

City Council Meeting Agenda May 18, 2026

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

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

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

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

Testimony will be accepted in the following manner:

- **Written comments submitted in advance:** [Email comments to the City Council](#) until 12:00 p.m. May 18, 2026. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting:** Register in-person at City Hall. In-person registration is open until 6:30 p.m. on May 18, 2026. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on May 18, 2026.

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

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

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

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

Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

Portland International Airport Master Plan Update: Briefing from Port of Portland Staff
(Approximately 30 minutes)

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

Climate Action Framework

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

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

Fruit Valley for All Action Plan Update

(Approximately 30 minutes, to immediately follow the previous workshop)

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

Regular Council Meeting

6:30 PM

Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - May 11, 2026

Proclamations

Taiwanese American Heritage Week

Chuukese Heritage and Unity Day

National Public Works Week

Community Communication

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

Consent Agenda

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

1. Services Agreement - Water Station 1 PFAS Treatment System Preliminary Design Services - C-102245

Staff Report: 104-26

Request: On Monday, May 18, 2026, authorize the City Manager, or designee, to finalize and execute a services agreement between the City of Vancouver and Brown and Caldwell for an estimated amount not to exceed of \$2,229,483; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Reed Crosson, Civil Engineer 1, Mehrin Selimgir, Water Engineering Manager,
Reed.Crosson@cityofvancouver.us, Mehrin.Selimgir@cityofvancouver.us

2. Ordinance Amending Vancouver Municipal Code (VMC) Section 7.04.020 "Pedestrian Interference"

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 "Pedestrian Interference"; providing for severability; and setting an effective date.

Staff Report: 105-26

Request: On Monday, May 18th, 2026, approve the ordinance on first reading, setting date of second reading and public hearing for June 1, 2026.

Aaron Lande, Assistant City Manager, Taylor Hallvik, Assistant City Attorney,
aaron.lande@cityofvancouver.us, taylor.hallvik@cityofvancouver.us

3. Parks and Recreation Advisory Commission Appointment

Request: On Monday, May 18, 2026, reappoint Jenny Thompson to a full-term on the Parks and Recreation Advisory Commission, with a term beginning July 31, 2026, and expiring July 30, 2029. And Appoint James Luce to a mid-term position beginning immediately, and expire July 30, 2027, and appoint Terah Ebie to a full-term position that would begin July 30, 2026, and expire July 30, 2029.

Mayor McEnery-Ogle

4. Salary Review Commission Appointment

Request: On Monday, May 18, 2026, approve the removal of Patricia Stepp and Margot Rice from the Salary Review Commission. To fill these positions, appoint Maria Leonard to a full-term position, with a term beginning immediately, and expiring December 31, 2030, and appoint Miranda Sulley to a mid-term position beginning immediately, and expiring December 31, 2027.

Mayor McEnery-Ogle

5. Approval of the Claim Vouchers

Request: Approve claim vouchers for May 18, 2026.

Communications

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

Community Forum

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

Adjournment

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

Anyone needing language interpretation services or accommodations with a disability at a Vancouver City Council meeting may contact the City Manager's staff at (360) 487-8600 (RELAY: 711). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general public use. Please notify a staff person if you wish to use one of the devices. Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.

PDX 2045 Master Plan



Chad Eiken

Director
Community Development
May 18, 2026

Aaron Ray

Sr. Manager, Aviation Long
Range Planning
Port of Portland

Sean Loughran

Planning & Development
Director
Port of Portland

Agenda



**Community
Advisory
Committee**



**Recent Airport
Improvements**



**PDX 2045
Plan**

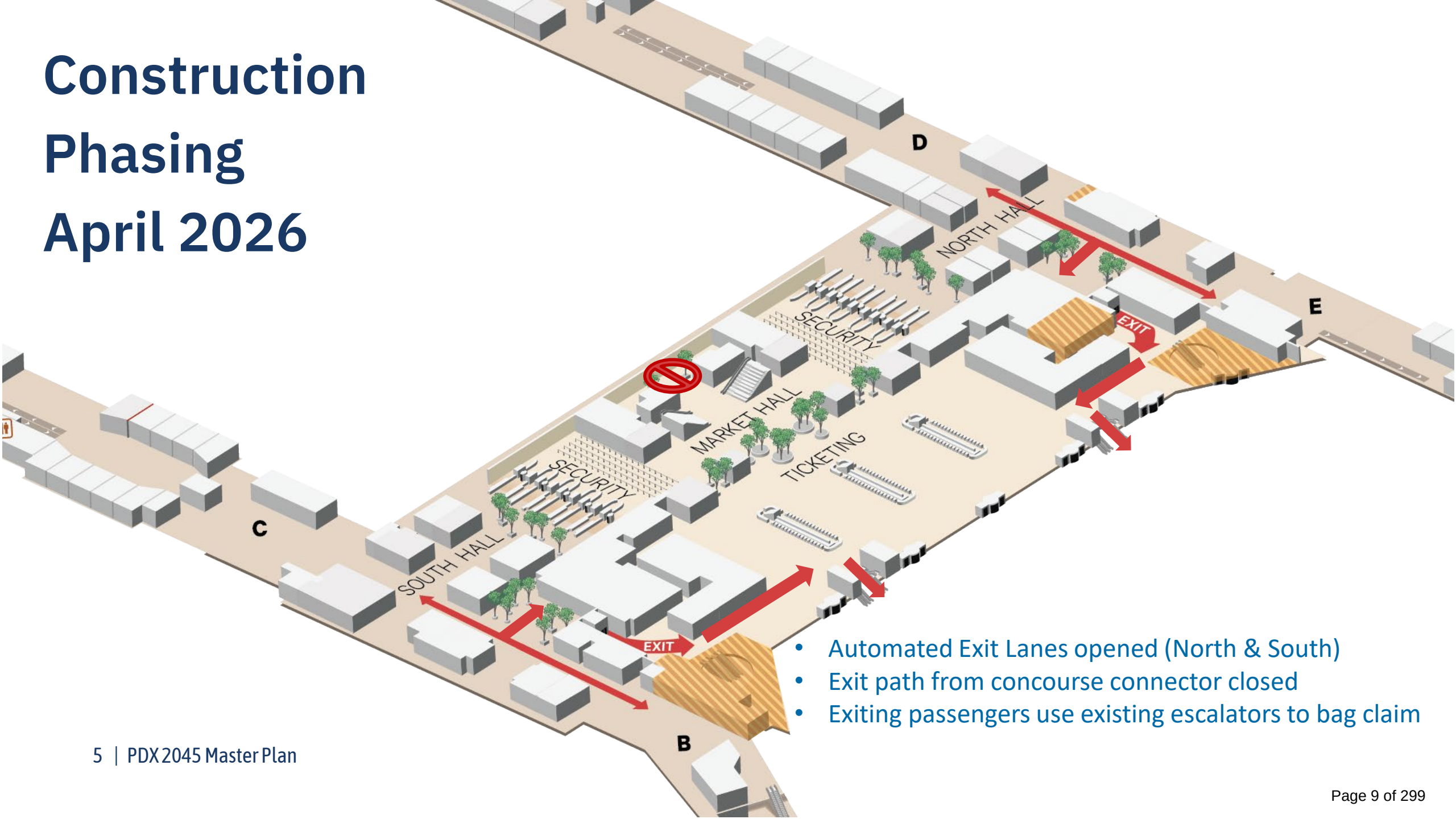


Community Advisory Committee (CAC)

- CAC created in 2011, outgrowth of PDX Airport Futures Plan in which Vancouver participated
- 30 members: 20 voting, 10 ex-officio; meets quarterly
- Three sponsors: Port of Portland, City of Vancouver and City of Portland



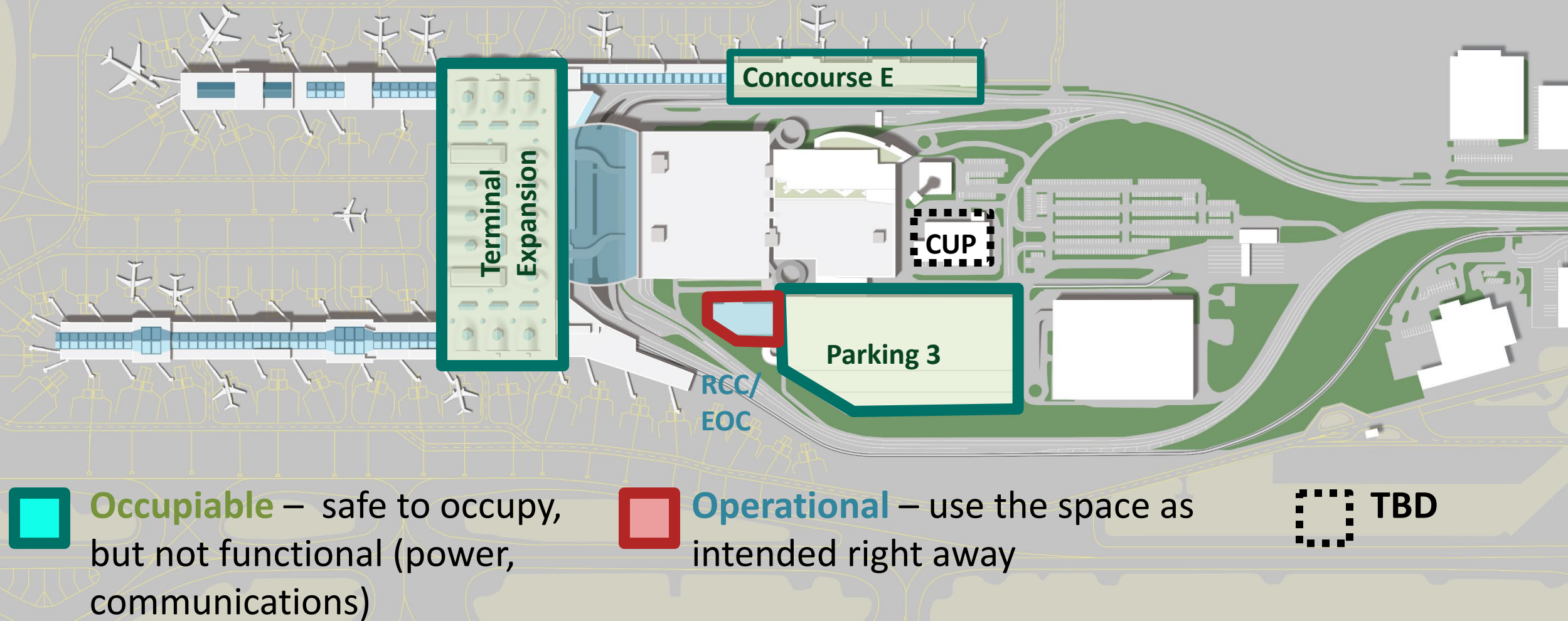
Construction Phasing April 2026



- Automated Exit Lanes opened (North & South)
- Exit path from concourse connector closed
- Exiting passengers use existing escalators to bag claim



Essential Facilities to Date



What's an Airport Master Plan?

- **FAA definition:** A comprehensive study of an airport that usually describes the short-, medium-, and long-term development plans to meet future aviation demand.
- **Port definition:** A tool to guide development of the airport over the next 20 years.
 - Evaluates needs, priorities, and alternatives
 - Examines triggers and timing for development
 - Sets the stage for future studies and implementation
- **What it's not:** A specific blueprint for everything that will happen at the airport over the next 20 years.

PDX 2045 Master Plan Project Overview



Renew or Replace

Invest in existing facilities to prolong useful life or develop new flexible facilities that consolidate functions.



Landside Capacity

Explore multi-modal options to manage vehicular traffic and relieve congested roadway systems.



Aircraft Gates

Determine the appropriate number of international and domestic gates needed to accommodate future demand.



Customer Experience

Maintain the “best-in-class” reputation of PDX. Enhance services and offerings for customers.



Passenger and Baggage Facilities

Assess level of service and optimize terminal capacity.



Airfield Optimization

Identify and plan for the appropriate runway and taxiway facilities.



Federal Facilities

Expand international facilities to accommodate anticipated demand and improve the passenger experience.



Support Functions

Identify opportunities for colocating critical functions and provide facilities for safe and efficient operations.

Stakeholder Engagement

- Planning Advisory Committee
 - 25 community members with diverse knowledge, skills, and experience.
- Interagency Advisory Committee
 - Key agency partners across the region.
- Shared Prosperity Working Group
 - Port employees working in diverse community-facing roles.
- Project Core Team
 - Interdisciplinary project steering group.



Community Open Houses

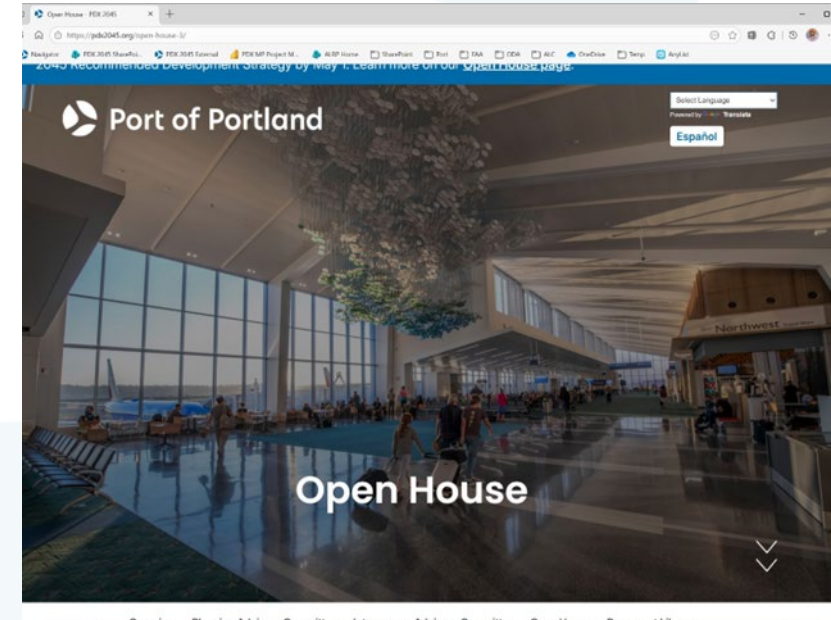
- Three rounds of Community Open Houses: March 2025, October 2025, April 2026
- Each round included in-person, webinar, and online asynchronous opportunities
- Open Houses accompanied by online surveys in each round



University of Oregon Portland



Vancouver Farmers Market



pdx2045.org Website

What is the Recommended Development Strategy?

The Recommended Development Strategy illustrates what types of investments at PDX may be needed in the next 20 years to meet forecast demand but is not a precise blueprint. Once the strategy is adopted by the Port Commission, we'll develop a more specific roadmap for implementation.

- Identifies strategic facility investments needed to address forecast demand through 2045.
- Incorporates feedback from technical workgroups, tenants and stakeholders, advisory committees, and community members.
- Focuses primarily on land use: specific facility design to be developed through refinement and follow-on studies closer to implementation.

