



City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

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

December 1, 2025

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

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

The City Council Meeting was held on 12/1/2025 at 4:00 PM in the Vancouver City Hall, Council Chambers 415 West 6th Street, Vancouver, WA 98660.

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

View the CVTV video recording, including presentations and discussion, for workshops at: <https://www.cvtv.org/video/city-council-workshops-12-01-25-2025121008/>

Boards and Commissions Discussion

(Approximately 45 minutes)

Lisa Brandl, Deputy City Manager, Joy Fowler, Equity and Inclusion Program Director, lisa.brandl@cityofvancouver.us, Joy.Fowler@cityofvancouver.us

Staff led Council through a discussion of the Boards and Commissions Discussion.

Comprehensive Plan Update

(Approximately 1 hour and 15 minutes, to immediately follow the previous workshop)

Rebecca Kennedy, Deputy Community Development Director, Meredith Herbst, Planner, rebecca.kennedy@cityofvancouver.us, meredith.herbst@cityofvancouver.us

Staff led Council through a discussion of the Comprehensive Plan Update.

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

Regular Council Meeting

6:30 PM

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

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

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CTVV video recording, including presentations, testimony and discussion, for this meeting please visit: <https://www.cvtv.org/video/vancouver-city-council-12-01-25-2025121007/>

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

Council motioned to extend the Comprehensive Plan Update Workshop by adding it into Communications on the Agenda.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and Yes: 7, No: 0, Abstaining: 0, to extend the Comprehensive Plan Update Workshop into the Communications section of the agenda.

Pledge of Allegiance

Call to Order and Roll Call

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

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

Absent: None

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public

addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

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

- *Chatham Olive, Vancouver*
- *Jacqueline Marsh, Vancouver*
- *Karen Morrison, Vancouver*
- *Kathy O'Meara-Wyman, Vancouver*
- *Brittini Lasseigne, Vancouver*
- *Janice Ritter, Vancouver*
- *Siobhana McEwen, Vancouver*

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

Consent Agenda

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

Council pulled items 3 and 7 for discussion.

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1-2, 4-6, and 8 on the Consent Agenda.

Council discussed updating the 2026 Council calendar.

Motion by Councilmember Hansen, seconded by Councilmember Fox, and Yes: 7, No: 0, Abstaining: 0, to update the calendar to have a community forum at the end of every scheduled meeting.

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to update the calendar to include a quarterly community forum offsite with the allowance of Workshops prior as necessary.

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approve an update to the mid-year break to July 6, 2026.

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

1. Construction Acceptance and Release of Retainage — 2025 Rose Village Curb Ramps Project – ITB: 25-13

Staff Report: 233-25

Request: On Monday, December 1, 2025, accept the 2025 Rose Village Curb Ramps project as constructed by NW Construction General Contractors Inc., of Battle Ground, Washington, and authorize the release of retainage, subject to receipt of all documentation required by law.

Ryan Knox, Senior Civil Engineer, ryan.knox@cityofvancouver.us

Motion approved the request.

2. Award of Job Order Contracting (JOC) Services for General Construction Contracts

Staff Report: 234-25

Request: On Monday, December 1, 2025, authorize the City Manager, or designee, to execute two (2) JOC Services for General Construction contracts with Halbert Construction Services LLC of Vancouver, WA, and SDB Contracting Services of Hillsboro, OR, as they are the two highest scored proposers. Each contract will have an initial period of two (2) years with the option to renew for one (1) additional year and a not-to-exceed value of \$3,000,000 per year. Also, authorize the City Manager, or designee, to amend these contracts as needed and to amend the value up to 10% of the not-to-exceed value for the life of the contract.

Anna Vogel, Procurement Manager, anna.vogel@cityofvancouver.us

Motion approved the request.

3. Approval of 2026 City Council Meeting Schedule

Staff Report: 235-25

Request: On Monday, December 1, 2025:

1. Hold in abeyance the requirements of City Council Policy 100-32, section 5.1., Meeting Schedule, pending the conclusion of the construction of City Council chambers.

2. Approve either Option 1 or Option 2 for the 2026 annual Vancouver City Council meeting schedule and return with any necessary updates, if needed, to policy 100-32, section 10.11, Community Forum, at a later date.

Lisa Brandl, Deputy City Manager, Tatyana Willburn, Executive Assistant to the City Manager and Administrative Supervisor,
lisa.brandl@cityofvancouver.us, tatyana.willburn@cityofvancouver.us

Motion approved the request.

4. 2026 Public, Educational and Government (PEG) Grant Awards

A RESOLUTION relating to cable television and to the award of Public, Educational and Governmental (“PEG”) capital contribution funds to The Vancouver Educational Telecommunications Consortium (“TV ETC”) and Clark Vancouver Television (“CVTV”) respectively, the designated educational and government access providers for the City of Vancouver.

Staff Report: 236-25

Request: On Monday, December 1, 2025, adopt a resolution, under the terms of the interlocal agreement between the City of Vancouver and Clark County, awarding PEG Capital Support Funds of \$338,350.12 to TV ETC and \$225,688 to CVTV.

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

Motion adopted Resolution M-4358 to approve the request.

5. Approval of Vancouver Housing Authority Bond for Battle Ground Portfolio

A RESOLUTION providing approval, solely for purposes of section 147(f) of the Internal Revenue Code, of the issuance of revenue obligations by the Housing Authority of the City of Vancouver in the principal amount of not to exceed \$20,500,000, to finance the acquisition, construction and/or renovation of three multifamily housing projects to provide housing for low-income persons.

Staff Report: 237-25

Request: On Monday, December 1, 2025, finalize and approve the resolution indicating the City’s approval of the issuance of the bond for the project.

Samantha Whitley, Housing Programs Manager, Kimberly Kerlee, Senior Support Specialist, samantha.whitley@cityofvancouver.us,
kimberly.kerlee@cityofvancouver.us

Motion adopted Resolution M-4359 to approve the request.

6. Vancouver Municipal Code Title 14 Updates

AN ORDINANCE relating to water, sewer and surface water utility miscellaneous fees and regulations, amending chapters 14.04, 14.08, 14.09, and 14.16 of the Vancouver Municipal Code (VMC); providing for savings, severability and an effective date.

Staff Report: 238-25

Request: On Monday, December 1, 2025, advance the ordinance amending Title 14 of the Vancouver Municipal Code on first reading, setting the date for the second reading and public hearing for December 8, 2025.

Chris Malone, Public Works Finance and Asset Manager,
chris.malone@cityofvancouver.us

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

Motion approved the request.

7. 2026 Model Business and Occupation Tax Ordinance Update

AN ORDINANCE relating to Chapter 5.03 of the Vancouver Municipal Code (VMC), Business and Occupation Tax, amending VMC 5.03.030; and providing for severability, referendum, and an effective date.

Staff Report: 239-25

Request: On Monday, December 1, 2025, approve the ordinance on first reading, setting the date of second reading and public hearing for December 8, 2025.

Anthony Glenn, Treasurer, anthony.glenn@cityofvancouver.us

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

Motion approved the request.

8. Approval of Claim Vouchers

Request: Approve claim vouchers for December 1, 2025.

Motion approved claim vouchers in the amount of \$20,945,754.70.

Public Hearings

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

9. Continued Resolution Allowing Housing Related Comprehensive Plan and Zoning Map and Text Changes

A RESOLUTION relating to the continued temporary suspension of Comprehensive Plan and zoning code map and text change proposals under Vancouver Municipal Code Chapter 20.285, except those related to housing production.

Staff Report: 240-25

Request: On Monday, December 1, 2025, approve the attached updated resolution continuing to limit Comprehensive Plan and zoning code map and text changes, except those related to housing production, until completion of the periodic update of the Comprehensive Plan and zoning code.

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

Bryan Snodgrass, Principal Planner, provided an overview of the Continued Resolution Allowing Housing Related Comprehensive Plan and Zoning Map and Text Changes.

Council discussed the item briefly with staff.

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

- *Anastasiya Kozlovska, Vancouver*
- *Jason Cromer, Vancouver*
- *Bruce Barnes, Vancouver*

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

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and Yes: 6, No: 1, Abstaining: 0, to approve Resolution M-4360. Councilmember Perez voted No.

Communications

A. From the Council

Council discussed the C-tran Composition Board plan. Council motioned to move forward with the C-Tran Board Composition Plan as a 4-3-2 plan without stipulations.

Motion by Councilmember Harless, seconded by Councilmember Paulsen, and Yes: 6, No: 1, Abstaining: 0, to approve the Council asking C-Tran Board to approve the 4-3-2 plan without stipulations. Councilmember Hansen voted No.

B. From the Mayor

C. From the City Manager

58th Street Rezone Re-Application

Bryan Snodgrass, Principal Planner, discussed the 58th Street Rezone Re-Application.

