



Parks and Recreation Advisory Commission

Meeting Minutes

Wednesday, November 20, 2024

4:30 p.m.

Vancouver City Hall

Aspen Room

415 W. 6th Street

Vancouver, WA

Commissioners Present:

Haygood, Fletcher, Robbins, Wille, Striplin, and Luce

Commissioners Absent:

Thompson, Piland, and Panter

Staff Present:

Perlick, Tubberville, Snyder, Ko, Stokke, Nilo, Burton, Meade, Cook, Brosius, Hull, White, Gutierrez, Guzman, Heath, and Herbst.

Guests: Meredith Herbst, Rebecca Kennedy, Carmen Deleon

Item 1: Call to Order

Chair Haygood called the Parks and Recreation Advisory Commission (PRAC) regular meeting to order at 4:31 p.m. in the Aspen Room at Vancouver City Hall and online via Microsoft Teams. Commissioners Thompson, Piland, and Panter were absent.

Item 2: Approval of Minutes

PRAC approved the October 16, 2024, meeting minutes by consensus with minor changes.

Item 3: Public Comment

Carmen Deleon shared that she appreciates how bike parks and skate parks engage teens but expressed concern regarding the limitations of the inclusive play structure at Red Park, where her family used to frequent. She shared that the innovative play structures can be confusing, whereas the old designs were more simplistic and should be considered for future park designs.

Members

Jayne Haygood
President

Angilo Fletcher
Vice President

Jeremy Robbins
Jenny Thompson
Stephen Wille
Valerie Striplin
James Luce
AJ Panter, VPS
Cale Piland, EPS
Vacant, Parks Foundation

**Parks, Recreation and
Cultural Services
Department**

P.O. Box 1995
Vancouver, WA 98668
360-487-8311
TTY: 711
cityofvancouver.us

To request accommodation or other formats, please contact:

Alicia Nilo | 360-487-8311 | TTY: 711 | parksrecculture@cityofvancouver.us

Item 4: Our Vancouver Comprehensive Plan Update

Rebecca Kennedy, (Deputy Director, Community Development) introduced the Comprehensive Plan and presented an overview of the possibilities for Vancouver's growth and development.

Our Vancouver Comprehensive Plan is a guide for the city's growth and development over the next 20 years (2025-2045). It provides the overall long-term vision and policy direction to manage the built and natural environment in Vancouver and to provide necessary public facilities to achieve our shared vision. The plan was last updated in 2011, and has since had changes in demographics, market conditions, community priorities, and more.

In the process, we are currently in the phase of study impacts and a draft EIS with a 60-day comment period.

Place Types and what can be developed include park districts, low scale neighborhood, medium scale neighborhood, mixed-use neighborhood, regional activity center, institutional/campus, industrial/employment, and heavy industrial Land use map possibilities include city priorities, state requirements, community engagement, and existing/anticipated future conditions.

A new zoning code update will allow/require mixing uses, focus on density minimums, building height maximums, emphasize parking maximums, and create relationship to the street on building types and placement.

Kennedy shared the Parks, Recreation, Open Space, and Community Well Being chapter vision statement.

Parks-specific considerations will focus on community feedback, policy recommendations, and zoning code. Guiding themes from the vision statement include increased access, more trails and green spaces, inclusive and safe public spaces, climate adaptation, native plants and species, increased health opportunities through Recreation, diversity in amenities, and youth programming.

Our current phase is to workshop new code framework key stakeholders and collect feedback from the greater community as a part of the DEIS release. Short term next steps include exploring the [Land Use Possibilities maps](#), signing up for [email updates](#), or contacting the [project team](#) to present at your meeting or event. Learn more by visiting the [project webpage](#).