Facility Needs through 2045

Airfield



Dedicated aircraft deicing area

Additional overnight aircraft parking

Terminal



6-10 additional aircraft gates

200% more space for the International Arrivals Facility

Parking and Curbside



25-50% more parking spaces

Additional pick-up/drop-off area

Cargo



40 additional acres for cargo

General Aviation



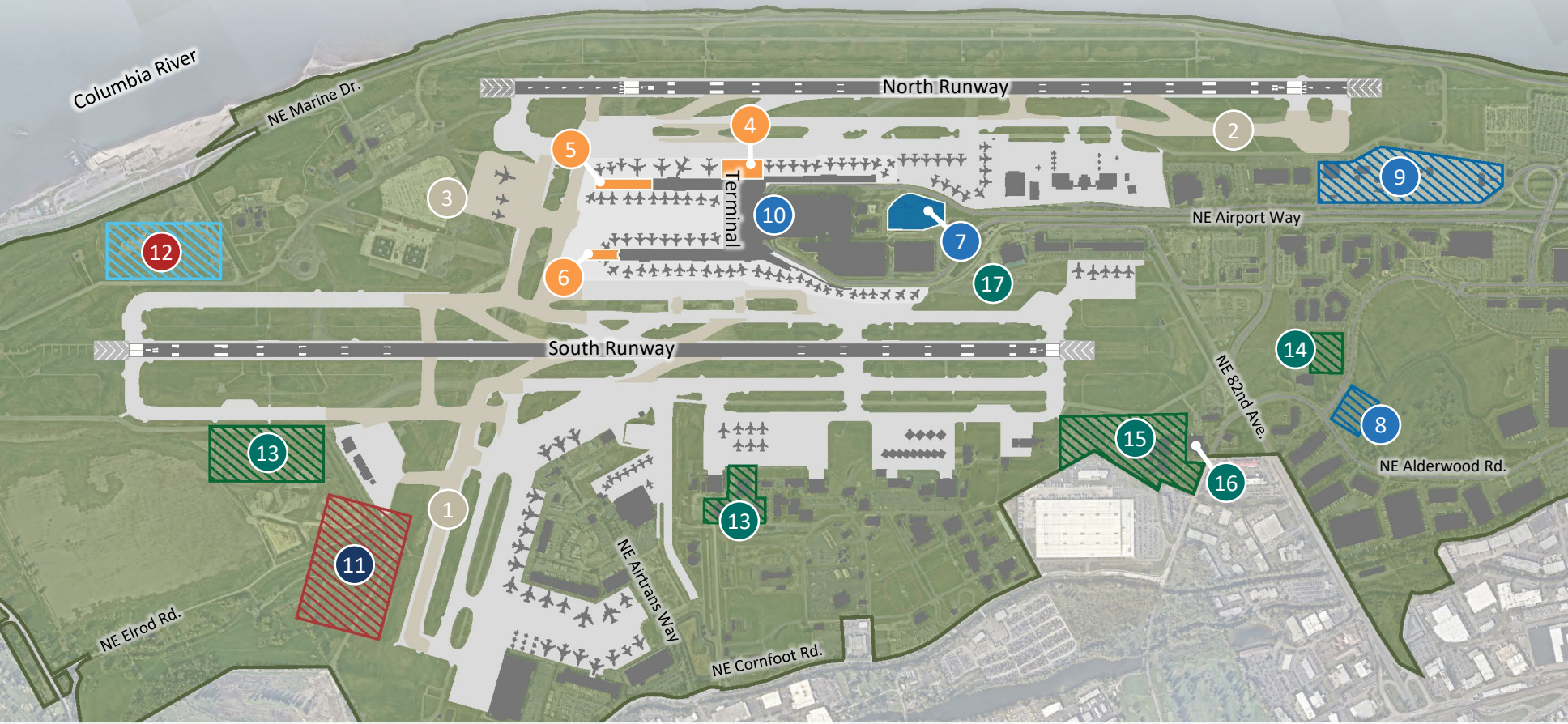
10 additional acres for General Aviation

Airline and Airport Support



Additional space for public safety, airport maintenance, flight kitchen, and ground service equipment storage

PDX 2045 Recommended Development Strategy



Airfield	
1	Crosswind Runway Closure
2	Airfield Enhancements
3	Centralized Deicing Area
Terminal	
4	Central Terminal International Arrivals Facility (IAF)
5	Concourse D Expansion
6	Optional Concourse C Expansion
Parking and Curbside	
7	P4 Long-Term Parking Garage
8	Rental Car Storage Relocation
9	Additional Economy Parking Lot
10	Operational Curbside Enhancements
Cargo	
11	Additional Cargo Facilities and Apron
General Aviation	
12	Land Reserve for General Aviation (GA)
Airline and Airport Support	
13	Land Reserve for Maintenance, Repair, and Overhaul (MRO) Facilities
14	Flight Kitchen Relocation
15	Updated Airport Maintenance Campus
16	Additional Public Safety Facility
17	Additional Ground Service Equipment (GSE) Storage

KEY

Existing Facility

Thank You



chad.eiken@cityofvancouver.us | (360) 487-7882





Q2 2026 Climate Action Framework Update Council Workshop

Rebecca Small
Policy Analyst 3
CMO
February 2, 2026

Lexi Farina
Bloomberg Harvard Fellow
CMO



Workshop topics

- Budget Alignment
- Revising CAF Actions and Strategies
- Community Engagement



Timeline for 2026 CAF Update

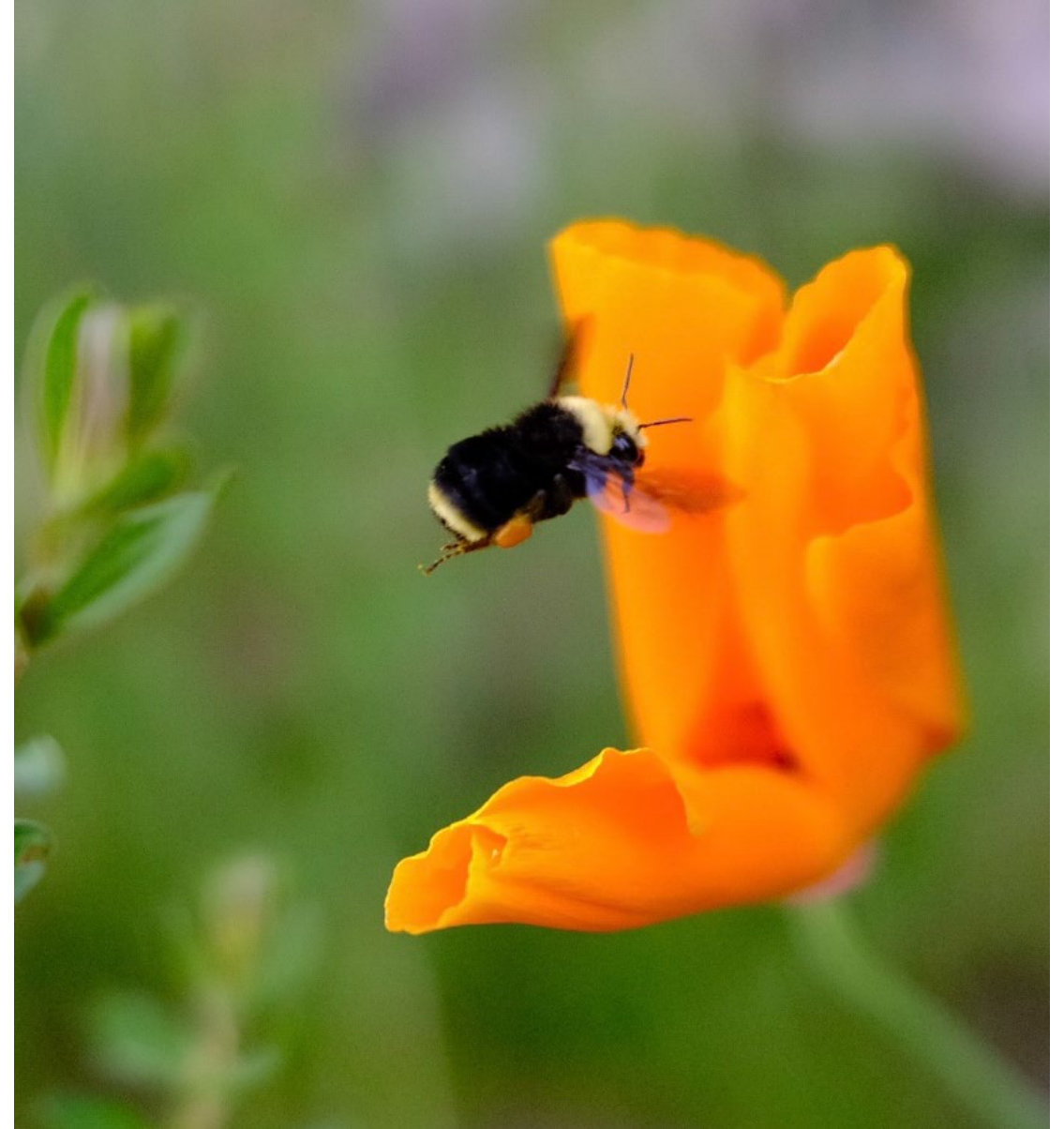
Public
Hearing &
Adoption



Budget Alignment

Direction from Council in February

- Meet municipal GHG reduction targets = #1 goal
- Increase focus on adaptation, resilience over time
- Benefits the public can “see and feel”



Budget Alignment

Climate Priorities for 27-28 Biennium



CAF Strategies and Actions Updates

Conversations with City staff

- Shift from policy development to implementation (many foundational actions completed)
- Clarify City role in actions outside direct control; define partners and responsibilities
- Expand focus to include indirect emissions, resilience, and natural systems across departments



Community Engagement

Overarching Goals

- Share progress that has been made, building trust and accountability with the community.
- Define community priorities, concerns, barriers and opportunities.
- Identify unintended harms created by the current framework or proposed update.
- Build on earlier engagement efforts and build community capacity by implementing identified priorities.





General Outreach

- Broadly inform and involve the community in climate action
- Align CAF updates with current community priorities and avoid unintended harms
- Elevate early successes to raise the City's climate profile and build momentum



Healthy and Climate-Smart Homes

- Engage residents to help shape how the City can support climate-friendly home improvements
- Identify what homeowners and renters prioritize for safe, healthy, and resilient homes
- Understand barriers, enablers, and the incentives or services that would encourage participation



Resilient, Connected Communities

- Advance priorities identified during Comp Plan engagement while building accountability and stronger community relationships
- Treat implementation as an ongoing, visible opportunity for engagement and collaboration
- Broaden outreach to neighborhoods experiencing significant climate impacts to identify local needs and concerns

Example Events and Activities

A mix of broad engagement and focused conversations

- Be Heard page (cityofvancouver.us/climate) and online survey
- Tabling at community events (NAYA Homeownership Fair, Movies in the Park, Juneteenth, Sunday Sounds Concert Series, etc.)
- Council Community Forum (June 22)
- Participating in PNW Climate Week (July 13-17)
- Workshops with environmental justice-focused organizations (supported by Washington Conservation Action)
- Conversations with partner agencies, neighborhood groups, and the business community





Next steps

- Continued community engagement activities
 - Community Forum on **June 22**
- Continued coordination with City Departments on CAF Strategy revisions and workplans
- Welcoming new Bloomberg Harvard summer intern in June

Discussion



Thank you



MEMORANDUM

DATE: May 18, 2026

TO: Mayor and City Council
CC: Rebecca Small, CMO
Stacey Dalgaard, CMO
Lexi Farina, CMO

FROM: Lon Pluckhahn, City Manager

RE: 2026 Climate Action Framework Update

Purpose

To brief City Council about the progress to date on the 2026 Climate Action Framework (CAF) update and present the Community Engagement Strategy for public outreach over the coming months.

Context

This workshop is the second in a series intended to keep Council informed of progress on the 2026 update to the CAF. Building on our February discussion, staff have advanced climate-related budget planning in alignment with Council's previous direction, integrating these considerations into the prioritization approach you will see reflected in the update.

In addition, staff are presenting the planned community engagement strategy, which will guide outreach and participation over the coming months to ensure residents and stakeholders are meaningfully involved in shaping the next phase of climate action in Vancouver.

Budget Alignment

At the Feb. 2 workshop on the CAF update, council members emphasized continuing to prioritize efforts to meet municipal greenhouse gas (GHG) reduction targets¹ in the near-term, while gradually increasing the City's focus on community-wide adaptation and resilience over time. Public health and higher exposure to climate impacts were identified as key lenses for community initiatives, as well as actions with tangible benefits for community members.

Guided by this direction, the Climate Program worked with City leadership and department directors to establish the following climate priorities for the next biennium:

- Rapid decarbonization of municipal operations measured by the greenhouse gas inventory.
- Climate wins that are visible and tangible for community members, particularly reduction of harms caused by emissions and/or climate impacts.

¹ The City's GHG reduction targets for municipal operations are an 80% reduction in 2007 GHG emissions by 2025 and the achievement of carbon neutrality by 2040.

- Resilient municipal energy systems to ensure continuity of operations during emergency events.
- Continuity of efforts to advance core CAF strategies where maintaining momentum is key to long-term success.

These priorities are intended to help guide department planning within current levels of service but not limit climate innovation by teams across the organization.

As departments prepare for the 27-28 Biennium Budget process, guidance was provided to improve alignment between citywide climate goals and department workplans facing a constrained budget forecast. Additionally, in the 27-28 Biennium Budget, capital projects will be expected to meet the newly established Green Building Policy and electric vehicles will be evaluated as the default for fleet purchases. Information technology purchases have been and will continue to be Energy Star-certified. These investments are expected to reduce long-term operational expenses while providing additional community co-benefits.

Revisions to CAF Strategies and Actions

Since February, Climate Team staff have convened discussions with City department directors and their teams to review current CAF strategies and actions and identify where updates are needed. Several key themes have emerged:

- Many original CAF actions focused on initiating foundational policies or integrating climate principles into existing plans. Four years later, much of this work has been completed, including the development of the Green Building Program and the Citywide EV Strategy, as well as updates to the Transportation System Plan and Comprehensive Plan. These sections should now be updated to reflect a transition from policy development to implementation.
- Several departments identified CAF actions that fall outside the City's direct purview. While the intent of these actions remains important, they require clarification of lead responsibility and a clearer definition of the City's role in supporting or partnering with the appropriate agency or organization. Addressing these gaps will create opportunities for productive conversations with community and jurisdictional partners.
- Finally, while the first edition of the CAF focused primarily on direct GHG reduction and establishing foundational planning for long-term initiatives, the next phase should broaden that focus to include indirect emissions reductions, resilience-building, and strengthening natural systems - recognizing the roles that all City departments can play.

These conversations are expected to continue through June and will segue into the development of department workplans and target setting to address these themes.

Community Engagement

Climate Team staff have been working closely with Community Engagement staff to develop a coordinated strategy organized into three Engagement Tracks:

General Outreach: Because this is an update to the existing CAF, it is important to check in with the community to confirm that current strategies remain aligned with community priorities. At the same time, it is an opportunity to report back to the community about the progress made in the last four years since the original CAF was adopted. This engagement track provides an opportunity to identify any emerging concerns, shifting priorities, or gaps that may be addressed in the next phase of work.

Healthy & Climate-Smart Homes: This engagement track will help inform City actions to reduce emissions from existing residential buildings while ensuring homes remain safe, healthy, and comfortable as climate impacts intensify. This focus reflects both the significant contribution of buildings to GHG emissions and recent findings from the Comprehensive Plan update highlighting community concerns about their ability to withstand increasing climate impacts. Recognizing that “home” looks different for people, this effort aims to reach residents across a range of settings and circumstances. Through this work, the City will better understand resident priorities, barriers, and needs to shape programs that support energy efficiency, electrification, and climate resilience measures (such as air conditioning and filtration) in homes.

Resilient & Connected Communities: This engagement track builds on the extensive work completed through the Comprehensive Plan update, continuing engagement with priority neighborhoods to advance the recommendations and priorities identified by those communities. This approach emphasizes implementation as an opportunity for ongoing, visible engagement and collaboration, working alongside community members to move ideas into action. It will also expand resilience and adaptation conversations to additional neighborhoods experiencing significant climate impacts, helping the City better understand local needs and support community-driven solutions.

A summary of the Engagement Tracks’ purpose, target audiences, and example activities to support them is provided in **Attachment A**.

Timeline and Next Steps

Over the coming months, the Climate Team will implement the Engagement Strategy while continuing to collaborate with City departments to refine CAF actions and strategies and develop targeted work plans. The Climate Team will return to Council on August 24, 2026, for the third of four quarterly workshops to provide an update on progress and confirm continued alignment with Council direction.

Staff Contacts

Rebecca Small, City Manager’s Office, rebecca.small@cityofvancouver.us
Stacey Dalgaard, City Manager’s Office, stacey.dalgaard@cityofvancouver.us
Lexi Farina, City Manager’s Office, lexi.farina@cityofvancouver.us

Attachments:

Attachment A: Engagement Strategy Summary

Attachment A: Engagement Strategy Summary

Engagement Track	Purpose	Approach	Primary Audiences	Example Activities
General Outreach	Broadly inform the wider community of City climate action and gather input on emerging concerns and climate action priorities.	Share updates on climate action progress, gather input on current priorities and concerns, and connect people with opportunities to get involved.	General public, youth and young adults, climate advocacy groups, business groups, public agencies/jurisdictional partners, community-based organizations and community leaders, particularly from BIPOC and disability communities	Public events, tabling at community events, conversations with interest groups and neighborhood associations, online engagement, and public forums.
Healthy & Climate-Smart Homes	Understand how to support residents in making climate-friendly home improvements.	Engage residents to determine interest and priorities for climate-smart home improvements; connect with other energy efficiency program providers to determine best use of resources.	Homeowners, renters, first-time buyers, people living in housing built before 1980	Tabling at community events, small-group discussions, engaging housing program administrators who work with homeowners, listening sessions with tenants' groups
Resilient & Connected Communities	Advance neighborhood-level resilience priorities identified during earlier engagement; expand resilience conversations to other neighborhoods across Vancouver.	Targeted engagement to refine or confirm recommended actions; partner with local organizations to advance community priorities for resilience/ adaptation identified through Comp Plan.	Neighborhoods with higher Climate Impact Exposure and Equity disparities (as identified by the Comp Plan Climate Vulnerability Assessment)	Workshops, design charrettes, community events, pilot projects to implement ideas from the Comp Plan Update's Resilience Rising community engagement series.