Comprehensive Plan Update - Continued

Rebecca Kennedy, Deputy Community Development Director, discussed the Comprehensive Plan Update - Continued.

Adjournment

9:43 p.m.

DocuSigned by:

Anne McEnerny-Ogle

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

493E9404147AE4BD...

Natasha Ramras, City Clerk

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

From: [Abby Hollopeter](#)
To: [City Council](#)
Subject: Written Comments for 12/1 Council Meeting Attached
Date: Monday, December 1, 2025 9:06:00 AM
Attachments: [City Council 12_1 Written Comment OWI Education Services.pdf](#)

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Hello!

Written comments for today's (Monday December 1st) council meeting are attached! Thank you.

Abby Hollopeter (she/her)
Community Engagement Coordinator
Odyssey World International Education Services



www.odysseyworld.org





Odyssey World
International Education Services

www.odysseyworld.org

Dear Vancouver City Council,

Odyssey World International Education Services, a Black women-led nonprofit in Vancouver advancing social, racial, and economic justice, **strongly supports** the priorities outlined in the Preferred Alternative Map developed by City Planning Staff.

This spring, we engaged over 50 community members in discussions about the Comprehensive Plan to ensure our understanding of community priorities. What we heard echoed what we see every day: Vancouver residents need better access to affordable housing, reliable transportation, good jobs, essential services, and pathways to homeownership. These cornerstones of a thriving life remain out of reach for many, especially the BIPOC and underrepresented communities we serve.

Equity means ensuring that all types of residents—homeowners, renters, and income-restricted renters—have access to housing in every neighborhood, not only along major corridors. Thoughtful growth planning creates a city that genuinely welcomes everyone. Expanding housing and jobs, together with access to grocery stores, childcare, and healthcare, strengthens an inclusive and resilient Vancouver. Because every neighborhood will need to evolve to meet the city's housing and job targets, we believe that areas well served by schools, parks, healthcare, transit, and other essential services are especially appropriate for this growth.

Finally, equity includes access to quality jobs that support families, such as those in manufacturing and production that do not require advanced degrees. A land use plan that creates space for these opportunities will help Vancouver remain a place of prosperity and upward mobility.

Thank you for your commitment to building a more equitable and inclusive Vancouver.

Sincerely,

Odyssey World International Education Services

December 1, 2025

Odyssey World International Education Services

From: [Shae Whelchel](#)
To: [City Council](#)
Subject: 58th Street Rezone
Date: Monday, December 1, 2025 9:27:48 AM

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To The City Council Regarding 58th St Rezone:

I'm writing as a Walnut Grove neighbor near the 58th St properties in question for rezone. We implore you to consider that just this August, 2025, the City Council had a thorough discussion addressing a density of 77 units and five stories, and has rejected this density 6:1.

On December 1st, you will be presented with another proposal, for R-35. **If approved without a Development Agreement, R-35 would still allow 70 units and the same five stories that were of concern for the Council, our Walnut Grove Association, and our neighbors of Walnut Grove.** The 70 units comes from a Transit Overlay Bonus which allows 125% capacity over what a zone already permits, and Applicant has utilized this option to its fullest extent recently.

I ask that the Council hold a workshop to discuss a Development Agreement in collaboration with the City Council, Walnut Grove Association, and Applicant, to ensure accountability and avoid approval of a density just 7 units short of what was already rejected, and similar height.

In brief, please instate and ensure that the Development Agreement includes requirements to adhere to no more than a three story building, and no more than 54 units, as well as include protections against flooding, septic tank control, proper stormwater and sewage management to a nearby Stormwater Facility, and preservation of historic evergreen trees, maintaining location away from single family homes.

A workshop is necessary to discuss and collaborate on this further. **Please hold a workshop to discuss this complex issue, and my fellow Walnut Grove residents will be in attendance to collaborate and listen.** If such a Development Agreement cannot be implemented, please reject R-35 for the same reasons R-50 was rejected: incompatibility with pedestrian connections and height concerns.

Thank you for your time and passion in allowing our neighborhood's input in this major, landscape-changing project. This development will set precedent for similar projects under the Our Vancouver Comprehensive Plan and warrants additional discussion to address a list of unanswered questions—including some posed by the Planning Commission on 11/18.

Sincerely,

Shae J. Whelchel & Dr. Aaron D. Whelchel

From: [Andy Wright](#)
To: [City Council](#)
Subject: Andy & Tami Wright (4510 Dubois Dr Vancouver WA)
Date: Sunday, November 30, 2025 5:46:24 PM
Attachments: [image882512.png](#)
[image186225.png](#)
[image461955.png](#)
[image922744.png](#)
[image200433.png](#)
[image363984.png](#)

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Hi City of Vancouver,

I'm writing to you as I've lived in this neighborhood for over 12 years, and my wife grew up here with her family for 20 years.

The idea of putting multi-family housing and more density in this neighborhood (ADU's) is concerning to me for a variety of reasons.

- You're making the neighborhood less desirable for families that bought into this area for the privacy and aesthetics
- You're going to congest the area with more cars on the streets
- You're going to have families move out of this area if you try to pack multiple homes on 1 tax lot

I strongly oppose this measure and the idea of crowding our area with more housing to make more money.

Andy and Tami Wright
360 903 0807



Andy Wright

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From: [joi kilby](#)
To: [City Council](#)
Subject: Christmas Markets Around the World - Can We Add Vancouver?
Date: Sunday, November 30, 2025 9:55:33 AM

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I love the south waterfront area in Vancouver. I think there is an opportunity for the city to build something even truly greater. Christmas Markets create mass tourism for many locations in Europe from mid to late November up until epiphany (January 6th). Even cruise ships go to many of these destinations specifically for them. My mom is too old to travel, but she was recently questioning why Vancouver doesn't have something similar. I looked on LoopNet and noticed there is a large property available right next to the port. I see a fantastic opportunity for Vancouver, so I wanted to pass the idea along of the city creating a large Christmas Market there. This could create a huge economy boost for the city through tourism. Can you imagine? I can. If I had the resources, I would look into it myself as an investment. If it was done properly, think of how much fun it would be for the people who live in Vancouver, Washington, to go visit every year as a traditional outing with it being so close to the city. If it is made in a grand way, I think everyone would come from all over, filling up hotels and creating many new business opportunities. I have no idea about cruise ship logistics, but I envision something that could become world renowned within 20 years.





Thank you for letting me pitch this idea to you. And if you love it too, let me know. I was recently laid off from Wells Fargo as a Compliance Officer. My skills are somewhat limited, but I have some time now and would be willing to help anyway I can.

Thanks,
Joi

Sent from my iPhone

From: [Emily Pelts](#)
To: [City Council](#)
Subject: City Council Meeting 12/1 - Comprehensive Plan
Date: Monday, December 1, 2025 9:37:07 AM

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Greetings City Council,

I'm writing today to urge the City Council to utilize the Comprehensive Plan as an opportunity to develop and support municipal codes that will encourage action, rather than relying on commercial property owners to make changes at their own initiative. Non-conforming commercial property owners that continue to operate and take on new leases for prohibited business uses under new zoning that is meant to address identified needs and gaps in our communities have little incentive to change. This is evident in Hudson's Bay neighborhood, where there are three auto repair businesses (one a motorcycle repair business abutting multiple residential lots) within a half mile of each other, despite current zoning regulations stating that these are either conditional or outright prohibited. These commercial properties occupy valuable real estate that could be better developed for housing or commercial uses more suited to a neighborhood with small, closely packed lots. Yet, limited by lot size and stricter commercial uses in the current Evergreen and Grand Overlay District, these non-conforming commercial property owners enjoy the freedom to stay the same while leasing to and profiting from uses that are currently prohibited. The neighborhood has benefited very little from the current Evergreen & Grand overlay district, primarily due to a lack of incentives and zoning compliance requirements, yet commercial property owners have benefited significantly from the protection of their non-conforming statuses. **New codes developed as part of the Comprehensive Plan can help close this loophole and accelerate appropriate, goal-oriented development.**

When the new zoning is approved via the Comprehensive Plan, I'm advocating for **two things**:

First, thoughtful discernment is required in the development of **commercial codes that focus on compatibility and symbiotic integration with the surrounding neighborhood**. This involves utilizing lot size, setback, and off-site impact mitigation requirements (among others) that determine what commercial uses can feasibly exist on a specific parcel. I support the up-zoning of our city, but that doesn't mean it should be done without thorough discernment to maintain livability. As many other residents who support this upzoning have mentioned, the noise in our city, such as from motorcycles and modified exhaust vehicles, poses a health hazard. Bringing more residents to the city without careful planning is irresponsible at best and harmful to health at worst.