Kennedy opened the floor for Q&A. Luce will reach out to the team with follow-up questions. Striplin expressed curiosity about combining both plans; Kennedy will share feedback after further review of the plans. Fletcher asked how frequently the Comprehensive Plan is updated; Kennedy answered that they are typically updated every 10 years. Fletcher asked whether we should increase the frequency of plan updates, given the rate of quickly developing technology. Kennedy confirmed that while plans can be initiated more frequently, there is constant reporting and tracking needed to follow through on each iteration of the plan. Haygood mentioned that Parks tend to rely on building out, not up; she expressed curiosity about alternative ways to generate funds beyond impact fees. Perlick and Kennedy confirmed that we will be looking at new funding tools for parks.

Item 5: VIC Purchase and Sale Agreement (PSA) Update and Approval

Monica Tubberville (Senior Planner for Parks, Recreation & Cultural Services) introduced the Vancouver Innovation Center (VIC). The site is located in Park Impact Fee District C.

Tubberville shared a comparison of the original 2021 master plan to the amended 2024 master plan and approved design. Land use areas in the approved master plan include light industrial, residential, mixed-use, forested tract, school, and potential open space.

The VIC Purchase and Sale Agreement (PSA) includes 13.704 acres of forested tract and a 0.91-acre park access area.

The forested tract is subject to a restricted covenant that prohibits development for other than parks and open space use. The purchase price is \$3.94M, 50% of appraised value per Approved Developer Agreement. The purpose of the forested tract would be towards a future community park, with Phase I constructed within 3 years of acquisition. The park access area is not subject to covenant restrictions, with a purchase price of \$523,263 appraised value. The purpose of the park access area will be for future park entry and parking.

The proposed park parcel acquisition is a total of 14.614 acres. Policy context supports that the project is consistent with the policies of the Vancouver Comprehensive Plan, the Park Capital Facilities Plan, the Park Impact Fee Technical Document, and Proposed Budget for PIF District C. The policy also supports the Climate & Natural Systems Strategic Plan.

Acquisitions are subject to PRAC recommendation. The following steps will be for Council to review for acceptance of the PSA, initiate Due Diligence, with closing expected no later than early 2025, and to initiate the public outreach and master plan processes.

Luce asked what would happen to the remainder of the forested area that is not part of the acquisition area; Tuberville shared that there will be a multifamily complex as well as other features that will be on their approved master plan. Striplin commented that this is exciting use for unused space. Robbins asked for clarification on construction completion; the goal is 3 years from closing, which is currently aimed for spring of 2028. Wille toured the site and shared the importance of open meadows for ground nesting birds and pollinators. Haygood highlighted the surrounding communities that would be interested in sharing feedback during the outreach process. Perlick added that the developers have also launched their own outreach and that PRAC will be involved in the future master planning process.

Staff recommendation: Approval and implementation of the proposed Purchase and Sale Agreement to acquire property from Vancouver Innovation Center as a future community park.

Motion: Fletcher moved for the commission's recommendation of the VIC PSA as presented to move to Council. The motion was seconded by Striplin and unanimously approved.

It was noted that Jim Luce abstained from his vote due to limited information.

Item 6: Director's Report

Perlick shared that Friday 11/29 is our annual Tree Lighting event at Esther Short Park, rain or shine!

Perlick recommended cancelling the December meeting, given there be no pending items for action. The commission unanimously agreed to not hold the December 8th, 2024 meeting.

Item 7: Chair Report

Haygood attended an emergency preparedness class with CRESA (Clark Regional Emergency Services Agency) and highly recommended it for others if they are interested.

Item 8: Evergreen School District Report

None presented.

Item 9: Vancouver Public School Report

None presented.

Item 10: Open Discussion & New Business

Wille reported a successful Flora & Fauna from the previous Friday and had a great time meeting other volunteers from around the city, planting about 100 native plants, and removing blackberries. Fletcher wished everyone a happy holiday season. Haygood closed with a shoutout to Urban Forestry, who planted trees along the VIC site.

ADJOURNED

With no further business, the meeting was adjourned at 5:45 p.m.