Fruit Valley for All Project Update

Shannon Williams

Senior Planner

Community Development

May 18, 2026

Paul Porter

Associate Planner

Community Development



Agenda

- Project Overview and Goals
- Community Engagement
- Project Timeline
- Next Steps

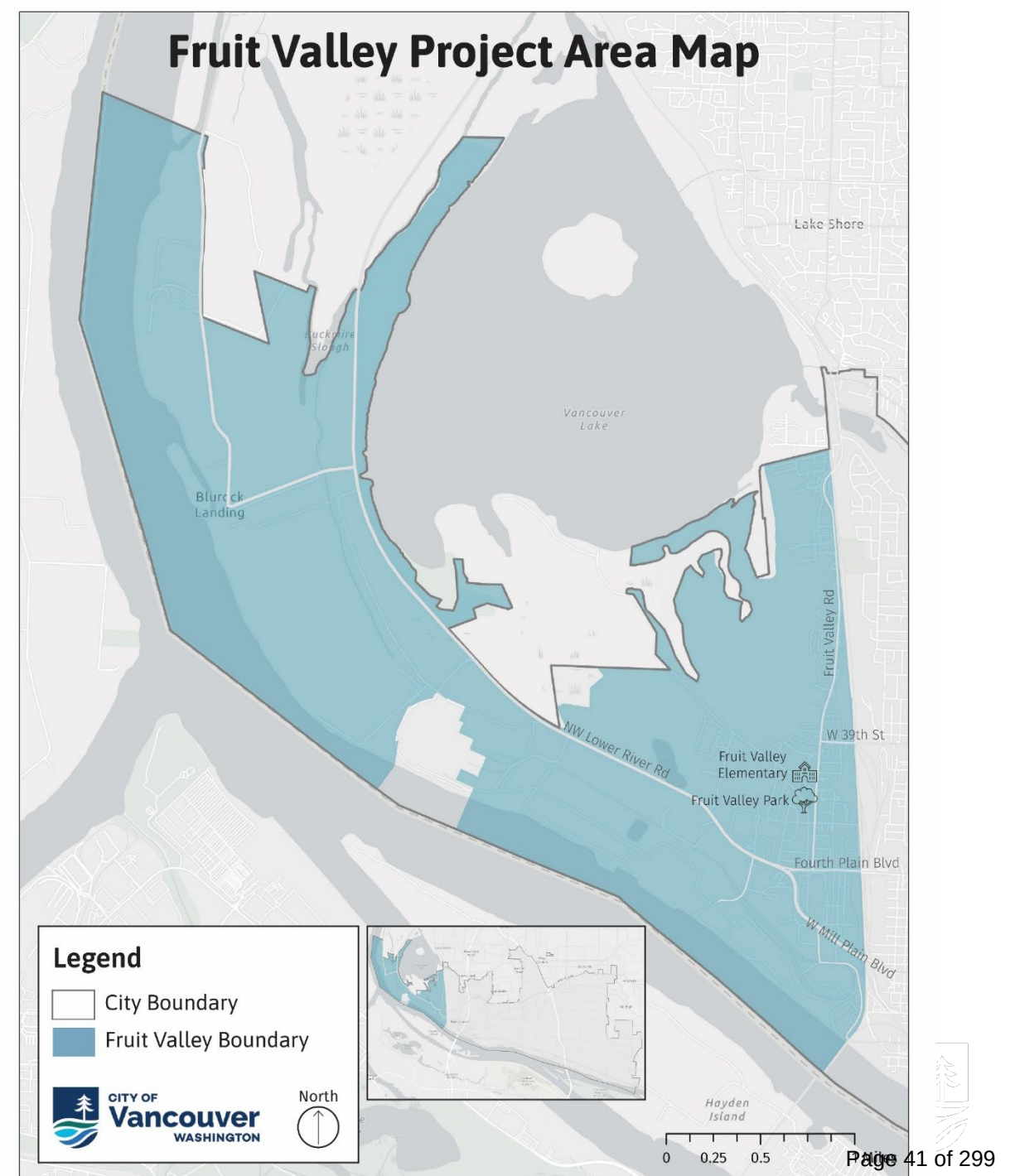
Project Overview

- Why Fruit Valley?
 - Historically underserved neighborhood
 - Residents experience limited access to basic services and amenities
- Project Goals
 - Update the 2010 Fruit Valley Subarea Plan
 - Co-develop action plan with the community to guide investments in Fruit Valley
- Place-Based Approach
 - Focused resources in a smaller geographic area for the greatest impact
 - Precedent: Fourth Plain Forward Action Plan and the Fourth Plain for All Investment Strategy
- Project supported by a U.S. Department of Transportation Thriving Communities Grant



Project Area

- Total population: 2,527 (2023)
- Designated high priority equity area in the Equity Index
- Diverse community with almost double the percentage of families living below the poverty line
- Susceptible to environmental justice factors





Project Vision Statement

Fruit Valley is more than a place on the map, it's a neighborhood where people feel safe, supported, and proud to call home, not just for a season, but for a lifetime! It is a place where families choose to stay, roots grow deep, and neighbors know one another by name. Tree-lined streets, community events, and shared public spaces bring generations and cultures together, creating a neighborhood alive with connection and belonging. Neighbors show up for each other and have reliable access to affordable food, diverse housing options, and local businesses that reflect the spirit of the community. Fruit Valley stands proudly on the right side of the tracks, where everyone has a voice and a pathway to opportunity that shapes what's to come for future generations.

Community Engagement

General Approach

- Provide a variety of accessible ways for the community to give input so their voices directly shape the development of the Fruit Valley for All Action Plan.
- Includes intentional engagement strategies focused on building relationships.
- 2 phases of engagement:
 - Phase 1 (Now – June 2026): Focused on understanding current challenges, needs and hopes for Fruit Valley. This input will be used to create a list of potential actions.
 - Phase 2 (July – September 2026): Confirm with the community that the list of actions reflect input from Phase 1. This input will be used to create the final action plan.



Community Engagement

Communications and Engagement Activities

- Project website, flyers, fact sheets & post cards
- Community survey
- In-person open house
- Tabling at community events and within the project area
- In-person business canvassing
- Interviews and small group conversations with community groups and businesses
- Compensation for participation in more in-depth engagement activities
- Use existing outreach and community events as ongoing opportunities for engagement



Community Engagement

Fruit Valley for All Advisory Committee

- 15 diverse community representatives who will help guide development of the action plan
- Includes residents, community-based organizations, youth, VPS staff and service providers
- Will meet at least 4 times throughout the project
- Compensation provided for their time and commitment to the project



Engagement Themes

Fruit Valley for All Advisory Committee

Prioritized categories:

1. Access to food and resources
2. Housing
3. Transportation
4. Environmental health and climate
5. Community building and public spaces
6. Economic opportunity

Top challenges: food access, transit options and accessibility, and affordable housing



Engagement Themes

Community activities

- Aligns with the committee's priorities
- Preliminary survey results:

Vision for the future: Parks and green spaces (#1), public art and neighborhood beautification (#2), community events (#3), & safer pedestrian infrastructure (#4)

Barriers: Lack of access to food (#1), public safety (#2), difficulty with transportation (#3), & lack of places to gather (#4)



Example comment:

More attention paid to this area for the residents that live in or nearby. It seems that it is most heavy commercial and industrial and the area needs more access to restaurants, shopping, grocery store and other daily essentials.

2 months ago · Neutral

Fruit Valley for All Timeline

2025	Early 2026	Late 2026	2027+
• Existing Conditions • Relationship-building • Thriving Communities grant kick-off • Fruit Valley Park reopening event	• Engagement phase • Advisory Committee • Business outreach • Survey • Tabling events • Community workshops	• Use community input to develop Action Plan • Confirm with community that action items reflect feedback	• Action Plan adoption • Action Plan implementation





Next steps

- Workshops with businesses
- Increased outreach to general community
- Continue outreach to Port of Vancouver and their tenants
- Final committee meetings
- Action Plan development and adoption

Thank you



Shannon.Williams@cityofvancouver.us | Paul.Porter@cityofvancouver.us





MEMORANDUM

DATE: May 18, 2026

TO: Mayor and City Council

FROM: Shannon Williams, Senior Planner; Paul Porter, Associate Planner,
Community Development Department

RE: **Fruit Valley for All Action Plan Project Update**

CC: Lon Pluckhahn, City Manager

This memo is intended to provide an overview of the Fruit Valley for All project, with a focus on the engagement strategy, preliminary community feedback and next steps.

Introduction

Building on the success of the 2015 Fourth Plain Forward Action Plan and recent Fourth Plain for All Investment Strategy, the City's Equitable Development Planning team has begun engaging the Fruit Valley neighborhood to develop an action plan, called Fruit Valley for All. This Plan will update the Fruit Valley Subarea Plan that was adopted in 2010. The Fruit Valley for All project uses a similar community-focused, place-based approach that was used in the Fourth Plain area. That approach, along with Council's support for \$25 million in ARPA investments, led to numerous improvements throughout central Vancouver neighborhoods, including transportation safety improvements, affordable housing, over a dozen murals and placemaking activities, and the Fourth Plain Community Commons project.

Fruit Valley was selected as the next place-based project due to scoring highly on the City's Equity Index, the neighborhood's geographic isolation from the rest of the city, and its limited access to basic services and amenities. This place-based approach will concentrate resources in a focused geographic area for the greatest impact. The project is also supported by a U.S. Department of Transportation Thriving Communities grant that provides staff with technical assistance, engagement support and a team that will lead the development of the action plan document and related funding strategy based on community feedback.

The Fruit Valley for All Action Plan will be co-developed with the Fruit Valley community through a robust community engagement process, which is detailed below. By centering the voices and lived experiences of the Fruit Valley community the resulting action plan will guide strategic partnerships and investments that strengthen long-term opportunity, stability and community cohesion.

Community Engagement

The community engagement approach to the Fruit Valley for All project is to provide a variety of accessible ways for the community to give input so that their voices directly shape the development of the action plan. Throughout 2025, staff spent time in the community building relationships in preparation for the engagement phase of the project to begin in January 2026. Engagement is structured in two main phases of engagement, although opportunities for feedback are ongoing throughout most of this year.

Phase 1 (January – June 2026): Discussions with the community are focused on understanding the current challenges, needs, and hopes for Fruit Valley. Input from this phase will be used to create a list of potential actions.

Phase 2 (July – September 2026): The project team will take the list of potential action items compiled from Phase I back out to the community to:

- Confirm that staff interpreted input from Phase I correctly and created action items that the community would like to see implemented.
- Invite the community to prioritize actions that they would like staff to focus on implementing in the near term. Input from this phase will be used to create the final action plan.

The project team is using multiple outreach tactics to ensure broad and deep reach into the community, including:

- Project websites, fact sheets, flyers, and postcards.
- Community survey.
- In-person open house.
- Tabling at community events and locations along the project area.
- Interviews and small group conversations with businesses and community groups.
- In-person canvassing to businesses and residents.
- Compensation to community members for participation in more in-depth engagement activities.
- Formation of the Fruit Valley for All Advisory Committee (described further below)
- Use of existing outreach and community events as ongoing opportunities for engagement.
- Direct outreach to businesses through meeting with large employers, such as Frito-Lay and the Port of Vancouver, and working with partners like Rivermark Credit Union to host business-specific events.

To date, key themes that have emerged from engagement events and the community survey include:

- When asked about their vision for the future of Fruit Valley, survey respondents ranked parks and green spaces, public art and neighborhood beautification, and community events as their top three priorities.
- When asked about barriers they face, survey respondents ranked lack of access to food, public safety, and difficulty with transportation as their top three.
- At tabling events, community members most frequently identified housing, community building & public spaces, and access to food and resources as priority categories.

Fruit Valley for All Advisory Committee

The Fruit Valley for All Advisory Committee is comprised of 15 diverse community representatives who will help guide the development of the Action Plan. Members include residents, community-based organizations, youth, Vancouver Public Schools staff, and service providers. Meeting multiple times with the same group of community members enables in-depth, honest conversations that could not be done otherwise, while also helping to develop relationships between City staff and community.

The Advisory Committee will meet at least four times throughout the project and members are compensated for their time and commitment. The following meetings have already taken place and key themes of each meeting are included below.

- January 29, 2026: Meeting #1 focused on defining the project vision. Committee members shared what they loved about Fruit Valley and wanted to see more of, as well as some of the challenges they face. The top things highlighted in this discussion included the strong sense of community in Fruit Valley, wanting to see more community spaces, needing greater access to food and resources, and concerns around traffic safety and pollution. The input from this discussion was used to create a proposed list of action plan categories.
- March 3, 2026: Meeting #2 focused on refining the project vision statement and creating a prioritized list of action plan categories. The following categories were created and are listed in order of priority as set by committee members:
 1. Access to food and resources
 2. Housing
 3. Transportation
 4. Environmental health and climate
 5. Community building and public spaces
 6. Economic opportunity

The committee also brainstormed and prioritized some actions that would fall under the categories above. This input, along with input from general community engagement, will be used to create the action plan.

- April 20, 2026: Meeting #3 focused on transportation safety and transit access. Staff from the City's transportation planning team and C-TRAN attended the meeting to share transit and transportation information with the committee and co-led break-out sessions to gather input to integrate into the action plan.

Future committee meetings will focus on other key themes the group has highlighted, such as housing, community spaces, access to services and amenities, and/or environmental justice issues.

Staff is observing general alignment between the initial feedback from the advisory committee and the broader community.

Timeline and Next Steps

Staff will collaborate with the Advisory Committee and the broader community to develop and vet potential action items this summer. Based on the feedback received so far, these are expected to be far reaching and cover the categories created with the Advisory Committee listed above (access to food and resources; housing; transportation; environmental health and climate; community building and public spaces; and economic opportunity).

The overall timeline for the Fruit Valley for All project is as follows:

- 2025: Background research and existing conditions analysis; build relationships with Fruit Valley community
- August 2025: Thriving Communities grant kick-off event and Fruit Valley Park reopening event.
- January - June 2026: Phase I community engagement to gather input on community challenges, needs and desires. This includes convening the FVFA Advisory Committee, business outreach, survey, tabling events, small group conversations, and community workshops.
- July - September 2026: Phase II community engagement to confirm proposed action items reflect community input and prioritize proposed actions.
- Late 2026: Use input from Phase II engagement to create the FPFA Action Plan.
- 2027 and beyond: Adopt and implement the FVFA Action Plan by working with community partners and seeking funding to support community-prioritized actions.

Immediate next steps include workshops with businesses, increased outreach to the general community, continued outreach to the Port of Vancouver and their tenants, additional FVFA Advisory Committee meetings, and development and adoption of the Fruit Valley for All Action Plan.

May 11, 2026

Workshops: 4:15-5:30 p.m.

Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

The City Council Meeting was held on 5/11/2026 at 4:15 PM in the Vancouver City Hall, Aspen Room 415 West 6th Street, Vancouver, WA 98660.

Workshops were conducted in person in the Aspen Room 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-05-11-26-2026051004/>

New Public Works Campus Project Update

(Approximately 45 minutes)

Jason Olson, Capital Projects Project Manager, Jason.Olson@cityofvancouver.us

Staff led Council through a discussion of the New Public Works Campus Project Update.

Councilmembers Paulsen and Perez were absent from the workshop.

Engagement and Access Update

(Approximately 30 minutes, to immediately follow the previous workshop)

Joy Fowler, Engagement and Access Director, Joy.Fowler@cityofvancouver.us

Staff led Council through a discussion of the Engagement and Access Update.

Councilmembers Paulsen and Perez were absent from the workshop.

**Council Dinner / Executive Session Re: Potential Litigation RCW
42.30.110(1)(i)(iii) (5:30 - 6:30 PM)**

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 5:30-6:30 p.m. to discuss Potential Litigation.

