.245.040.A.5 – Adequate Mitigation

Question: Does the Project adequately mitigate identified impacts related to homelessness and public safety on adjacent properties?

Answer: **Yes.**

- Project Opponent's arguments and supporting material merely speaks to 1) existing conditions in the surrounding community, and 2) existing conditions in the neighborhood where Applicant's other facilities are located.
- There is no evidence on the record that demonstrates the Project *itself* will exacerbate these existing conditions; in fact, Project Opponent's own evidence demonstrates that similar medical facilities lead to ***decreased*** neighborhood crime levels.
- As conditioned in the Project Approvals, the Project includes a Public Safety Plan, fully addresses any potential issues related to homelessness and crime, and adequately mitigates all identified impacts related to these issues.

VMC 20.245.040.A.5 – Adequate Mitigation

Question: Are Project Opponent's recommendations related to public safety necessary to provide adequate mitigation?

Answer: **No.**

- Project Opponent's proposed conditions are punitive in nature and would merely serve to add incredible and unnecessary cost and liability to the Project.
- There is no evidence on the record that demonstrates security personnel beyond those identified in the Public Safety Plan are warranted or appropriate.
- There is no basis or justification in the Vancouver Municipal Code to require the Project to post a bond in order to operate.

Condition of Approval 1 – Site Security Plan

Question: Does the Project's Site Security Plan fully satisfy Condition 1 of the Hearing Examiners Decision?

Answer: **Yes.**

- The Site Security Plan was crafted specifically to address issues that Project Opponent raised related to homelessness and criminal activity.
- It is a unique requirement not generally applied to medical facilities.
- The Plan includes hours of operation, security personnel qualifications, processes and procedures for actively managing potential onsite issues, and a 24-hour hotline for neighbors to use in case of emergencies.

Condition of Approval 1 – Site Security Plan

Question: Is the Project's Site Security Plan Deficient?

Answer: **No.**

- It is the result of extensive and through public input received through the public engagement process associated with the Project application.
- The Hearing Examiner fully reviewed and addressed Project Opponent's concerns and conditioned the Project to include the Site Security Plan as a result of those concerns.
- The Plan includes hours of operation and shows that the dispensation of medication will end at 3 p.m. daily, as the Hearing Examiner required.

20.150.040.B – Essential Public Facility

Question: Is the Project an Essential Public Facility as defined by the Vancouver Municipal Code or the Revised Code of Washington?

Answer: **No.**

- City staff correctly interpreted the clear language in the Vancouver Municipal Code to determine that the Project is not an Essential Public Facility.
- Essential Public Facilities are: 1) of a size that makes them difficult to site, and 2) of state-wide and regional significance.
- Examples include airports, state education facilities, state or regional transportation facilities, prisons, jails, other correctional facilities, and solid waste handling facilities.

20.150.040.B – Essential Public Facility

Question: Does the recent change to state law mean that the Project is an Essential Public Facility?

Answer: **No.**

- The recent changes to state law regarding the definition of Essential Public Facilities is wholly inapplicable because the Project has vested rights under the Vancouver Municipal Code.
- Project Opponent's argument that they should have been entitled to cross-examine City staff regarding the non-designation of the Project as an Essential Public Facility is moot as they failed to raise it during the public hearing process.

DATE: October 9, 2023

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

CC: Lon Pluckhahn, Interim Public Works Director, Julie Gilbertson, Interim Environmental Resource Manager, Charles Ray, Urban Forester

RE: **Final Draft Urban Forestry Management Plan**

Background

In 2022, Vancouver's Urban Forestry Program secured a \$20,000 grant from WA Dept. of Natural Resources to fund an update to the adopted 2007 Urban Forestry Management Plan (UFMP).