Secondly, I'm requesting provisions that would **require non-conforming properties to conform to current zoning requirements and land uses**. Without a push, many of these property owners won't comply until a developer buys the property - how long will that take, and can we afford to wait that long? Based on all that has been discussed as part of this Comprehensive Plan development, we need this new zoning, and we need it now. Why give these commercial property owners the ability to sit back and be part of the problem? They don't have a vested right to their non-conforming status, and it allows them to be complacent and maintain the status quo. Drive through Hudson's Bay and see for yourself. Why does this neighborhood have 3 auto repair businesses instead of higher-density residential along the arterials or a wider variety of services - because no one is making them change.

I appreciate your consideration, thank you.
Emily

From: [James Wu](#)
To: [City Council](#)
Subject: Comment for council meeting 12/1
Date: Monday, December 1, 2025 8:58:19 AM

Hello,

My name is James and I own property in Hazel Dell.

I believe that there is no real reason to separate out the residential/mixed use neighborhoods. Mixing both residences and businesses is actually the preferred way in many successful cities around the world, and there is no reason for Vancouver to be different. Instead, I would suggest combining mixed-use neighborhood with low/medium density housing: allowing buildings up to 8 stories tall (without limiting the minimum), in all low-medium-mixed density zones. However if this proves to be too unrealistic for whatever reasons, then upzoning in general is always a good idea.

--

[James Wu, IT Consultant](#)



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

From: [Dennis A Noonan](#)
To: [City Council](#)
Cc: [Planning Commission](#); duboispark@gmail.com
Subject: Comprehensive Plan
Date: Sunday, November 30, 2025 4:08:22 PM

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Date: November 30, 2025
To: The Vancouver City Council
From: Dennis and Cathie Noonan
Re: Comprehensive Plan/ DuBois Park Neighborhood

My wife and I are long-term residents of DuBois Park Neighborhood. We moved here with our young family in July of 1976 and have resided here for the last 49 years. The neighborhood is delightful with great neighbors and beautiful homes. In recent years we have seen new residents as people sell their homes. It is nice to see young families often with children as we again hear the voices of children at play. The neighborhood is great for walking with residents walking with children in strollers as well as walkers with dogs. The traffic is minimal making safe walking possible.

We are concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council. I consider pending actions to drastically change the zoning of the neighborhood. I am very disappointed this has been sprung on us especially within the context of The Heights District Development Plan revealed in recent years. The Comprehensive Plan linked with The Heights District Development Plan now reveals the apparent attempt of The City Council to turn our neighborhood into high density development. It appears this will open the door to developers and irretrievably change our neighborhood as we now know it. The assurances we received from city officials in meetings regarding The Heights District Development Plan now seem misleading. During those meetings residents from neighborhoods like ours surrounding the project expressed concerns regarding traffic, parking and other potential negative impacts now appear to be valid. If we had been aware of the direction of the Comprehensive Plan, those objections would have likely taken a broader context.

We want our neighborhoods to retain property values and not be targets of developers. We also wish our neighborhood to continue to be safe for walking and children at play with the current minimal on-street parking and lack of traffic congestion. It appears the draft Comprehensive Plan as written will materially decrease the quality of life in our neighborhood.

I understand the focus of the new zoning code and the broad context within the city;

however, it feels like the intent of generating new higher density housing is primarily focused in neighborhoods surrounding The Heights District Development Plan. It would seem the goals and requirements of the new zoning code could be more equally distributed across the city versus concentrated in what appears to be one particular geographic area.

I understand the Comprehensive Plan has not been finalized, and I respectfully request The Vancouver City Council listen to and address the concerns of residents of neighborhoods around The Heights District Development Plan. When there are differing opinions between parties, it always is good to attempt to “put you into the shoes of the other party.” It is my plea The Council does this and modifies the draft Comprehensive Plan as currently written to address our concerns.

Thank you.

From: [Cody Meyer](#)
To: [City Council](#)
Subject: Concern about Dubois Park Discussed Zoning Changes
Date: Wednesday, November 26, 2025 1:31:30 PM

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Dear City Council,

I am writing to you today as a 9 year resident of the DuBois Park neighborhood to express my serious concerns regarding the recent modifications to the proposed Comprehensive Plan, specifically those directed by the City Council.

I understand that these modifications involve upzoning existing single-family lots within the DuBois Park neighborhood. This significant change, as I understand it, was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure" like DuBois Park. This would allow for higher-density development, including taller homes and more housing units per lot.

I would appreciate it if you could share information regarding alternative approaches the Planning Commission and City Council have considered concerning zoning and upzoning for Vancouver's neighborhoods. I am also interested in understanding the timeline and timing of any proposed implementation for these changes.

While I recognize the crucial need to increase the housing supply in Vancouver, I am deeply concerned that this significant upzoning will fundamentally alter the character of many residential neighborhoods, including DuBois Park. These neighborhoods are valued by families and individuals for recreation, exercise, family strolls, and by employees of nearby businesses. I am particularly concerned about the potential impact on:

- Traffic congestion: Increased density will likely lead to a significant rise in vehicle traffic.
- On-street parking: More housing units will exacerbate existing parking challenges.
- Pedestrian safety: With many families with young children, employees walking during breaks, older pedestrians, and playgroups using the neighborhood, increased traffic and density pose a serious safety risk.
- Higher-density development: The introduction of taller buildings or more housing units per lot will change the aesthetic and feel of the neighborhood.
- Tree canopy: Increased development often results in a reduction of the vital tree canopy.
- Property values: These changes could have an unforeseen impact on the property values of existing homes.

Thank you for your time and consideration of these important issues. I would welcome further opportunities to share my concerns with you and discuss potential solutions. Please feel free to reach out to me.

--

[REDACTED]



From: [Aaron Angelo](#)
To: [Planning Commission](#); [City Council](#)
Cc: [Molly Angelo](#)
Subject: CONCERNS - Zoning Changes Affecting DuBois Park Neighborhood
Date: Monday, December 1, 2025 10:39:51 AM

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I am a long time resident of the DuBois Park neighborhood. We purchased our home from my great uncle Al Angelo....who build and developed the neighborhood in early 1950's.

I am concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. I understand this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot.

I would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will fundamentally change the character of many residential neighborhoods used by families and individuals for recreation, exercise, family strolls, employees of nearby businesses and more. It will impact

- traffic congestion
- on-street parking
- pedestrian safety -- for the neighborhood's many families with young children, employees of near-by businesses who routinely walk the neighborhood during lunch/breaks/walk-and-talk meetings, older pedestrians, playgroups that regularly meet at the park, etc.
- higher-density development including taller buildings or more housing units per lot
- tree canopy
- property value

Thank you in advance for your sincere / thoughtful consideration.

Aaron Angelo



From: [Linda Angelo](#)
To: [City Council](#)
Subject: Concerns about Dubois Park Neighborhood zoning
Date: Sunday, November 30, 2025 11:24:20 AM

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Corky and Linda Angelo chose to live in our wonderful neighborhood “ Braewood”. We had 4 homes here in the last 25 years . The following addresses were our homes

323 Pasadena

310 Pasadena

5001 DuBois

5111 DuBois (our current home)

This special neighborhood has activities where we share the neighborhood park with our neighbors just for picnics, celebrate Birthdays, playing on the playground equipment and just feeling safe and happy !

Please reconsider letting this special neighborhood become multi family structures.

Thank you for your time and let the people that live in this wonderful continue !

Linda Angelo

Sent from my iPhone

From: [mindy.cleeland](#)
Subject: Deeply concerned about Upzoning change
Date: Sunday, November 30, 2025 12:04:21 PM

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To whom it may concern,

We are ten year residents of the Evergreen Highlands neighborhood on Buena Vista Dr. We are concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. We now know that this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot.

We would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation.

We can acknowledge the need to increase the housing supply in Vancouver, but we are deeply concerned that this significant upzoning change will fundamentally change the character of our tight nit and quiet, residential neighborhood used daily, by me and my family. We purposely chose this neighborhood because of it safe and wide streets with tons of trees, quiet energy and neighbors who put time and energy into keeping their homes for long periods of time.

It will negatively impact traffic congestion, the speed of cars cutting through our neighborhood to get to HWY 14, on street parking, pedestrian safety, architectural character of our neighborhood, bring in temporary residents who will not be invested in taking care of their rented property, the beautiful trees that make our neighborhood so vibrant and most importantly our property value.

Thank you and we would welcome further opportunities to share my concerns with you. Feel free to reach out.