Regular Council Meeting

6:30 PM

Vancouver City Hall - Aspen Room - 415 W 6th Street, Vancouver WA

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

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: <https://www.cvtv.org/video/vancouver-city-council-05-11-26-2026051005/>

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

Pledge of Allegiance

Call to Order and Roll Call

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

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

Absent: Councilmember Perez, Councilmember Paulsen

Motion by Councilmember Stober, seconded by Councilmember Hansen, and Yes: 5, No: 0, Abstaining: 0, to excuse Councilmembers Paulsen and Perez from the meeting. Absent from vote: Councilmember Perez, Councilmember Paulsen.

Approval of Minutes

Minutes - May 4, 2026

Motion by Councilmember Hansen, seconded by Councilmember Stober, and Yes: 5, No: 0, Abstaining: 0, to approve the Meeting Minutes of May 4, 2026. Absent from vote: Councilmember Perez, Councilmember Paulsen.

Proclamations

Memorial Day at the Barracks

Mayor McEnerny-Ogle read and presented a proclamation to Ron Powers, Community Military Appreciation Committee (CMAC) Chair, and Katie Hauser, Memorial Day Event Organizer, proclaiming May 25, 2026, as Memorial Day at the Barracks.

Poppy Days

Mayor McEnerny-Ogle read and presented a proclamation to Gloria Cummings, former President of the American Legion Auxillary, proclaiming May 11–16, 2026, as Poppy Days.

Community Communication

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

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

- *Paul Quimby, Vancouver*
- *Mike Filbin, Vancouver*
- *Zachary Pyle, Vancouver*
- *Ben McCarty, Vancouver*
- *Stephen A. Wille, Vancouver*

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

Consent Agenda

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

considered separately – after the motion has been made and passed to approve the remaining items.

Council pulled item 3 for discussion.

Motion by Councilmember Fox, seconded by Councilmember Harless, and Yes: 5, No: 0, Abstaining: 0, to approve Items 1, 2, and 4 on the Consent Agenda. Absent from vote: Councilmember Perez, Councilmember Paulsen.

Councilmember Hansen recused himself before the testimony, discussion and vote on Item 3.

Motion by Councilmember Stober, seconded by Councilmember Harless, and Yes: 4, No: 0, Abstaining: 1, to approve Item 3 on the Consent Agenda. Councilmember Hansen Abstained from the vote. Absent from vote: Councilmember Perez, Councilmember Paulsen.

1. Contract Amendment - Threshold Increase to the Maximum Expenditures - C-101181

Staff Report: 101-26

Request: On Monday, May 11, 2026, authorize the City Manager, or designee, to finalize and execute a contract amendment with Wolff Specialties to increase the current maximum dollar approval from \$300,000 to \$800,000. The amended amount would be used to convert twenty-six light duty, gas-powered trucks to propane bi-fuel systems.

Jacob Mahan, Senior Management Analyst,
jacob.mahan@cityofvancouver.us

Motion approved the request.

2. Contract Amendment - Threshold Increase for Parkeon/Flowbird Contract - C-101887

Staff Report: 102-26

Request: On Monday, May 11, 2026, authorize the City Manager, or designee, to execute Amendment No. 1 to contract C-101887 between the City of Vancouver and Parkeon/Flowbird. Increase the not-to-exceed amount by \$600,000 to a total of \$900,000.

Gabe Montez, Parking District Manager,
Gabriel.Montez@cityofvancouver.us

Motion approved the request.

3. **Ordinance Adopting the Our Vancouver 2026-2045 Comprehensive Plan, City of Vancouver Zoning Map, and Vancouver Municipal Code Title 20 Land Use and Development Code**

AN ORDINANCE updating and amending the City of Vancouver 2026-2045 Comprehensive Plan, called Our Vancouver, repealing and replacing the City of Vancouver Zoning Map, and repealing and replacing Title 20 Land Use and Development Code of the Vancouver Municipal Code, providing for severability and an effective date.

Staff Report: 103-26

Request: On Monday, May 11, 2026, approve ordinance adopting the Our Vancouver 2026-2045 Comprehensive Plan, City of Vancouver Zoning Map, and Vancouver Municipal Code Title 20 Land Use and Development Code, setting date of second reading and public hearing for June 1, 2026. Rebecca Kennedy, Deputy Community Development Director, Mark Person, Senior Planner, rebecca.kennedy@cityofvancouver.us, mark.person@cityofvancouver.us

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

Motion approved the request.

4. **Approval of the Claim Vouchers**

Request: Approve claim vouchers for May 11, 2026.

Motion approved claim vouchers in the amount of \$9,437,795.19.

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.

5. **Right-of-way Telecommunications Franchise Ordinance Agreement for Mashell Telecom, Inc. doing Business as Lightcurve**

AN ORDINANCE relating to management of the public rights-of-way, granting to Mashell Telecom, Inc. d/b/a Lightcurve and its affiliates ("Grantee"), a corporation (collectively "Parties"), a non-exclusive and revocable Franchise to install, operate and maintain a telecommunication system in, on, over, upon, along, and across Public Ways of the City of Vancouver, Washington("City"), establishing certain

rights, duties, terms, and conditions with respect to the Franchise; and setting an effective date and conditions. Grantee and City are sometimes collectively referred to as the “Parties.”

Staff Report: 075-26

Request: On Monday, May 11, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, aaron.lande@cityofvancouver.us, cary.driskell@cityofvancouver.us

Aaron Lande, Assistant City Manager, Cary Driskell, Assistant City Attorney, provided an overview of the Right-of-way Telecommunications Franchise Ordinance Agreement for Mashell Telecom, Inc. doing Business as Lightcurve.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and did not receive testimony from community members.

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

Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 5, No: 0, Abstaining: 0, to approve Ordinance M-4532. Absent from vote: Councilmember Perez, Councilmember Paulsen.

6. 2026 Housing and Urban Development Annual Action Plan

A RESOLUTION relating to the adoption of the City’s Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Annual Action Plan for the 2026 program year; authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Annual Action Plan; providing for severability and an effective date.

Staff Report: 100-26

Request: On Monday, May 11, 2026, finalize and approve the resolution of the 2026 HUD Annual Action Plan and amendment to the 2025 Annual Action Plan, authorizing the City Manager, or designee, to execute agreements on behalf of the City of Vancouver consistent with the 2026 CDBG and HOME Council approved funding awards; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Tasha Slater, Senior Housing Project Planner,
Tasha.Slater@cityofvancouver.us

Tasha Slater, Senior Housing Project Planner, provided an overview of the 2026 Housing and Urban Development Annual Action Plan.

Council discussed the item briefly with staff.

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

- *Rori Dicker, Vancouver*
- *Ren Autrey, Vancouver*
- *Nicole Leon, Vancouver*
- *Kimberly Quiroz, Vancouver*
- *Melanie Faure, Boulder Creek, California*

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

Motion by Councilmember Stober, seconded by Councilmember Hansen, and Yes: 5, No: 0, Abstaining: 0, to approve Resolution M-4383. Absent from vote: Councilmember Perez, Councilmember Paulsen.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Community Forum

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

Mayor McEnerny-Ogle opened the Community Forum and did not receive testimony.

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

Adjournment

8:45 p.m.

Anne McEnerny-Ogle, Mayor

Attest:

Lisa Brandl, 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: [Elizabeth Gomez](#)
To: [City Council](#)
Cc: [Nicole Leon](#)
Subject: Letter in Support of the Hispanic Chamber of Oregon and SW Washington for CDBG funding
Date: Monday, May 11, 2026 12:06:04 PM
Attachments: [image004.png](#)
[image006.png](#)
[image008.png](#)
Importance: High

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

To the Honorable Mayor and Members of the Vancouver City Council,

I am writing in strong support of continued Community Development Block Grant (CDBG) funding for the Hispanic Metropolitan Chamber's (HMC) technical assistance and small business support programs in the City of Vancouver.

As a board member of the Hispanic Metropolitan Chamber and a long-time business owner in our region, I have seen firsthand the depth and breadth of HMC's impact. Many of us on the board mentor far beyond the Hispanic community. In my own case, since founding my business in 2013, I have consistently mentored between five and ten local businesses at any given time—across industries, backgrounds, and cultural communities. This is the nature of HMC's work: it is an ecosystem of support, collaboration, and shared success. When we do good, everyone does good.

HMC serves a wide range of small businesses across sectors including childcare, construction, food services, janitorial services, retail, and many other essential industries that keep our local economy moving. Many of the businesses and local establishments our community relies on today have remained open, stabilized, or grown because of the technical assistance, mentorship, and advocacy provided by HMC.

Beyond technical assistance, HMC has become a trusted voice for small businesses. Through community roundtables, direct outreach, and ongoing engagement with entrepreneurs, HMC gathers real-time feedback from business owners and elevates the challenges they face. This work has helped build a strong, culturally responsive ecosystem for entrepreneurs who often lack access to traditional business networks and resources.

Programs such as HMC's Asset Protection initiative have provided bilingual, culturally grounded support to business owners navigating financial uncertainty, legal concerns, operational challenges, and long-term sustainability. HMC meets businesses where they are and connects them to the tools, education, and resources needed to remain resilient and competitive.

At a time when many small businesses continue to face economic pressures, continued investment in HMC through CDBG funding is critical. HMC's work strengthens neighborhoods, preserves jobs, activates commercial corridors, and contributes to the long-term economic health and stability of the Vancouver community.

I respectfully encourage the City of Vancouver to continue supporting HMC's technical assistance programs and to recognize the essential role the organization plays in fostering a thriving, inclusive, and interconnected small business ecosystem throughout our region.

Sincerely,
Elizabeth Gomez
Bridge City Contracting
Owner



ELIZABETH GOMEZ

Certified Aging In Place Specialist



[Redacted phone number]



[Redacted email address]



[Redacted address] Battle Ground, WA



www.bridgecitycontracting.com

Read More About Bridge City Contracting in National News Here:

[US News & World Report](#) [The Wall Street Journal](#) [The Columbian Newspaper](#) [2024 Pink Hard Hat Community Leadership Award Recipient](#) [Pink Hard Hat Awards 2024](#)



Member



we measure up.



National
Association
of Home
Builders

Trade Ally of

EnergyTrust
of Oregon



Please advise one of our team members if you are not feeling well prior to any scheduled appointments. Our number one priority is the health and safety of our clients, employees, and the members of our community. *Thank you for your cooperation and understanding with these additional steps.*

WA LICENSE #BRIDGCC832NT
OR CCB #207978

Confidentiality Notice: This communication may contain privileged or other confidential information exempt from disclosure. If you are not the intended recipient, you may not use, copy, disseminate or retain this message. Please delete the copy you received and alert the sender to the transmission error. Thank you.

From: [Lili at Uniweb](#)
To: [City Council](#)
Subject: Supporting HMC's Impact on Vancouver Small Businesses
Date: Monday, May 11, 2026 12:44:40 PM

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

To the Honorable Mayor and Members of the Vancouver City Council,

I am writing in strong support of continued Community Development Block Grant (CDBG) funding for the Hispanic Metropolitan Chamber's (HMC) technical assistance and small business support programs in the City of Vancouver.

HMC has been a trusted resource for my family for well over a decade. Long before I started my own business in 2018, HMC was already supporting my family as they navigated entrepreneurship and the realities of building a small business as immigrants. When I eventually launched my own business, HMC became one of the first organizations I turned to for guidance, support, and community.

To this day, whenever someone asks me questions like, "How do I start a business?" or "Do I need a business license?" HMC is the very first organization I recommend. They are the go-to resource I trust for entrepreneurs who are trying to navigate the basics of starting and sustaining a business, especially within the Latino and immigrant community.

What makes HMC different is that their support goes far beyond simply offering information in Spanish. Their work is deeply rooted in lived experience, cultural understanding, and authentic relationships within the Latinx community. They understand the fears, barriers, and uncertainty many entrepreneurs face because they come from the same communities they serve. That level of trust and relatability is difficult to replicate.

I have personally witnessed how critical their programs have been during times of hardship, including throughout COVID and now during ongoing political and immigration-related uncertainty. HMC creates spaces where business owners feel supported, informed, and connected rather than isolated. Programs like *Empresarios en Accion*, which I frequently join, have helped bring entrepreneurs together in person to build relationships, and strengthen our local business community.

What has always stood out to me most is that HMC cares not only about businesses surviving, but also about the well-being of the people behind those businesses. I remember when Kimberly helped my mother apply for a program that replaced the AC system in her mobile home. That level of care and direct support goes beyond traditional business assistance. It reflects an organization that genuinely invests in the stability and dignity of the families they serve.

HMC has become an essential pillar within the Latino business community in Vancouver. Their programs help small businesses remain operational, connected, and resilient while contributing to the economic and cultural strength of our region.

I respectfully encourage the City of Vancouver to continue investing in HMC's technical assistance programs and recognize the critical role the organization plays in supporting immigrant and Latino entrepreneurs throughout our community.

Sincerely,

Lili Salazar
Owner, Uniweb Digital

--

Lili Salazar

Web: UniwebDigital.com | WebsiteChicks.com



From: [Francisca Martinez](#)
To: [City Council](#)
Subject: Dejar Mayor and coucil Members.
Date: Monday, May 11, 2026 12:53:41 PM

No suele recibir correo electrónico de [REDACTED]. [Por qué es esto importante](#)

Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my childcare business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I was able to start my daycare and navigate the requirements needed to open and operate. Since then, they have continued to support me over the years as I manage and grow my business. Their guidance has been consistent and accessible throughout my journey as a childcare provider.

Because of this, I have been able to remain open and continue providing care to families in my community.

Childcare providers like me benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps increase access to childcare, support working families, and strengthen our local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Their dedication not only helps providers succeed professionally, but also creates a positive and lasting impact on the children and families we serve every day. Access to reliable childcare allows parents to work with peace of mind while knowing their children are in a safe, caring, and supportive

environment.

Thank you for your time and for your commitment to our local business community.

Sincerely,

From: [ELDY PRADO](#)
To: [City Council](#)
Subject: Ayuda para los pequenos negocios.
Date: Saturday, May 9, 2026 12:52:44 AM
Attachments: [Letter of support.docx](#)

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

El Viejon presente.

--

Eldy Prado
Owner and Operator



EL VIEJON
TACOS + MARISCOS + CERVEZA

Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I was able to start my business, and navigate requirements. Their support has been consistent and accessible, especially as a small business owner.

Because of this, I have been able to open my doors.

Small businesses like mine benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps businesses stay open, grow, and contribute to the local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and for your commitment to our local business community.

Sincerely,

Estimada Alcaldesa y Miembros del Concejo,

Le escribo para compartir cómo el apoyo de la Cámara Metropolitana Hispana (HMC) ha hecho una diferencia en mi negocio y para expresar mi apoyo a que la Ciudad de Vancouver continúe invirtiendo en programas para pequeños negocios.

Con el apoyo de HMC, pude iniciar mi negocio y entender los requisitos necesarios. Su apoyo ha sido constante y accesible, especialmente como pequeño empresario.

Gracias a esto, pude abrir las puertas de mi negocio.

Negocios como el mío se benefician mucho de contar con organizaciones comunitarias de confianza como HMC. Continuar invirtiendo en este tipo de apoyo ayuda a que los negocios se mantengan abiertos, crezcan y contribuyan a la economía local.

Respetuosamente, les animo a seguir invirtiendo en programas que apoyen a los pequeños negocios y amplíen el acceso a asistencia técnica.

Gracias por su tiempo y por su compromiso con nuestra comunidad empresarial.

Atentamente,

From: [Lucero Zarate Luna](#)
To: [City Council](#)
Subject: Letter of support for Hispanic Metropolitan Chamber
Date: Monday, May 11, 2026 9:58:41 AM
Attachments: [Letter of support.pdf](#)

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

Enviado desde mi iPhone

Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my childcare business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I was able to start my daycare and navigate the requirements needed to open and operate. Since then, they have continued to support me over the years as I manage and grow my business. Their guidance has been consistent and accessible throughout my journey as a childcare provider.

Because of this, I have been able to remain open and continue providing care to families in my community.

Childcare providers like me benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps increase access to childcare, support working families, and strengthen our local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and for your commitment to our local business community.

Sincerely,

Tiny Angels Daycare LLC

Lucero Zárate Luna.

██████████ Vancouver wa. 98684

Estimada Alcaldesa y Miembros del Concejo,

Le escribo para compartir cómo el apoyo de la Cámara Metropolitana Hispana (HMC) ha hecho una diferencia en mi negocio de cuidado infantil y para expresar mi apoyo a que la Ciudad de Vancouver continúe invirtiendo en programas para pequeños negocios.