The adopted 2007 Urban Forestry Management Plan helped guide Vancouver to make strategic improvements over the last 15 years with support from both internal City stakeholders as well as the greater community. The updated UFMP identifies strategic actions to work towards in the next 5 years, 10 years and beyond with community input and support, including:

- Identify and create plans to address inequities in our tree canopy
- Review our tree data, plans, policies and other available data
- Plan for an equitable, climate resilient tree canopy in the future
- Provide a roadmap to achieve a shared vision for the future of Vancouver's trees

The purpose of the updated UFMP is to recommend direction and actions for Vancouver to optimize the benefits of trees by envisioning an equitable, climate adaptive, integrated, and sustainable approach to managing the city's urban forest resources over the next twenty-five years. The final draft UFMP includes: a comprehensive analysis of the current state of Vancouver's urban forest; a discussion of existing management structures and policies; a summary of community outreach activities and feedback; a vision for the future; and goals and action items to support the realization of the vision. The final draft UFMP also includes a monitoring plan and implementation schedule.

Development of the draft UFMP involved extensive research of other communities; review of existing plans, policy and workflows; broad community outreach, and discussions with key stakeholders, including the Urban Forestry Commission and City staff. Community outreach efforts included two online meetings, one open house, an online community survey, and internal/external stakeholder outreach.

The final draft Long-Term Framework in the UFMP identifies 3 Goals:

GOAL 1	GOAL 2	GOAL 3
Proactively manage public trees, continue to grow and expand a healthy canopy to achieve the 28% citywide canopy goal, maintain public safety, and optimize urban forest benefits.	Achieve environmental justice through a partnership with the City and its residents to improve well-being, human health, local economies, and urban forest sustainability.	Strengthen policies for preserving the environmental benefits, management, and the character of Vancouver's urban forest.
1.1A Update and maintain the public tree inventory.	2.1A Maintain Tree City USA recognition.	3.1A Protect trees during construction projects.
1.1B Utilize current and future canopy assessments.	2.1B Maintain active communications with diverse audiences.	3.1B Apply a no-net-loss approach to tree canopy cover.
1.2A Align staffing levels with the needs of the urban forest and the community.	2.1C Provide education and training workshops.	3.1C Use tree canopy assessment data for tree management policies.
1.2B Establish and implement a proactive pruning cycle and management program for City-maintained trees.	2.1D Implement program services through the lens of environmental justice.	3.1D Update and strengthen tree-related ordinances, design standards, and protocols.
1.2C Ensure newly planted trees receive post-planting care and young tree training.	2.2A Expand partnerships and the Neighborhood Tree Stewards program.	3.2A Enforce tree regulations.
1.3A Formally update the Tree Planting Initiative.	2.2B Coordinate Plan implementation and community engagement with the Urban Forestry Commission and local partners.	
1.3B Increase citywide tree canopy cover.	2.2C Effectively manage volunteers and events.	
1.3C Grow a sustainable and resilient urban forest.		

The first draft of the UFMP was released for public comment on March 8, 2023. Additionally, the first draft was reviewed by the Urban Forestry Commission on March 15th and the Park and Recreation Advisory Commission on April 9th. The second draft, released April 27, 2023, was reviewed with City Council during a workshop on May 8, 2023 and Planning Commission workshop on May 23, 2023. The second draft also underwent State review through the Department of Commerce and the State Environmental Policy Act (SEPA) process in May-July of 2023.

Final Draft Urban Forestry Management Plan

October 9, 2023

Page 3 of 3

In August 2023, the project team refined and finalized the draft UFMP based on feedback received from the community, City Council, Vancouver Planning Commission, State agencies and others and is now posted on [Project's Be Heard website](#). The Urban Forestry Commission voted to recommend Council adoption on September 20, 2023. Planning Commission reviewed the final draft at a workshop on September 26, 2023.

Action Requested

This memo is for information only.

Next Steps

The final draft UFMP will be before City Council on October 23, 2023 for 1st reading and November 6, 2023 for 2nd reading/public hearing with a recommendation of adoption.

Staff Contact Information

- Charles Ray, Urban Forester, charles.ray@cityofvancouver.us, 360-487-8328
- Jessica George, Urban Forestry Outreach Coordinator, jessica.george@cityofvancouver.us, 360-487-8308

Attachments

- A. Final Draft Urban Forestry Management Plan is available on the [Project's Be Heard website](#).