Sincerely,
Mindy and Cameron Cleeland

[REDACTED]
Vancouver, WA
98661

[REDACTED]

From: [Greg Schmitt](#)
To: [Planning Commission](#); [City Council](#)
Subject: Dubois Park Neighborhood zoning changes.
Date: Sunday, November 30, 2025 5:10:29 PM

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I suppose frustration is the word I would use to describe the proposed re-zoning of the DuBois neighborhood. The planning commission and the city council are disrespecting the long term residents of the wonderful neighborhoods of Dubois Park and the surrounding area. Yes, they are larger lot sizes and private, that is why in part, we purchased them, most of us decades ago. Local residents, and working people actually safely walk and bike these streets and enjoy the peace and quiet of an older neighborhood. That is a quality The City should embrace and hold up, not eliminate. The decision to rezone would disrupt the enjoyment and add considerable traffic, pedestrian risk, congestion and parking issues to DuBois and the surrounding neighborhoods. Adding housing units for the sake of adding housing units needs more thought than this approach. My frustration is doubled when you consider the Heights project's 1800 potential new housing units with the same list of issues described earlier. I would add there would be nothing affordable about housing in this area and Vancouver itself is not an inexpensive place to live. Planning commission and city council members should take the 15 minutes to make the walking loop around this wonderful neighborhood and enjoy the old growth fir and maple trees, the eagles nest, the homes, lack of congestion, and the peace all of that brings. Dubois is a real neighborhood and that is rare in Vancouver and deserves that designation without a rezone.

From: tymereps@aol.com
To: [City Council](#)
Subject: DuBois Park Zoning Change
Date: Monday, December 1, 2025 6:48:26 AM
Attachments: [DuBois Park Zoning Changes.docx](#)

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City council of Vancouver

Please see the attached letter regarding the proposed zoning changes to the Dubois Park neighborhood.

Thank You
Tom Tymer

To: Vancouver City Council

Vancouver Planning Commission

From: Tom Tymer



Vancouver, WA 98661

Subject: Zoning changes affecting DuBois Park Neighborhood.

My name is Tom Tymer and I am 74 years old and currently living in the Dubois Park Neighborhood which I love as it is.

I first lived in this neighborhood when my parents were one of the first to build a house here in the 1960's and the roads were still gravel.

This neighborhood is special to me and I am adamantly opposed to changing the zoning from low-density single family homes.

The neighborhood is completely built out with this zoning and I don't see any advantage to changing it where you would have multiple structures on lots which are not large enough to accommodate them as well as taller buildings which make no sense.

All we would have is a mish mash of different structures which would lead to more congestion, parking issues and would destroy the unique neighborhood which we have.

The heights redevelopment project is already going forward with enough high density housing to fill the needs of this area.

Thank you for your time and please consider the feelings of those who are invested in this area and want it to stay as it is.

Tom Tymer

From: [Greg Chaimov](#)
To: [City Council](#)
Subject: Our Vancouver - Preferred Alternative Comments
Date: Friday, November 28, 2025 2:55:33 PM

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Madam Mayor and Councilors:

Thank you for the opportunity to comment on the proposed preferred alternative for the 2045 plan.

Although I have the honor of serving as the chair of the city's Salary Review Commission, I am writing just as a resident of the city.

There are problems in two areas of the preferred alternative that warrant additional communication with residents and then revising the alternative: process and environment.

Process

There is a significant risk the city has misled residents about the contents of the preferred alternative and, as a result, prevented the city from receiving residents' views.

The city did a good job of explaining the draft alternatives to residents. The preferred alternative, however, differs from both draft alternatives in major ways and the city has not communicated those new elements to residents.

A resident could learn about the new elements in the preferred alternative by watching a staff presentation to city leaders, but communications from the city likely deterred residents from making the effort.

Through Be Heard Vancouver, the city told residents the city would “combine the [different land use alternative maps](#) into one final land use map”—in other words, the preferred alternative would contain elements of each of the two draft alternatives, not new elements. As a result, residents are likely not expecting new elements on which they should be looking to comment.

The city would likely enjoy greater acceptance of the Our Vancouver 2045 effort if the city made a specific effort to inform residents of the new elements in the preferred alternative and then accepted comments on those elements.

Environment

A major new element in the preferred alternative is the ringing of city parks with medium scale neighborhoods.

The city should instead consider the attributes of individual parks before planning medium scale neighborhoods adjacent to them.

Residents in multifamily structures certainly deserve access to parks and canopy; however,

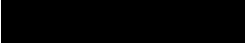
that access should not result in disadvantages to the assets access provides.

A particularly attractive feature of the city's neighborhoods is the small parks in the interiors of neighborhoods. The park is a safe and quiet place for families to gather and children to play because, being in the interior of the neighborhood, there is less traffic than in other parts. Permitting four-story multifamily buildings and associated businesses adjacent to interior parks will increase traffic in the area of the parks and, therefore, decrease the safety and enjoyment of park users.

The blanket designation of property adjacent to parks for medium scale neighborhood also fails to account for the location and environment of a park. Designating property adjacent to a park as medium scale neighborhood may be appropriate where, for example, a street opens onto to a traffic corridor as is the case for the block of Idaho Street adjacent to Sam Brown Park. On the other hand, four-story structures surrounding Columbia-Lancaster Park would give the park the feeling of a closed-in courtyard rather than of a park.

Thank you for your consideration.

Greg Chaimov



From: [Jan Schmitt](#)
To: [City Council](#)
Subject: Proposed zoning changes to DuBois Park neighborhood
Date: Sunday, November 30, 2025 3:22:55 PM

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To the City of Vancouver Council:

I am a long-term resident of the DuBois Park neighborhood, and I am concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. I understand this significant change was made following the City Council's recent review, where the plan was modified

to “focus growth in areas with existing infrastructure”— such as DuBois Park and other neighborhoods across Vancouver - in order to allow for higher density development, including taller homes and more housing units per lot.

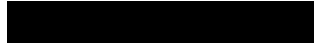
I would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver’s neighborhoods, the timeline, and timing of any proposed implementation.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will completely change the character and safety of many residential neighborhoods used by families and individuals for recreation, exercise, getting to the bus stop, riding a bike to work, and employees of nearby businesses. It will critically impact traffic congestion and safety of pedestrians, young children walking to school and to parks, on-street parking, older pedestrians, tree canopy and property value, to name a few.

I would welcome further opportunities to share my concerns with you. Feel free to reach out.

Thank you.

Jan Schmitt



Vancouver, WA 98661

Jan Schmitt

From: [Kat Stein](#)
To: [City Council](#)
Subject: Public Comment: support for Vancouver's preferred land use map & comprehensive plan
Date: Monday, December 1, 2025 11:16:50 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Councilmembers,

As a small business owner and an active member of our community, I care deeply about ensuring that everyone in Vancouver has the opportunity to thrive. Every day, I see how access to reliable transit and affordable housing directly affects people's lives and their ability to participate in our local economy.

Several of my part-time staff members rely on C-Tran to get to work, and they must live near bus lines to make commuting possible. This isn't unique to my employees - about 30% of Vancouver residents do not own cars, and transit access is essential for their mobility, employment, and independence. Everyone in our community deserves safe, dependable, and accessible transportation options.

Housing access is just as critical. Vancouver's population doubled from 2010 to 2020, yet our housing supply has not kept pace, leaving many residents without equitable options. My own sister is moving back in with our parents, and she is far from alone; 12% of adults ages 25–35 in Vancouver now live with their parents because they cannot afford housing of their own. I am deeply involved in this community, and even I struggle to afford rental prices here - buying a home is nowhere in sight for my family. Homeownership is one of the strongest tools for building generational wealth, but for many people my age, this opportunity feels out of reach.

This is why I strongly support the new preferred land use map and Vancouver's updated Comprehensive Plan draft. These zoning updates offer a forward-thinking, inclusive approach that will expand housing options, improve transit accessibility, and create a more prosperous future for everyone who lives and works here.

I urge the City Council to adopt the new map, as well as the full Comprehensive Plan. Our community needs these changes, and I believe they will help Vancouver continue to grow in a way that supports all residents and all neighborhoods - not just a few.

Thank you for your consideration and for your service to our city.

Sincerely,

Kat Stein (she/her)
Co-owner, Dandelion Teahouse



[REDACTED]
[Shop Dandelion Teahouse and Apothecary](#)

From: [City of Vancouver, WA](#)
To: [City Council](#)
Subject: Submission: Contact City Council
Date: Monday, December 1, 2025 10:39:06 AM

Contact the City Council

Name
MARK MASCIAROTTE
Email
[REDACTED]
Phone
[REDACTED]
Address
[REDACTED] VANCOUVER 98661-6039 United States Map It
Subject
Share an Opinion of a City project or Initiative
Choose Recipient
All the Council
Message
<p>Dear Mayor and City Councilors,</p> <p>I am writing in regard to the most recent zoning changes put forth in the preferred alternative that was announced last week. Under normal circumstances, I would memorialize the following comments by attending the Council meeting this evening and speaking on the record, but, unfortunately, I am out of the state for several months.</p> <p>Having attended staff presentations and workshops, I became familiar with the various alternatives and provided comments to staff (see attachment).</p> <p>As I reviewed the preferred alternative, I was pleased to see that the mixed use areas designated for Harney Heights, Southcliff, and Dubois Park have been eliminated. Nevertheless, the preferred alternative contains medium scale areas along Mill Plain and MacArthur Boulevards that, I believe, should revert to their current zoning.</p> <p>As anyone who is familiar with the neighborhoods can attest, any change from single-family housing will change the historic and architectural integrity of these—and other—neighborhoods, affecting property values and livability. In addition, there is a very high probability that such a zoning change will create parking problems, will increase surface water runoff and, perhaps most important, will increase demand on such services as water and power at a time when the city and its residents have been trying to</p>

conserve resources.