Con el apoyo de HMC, pude iniciar mi guardería y entender los requisitos necesarios para abrir y operar. Desde entonces, han continuado apoyándome a lo largo de los años mientras administro y hago crecer mi negocio. Su orientación ha sido constante y accesible durante todo mi proceso como proveedora de cuidado infantil.

Gracias a esto, he podido mantener mi negocio abierto y seguir brindando cuidado a familias en mi comunidad.

Proveedores de cuidado infantil como yo se benefician mucho de contar con organizaciones comunitarias de confianza como HMC. Continuar invirtiendo en este tipo de apoyo ayuda a aumentar el acceso al cuidado infantil, apoyar a las familias trabajadoras y fortalecer la economía local.

Respetuosamente, les animo a seguir invirtiendo en programas que apoyen a los pequeños negocios y amplíen el acceso a asistencia técnica.

Gracias por su tiempo y por su compromiso con nuestra comunidad empresarial.

Atentamente,

Tiny Angels Daycare LLC

Lucero Zárate Luna

██████████ Vancouver Wa. 98684

From: [mica flores](#)
To: [City Council](#)
Subject: HMC
Date: Monday, May 11, 2026 12:59:19 PM
Attachments: [Letter of support for HMC \(1\).docx](#)

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

Dear Mayor and Council Members,

I am writing to share how support from the Hispanic Metropolitan Chamber (HMC) has made a difference in my business and to express my support for continued investment in small business programs in the City of Vancouver.

With support from HMC, I have been able to strengthen and grow my business while navigating ongoing requirements. Their support has been consistent and accessible, especially as a small business owner.

Because of this, I have been able to continue operating, adapt, and better serve my customers.

Small businesses like mine benefit greatly from trusted, community-based organizations like HMC. Continued funding for this type of support helps businesses stay open, grow, and contribute to the local economy.

I respectfully encourage the City of Vancouver to continue investing in programs that support small businesses and expand access to technical assistance.

Thank you for your time and for your commitment to our local business community.

Sincerely,

Estimada Alcaldesa y Miembros del Concejo,

Le escribo para compartir cómo el apoyo de la Cámara Metropolitana Hispana (HMC) ha hecho una diferencia en mi negocio y para expresar mi apoyo a que la Ciudad de Vancouver continúe invirtiendo en programas para pequeños negocios.

Con el apoyo de HMC, he podido fortalecer y hacer crecer mi negocio mientras navego los requisitos necesarios para operar. Su apoyo ha sido constante y accesible a lo largo de mi camino como pequeño empresario.

Gracias a esto, he podido mantener mi negocio abierto, adaptarme y seguir sirviendo a mis clientes.

Negocios como el mío se benefician mucho de contar con organizaciones comunitarias de confianza como HMC. Continuar invirtiendo en este tipo de apoyo ayuda a que los negocios se mantengan abiertos, crezcan y contribuyan a la economía local.

Respetuosamente, les animo a seguir invirtiendo en programas que apoyen a los pequeños negocios y amplíen el acceso a asistencia técnica.

Gracias por su tiempo y por su compromiso con nuestra comunidad empresarial.

Atentamente,

From: [Eric Prileson](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Monday, May 11, 2026 8:48:22 AM

To the city council,

I strongly urge the council to support the comprehensive plan as is without any alterations.

Thank you,

Eric
Hudson Bay
Vancouver

Eric G. Prileson, MS

Pronouns: He/Him/His ([What is this?](#))



Washington State University - Vancouver

[Rudman Lab](#)

[Google Scholar](#)

[ORCID:](#) 0000-0003-1103-3900

<https://www.martinevolutionaryecologylab.com/>

BLOG:

Science: <http://thenewparadigm.home.blog>

History: <http://understandhistorynow.wordpress.com>

History, Science, Reading, Writing, Sports, Outdoor Adventures!

From: [Dev](#)
To: [City Council](#)
Subject: Support the Comprehensive Plan!
Date: Monday, May 11, 2026 5:11:27 AM

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

Hello City Council Members,

I ask of you to adopt the staff's Comprehensive Plan as they've presented it to you. Our housing costs have exploded, our streets are not safe for transportation, and we desperately need to redesign how we define "living", away from the seas of concrete and asphalt, and more towards greenery, mixed housing, and third places that are a short walk or bike ride away.

Adopt the Comprehensive Plan as is. Vancouver needs this.

Dev

Dollar, Sarah

From: Jason Cromer <[REDACTED]>
Sent: Monday, May 11, 2026 5:08 AM
To: City Council
Subject: Support the Comprehensive Plan

Hi all,

I write this to you as I am sitting in a public square in Haarlem, the Netherlands. If you haven't been, it is a beautiful, dense city of walking, bicycling, canals, cafes, and lovely trees. This city is what I see Vancouver becoming one day, and it is only possible through code changes like the ones introduced by the Comprehensive Plan.

Please adopt the plan as-is, and let the city grow into something that supports people's quality of life, and the quality of living of those coming here in the future.



Best,
Jason

From: [Justin](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Sunday, May 10, 2026 10:58:51 PM

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

To all of our wonderful city council members I'm writing to voice my support of the comprehensive plan as is

I hope we make smarter choices for the future of the city unlike the counties shortsighted move on growth management and housing densities

From: [Jan V](#)
To: [City Council](#)
Subject: Comp Plan
Date: Sunday, May 10, 2026 10:34:06 PM

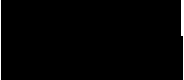
No surprises from me:
Please approve the ordinance adopting the Comp Plan.

A wise woman (you know who you are) once told me "Change is hard."

Yeah, yeah... I thought.
But I had NO IDEA. Now I do and watch our city carefully approach all changes.

Thank you for recognizing that having knowledge of the right thing to do isn't the same as just doing the right thing. It's definitely a process, not an event as my friend in AA tells me.

Because you folks at the city are so careful about process, we WILL eventually do what we must to meet our housing, climate, etc. goals.

Thank you,
Jan Verrinder
, Vancouver, Wa 98661

From: [James Wu](#)
To: [City Council](#)
Subject: Comment for City Council meeting 5/11
Date: Sunday, May 10, 2026 9:45:56 PM

Hello,

I'm writing in support of the Comprehensive Plan as is.

Upzoning in general improves cities in every measurable way. People who are against upzoning are afraid, but in many cases the opposition dies down as they see their cities get improved due to upzoning and/or other city improvement projects. It's always difficult to make the unpopular, but correct decisions, but they need to be made anyway for the good of the people.

--

[James Wu, IT Consultant](#)

[REDACTED]

[linkedin.com/in](#) [REDACTED]

From: [Katelyn Shimek](#)
To: [City Council](#)
Subject: Comprehensive Plan
Date: Sunday, May 10, 2026 6:41:25 PM

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

Hello,

My name is Katelyn Shimek and I am a resident of Vancouver in the 98661 area code. I am writing to express my support and urge adoption of the Comprehensive Plan as is. Livable, affordable cities should be a human right, and any concessions made now will only bring problems back on the near horizon. Now is the time for action of the utmost of our abilities. We deserve a safe, accessible, enjoyable place to call home.

Thank you for your time,
Katelyn Shimek

From: [Michael Trabert](#)
To: [City Council](#)
Subject: Please pass the comp plan "as is"
Date: Sunday, May 10, 2026 5:46:16 PM

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

Hi! This is Mike Trabert, and I live in Hough.

I can't make any public comments so hoping this helps:

I'm writing to encourage you all to pass the preferred alternative of the comp plan "as is."

Hope you all are enjoying this beautiful weather.

Thank you and have a great one!

Mike

From: [Jordan Fostering](#)
To: [City Council](#)
Subject: Support for Comprehensive Plan
Date: Sunday, May 10, 2026 5:21:32 PM

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

Dear Councilors,

As a resident of Lincoln, I'd like to voice my support for the comprehensive plan as is.

Thank you,
Jordan Fostering

[REDACTED]

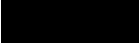
Jordan Fostering
He/Him

From: [Miriam Hammer](#)
To: [City Council](#)
Subject: Please adopt the Comprehensive Plan as is
Date: Sunday, May 10, 2026 4:56:31 PM

Dear Honorable Council Members:

I am writing to you today to ask that you adopt the Comprehensive Plan without any changes. I understand that there are some in our city who are expressing "Not In My Backyard" sentiments regarding the plan. I believe any short-term pain will be more than offset by long-term gains in accessibility, livability, employability, productivity, and affordability. I ask you not to throw away months and years of planning and effort by changing what has screened out as the best path forward for our City. Thank you for your consideration.

Sincerely,

Miriam Hammer
 Vancouver, WA 98663

From: [Matthew Barnett](#)
To: [City Council](#)
Subject: Adopt comprehensive plan As Is
Date: Sunday, May 10, 2026 4:23:58 PM

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

City Council,

My name is Matthew Barnett and I am a resident of Vancouver, WA.

I am writing today to express my support for the city council to adopt the Comprehensive Plan AS IS. The plan is well designed to build the future of our city and would not benefit from additional changes.

-Matthew Barnett

From: [Nelson Holmberg](#)
To: [City Council](#)
Cc: [Noelle Lovern](#)
Subject: Comment Letter – Proposed Residential Lot Standards & Code Amendments
Date: Friday, May 8, 2026 4:30:12 PM

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

City of Vancouver
City Council

RE: Comment Letter – Proposed Residential Lot Standards & Code Amendments

Dear Mayor and Councilmembers,

Thank you for the opportunity to review and provide feedback on the proposed residential code updates ahead of your consent agenda decision on Monday night. We appreciate the City's efforts to address housing supply and improve attainable housing options. After reviewing the proposed standards, we believe the framework is generally workable with a few targeted modifications. Without these adjustments, however, we are concerned the code may unintentionally limit feasibility, delay development timelines, and ultimately constrain housing supply — working against the City's stated goals of affordability and increased production.

Key Concern: Lot Width & Depth Constraints

We have identified a significant unintended consequence related to the proposed maximum lot width and depth standards for single-family residential development. As currently drafted, these standards appear to assume idealized, square parent parcels (e.g., 100' x 100') and do not adequately account for real-world conditions such as irregular lot shapes, existing parcel dimensions, or site constraints.

Examples of Constraints

- An existing 80' x 120' parcel split into two 40' x 120' lots would exceed the maximum depth standard, despite meeting overall lot size requirements. This would prevent otherwise feasible infill development.
- A 90' x 120' (10,800 SF) parcel cannot be practically divided into two compliant lots due to both depth and size limitations. While a three-lot configuration may technically be possible, it is often impractical due to:
 - Access challenges (e.g., need for flag lots),
 - Increased infrastructure requirements, and
 - The cost of a short plat which may make the project financially infeasible.
- Irregularly shaped parcels (e.g., triangular lots) may require more than 5,000 SF to achieve an equivalent buildable area, yet the current code does not appear to provide flexibility for these conditions.

Additional Site Constraint Considerations

We also request clarification and potential expansion of exceptions related to site constraints:

- Existing trees, steep slopes, and flag lot access areas may reduce usable lot area below 5,000 SF, even if the gross lot size meets requirements.
- While similar considerations are often accounted for in density calculations, they do not appear to be consistently applied to maximum lot size standards.

Recommendations

To ensure the code achieves its intended outcomes while maintaining practical feasibility, we respectfully recommend the following modifications:

Increase Maximum Lot Dimensions:

Adjust maximum lot width and depth to provide flexibility for a broader range of parcel geometries. We suggest:

- Maximum width: 75 feet
- Maximum depth: 145 feet

This would better accommodate configurations such as 75' x 65' or 35' x 145', which can support middle housing while remaining aligned with overall lot size goals.

Allow Exceptions for Irregular Lots:

- Incorporate clear provisions allowing deviations from maximum lot size and dimension standards where necessary to accommodate irregularly shaped parcels or achieve equivalent buildable area.

Exclude Constrained Areas from Lot Size Calculations:

- Similar to density calculation methodologies, exclude critical areas, flag stems, and other non-buildable site constraints from maximum lot size calculations.

Exempt Two-Lot Divisions from Maximum Standards:

- Allow flexibility for two-lot divisions under the new lot split provisions. Small-scale divisions are often the most economically viable form of incremental housing development. Applying full dimensional constraints may prevent these opportunities altogether.

Apply Consistency Across Housing Types:

- Evaluate whether similar adjustments are needed in other residential zoning categories (e.g., townhouse and middle housing standards) to ensure consistency and avoid unintended barriers.

We support the City's efforts to expand housing options and improve affordability. The recommended refinements are intended to ensure that well-intentioned regulations do not inadvertently limit development feasibility or reduce the effectiveness of the code in achieving its housing goals.

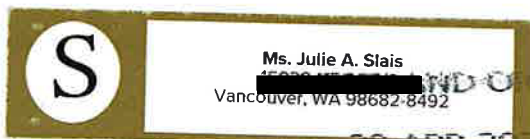
We welcome the opportunity to discuss these recommendations further and work collaboratively toward solutions that balance regulatory clarity with real-world development conditions.

Thank you for your consideration.

Sincerely,

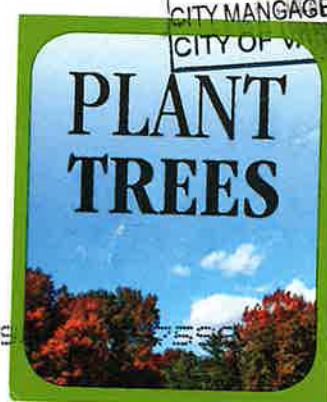
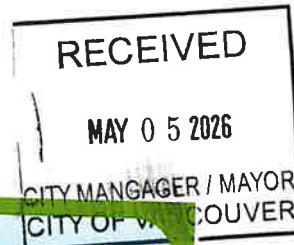
Nelson Holmberg

Government Affairs & Workforce Development Manager,
Building Industry Association of Clark County



ND OF RPDC 372

29 APR 2016 PM 2 L



Vancouver City Council
c/o Mayor Anne McEnerney-Ogle
415 W. 6th Street
Vancouver, WA 98660
|||||

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this infill neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Resident of Parkway East for 36 years
Julie Sta.



Joel W Petersen

Vancouver WA 98660-3375

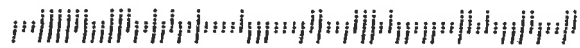
PORTLAND OR RPDC 972

29 APR 2026 PM 4 L



Vancouver City Council
Mayor McEnerney-Ogle
415 W. 6th St.
Vancouver WA 98660

98660-337593



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in the Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 houses (70 total), rather than the proposed 11.2 per acre (1) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- more than 600 extra cars per day! -- in this infill neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,
Fix the infrastructure on NE 34th St and NE 28th St before this development is constructed.

Joel



Mr. Daniel L Castenson

Vancouver, WA 98682-8492

PORTLAND OR RPDC 972

29 APR 2026 PM 4 L



RECEIVED

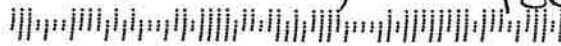
MAY 05 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Please
Save our
Trees!



VANCOUVER City Council
c/o Mayor Anne McEnerney-Ogle
415 W 6th STREET
VANCOUVER, WA 98660



98660-337599

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

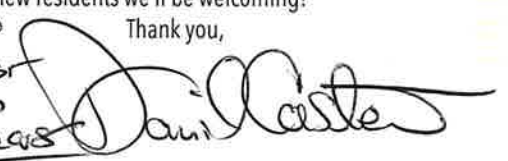
Increased traffic -- *more than 600 extra cars per day!* -- in this infill neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

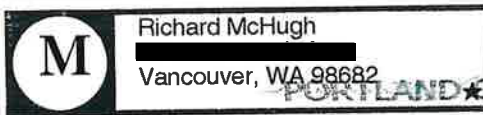
I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Resident @
Parkway East
Neighborhood
for 36 years



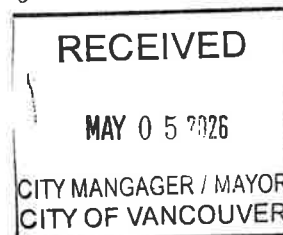


PORTLAND RPDC 972

27 APR 2026 PM 2 L



Vancouver City Council
& Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver, WA 98660



9660-337533



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Richard E. McHugh

Vancouver WA 98682

PORTLAND OR RPDC 972

28 APR 2026 PM 2 L



RECEIVED
MAY 05 2026
CITY MANAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
c/o Mayor Anne McEnaney - Ogle
415 W 4th Street
Vancouver WA 98660

0000-007500



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

A handwritten signature in blue ink that reads "Richard Egan". The signature is written in a cursive, flowing style.

Deborah Caton

Vancouver, WA 98682

PORTLAND OR RPDC 9/2

28 APR 2026 PM 2 L



RECEIVED

MAY 05 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne
415 W 6th St
Vancouver Wa. 98660

8660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

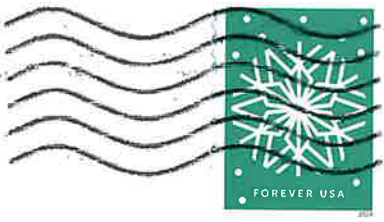
Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,
Deborah Caton

Vancouver WA 98682

PORTLAND OR KHDC 972

28 APR 2026 PM 2 L



RECEIVED

MAY 05 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
2 Mayor Anne McEnerney-Ogle
415 W 6th Street
Vancouver WA 98660

8860-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for **current and future residents** of both Parkway East and Parkside neighborhoods, who **often** walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

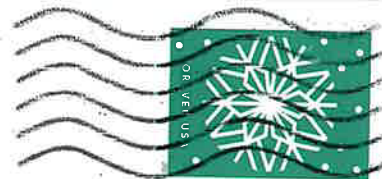
Shelly Egan

K. Benzel

Vancouver, WA 98660

PORTLAND OR RPDC 972

MAY 2026 PM 1 L



Save
our
Trees

Vancouver City Council
40 Mayor Anne McEnerny
415 W. 6th St.
Vancouver, WA 98660



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this infill neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

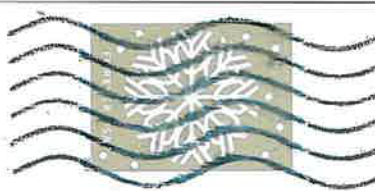
Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

R BENZEL

AND OR RPDC 972

VANCOUVER, WA 98682 MAY 2026 PM 1 L



VANCOUVER City Council

MAYOR ANNE MCLENNAN-0619

415 W 6th Street

VANCOUVER, WASHINGTON

RECEIVED

MAY 06 2026

98682

CITY MANAGER / MAYOR
CITY OF VANCOUVER

A TRUE DEMOCRACY DEMANDS ITS LEADERS HEED
THE WILL OF THE PEOPLE. PARKWAY EAST HAS GOOD
IDEAS TO ADD HOUSING WHILE PRESERVING OUR
NEIGHBORHOOD. WE NEED THE CITY TO HEAR US!

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Fr: An Le th

[Redacted]

RPDC 972

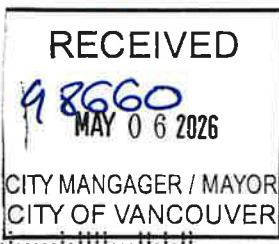
Vancouver, WA 98682

30 APR 2026 PM 4 L



To: Vancouver City Council &
Mayor Anne McEnerney - Ogle
415 W 6th St.

Vancouver, WA



88680-337593



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for ~~current~~ and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

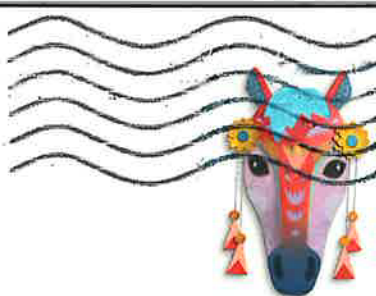
Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Stacy Peterson

PORTLAND OR RPDC 972

Vancouver WA 98687 1 MAY 2026 PM 2 L



LUNAR NEW YEAR
• FOREVER USA •

RECEIVED

MAY 06 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
Mayor Anne McEneney-Ogle
415 W. 6th St. 98660
Vancouver WA. 98660

98660-337599



Mr. Anthony Tortori
Dear City Leader, & Mayor

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number). *It Needs A traffic light on 34th/162*

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be **dangerous** for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,
Infrastructure like safety, traffic flow, parking, electricity & water are equally important in developing a safe community.
STACY Peterson



Mr. Jonathon Stoess
[REDACTED]
Vancouver, WA 98682

LAND OR RPDC 972

2 MAY 2026 PM 6 L



VANCOUVER CITY COUNCIL
& MAYOR McENERNEY
415 W. 6TH ST.
VANCOUVER, WA

RECEIVED

MAY 06 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

98660

98660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds proposed density* requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,



THE COLLINS FAMILY

Vancouver, WA 98682



Thank you for
serving our
community!

We appreciate
your consideration.

- The Collins Family

Vancouver City &
Council
Mayor Anne McEnerney-
Ogle

415 W. 6th St.

Vancouver, WA

9 8 6 6 0

RECEIVED

MAY 07 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

*Kelsey + Stephen
Collins*

Fr: Thao Doan

PORTLAND OR RPDC 972

30 APR 2020 PM 3 L

Vancouver, WA 98682



To: Vancouver City Council
Mayor Anne McEnerney-Ogle
415 W 6th St.

Vancouver, WA 98660

88660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

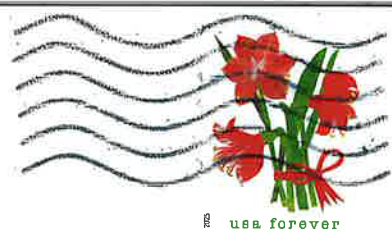
Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Oldham

PORTLAND OR RPDC 972

4 MAY 2026 PM 1 L



Please consider how
the City's one-size-fits-
all approach to
INFILL density does
not work the same on
different size parcels.
We are being
penalized by living
near a big INFILL vacant
lot! It's not right &
shows disrespect to some
of our neighborhoods.

Vancouver City Council
& Mayor Anne M-O
415 W. 6th St.
Vancouver WA 98660



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (70 total), rather than the proposed 11.2 per acre (82 total) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, *who often* walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Robin Oldham

ROBIN OLDHAM

*only because
you are less likely
to approve 60 is*



Mark Knowles

Vancouver, WA 98682

PORTLAND OR RPDC 972

4 MAY 2026 PM 3 L



RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

VANCOUVER CITY COUNCIL
MAYOR ANNE McENERNEY-OGLE
415 W. 6TH ST.
VANCOUVER WA. 98660

98660-337599



PLEASE - SPEED BUMPS

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 *unattached, single-family* homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

ON NE. 34TH ST.

PLEASE
SPEED
BUMPS

ON NE. 34TH ST. PLEASE

PORTLAND OR RPDC 972

4 MAY 2026 PM 3 L



RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council &
Mayor Anne McErney-Ogle
415 West 6th St.
Vancouver, WA 98660

8660-337599



May 1, 2024

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill neighborhood** -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for ~~current~~ and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

*** I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

*Parkway East residents,
Leanne Harper & Krista Gee*

Angela Fuhrer

Vancouver, WA 98682-7445



RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnernay-Ogle
415 W 6th Street
Vancouver, WA 98660



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of ~~8~~ homes per acre (~~60~~ total), rather than the proposed 11.2 per acre (82 total) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- more than 600 extra cars per day! -- in this infill neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Angela Fisher

Please give these neighbors the opportunity for healthy living with green space and the possibility of garden vegetation and cooling.

JEFF + Sue Sunderland

OR RPDC 972

VANCOUVER WA 98660 2026 PM 1 L



Vancouver City Council
& Mayor Anne McEnerney - Dgle
415 W. 6th St.
Vancouver, WA 98660

RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

98660-987533



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

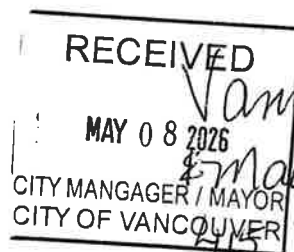
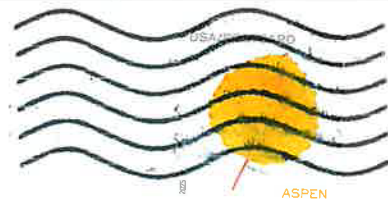
Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,



PORTLAND OR RPDC 972

4 MAY 2026 PM 3 L



Vancouver City Council
Mayor Anne McEnaney-Ogle
415 W. 6th St.
Vancouver, WA 98660

38660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for ~~additional~~ housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Mike & Diane Buckemon

The Flys

[Redacted]

Vancouver, WA 98660

PORTLAND OR RPDC 972

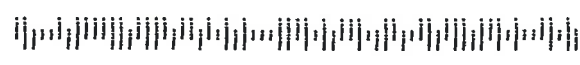
MAY 2026 PM 3 L



RECEIVED
MAY 08 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
by Mayor Anne McEnerney-Ogle
415 W. 6th St.
Vancouver, WA 98660

88660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,





PORTLAND OR RPDC 972

Bobbi Bennett

██████████ MAY 2026 PM 3 L

Vancouver, WA 98682



RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
Mayor Anne McErney
415 W. 6th St. Agle
Vanc, WA 98660

98660-987599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Bobbi Bennett

PORTLAND OR RPDC 972

4 MAY 2026 PM 3 L



RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
& Mayor Anne McEnerney-Ogle

5 W 6TH ST

Vancouver, Wa 98660

88660-337599



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic throughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Peter Bacine

Britany Forgey

[REDACTED]
Vancouver WA 98682

PORTLAND OR RPDC 972

4 MAY 2026 PM 3 L



RECEIVED

MAY 08 2026

CITY MANGAGER / MAYOR
CITY OF VANCOUVER

Vancouver City Council
Mayor Anne McEnerney-Ogle
415 W. 6th St
Vancouver WA 98660

38660-337599



Please help us keep Parkway East safe! Thank you!

Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,



Comprehensive Plan Update – Comments Received from April 1, 2026 to May 7, 2026 3:00pm

There are 41 comments below, some of which have already been shared with City Council through 4/13/26 and 4/27/26 public testimony (see Notes column). Earlier comments (before April 1) were included in engagement and outreach summaries, which are a part of the Our Vancouver 2026-2045 Comprehensive Plan appendix.

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Staff	4/7/2026	Aaron O.	Public Works Department, City of Vancouver	Good morning, This email is to thank you for your support with our collection system’s hydraulic modelling efforts. You and your team provided key support with ESD and Comp Plan population and employment distributions. Our project files document your support and conclude the coordination successful and without incident. Thanks again and good luck with the adopted Comp Plan,	
Email Our Vancouver	4/10/2026	Jean A.		Hello, Your interactive maps are very cool. You've been working hard! Thanjs for the summarized comments, also. I live in an apartment near 136th and MillPlain. My comments are the same as before: 1. The huge increase of red on the map (and the changes I see), probably should be categorized differently. I would not use the term, "neighborhood." The Lexus dealership must surely be more than 50 feet tall. 2. And where is the color green for "Airport Green." WHY NOT RETAIN THIS AS GREEN SPACE? 3. My neighbor just moved out today, citing too much noise (from136th/138th). 4. We now have a mega In-n-Out Burger. Why such a huge footprint for a burger place? (I see more apartments will be built on 136th Ave, north of MillPlain. The traffic will probably be hugely backed up.) Thank you for inviting comments.	Staff replied 4/13/2026

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Our Vancouver	4/11/2026	Joshua J.		Mr. Young and Mr. Pluckhahn, I am submitting this formal grievance to the City Manager’s Office and the City Attorney’s Office to establish a public legal record regarding procedural vulnerabilities in the Comprehensive Plan update. A review of the city’s outreach methodology reveals structural biases that may violate the "early and continuous public participation" mandates of the Washington State Growth Management Act (RCW 36.70A.140). If left unaddressed, these procedural defects leave the 2045 Plan vulnerable to invalidation by the Growth Management Hearings Board. 1. Institutional Capture and the "Membership Bloc" Conflict According to the Acknowledgements on Page 3 of the Comprehensive Plan 2nd Draft, the City identifies a select group of "Community Partners" tasked with the "co-creation of the plan with City staff" (p. 13). While the 2nd Draft lists Community Partners as individuals, the City’s 2023 PEP confirms this group was "co-convened with the Southwest Washington Equity Coalition (SWEC)." This bloc includes Siobhana McEwen (ED of SWEC), and representatives from publicly listed SWEC member organizations such as Bryan Stebbins (Point North), Dania Otto (Sakura), Eduardo Ramos (Latino Leadership NW). Critically, the City’s own Community Development and Housing Departments are active members of this same SWEC Membership Bloc, resulting in City staff co-creating policy with a coalition of which they are a member, effectively lobbying themselves with taxpayer funds and creating a circular conflict of interest. The 2045 Plan will be voted upon by a City Council whose members hold leadership roles within the very organizations that co-created the plan. This includes Councilmember Diana Perez (Founder of SWEC/LULAC), Councilmember Kim Harless (Chair of Fourth Plain Forward), and Councilmember Ty Stober (Board Member, Council for the Homeless). By utilizing a hand-selected group of Partners whose organizations are structurally intertwined with the City and its Council, the City has bypassed the GMA’s requirement for independent, broad-based participation. This is not a consensus of the public; it is an echo chamber of the City’s own membership bloc. 2. The Conflation of HB 1110 and Urban Mid-Rise Zoning The City’s public engagement strategy has consistently framed the rezoning of Low Density (R-6 and R-9) neighborhoods into Medium Scale Density as a standard compliance measure with Washington State’s HB 1110 "missing middle" housing initiative. This framing is factually inaccurate, and has created a procedural lack of informed consent. While HB 1110 mandates a transition away from single-lot exclusivity (allowing 4 to 6 units per lot), it does not mandate the Medium Scale Density uncapped zoning of 75-foot buildings in currently R-6 and R-9 areas. By removing maximum unit caps and providing for 6-story building envelopes, the allowable density jumps from the current 5-8 units per acre to 80-120 Units Per Acre, an up to 2,400% increase. Labeling a 24x density multiplier as "middle housing" and/or compliance with HB 1110 is factually deceptive. City staff have consistently represented to the public that other Tier 1 cities under HB 1110 are adopting similar 6-story mandates for low-density areas. This is demonstrably false. Of the 16 Tier 1 cities in Washington, the vast majority cap their current low-density residential upzoning at 35 feet and 6 units. Tacoma caps at 45 feet. Spokane caps at 40 feet. Vancouver and Seattle stand entirely alone in pushing 6-story, unlimited-unit upzones into formerly low-density areas - however Seattle strictly limits this massive upzoning to an 800-foot radius around Major Transit Stops such as BRT, Light Rail, and Commuter Trains. If a neighborhood only has an hourly bus, Seattle does not apply this zoning. Vancouver’s Comp Plan is proposing Medium-Scale zoning for neighborhoods where there are no arterial roadways, thoroughfares, or mass transit, where the local bus runs only once an hour, stops before 7:00 PM, and does not run on weekends. Even under Seattle’s urban center rules, our neighborhoods would never qualify for this upzoning. By claiming Vancouver’s 75-foot mandate is "standard," the City has deprived residents of the context necessary to provide meaningful comment. Lastly, in regional planning, a 6-story structure is universally classified as High-Density Urban Mid-Rise. By cloaking 75-foot, high-density construction behind the approachable jargon of "Medium Scale," the Comp Plan has obscured the physical reality of this zoning proposal. Participation cannot be considered legally "meaningful" under the GMA if it is based on a false premise, as the public cannot provide meaningful comment on a proposal whose physical scale has been intentionally sanitized. 3. Request for Audit and Legal Review To ensure the city’s public participation process remains legally defensible, equitable, and compliant with the GMA, I am requesting: 1. 2.	