I believe that changing neighborhoods in an attempt to adhere to arbitrary state mandates will have a deleterious effect on the very attributes that have attracted residents to buy property and make Vancouver their home. We can do better. We can create a plan that makes better use of under- or undeveloped commercial and residential land. We can preserve our tree canopy. We can work together to ensure that new projects, like the one at the Tower Mall site, complement our existing built environment.

Thank you for your attention.

Mark Masciarotte

File

- [Comp-plan-2045-comments-mtm.pdf](#)

Comments on the Vancouver 2045 DEIS

Mark Masciarotte

[REDACTED]
Vancouver, WA 98661
[REDACTED]

28 August 2025

GENERAL COMMENTS: Over the nearly thirty years that my family and I have lived in Vancouver, I participated in an advisory capacity on several public projects, some of which included the Columbia Crossing project, and the advisory group that centered around the upgrading of Vancouver's public transportation system. I mention this only to demonstrate that I am concerned about the future of Vancouver for not only my wife and me, but for future generations as well.

I am quite sure that planning staff believes that the timeline that is described in the section on Scoping Process that begins on page 7 is generous. I disagree, and, I should add, so do a number of my neighbors and friends who reside in the city. My wife and I consider ourselves to be relatively well-informed, but we were quite surprised to learn of this project less than a month ago from acquaintances who live in an adjoining neighborhood. Indeed, had it not been for that conversation, we would not have know about the workshops that were just held.

The reason for this, in my opinion, is that time and time again the city's outreach relies more often on electronic means than on printed materials that are delivered to residents and property owners by mail. I perfectly understand the economics, but the electronic process leaves out a large number of individuals who have a stake in the city's future. That said, once someone is on the email list, communications are much better provided that an individual has email access, and, equally important, the time to process the large volume of information that must be researched and digested to make an informed decision. I suggest that the timeline for comments be extended for at least two months and that a mailing program be instituted as soon as possible to inform and guide residents. More workshops would be a great help if staff wants to really engage residents.

I realize that state mandates are driving much of what city planners are trying to accommodate, but we must be constantly mindful of the real capacity for growth that exists within the city's boundaries. Estimates must be carefully—and conservatively—calculated. I believe the worst mistake communities can make is to constantly plan for a level of growth that the taxpayer and the physical geographic boundaries cannot sustain. Otherwise, the tendency to build to an erroneous perceived capacity might well ruin our city.

In closing, I should also point out that during my long career I have learned all too well that in these types of projects most often suffer from several problems, the most serious being that all of us do not know what we do not know, and that often individuals in all roles forget the consequences of trying to make conditions or solutions better, a word that, to paraphrase Voltaire, is the enemy of good enough.

The comments below relate to the subjects listed in the survey.

ALTERNATIVES: The suggested alternatives are well presented. My only comment on them is that the final preferred alternative should be arrived at by using accurate data and realistic assumptions derived from real-world experience. After all, it will be the taxpayers who will end up paying for all of the services, so be realistic and remain aware that growth must be approached with an open mind and a tight fist on the purse.

LAND AND SHORELINE USE: The existing Comprehensive Plan for the city has many laudable goals, such as “[tailoring] regulations, incentives and investments to facilitate development and community resources near

Comments on the Vancouver 2045 DEIS

Mark Masciarotte

Vancouver, WA 98661

28 August 2025

current and future transit stations” and “[incentivizing] and [removing] regulatory barriers to locating grocery stores and neighborhood markets near housing and in underserved neighborhoods.” These should be adopted wherever there are areas of residential units that are not served by large grocery stores within reasonable walking distance. Small grocery stores can be located in new high-density mixed-use projects.

Re: outdoor public spaces, it is crucial that Vancouver's public areas remain as they are or be expanded (e.g., designing neighborhood parks into new neighborhoods as they are being renewed). The number of open spaces, parks, and forests are very much a part of why many people choose to live in the city. The proximity to the Columbia River is equally compelling, and careful planning for housing and industry must ensure that the flavor of the city not be tainted in an attempt to find solutions to problems that do not exist. The public must not lose their access to the river, so, again, maintaining or creating public spaces must be accomplished. The redevelopment of the downtown property along the river is a welcome addition, but as has been happening here and elsewhere throughout the nation, this area—like the Pearl District in Portland—has become so gentrified that almost none of the local workforce will be able to afford living there.

HOUSING: My wife and I had a lengthy conversation on this subject with a staffer at the 9 August workshop at City Hall. Having lived in large cities, very small towns, and areas known for outdoor recreation, we have a very good idea of the problems associated with gentrification and the rising costs of housing in all types of communities here and abroad, including those fueled by agriculture and outdoor recreation.

Changing zoning in established neighborhoods to multi-use or higher density is fraught with problems, beginning with the fact that people choose to live where they do for specific reasons, chief among them cost, location, and ambiance. More important, however, is the quality of life that a place offers. In my particular case, when my wife and I began searching for a house, we looked from the Columbia River north to Woodland, east to Hockinson and Washougal and just about everywhere in between. After dozens of trips, we settled on a neighborhood with all of the things we were looking for: a quiet established neighborhood with wide, walkable, meandering streets, proximity to an airport, large trees, and good schools for our then high-school-age daughter. Coming from Florida, where real estate was relatively inexpensive back then, the prices of houses here were somewhat shocking, but we stretched a bit and found the house we still own and love. Under the proposed zoning, our neighborhood has a good change of being adversely affected on a number of levels.

When I look at the published alternatives, I believe that in many cases, these proposed changes are based on erroneous assumptions. As an example, proposed changes on one street of residential housing that has no on-street parking on a bordering arterial street, would require parking be increased on the residential side of the property. This, in turn, would increase the need for on-street parking in the affected neighborhood and would likely reduce the value of any adjoining residences, including those on the opposite side of the street.

Vancouver has been popular for its compact, diverse neighborhoods, many of which can boast of having two and three generations of the same families in residence. Changing the flavor of many of these neighborhoods would be highly unfortunate and, based on history, will do nothing but result in lawsuits and disruption. I believe a better solution would be to take a detailed look at the design of the individual areas to identify, for example, whether a particular neighborhood would benefit from being allowed to build small-scale multi-

Comments on the Vancouver 2045 DEIS

Mark Masciarotte

[REDACTED]
Vancouver, WA 98661
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28 August 2025

story structures versus single-story residences or commercial spaces. This should be done with the involvement of property owners, many of whom have a greater knowledge of the neighborhood's history, day-to-day workings and aspirations of its residents.

Vancouver should endeavor to adopt a measure that will demand that new high-density housing have a certain percentage of units reserved for the local workforce. This kind of rule is being instituted in several cities, including Riviera Beach, Florida, where, without safeguards in place, the commercial waterfront redevelopment would have resulted in apartments selling for many millions of dollars (each) on land that, prior to development, was mostly shacks and small, single-story commercial buildings.

Instead, small businesses can be accommodated in multi-use developments, such as the one being planned for the old Tower Mall property. Small businesses can be accommodated on the ground floor with office and/or residential spaces on the two or three floors above. In almost all cases, new projects of this kind should require underground parking to reduce the amount of non-permeable pavement for parking (residential, commercial, customer, etc.) while reducing large quantities of stormwater runoff and allowing more open greenspace and the planting of a greater number of shade trees to reduce heat gain and conserve power consumption in residences and places of business.

The belief that turning a block or two of residential property into mixed use, expecting that residents will gladly give up the flavor of their neighborhood for the convenience of having a small shop across the street, is not valid, especially if, as in the case of the Tower Mall Project, spaces for those kinds of businesses are only a few blocks away—easy walking distance and well within the guidelines of the “20-minute rule”—from neighborhoods bordering Mill Plain, MacArthur and other busy streets. It is a fact that our city needs small businesses, especially if they provide services like tailoring, shoe repair and, other trades that allow residents to save money by not having to replace items that could have a longer service life. These businesses, in theory, would also provide jobs. The key to this is the cost of rent. A tailor or cobbler cannot afford to sign an exorbitant lease, so if these types of businesses are desired, there needs to be some kind of rent control to help sustain them.