Source	Date	Name	Affiliation (if any)	Content	Notes
				3. A Conflict Audit 4. by the City Manager’s Office into the entanglement between the Community Development Department, City Council, and the Partner Organizations. 6. 7. 8. 9. An immediate pause 10. on the advancement of the "Medium-Scale" overlays on all R6-R9 zoned residential areas until a genuinely independent, infrastructure-based review and accurate, transparent public feedback process is conducted for the residents of these areas. 11. Thank you, Joshua Jones	

Source	Date	Name	Affiliation (if any)	Content	Notes																																																												
Email City Council	4/11/2026	Joshua J.		Councilmembers, Though I hope to attend Tuesday's City Council Meeting, I am submitting this analysis of the Comprehensive Plan Draft for your review prior to the final drafting of the 2045 Comp Plan. After auditing the spatial application of the "Medium-Scale" (6-story) overlays against established urban planning principles, the city's state-mandated growth targets, and communications from City Staff, the current Comp Plan demonstrates legal, mathematical, and infrastructural inconsistencies that expose the city to unnecessary risk. These flaws risk the validity of the current draft's compliance with the Growth Management Act (GMA) and the State Environmental Policy Act (SEPA), and should be addressed prior to the City's/Commission's final recommendation. 1. Procedural Risk: The Conflation of HB 1110 and Urban Mid-Rise Zoning (Medium Scale Density) The City's public engagement strategy has consistently framed the rezoning of our Low Density (R-6 and R-9) neighborhoods into 'Medium Scale Density' as a standard compliance measure with Washington State's HB 1110 "missing middle" housing initiative. HB 1110 does mandate a transition away from single-lot exclusivity (allowing 4 to 6 units per lot), however it does not mandate the "Medium Scale Density" uncapped zoning of 6-story buildings in currently R6 and R9 areas. By removing maximum unit caps and providing for 6-story building envelopes, the allowable density jumps from the current 5-8 units per acre to 80 to 120 Units Per Acre. This is an up to 2,400% increase in allowable density. <table><tr><th>City / Zoning Model</th><th>Previous Zoning Baseline (Min. Lot Size)</th><th>Max Height Limit</th><th>Theoretical Density</th><th>Practical Density</th><th>Magnitude of Density Increase</th></tr><tr><td>Austin, TX (HOME Initiative)</td><td>SF-3 (5,750 sq. ft.) ~5 to 6 DU/ac</td><td>2 to 3 Stories</td><td>~24 DU/ac</td><td>12 to 18 DU/ac</td><td>Up to 3x Density Increase</td></tr><tr><td>Portland, OR (RIP & RIP2)</td><td>R5 (5,000 sq. ft.) ~6 to 7 DU/ac</td><td>3 Stories (35' limit)</td><td>~42 DU/ac</td><td>15 to 25 DU/ac</td><td>Up to 4x Density Increase</td></tr><tr><td>Vancouver, WA (2045 Low-Scale)</td><td>R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac</td><td>3 Stories</td><td>~35 DU/ac</td><td>15 to 20 DU/ac</td><td>Up to 4x Density Increase</td></tr><tr><td>Los Angeles, CA (TOC Tiers 3 & 4)</td><td>R1 (5,000 sq. ft.) ~6 to 7 DU/ac</td><td>5 to 6 Stories</td><td>150+ DU/ac</td><td>70 to 110 DU/ac</td><td>Up to 18x Density Increase</td></tr><tr><td>Seattle, WA (Urban Villages - MR)</td><td>SF 5000 (5,000 sq. ft.) ~6 to 7 DU/ac</td><td>6 to 8 Stories</td><td>200+ DU/ac</td><td>90 to 150 DU/ac</td><td>Up to 25x Density Increase</td></tr><tr><td>Vancouver, WA (2045 Medium-Scale)</td><td>R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac</td><td>6 Stories</td><td>180+ DU/ac</td><td>80 to 120 DU/ac</td><td>Up to 24x Density Increase</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Middle Housing</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>High Density Midrise</td><td></td><td></td><td></td><td></td><td></td></tr></table>	City / Zoning Model	Previous Zoning Baseline (Min. Lot Size)	Max Height Limit	Theoretical Density	Practical Density	Magnitude of Density Increase	Austin, TX (HOME Initiative)	SF-3 (5,750 sq. ft.) ~5 to 6 DU/ac	2 to 3 Stories	~24 DU/ac	12 to 18 DU/ac	Up to 3x Density Increase	Portland, OR (RIP & RIP2)	R5 (5,000 sq. ft.) ~6 to 7 DU/ac	3 Stories (35' limit)	~42 DU/ac	15 to 25 DU/ac	Up to 4x Density Increase	Vancouver, WA (2045 Low-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	3 Stories	~35 DU/ac	15 to 20 DU/ac	Up to 4x Density Increase	Los Angeles, CA (TOC Tiers 3 & 4)	R1 (5,000 sq. ft.) ~6 to 7 DU/ac	5 to 6 Stories	150+ DU/ac	70 to 110 DU/ac	Up to 18x Density Increase	Seattle, WA (Urban Villages - MR)	SF 5000 (5,000 sq. ft.) ~6 to 7 DU/ac	6 to 8 Stories	200+ DU/ac	90 to 150 DU/ac	Up to 25x Density Increase	Vancouver, WA (2045 Medium-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	6 Stories	180+ DU/ac	80 to 120 DU/ac	Up to 24x Density Increase							Middle Housing						High Density Midrise						Included in 4/13 CC testimony
City / Zoning Model	Previous Zoning Baseline (Min. Lot Size)	Max Height Limit	Theoretical Density	Practical Density	Magnitude of Density Increase																																																												
Austin, TX (HOME Initiative)	SF-3 (5,750 sq. ft.) ~5 to 6 DU/ac	2 to 3 Stories	~24 DU/ac	12 to 18 DU/ac	Up to 3x Density Increase																																																												
Portland, OR (RIP & RIP2)	R5 (5,000 sq. ft.) ~6 to 7 DU/ac	3 Stories (35' limit)	~42 DU/ac	15 to 25 DU/ac	Up to 4x Density Increase																																																												
Vancouver, WA (2045 Low-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	3 Stories	~35 DU/ac	15 to 20 DU/ac	Up to 4x Density Increase																																																												
Los Angeles, CA (TOC Tiers 3 & 4)	R1 (5,000 sq. ft.) ~6 to 7 DU/ac	5 to 6 Stories	150+ DU/ac	70 to 110 DU/ac	Up to 18x Density Increase																																																												
Seattle, WA (Urban Villages - MR)	SF 5000 (5,000 sq. ft.) ~6 to 7 DU/ac	6 to 8 Stories	200+ DU/ac	90 to 150 DU/ac	Up to 25x Density Increase																																																												
Vancouver, WA (2045 Medium-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	6 Stories	180+ DU/ac	80 to 120 DU/ac	Up to 24x Density Increase																																																												
Middle Housing																																																																	
High Density Midrise																																																																	

Source	Date	Name	Affiliation (if any)	Content	Notes																																																			
				Framing a 24x density multiplier in 6-story mid-rise developments as standard "middle housing" is factually inaccurate, and the Comp Plan’s decision to label this Zoning as "Medium Scale" is functionally misleading to the general public. In regional planning, a 6-story structure is universally classified as High-Density Urban Mid-Rise. Peer cities are transparent about this scale; Seattle explicitly zones these areas as "Midrise" and Portland labels them "High-Density". By cloaking high-density midrise construction behind the soft, approachable jargon of "Medium Scale," the Comp Plan is actively obscuring the physical reality of this zoning from its residents. This is a fundamental misrepresentation of the draft plan’s physical scale, which compromises the legal mandate for "early and continuous public participation" (RCW 36.70A.140). City staff have invoked comparisons to other Tier 1 cities under HB 1110 to justify the aggressive application of 75-foot tall, unlimited-unit zoning in current low density neighborhoods. Of the 16 Tier 1 cities in Washington, the vast majority cap their current low-density residential upzoning at 35 feet and 6 units. Tacoma caps at 45 feet. Spokane caps at 40 feet. Vancouver and Seattle stand entirely alone in pushing 6-story, unlimited-unit upzones into formerly low-density areas. <table><tr><th>Tier 1 City</th><th>Max Units Per Lot</th><th>Max Height Limit</th></tr><tr><td>Auburn</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Bellevue</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Bellingham</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Everett</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Federal Way</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Kennewick</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Kent</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Kirkland</td><td>6 units</td><td>~35 ft (3 stories)</td></tr><tr><td>Pasco</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Renton</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Spokane</td><td>Unlimited</td><td>40 ft (3 to 4 stories)</td></tr><tr><td>Spokane Valley</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Tacoma</td><td>Up to 16 units (UR-3 bonus zone)</td><td>45 ft (4 to 5 stories)</td></tr><tr><td>Yakima</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Seattle (Neighborhood Centers)</td><td>Unlimited (Regulated by FAR)</td><td>50 to 65 ft (5 to 6 stories)</td></tr><tr><td>Vancouver (Medium-Scale Zone)</td><td>Unlimited</td><td>75 ft (approx. 6 stories)</td></tr></table> 2. The Spatial Misapplication of Transit-Oriented Development Even when compared to Seattle, the Comp Plan’s application of ‘Medium Scale Density’ is fundamentally flawed. Seattle strictly limits this massive upzoning to an 800-foot radius around Major Transit Stops such as BRT, Light Rail, and Commuter Trains. If a neighborhood only has an hourly bus, Seattle does not apply this zoning. Vancouver’s Comp Plan is proposing Medium-Scale zoning for neighborhoods where there are no arterial roadways, thoroughfares, or mass transit, where the local bus runs only once an hour, stops before 7:00 PM, and does not run on weekends. Even under Seattle’s urban center rules, our neighborhoods would never qualify for this upzoning. Urban planning principles dictate that density is allocated to areas with existing high-capacity transit, robust roadway infrastructure, proximity to employment opportunities, and commercial viability for lot assembly. The proposed "Medium-Scale" map in Vancouver’s Comp Plan inversely correlates with these principles.	Tier 1 City	Max Units Per Lot	Max Height Limit	Auburn	6 units	35 ft (3 stories)	Bellevue	6 units	35 ft (3 stories)	Bellingham	6 units	35 ft (3 stories)	Everett	6 units	35 ft (3 stories)	Federal Way	6 units	35 ft (3 stories)	Kennewick	6 units	35 ft (3 stories)	Kent	6 units	35 ft (3 stories)	Kirkland	6 units	~35 ft (3 stories)	Pasco	6 units	35 ft (3 stories)	Renton	6 units	35 ft (3 stories)	Spokane	Unlimited	40 ft (3 to 4 stories)	Spokane Valley	6 units	35 ft (3 stories)	Tacoma	Up to 16 units (UR-3 bonus zone)	45 ft (4 to 5 stories)	Yakima	6 units	35 ft (3 stories)	Seattle (Neighborhood Centers)	Unlimited (Regulated by FAR)	50 to 65 ft (5 to 6 stories)	Vancouver (Medium-Scale Zone)	Unlimited	75 ft (approx. 6 stories)	
Tier 1 City	Max Units Per Lot	Max Height Limit																																																						
Auburn	6 units	35 ft (3 stories)																																																						
Bellevue	6 units	35 ft (3 stories)																																																						
Bellingham	6 units	35 ft (3 stories)																																																						
Everett	6 units	35 ft (3 stories)																																																						
Federal Way	6 units	35 ft (3 stories)																																																						
Kennewick	6 units	35 ft (3 stories)																																																						
Kent	6 units	35 ft (3 stories)																																																						
Kirkland	6 units	~35 ft (3 stories)																																																						
Pasco	6 units	35 ft (3 stories)																																																						
Renton	6 units	35 ft (3 stories)																																																						
Spokane	Unlimited	40 ft (3 to 4 stories)																																																						
Spokane Valley	6 units	35 ft (3 stories)																																																						
Tacoma	Up to 16 units (UR-3 bonus zone)	45 ft (4 to 5 stories)																																																						
Yakima	6 units	35 ft (3 stories)																																																						
Seattle (Neighborhood Centers)	Unlimited (Regulated by FAR)	50 to 65 ft (5 to 6 stories)																																																						
Vancouver (Medium-Scale Zone)	Unlimited	75 ft (approx. 6 stories)																																																						

Source	Date	Name	Affiliation (if any)	Content	Notes
				The Comp Plan blankets established residential neighborhoods (such as Hough, Shumway, Carter Park, Northwest, and Lincoln) with ‘Medium-Scale’ zoning. These neighborhoods feature narrow local access streets, zero BRT infrastructure, and highly cost-prohibitive assembly economics. Conversely, neighborhoods that actually possess robust transit oriented development profiles such as direct BRT access and immediate thoroughfare and freeway access, closer proximity to commercial hubs for employment, and are already experiencing the revitalization associated with favorable assembly economics like Rose Village or Fruit Valley remain largely unaffected by this new 6-story zoning. This arbitrary spatial application contradicts the foundational infrastructure requirements necessary to support mid-rise density. 3. The Absence of Mandated Subarea Plans By applying ‘Medium-Scale’ zoning to R6 and R9 neighborhoods, the city is bypassing critical scrutiny. Under the city's own urban planning standards, high-density districts require the localized infrastructural mitigation of a dedicated Subarea Plan. A 6-story, 80-unit apartment building requires specific traffic mitigation, fire apparatus access, and utility load planning that simply does not exist on narrow local access roads. By applying this zoning globally through the Comprehensive Plan rather than through localized Subarea Plans, the city is effectively evading its obligations under SEPA. This failure to transparently disclose and locally mitigate these severe infrastructural impacts violates state law and exposes the entire zoning map to invalidation by the Growth Management Hearings Board. 4. The Mathematical Fallacy of the Growth Mandate City staff have consistently cited the Clark County 2025-2045 Comprehensive Growth Management Plan update, which assigns Vancouver a growth allocation of roughly 38,000 new housing units, as the primary justification for the proposed zoning changes. However, the city's own data proves the 6-story map is entirely unnecessary to meet this mandate. According to Table 2 of the Comp Plan, the city only expects to yield 15,800 units across 6,300 acres of Medium-Scale zoning over the next 20 years. That is an average of 2.5 new units per acre. The proposed "Low-Scale" zoning allows 4 to 6 units per lot (yielding roughly 15 to 20 units per acre). Therefore, applying "Low-Scale" zoning across the board mathematically absorbs the entire 2.5 unit/acre forecast while actually fitting the infrastructure of our streets. Because the baseline Low-Scale zoning across the city satisfies our statutory growth obligations, the application of "Medium-Scale" on current R6 and R9 neighborhoods provides no statutory benefit, it merely legalizes an infrastructural crisis.. Conclusion The data clearly demonstrates that 6-story Medium-Scale zoning is mathematically unnecessary to fulfill Vancouver's GMA housing targets, incompatible with our residential infrastructure, and procedurally flawed in its public presentation. Public participation cannot be considered legally meaningful if the broad dissemination of the proposal is fundamentally misleading regarding the physical scale of the changes and the purpose behind the changes. This misrepresentation effectively nullifies the public's right to accurately comment during the State Environmental Policy Act (SEPA - RCW 43.21C) review process. I urge the City Council to direct Community Development staff to remove the "Medium-Scale" reclassification of our R-6 and R-9 neighborhoods from the final draft of the Comp Plan prior to the June vote. Vancouver should fully embrace Low-Scale Density "Middle Housing" to comply with HB 1110 and equitably absorb our required regional growth, and abandon the destructive push for High-Density Midrises in our neighborhoods. Thank you,	