To add more affordable housing, increasing the density would be essential. The questions are How? and Where? I suggest that consideration be made to amend the building code to allow high density housing in the form of three to four story apartment buildings to replace the often-vacant parking spaces that rim the parking lots in developed areas like the Vancouver Mall. These kinds of projects could be public/private enterprises that could stimulate increased availability for affordable condominium residences or workforce rentals.

Requiring multi-story parking structures (in addition to underground parking), would reduce the deleterious effects of large expanses of blacktop. There is no question that seismic concerns enter into the calculus, but this is an obstacle that can be overcome and must be for all new construction in the city.

AESTHETICS: A common thread that weaves the various parts of town together is greenspace. In the more established parts of town, large trees and mature plants grace our neighborhoods, our historic areas and our many parks and greenways. And while there are various types of houses and commercial spaces, we must plan

Comments on the Vancouver 2045 DEIS

Mark Masciarotte

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Vancouver, WA 98661
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28 August 2025

for the future by preserving the old while embracing the new. This requires proper review, and by this I mean architectural design review, and specific guidelines that become mandatory for architects, builders and developers. Surroundings and existing structures and public spaces must always be considered when planning for newbuilds. Context is important, because to ignore it would be disastrous.

Historic and Cultural Preservation: Vancouver has a rich history. There are reminders everywhere, and we need to not only preserve them, but remind our current residents and teach our visitors—about what our forebears accomplished. Preservation of the Historic Reserve, Pearson Field, the county historical museum and other important sites should continue and remain untouched, except in such cases as Officer's Row, where interior modernization to allow the structures to help pay for their own maintenance, and Pearson Field, where its status as an enterprise fund allows the facility to operate without taxpayer funding.

TRANSPORTATION: I have commented a bit on this subject in the housing section, because the two are closely related. In addition, I believe that assumptions are being made by staff that are not valid. It appears to me that the assumption is that more and more people will be using the bus system and bicycles to travel around the city. I do not believe that to be correct ... yet.

Having grown up in two cities in New England, I grew up using public transportation, support it, and use it to this day. Wherever I travel, I use public transportation as much as possible. Until such time as the bus system has become fully built-out and more accommodating, many residents will choose alternative forms of transportation.

The public transportation system in Vancouver is quite young and quite simplistic in comparison to systems elsewhere. We have no subways, no light rail, and very few feeder lines on our existing bus routes. And although taxis and rideshare companies provide alternatives to the personal automobile, their cost is generally far more expensive than the cost of the same trip by bus.

To increase ridership, interconnectivity between The Vine lines must be expanded to allow bus and light rail users to easier access commercial and residential areas around town. This is crucial for the elderly, the handicapped, and commuters.

Since moving here, I have witnessed a rise in the number of personal cars on the roads. There are at least two reasons for this: First, on the West Coast, perhaps more than elsewhere, people are closely linked to their cars. It is a cultural phenomenon. Second, having not grown up in areas with robust public transportation systems, people in this area are not fans of public transportation. Consistently, resident have voted against light rail in defense of their automobiles. Many, for what I believe to be selfish reasons, still do not want light rail to expand into Vancouver.

Poor decisions based on these and other assumptions will come back to haunt us as we plan for the future. Take, for example, the redesign of some of our streets. Mill Plain Boulevard is a good example of what *might* happen. A number of years ago, a decision was made by the city to remove one traffic lane on each side of MacArthur Boulevard to allow for an expanded bike lane with a safety lane as a buffer. Let's say that a zoning change were to be made to the houses that front Mill Plain, which now has two traffic lanes in each direction.

Comments on the Vancouver 2045 DEIS

Mark Masciarotte

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Vancouver, WA 98661
[REDACTED]

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How would the city deal with parking, since there would be no capacity without removing traffic lanes that will be needed to service an increased population?

Noise: I have no problem living with airport noise, river traffic, train and other sounds that result from our close and convenient proximity to services. Construction noise and noise from unmuffled or artificially enhanced automobile exhausts will always be annoying, and we need to be vigilant to ensure that the noise of growth is not ever-present. It is a given that large projects, such as the restarted Columbia bridge project, will be noisy, dirty and long, but construction projects in and around neighborhoods should be closely monitored.

Public Services and Utilities: The requirement for more public services requires a very costly long-term commitment on the part of taxpayers. It is yet another reason that growth boundaries and proper design of higher density structures are important to the process. Any alternative that increases housing of any type must have the ability to show that it will not require an undue increase in city staff (including police, fire and other personnel) that will penalize existing taxpayers.

As to utilities, growth will bring increased demand, and from what I know at the moment, alternatives to what currently exists are few.

EARTH: My greatest concerns are increases in impervious surfaces and any grade changes that would cause erosion or non-point pollution that would affect drinking water sources or the Columbia River. Tangential to this but equally important is degradation to any creeks that run into the Columbia from any activities, including construction.

I am also concerned about losing any open greenspaces or wooded areas, even if they are privately owned. The results of this can easily be seen in Orchards, where, in the last few years, forests and farmland have completely disappeared as housing developments have taken over. In most cases, these houses are single-family structures, and the selling prices appear to be far from what might be considered affordable.

AIR QUALITY, GREENHOUSE GASES, AND CLIMATE: Growth will affect each of these. An increased use of public transportation will mitigate emissions to some degree, but the transportation system must be modernized and expanded to be able to serve all neighborhoods.

WATER: As noted, I am concerned about construction runoff into creeks. I also worry about maintaining or improving the quality of drinking water and about our ability to provide drinking water as the population increases.

PLANTS AND ANIMALS: Again, I must touch on the quality of life represented by many of the neighborhoods in the city. Greenspaces, such as those along Salmon Creek, Burnt Bridge, Blandford Canyon, Vancouver Lake, Columbia Springs, and others provide spaces for wildlife as do neighborhood parks. As previously noted, these spaces are a defining part of Vancouver and should be treasured and properly managed.

Although this relates to the Earth and Aesthetic categories as well, I must make a reference to the preservation of the existing tree canopy that makes Vancouver so inviting. The neighborhood I live in has the

Comments on the Vancouver 2045 DEIS

Mark Masciarotte

[REDACTED]
Vancouver, WA 98661

[REDACTED]
28 August 2025

second greatest tree canopy of any neighborhood (40 percent, according to a 2021 study). Only Southcliff exceeds this number. The idea of changing the zoning of such neighborhoods to allow for more housing runs counter to the long-term goals for air quality, greenhouse gasses and reducing climate change if the tree canopy is reduced.

From: [Ana From Walnut Grove](#)
To: [City Council](#)
Cc: [Snodgrass, Bryan](#)
Subject: Testimony and Comment for 58Th St Rezone on 12/1 Update
Date: Monday, December 1, 2025 11:30:33 AM

To The City Council Regarding 58th St Rezone:

We're writing as Walnut Grove neighbors near the 58th St properties in question for rezone. We implore you to consider that just this August, 2025, the City Council had a thorough discussion addressing a density of 77 units and five stories, and has rejected this density 6:1.

On December 1st, you will be presented with another proposal, for R-35. **If approved without a Development Agreement, R-35 would still allow 70 units and the same five stories that were of concern for the Council, our Walnut Grove Association, and our neighbors of Walnut Grove.** The 70 units comes from a Transit Overlay Bonus which allows 125% capacity over what a zone already permits, and Applicant has utilized this option to its fullest extent recently.

We ask that the Council hold a formal workshop to discuss a Development Agreement in collaboration with the City Council, Walnut Grove Association, and Applicant, to ensure accountability and avoid approval of a density just 7 units short of what was already rejected, and similar height.

In brief, please instate and ensure that the Development Agreement includes requirements to adhere to no more than a three story building, and no more than 54 units, as well as include protections against flooding, septic tank control, proper stormwater and sewage management to a nearby Stormwater Facility, and preservation of historic evergreen trees, maintaining location away from single family homes.

A workshop is necessary to discuss and collaborate on this further. **Please hold a formal workshop to discuss this complex issue, and my fellow Walnut Grove residents will be in attendance to collaborate and listen.** If such a Development Agreement cannot be implemented, please reject R-35 for the same reasons R-50 was rejected: incompatibility with pedestrian connections and height concerns.

Thank you for your time and passion in allowing our neighborhood's input in this major, landscape-changing project. This development will set precedent for similar projects under the Our Vancouver Comprehensive Plan and warrants additional discussion to address a list of unanswered questions—including some posed by the Planning Commission on 11/18.

Co-Signed,

Ana Kozlovska

Inna Kozlovska

Volodymyr Kozlovskyy

Dave Gardiner

Deborah Petrie

Charles Brasher

Melissa Nelson

Trudy Sasseen

David Sasseen

Chris Cochran

From: [RICK GALES](#)
To: anne.mcenerny-ogle@cityofvancouver.us; [City Council](#); [Planning Commission](#)
Subject: Thoughts on Our Vancouver Comprehensive Plan 2045
Date: Monday, December 1, 2025 10:05:26 AM

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Dear Mayor Anne, City Council members, and Planning Commission,

I have recently become aware of the impending adoption of a new Comprehensive Plan which I did not realize was this year. As a multiple decades-long Vancouver resident and one of your constituents and fellow neighbors, I wish to share some of my thoughts and give comments for the record as you hold a workshop and council meeting tomorrow addressing the Comprehensive Plan on the Dec. 1 agenda. I do not want to be a silent majority member without a voice. Please honor me by hearing me.

In the past few days, I surprisingly learned how drastically different the proposed zoning change details are in the new draft Comprehensive Plan with the purpose of increasing urban density city wide. **I do recognize there is a need for affordable housing. However, the way it is achieved, the type of housing, where, and how much is needed is how I differ. Let me state here at the outset that I am strongly in favor of the No Action Alternative.** I strongly oppose the draft preferred alternative, alternative 2, and some of alternative 1. MOST OF ALL, I OPPOSE the zoning category titled regional activity center that requires a minimum of 3 story buildings with NO height limits. In my opinion, this is writing a blank check for the future which is very unwise. Removing the current HX zoning and applying this new zoning to the Heights District development owned by the City is a total disregard to some of the longtime residents who invested in public engagement with you for a number of years in 2018-2021. You are not keeping your word to us. Furthermore, the fact that manufactured homes in Vancouver will be more protected and more preserved than any other category in the new proposed zoning is ridiculous. It costs far more in rent to live in the new planned units than it does for seniors and families to live in their current single family homes. **Why does" retaining long-term affordability and preventing displacing existing residents" NOT APPLY to single family residential neighborhoods?** Seems backwards and unfair, most especially to people age 50 and older who plan to live beyond 2045.

I would appreciate if you could share with me any other alternatives you have considered in regards to zoning and upzoning, particularly if you explored possible options that would be somewhat similar to the current R type zoning in place for many Vancouver neighborhoods. You can do "missing middle housing" at a more modest level, less in number and scale, and in different locations.

Additionally, **I would like to see Council and the City put forth more real, viable solutions to help more people achieve home ownership instead of focusing on the majority of residents becoming life time renters who never gain equity and a future for their family.** In my opinion, constructing a city of multi-family unit rentals that are tall, boxy buildings is not what Vancouver has primarily and historically been. It is not our roots/heritage. Nor should it be our future...again, my opinion. It is not the livability factor and why people moved here, nor why they will want to stay. Checking the building permit numbers available on City websites, **it seems that new single-family homes have drastically dwindled to a trickle.** It is as if the City

and WA state may possibly be trying to make **single family residential homes extinct** in the near future. In 2022, only 16.16 % of permits were for single family units compared to multi-family units; in 2023 it was only 8.48% and in 2024 it was 13.28%. This makes sense as I drive around the city and see tall, multi, 3-7 story buildings going up across the entire area the past 5 years or more. And not just at the new Waterfront and downtown. Calculations I did 5 years ago based on data from the permits issued then, showed the City was well ahead of the projected number of future housing units needed by 2030. I am starting to wonder if the housing crisis is as real as we have been led to believe.

In order to help people with affordable housing, a key factor that you all know is increasing the number of family wage jobs. I read increasing jobs in Vancouver is part of the Comprehensive Plan. How will you achieve this goal?

I do have several other major concerns to the proposed Comprehensive Plan made at the direction of the City Council. Greatly increasing density can cause **increased safety risks, including pedestrian safety**. We witness unsafe driving every day and have witnessed car/pedestrian accidents. Increased on-street parking will come with increased housing density. It is a safety issue as you cannot see around multiple parked cars and there are not sidewalks. Many people walk these neighborhoods using the streets. Additional safety risks include both a probable over-all increase in crime simply due to increased numbers of people living here and longer police and fire response times.

I understand the significant zoning changes were made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure". This includes areas such as the historic, primarily single family home neighborhoods like DuBois Park, Evergreen Highlands, South Cliff, Northcrest, Father Blanchet, Vancouver Heights and also other single family neighborhoods across Vancouver, in order to allow for higher density development, including taller buildings and more housing units per lot.

The zoning changes proposed in the preferred plan to upzone existing single-family lots across the city, and especially in the entire Heights District of 8 neighborhoods, is the most concerning of all to me. The City already approved the Heights District purchase and plan years ago. Plans and building are moving forward as scheduled. To upzone **inside** the neighborhoods themselves will completely change the look, neighborhood experience/feel, and likely even property values. **This type of neighborhood has been built over generations and is an experience families want to share and pass on to their children and grandchildren.** If you change the zoning as stated in the new zoning proposal, you entirely remove the option to have that lived experience as a lifestyle choice.

Finally, it was quite disconcerting to me to learn of these hugely significant zoning changes at such a late date in the process. I recognize the city has been encouraging residents to use the Be Heard Vancouver webpage as a primary source of information or social media. It is true that I did not visit the web page. Nor do I use social media. However, given that **the Comprehensive Plan for the next 20 years is going to fundamentally, significantly alter the entire city through significant zoning changes that will impact almost every corner of the city, it seems the City and our elected leaders could have done more to inform us directly and sooner in the process.** Only some of the city's neighborhoods have a functioning neighborhood association; those that do, only meet 1-2x a year. It was at a recent NA meeting that I learned in a very general way there was a Comprehensive Plan about to be adopted. Later, a neighbor mentioned that it had important zoning changes. Some of the more specific details, such as actual height of buildings and number of stories allowed, I am just learning today. Unfortunately, I read tonight that only 400 people, a very scant 0.21 %, **as in Less than**

¼ of 1% of the 2020 city population of 190,915, sent in comments during the **BRIEF** comment period that was open from July 8-Sept. 8. Hardly a representative response of what the majority of residents may actually think. It seems really inequitable that the City spent 2 ½ years on this plan only to provide Vancouver residents a copy of the draft EIS in July, then a mere 60 days from July 8-Sept 8 to comment. Interesting to note, the comment period was during the two prime time summer months when many folks are vacationing and not as likely to focus on city news, even if they had heard there was major zoning change coming to the entire city, which is doubtful in my opinion.

Respectful Request/Call to Action on the part of Council and City of Vancouver:

1. More effective, timely communication to Vancouver residents via direct mail through USPS when there is HUGE impact/change to our homes and neighborhoods like zoning. And/or a follow up post card. You have done it for other things in the past such as neighborhood road repair.

Thank you to those of you who took the time to read this email. I would welcome future opportunities to engage with you and share ongoing concerns. hear about other alternatives you've considered, or hear additional, clarifying details. Feel free to reach back to me.

I appreciate your service to our community and the many hours you serve.

Warm regards to each of you,

Sandy Gales and family

From: [PHILIP DILLON](#)
To: [City Council](#); [Planning Commission](#)
Subject: Vancouver Comprehensive Plan
Date: Sunday, November 30, 2025 6:25:59 PM

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I am a 30+ year resident of the DuBois Park neighborhood

I am concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. I understand this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot.

I would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will fundamentally change the character of many residential neighborhoods used by families and individuals for recreation, exercise, family strolls, employees of nearby businesses and more. It will impact (Here are some examples of issues you may want to build on):

- traffic congestion
- on-street parking
- pedestrian safety -- for the neighborhood's many families with young children, employees of near-by businesses who routinely walk the neighborhood during lunch/breaks/walk-and-talk meetings, older pedestrians, playgroups that regularly meet at the park, etc.
- higher-density development including taller buildings or more housing units per lot
- tree canopy
- property value

Thank you and I would welcome further opportunities to share my concerns with you. Feel free to reach out.

Philip A Dillon

[REDACTED]
Vancouver, WA 98661

From: [Nancy Miller](#)
To: [City Council](#); [Planning Commission](#)
Subject: Vancouver Comprehensive Plan
Date: Sunday, November 30, 2025 2:01:17 PM

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To the City Council and Planning Commission,

Currently, Dubois Park is mostly zoned R-6. According to the Planning Department state law does not allow for exclusively single-family zones *in the future*. (italics mine).

Dubois Park infrastructure will not support multi-family housing. It currently has the lowest water pressure in the city. Residents and visitors walk with their families and pets in the street because there aren't any sidewalks. Increased density was exacerbate the water pressure issue and increase the danger for residents. There are only two (2) streets leading into/out of the neighborhood, which streets already bear the brunt of all traffic. They cannot accommodate more.

Residential neighborhoods currently zoned R-6 should be grandfathered as single-family zones in all future plans.

Nancy Miller

[REDACTED]
Vancouver WA 98661

From: [Remington Martel](#)
To: [City Council](#); [Planning Commission](#)
Subject: Zoning Changes - DuBois Park Neighborhood
Date: Sunday, November 30, 2025 10:30:51 PM

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Greetings - I am writing to request the proposed zoning changes for the DuBois Park neighborhood be dropped.

In July of 2015, my husband and I moved back to Vancouver and were fortunate to find a house for rent in the DuBois neighborhood. My husband is the third generation to live in this neighborhood and many of his relatives still live in this neighborhood. In 2018 we made the exciting decision to move into our first house - the first home we ever owned and could call ours. We looked in Ridgefield, Camas, Portland and ultimately decided to stay in the DuBois neighborhood. Later that year we welcomed our first child - the fourth generation to live in the DuBois neighborhood. I tell you this backstory to invite you into our lives. To show you who these proposed changes will affect.

We chose DuBois because it is a community of neighbors who bring in each other's packages when they are out of town, who send graduation gifts to high school seniors we've babysat, who come outside and cheer for a 4 year old learning to ride their bike. My neighbors can come outside and my child can ride her bike because we are a small, tight knit community. I can let my kids ride their bikes in our cul-de-sac while I'm in the front yard weeding because I know my neighbors are looking out when they drive. I can walk my kids safely to school because our roads are slow and I recognize the cars parked on the street. We don't often have strangers driving around and we certainly do not have random cars parked along our streets. I fear that safety is in jeopardy. These proposed changes would bring a host of people into our lives and into a school-dense area. We have at least 4 schools within the surrounding area zoned for changes.

I worry about the children walking home from school, the kids who are out walking their dogs as part of their weekly chores, the kids going home to empty houses while their parents are at work. If these proposed changes go into effect, who is going to be parking along our streets? Who is going to be walking around our neighborhood when school gets out? Who is going to be parked on our streets watching the coming and goings of all the kids walking to/from school? Considering the number of kidnapping attempts and odd incidences I know have happened in our community, I cannot help but fear who these proposed changes will invite into the surrounding neighborhoods.

Please, I urge you, for the sake of the children in our neighborhoods, for the generational families who have decided to call this neighborhood home, please do not put these proposed zoning changes so close to this many schools.

Thank you for your consideration.

Remington Martel

From: [KREGG HANSON](#)
To: [City Council](#); [Planning Commission](#)
Subject: Zoning Changes - DuBois Park Neighborhood
Date: Sunday, November 30, 2025 7:22:19 AM

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Greetings - I am writing to request the proposed zoning changes for the DuBois Park neighborhood be dropped.

In June of 2014 we moved into a new home we built in the DuBois Park neighborhood at a cost of \$1.4M which is now approaching \$2M of assessed value. Before building we evaluated property in several locations including Portland, Camas and river locations along the Columbia. We were drawn to Vancouver and the DuBois neighborhood due to its livability, feeling of community, lack of congestion, walk-ability and with a Mid-Century feel. There were no tall structures, no multiple family structures and low-density housing. We have been very happy with our decision but feel the choice we made may be in jeopardy.

We pay considerable property taxes, volunteer our time weekly at the FISH food pantry in Vancouver and make numerous donations to local charitable organizations.

We ask that you support no zoning changes to our neighborhood. Please affirm our decision made in 2014 to be a part of Vancouver and the DuBois Park neighborhood.

Thank you for your consideration.

Kregg and Andrea Hanson

[REDACTED]

Vancouver, WA 98661

[REDACTED]

From: [Philip McClellan](#)
To: [Our Vancouver 2045](#); [City Council](#); [Planning Commission](#)
Subject: Zoning Changes Affecting DuBois Park Neighborhood
Date: Sunday, November 30, 2025 9:17:01 PM

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Dear Committee Members:

I have been a resident of the DuBois Park neighborhood for 19 years.

I am concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. I understand this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure" to allow for higher density development, including taller homes and more housing units per lot.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will fundamentally change the character of many residential neighborhoods used by families and individuals for recreation, exercise, family strolls, employees of nearby businesses and more.

I am specifically concerned about the impact on pedestrian safety due to increased vehicle traffic that higher density housing would bring. I am also concerned about the impact of allowing taller buildings on the existing tree canopy in our neighborhood.

I am supportive of allowing and encouraging development of accessory dwelling units, and I would urge the committee to consider maintaining the 35-foot height limit provided by current zoning.

Thank you and I would welcome further opportunities to share my concerns with you. Feel free to reach out.

Philip McClellan

[REDACTED]
Vancouver, WA
[REDACTED]

From: [Peter Greenfield](#)
To: [City Council](#); [Planning Commission](#)
Subject: Zoning changes in Vancouver Comprehensive Plan
Date: Friday, November 28, 2025 3:26:50 PM

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Hello,

I am a long-time (20-year) resident of the DuBois Park neighborhood, and I have some concerns about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications would eliminate zoning for single-family lots in the DuBois Park neighborhood (and others neighborhoods as well). I understand this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot. I understand the need to increase the housing supply in Vancouver, but I am concerned that this significant zoning change will fundamentally alter the character of many residential neighborhoods. People buy into neighborhoods like Dubois Park for the beauty and serenity of uncrowded single-family homes, neighborhood parks, and lovely trees (to name a few reasons). Although I don't think this zoning change will immediately lead to many homes being demolished so new crowded units can be built on their lots, it will undoubtedly lead to developers and speculators, sensing lucrative opportunities, getting involved and trying to buy up as many existing homes as they can so they can redevelop the properties and make sizeable profits doing so. Higher density in neighborhoods such as Dubois Park will lead to traffic congestion, more unsightly on-street parking, loss of tree canopy, strain on existing infrastructure, and serious effects on property values.

Vancouver has many areas where high-density housing would be more appropriate--needed infrastructure could be added with arrangements between the city and developers. Old (and dare I say historic?) neighborhoods like Dubois Park are thriving just the way they are, and I think it would be a huge mistake to significantly alter them.

I would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered regarding zoning changes for Vancouver's neighborhoods, and timing of any proposed implementation.

Thank you and I would welcome further opportunities to share my concerns with you. Please feel free to reach out to me if you like, for further discussion.

Respectfully,

Peter L. Greenfield
[REDACTED]

Vancouver WA 98661



From: [Rebecca Wright](#)
To: [City Council](#); [Planning Commission](#)
Subject: Zoning changes regarding Evergreen Highlands Neighborhood
Date: Sunday, November 30, 2025 10:19:18 PM

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Dear Mayor, City Council members and Long Range Planning Commission,

We have been residents of the Evergreen Highlands Neighborhood for almost 37 years. We are concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Neighborhood and we believe the same plans pertain to the Evergreen Highlands Neighborhood (where we live), as well as Southcliff Park Neighborhood.

We understand the discussion of this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park, Evergreen Highlands, Southcliff Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot.

We would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation.

We recognize the need to increase the housing supply in Vancouver. However, we are also concerned that this significant upzoning change will fundamentally change the character of many residential neighborhoods used by families and individuals for recreation, exercise, family strolls, employees of nearby businesses and more would be impacted.

Here are some examples of issues you may want to build on:

- **traffic congestion**
- **on-street parking**
- **pedestrian safety -- for the neighborhood's many families with young children, employees of near-by businesses, who routinely walk the neighborhood during their lunchtime, breaks, walk-and-talk meetings, older pedestrians, playgroups that regularly meet at the park, etc.**

Higher-density development including taller buildings or more housing units per lot will:


- **destroy tree canopies**
- **property value**

We would welcome further opportunities to share our concerns with you.

Please feel free to reach out to us.

Thank you,

Rebecca and James Wright


Vancouver, WA 98661

From: [Kathy O'Meara-Wyman](#)
To: [City Council](#); [Planning Commission](#)
Subject: City Council Workshop input from DuBois Neighborhood Resident
Date: Monday, December 1, 2025 2:08:49 PM

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To City Council and Planning Commission Members:

I have lived in the DuBois Park neighborhood for the past decade. I'm writing to express concerns about the impact of the upzoning proposed in the current draft of the Comprehensive Plan.

It's my understanding that these zoning changes will have an impact across the community, including upzoning existing single-family lots in the DuBois Park neighborhood, in order to allow for higher density development, including taller homes and more housing units per lot.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will fundamentally change the character of the historic, residential DuBois neighborhood, which is used by families and individuals -- both from the neighborhood and the broader community -- for recreation, exercise, family strolls, as well as by employees of nearby businesses. Clearly, they value the safety of this quiet residential area for play, exercise and community-building.

I would appreciate you sharing more fully the alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation and reasons for putting aside alternatives one and two.

Thank you. I would welcome further opportunities to talk with you about alternatives. Feel free to reach out. I also plan to attend today's workshop along with several DeBois Park neighbors.

Best,

Kathy O'Meara-Wyman
[REDACTED] | [Vancouver, WA 98661](#)