Source	Date	Name	Affiliation (if any)	Content	Notes																																																												
Email Planning Commission, Email Our Vancouver	4/11/2026	Joshua J.		I am submitting this analysis for the public record regarding the Comprehensive Plan Draft. After auditing the spatial application of the "Medium-Scale" (6-story) overlays against established urban planning principles, the city’s state-mandated growth targets, and communications from City Staff, the current Comp Plan demonstrates severe legal, mathematical, and infrastructural inconsistencies that expose the city to unnecessary procedural risk. To ensure the final plan is compliant with the Growth Management Act (GMA) and the State Environmental Policy Act (SEPA), these four critical flaws must be addressed prior to final recommendation. 1. Procedural Risk: The Conflation of HB 1110 and Urban Mid-Rise Zoning (Medium Scale Density) The City’s public engagement strategy has consistently framed the rezoning of our Low Density (R-6 and R-9) neighborhoods into ‘Medium Scale Density’ as a standard compliance measure with Washington State’s HB 1110 "missing middle" housing initiative. HB 1110 does mandate a transition away from single-lot exclusivity (allowing 4 to 6 units per lot), however it does not mandate the “Medium Scale Density” uncapped zoning of 6-story buildings in currently R6 and R9 areas. By removing maximum unit caps and providing for 6-story building envelopes, the allowable density jumps from the current 5-8 units per acre to 80 to 120 Units Per Acre. This is an up to 2,400% increase in allowable density. <table> <tr> <th>City / Zoning Model</th><th>Previous Zoning Baseline (Min. Lot Size)</th><th>Max Height Limit</th><th>Theoretical Density</th><th>Practical Density</th><th>Magnitude of Density Increase</th></tr> <tr> <td>Austin, TX (HOME Initiative)</td><td>SF-3 (5,750 sq. ft.) ~5 to 6 DU/ac</td><td>2 to 3 Stories</td><td>~24 DU/ac</td><td>12 to 18 DU/ac</td><td>Up to 3x Density Increase</td></tr> <tr> <td>Portland, OR (RIP & RIP2)</td><td>R5 (5,000 sq. ft.) ~6 to 7 DU/ac</td><td>3 Stories (35' limit)</td><td>~42 DU/ac</td><td>15 to 25 DU/ac</td><td>Up to 4x Density Increase</td></tr> <tr> <td>Vancouver, WA (2045 Low-Scale)</td><td>R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac</td><td>3 Stories</td><td>~35 DU/ac</td><td>15 to 20 DU/ac</td><td>Up to 4x Density Increase</td></tr> <tr> <td>Los Angeles, CA (TOC Tiers 3 & 4)</td><td>R1 (5,000 sq. ft.) ~6 to 7 DU/ac</td><td>5 to 6 Stories</td><td>150+ DU/ac</td><td>70 to 110 DU/ac</td><td>Up to 18x Density Increase</td></tr> <tr> <td>Seattle, WA (Urban Villages - MR)</td><td>SF 5000 (5,000 sq. ft.) ~6 to 7 DU/ac</td><td>6 to 8 Stories</td><td>200+ DU/ac</td><td>90 to 150 DU/ac</td><td>Up to 25x Density Increase</td></tr> <tr> <td>Vancouver, WA (2045 Medium-Scale)</td><td>R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac</td><td>6 Stories</td><td>180+ DU/ac</td><td>80 to 120 DU/ac</td><td>Up to 24x Density Increase</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Middle Housing</td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>High Density Mid Rise</td><td></td><td></td><td></td><td></td><td></td></tr> </table> Framing a 24x density multiplier in 6-story mid-rise developments as standard "middle housing" is factually inaccurate, and the Comp Plan’s decision to label this Zoning as "Medium Scale" is functionally misleading to the general public. In regional planning, a 6-story	City / Zoning Model	Previous Zoning Baseline (Min. Lot Size)	Max Height Limit	Theoretical Density	Practical Density	Magnitude of Density Increase	Austin, TX (HOME Initiative)	SF-3 (5,750 sq. ft.) ~5 to 6 DU/ac	2 to 3 Stories	~24 DU/ac	12 to 18 DU/ac	Up to 3x Density Increase	Portland, OR (RIP & RIP2)	R5 (5,000 sq. ft.) ~6 to 7 DU/ac	3 Stories (35' limit)	~42 DU/ac	15 to 25 DU/ac	Up to 4x Density Increase	Vancouver, WA (2045 Low-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	3 Stories	~35 DU/ac	15 to 20 DU/ac	Up to 4x Density Increase	Los Angeles, CA (TOC Tiers 3 & 4)	R1 (5,000 sq. ft.) ~6 to 7 DU/ac	5 to 6 Stories	150+ DU/ac	70 to 110 DU/ac	Up to 18x Density Increase	Seattle, WA (Urban Villages - MR)	SF 5000 (5,000 sq. ft.) ~6 to 7 DU/ac	6 to 8 Stories	200+ DU/ac	90 to 150 DU/ac	Up to 25x Density Increase	Vancouver, WA (2045 Medium-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	6 Stories	180+ DU/ac	80 to 120 DU/ac	Up to 24x Density Increase							Middle Housing						High Density Mid Rise						Included in 4/14 PC testimony
City / Zoning Model	Previous Zoning Baseline (Min. Lot Size)	Max Height Limit	Theoretical Density	Practical Density	Magnitude of Density Increase																																																												
Austin, TX (HOME Initiative)	SF-3 (5,750 sq. ft.) ~5 to 6 DU/ac	2 to 3 Stories	~24 DU/ac	12 to 18 DU/ac	Up to 3x Density Increase																																																												
Portland, OR (RIP & RIP2)	R5 (5,000 sq. ft.) ~6 to 7 DU/ac	3 Stories (35' limit)	~42 DU/ac	15 to 25 DU/ac	Up to 4x Density Increase																																																												
Vancouver, WA (2045 Low-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	3 Stories	~35 DU/ac	15 to 20 DU/ac	Up to 4x Density Increase																																																												
Los Angeles, CA (TOC Tiers 3 & 4)	R1 (5,000 sq. ft.) ~6 to 7 DU/ac	5 to 6 Stories	150+ DU/ac	70 to 110 DU/ac	Up to 18x Density Increase																																																												
Seattle, WA (Urban Villages - MR)	SF 5000 (5,000 sq. ft.) ~6 to 7 DU/ac	6 to 8 Stories	200+ DU/ac	90 to 150 DU/ac	Up to 25x Density Increase																																																												
Vancouver, WA (2045 Medium-Scale)	R-6 / R-9 (5,000-7,500 sq. ft.) ~5 to 8 DU/ac	6 Stories	180+ DU/ac	80 to 120 DU/ac	Up to 24x Density Increase																																																												
Middle Housing																																																																	
High Density Mid Rise																																																																	

Source	Date	Name	Affiliation (if any)	Content	Notes																																																			
				structure is universally classified as High-Density Urban Mid-Rise. Peer cities are transparent about this scale; Seattle explicitly zones these areas as "Midrise" and Portland labels them "High-Density". By cloaking high-density midrise construction behind the soft, approachable jargon of "Medium Scale," the Comp Plan is actively obscuring the physical reality of this zoning from its residents. This is a fundamental misrepresentation of the draft plan’s physical scale, which compromises the legal mandate for "early and continuous public participation" (RCW 36.70A.140). City staff have invoked comparisons to other Tier 1 cities under HB 1110 to justify the aggressive application of 75-foot tall, unlimited-unit zoning in current low density neighborhoods. Of the 16 Tier 1 cities in Washington, the vast majority cap their current low-density residential upzoning at 35 feet and 6 units. Tacoma caps at 45 feet. Spokane caps at 40 feet. Vancouver and Seattle stand entirely alone in pushing 6-story, unlimited-unit upzones into formerly low-density areas. <table><tr><th>Tier 1 City</th><th>Max Units Per Lot</th><th>Max Height Limit (Low-Density Zones)</th></tr><tr><td>Auburn</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Bellevue</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Bellingham</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Everett</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Federal Way</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Kennewick</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Kent</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Kirkland</td><td>6 units</td><td>~35 ft (3 stories)</td></tr><tr><td>Pasco</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Renton</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Spokane</td><td>Unlimited</td><td>40 ft (3 to 4 stories)</td></tr><tr><td>Spokane Valley</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Tacoma</td><td>Up to 16 units (UR-3 bonus zone)</td><td>45 ft (4 to 5 stories)</td></tr><tr><td>Yakima</td><td>6 units</td><td>35 ft (3 stories)</td></tr><tr><td>Seattle (Neighborhood Centers)</td><td>Unlimited (Regulated by FAR)</td><td>50 to 65 ft (5 to 6 stories)</td></tr><tr><td>Vancouver (Medium-Scale Zone)</td><td>Unlimited</td><td>75 ft (approx. 6 stories)</td></tr></table> 2. The Spatial Misapplication of Transit-Oriented Development Even when compared to Seattle, the Comp Plan’s application of ‘Medium Scale Density’ is fundamentally flawed. Seattle strictly limits this massive upzoning to an 800-foot radius around Major Transit Stops such as BRT, Light Rail, and Commuter Trains. If a neighborhood only has an hourly bus, Seattle does not apply this zoning. Vancouver’s Comp Plan is proposing Medium-Scale zoning for neighborhoods where there are no arterial roadways, thoroughfares, or mass transit, where the local bus runs only once an hour, stops before 7:00 PM, and does not run on weekends. Even under Seattle’s urban center rules, our neighborhoods would never qualify for this upzoning. Urban planning principles dictate that density is allocated to areas with existing high-capacity transit, robust roadway infrastructure, proximity to employment opportunities, and commercial viability for lot assembly. The proposed "Medium-Scale" map in Vancouver’s Comp Plan inversely correlates with these principles. The Comp Plan blankets established residential neighborhoods (such as Hough, Shumway, Carter Park, Northwest, and Lincoln) with ‘Medium-Scale’ zoning. These neighborhoods feature narrow local access streets, zero BRT infrastructure, and highly cost-prohibitive assembly economics.	Tier 1 City	Max Units Per Lot	Max Height Limit (Low-Density Zones)	Auburn	6 units	35 ft (3 stories)	Bellevue	6 units	35 ft (3 stories)	Bellingham	6 units	35 ft (3 stories)	Everett	6 units	35 ft (3 stories)	Federal Way	6 units	35 ft (3 stories)	Kennewick	6 units	35 ft (3 stories)	Kent	6 units	35 ft (3 stories)	Kirkland	6 units	~35 ft (3 stories)	Pasco	6 units	35 ft (3 stories)	Renton	6 units	35 ft (3 stories)	Spokane	Unlimited	40 ft (3 to 4 stories)	Spokane Valley	6 units	35 ft (3 stories)	Tacoma	Up to 16 units (UR-3 bonus zone)	45 ft (4 to 5 stories)	Yakima	6 units	35 ft (3 stories)	Seattle (Neighborhood Centers)	Unlimited (Regulated by FAR)	50 to 65 ft (5 to 6 stories)	Vancouver (Medium-Scale Zone)	Unlimited	75 ft (approx. 6 stories)	
Tier 1 City	Max Units Per Lot	Max Height Limit (Low-Density Zones)																																																						
Auburn	6 units	35 ft (3 stories)																																																						
Bellevue	6 units	35 ft (3 stories)																																																						
Bellingham	6 units	35 ft (3 stories)																																																						
Everett	6 units	35 ft (3 stories)																																																						
Federal Way	6 units	35 ft (3 stories)																																																						
Kennewick	6 units	35 ft (3 stories)																																																						
Kent	6 units	35 ft (3 stories)																																																						
Kirkland	6 units	~35 ft (3 stories)																																																						
Pasco	6 units	35 ft (3 stories)																																																						
Renton	6 units	35 ft (3 stories)																																																						
Spokane	Unlimited	40 ft (3 to 4 stories)																																																						
Spokane Valley	6 units	35 ft (3 stories)																																																						
Tacoma	Up to 16 units (UR-3 bonus zone)	45 ft (4 to 5 stories)																																																						
Yakima	6 units	35 ft (3 stories)																																																						
Seattle (Neighborhood Centers)	Unlimited (Regulated by FAR)	50 to 65 ft (5 to 6 stories)																																																						
Vancouver (Medium-Scale Zone)	Unlimited	75 ft (approx. 6 stories)																																																						

Source	Date	Name	Affiliation (if any)	Content	Notes
				Conversely, neighborhoods that actually possess robust transit oriented development profiles such as direct BRT access and and immediate thoroughfare and highway access, closer proximity to commercial hubs for employment, and are already experiencing the revitalization associated with favorable assembly economics like Rose Village or Fruit Valley remain largely unaffected by this new 6-story zoning. This arbitrary spatial application contradicts the foundational infrastructure requirements necessary to support mid-rise density. 3. SEPA Evasion: The Absence of Mandated Subarea Plans By applying ‘Medium-Scale’ zoning to R6 and R9 neighborhoods, the city is bypassing critical scrutiny. Under the city's own urban planning standards, high-density districts require the localized infrastructural mitigation of a dedicated Subarea Plan. A 6-story, 80-unit apartment building requires specific traffic mitigation, fire apparatus access, and utility load planning that simply does not exist on narrow local access roads. By applying this zoning globally through the Comprehensive Plan rather than through localized Subarea Plans, the city is effectively evading its obligations under SEPA. This failure to transparently disclose and locally mitigate these severe infrastructural impacts violates state law and exposes the entire zoning map to invalidation by the Growth Management Hearings Board. 4. The Mathematical Fallacy of the Growth Mandate City staff have consistently cited the Clark County 2025-2045 Comprehensive Growth Management Plan update, which assigns Vancouver a growth allocation of roughly 38,000 new housing units, as the primary justification for the proposed zoning changes. However, the city's own data proves the 6-story map is entirely unnecessary to meet this mandate. According to Table 2 of the Comp Plan, the city only expects to yield 15,800 units across 6,300 acres of Medium-Scale zoning over the next 20 years. That is an average of 2.5 new units per acre. The proposed "Low-Scale" zoning allows 4 to 6 units per lot (yielding roughly 15 to 20 units per acre). Therefore, applying "Low-Scale" zoning across the board mathematically absorbs the entire 2.5 unit/acre forecast while actually fitting the infrastructure of our streets. Because the baseline Low-Scale zoning across the city satisfies our statutory growth obligations, the application of "Medium-Scale" on current R6 and R9 neighborhoods provides no statutory benefit, it merely legalizes an infrastructural crisis.. Conclusion and Procedural Request The data clearly demonstrates that 6-story Medium-Scale zoning is mathematically unnecessary to fulfill Vancouver's GMA housing targets, incompatible with our residential infrastructure, and procedurally flawed in its public presentation. Public participation cannot be considered legally meaningful if the broad dissemination of the proposal is fundamentally misleading regarding the physical scale of the changes and the purpose behind the changes. This misrepresentation effectively nullifies the public's right to accurately comment during the State Environmental Policy Act (SEPA - RCW 43.21C) review process. I urge the Planning Commission to officially direct Community Development staff to remove the "Medium-Scale" reclassification of our R-6 and R-9 neighborhoods in the final preferred alternative prior to sending this plan to the City Council. Vancouver should fully embrace Low-Scale Density "Middle Housing" to comply with HB 1110 and equitably absorb our required regional growth, and abandon the destructive push for High-Density Midrises in our neighborhoods. Thank you,	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/12/2026	Ben M.	Vice President, Northwest Neighborhood Association	Dear Members of the Planning Commission , I am writing regarding the proposed Comprehensive Plan updates under the <i>Our Vancouver, Our Future 2045</i> process. I appreciate the significant effort that has gone into aligning the plan with state requirements and addressing the city’s long-term housing needs. Like many residents across Vancouver, those of us in the Northwest Neighborhood recognize and support the need for increased housing supply and thoughtfully planned density. My purpose in providing this feedback is not to oppose growth, but to encourage a more deliberate alignment between zoning policy, infrastructure capacity, and neighborhood-scaled outcomes—particularly as they relate to the proposed Medium Scale zoning with uncapped density. The Northwest Neighborhood illustrates both the opportunity and the risk inherent in the current proposal. I live next to Franklin Elementary School, which hosts Vancouver Public Schools’ Mandarin Language Immersion program. The long-term viability of schools like Franklin depends on incremental residential growth nearby. In that sense, additional housing—and additional residents—are not only welcome but necessary. However, the concern shared by many in our neighborhood is not whether density should increase, but <i>how</i> it should increase. The current Medium Scale zoning framework would allow six-story multifamily buildings of 24 units or more to replace existing single-family housing, without a defined upper limit on unit count. In an area where the transportation, utilities, and services network was never designed to accommodate that level of intensification, this creates a significant mismatch between land use policy and infrastructure reality. Lincoln Avenue, the primary north–south corridor, remains a two-lane roadway with narrow bicycle lanes, limited shoulders, and long segments without sidewalks. 39th Street already experiences significant congestion and limited capacity peak hours. Bernie Drive and Washington St. are also primary routes out of the neighborhood, and both have constrained sightlines, are narrow, and have significant safety concerns. Without clearly defined, funded, and timely transportation improvements, large-scale redevelopment risks exacerbating existing deficiencies rather than resolving them. During outreach, residents have heard two assurances that appear to be in tension. On one hand, we are told that larger developments will generate the revenue necessary to fund infrastructure improvements. On the other hand, we are told that this type of development is unlikely to occur in our neighborhood at all. If significant redevelopment is indeed unlikely, then the rationale for applying Medium Scale zoning—and its associated impacts—becomes unclear. Conversely, if such redevelopment <i>is</i> expected, the lack of a concrete infrastructure phasing and financing strategy is concerning, particularly in cases where affordability provisions may defer or waive impact fees. From a planning and equity perspective, uncapped density in Medium Scale zones may also produce unintended outcomes. Rather than encouraging incremental, homeowner- or small-developer-led infill, it strongly incentivizes large-scale acquisition by well-capitalized developers seeking to maximize unit yield to maximize return on investment. This dynamic can reduce opportunities for first-time homebuyers, shift housing stock toward a permanent rental class, and accelerate speculative pressure on adjacent single-family homes. By contrast, the proposed Low Scale Neighborhood zoning already exceeds state minimum requirements while enabling meaningful “gentle density” through duplexes, fourplexes, and townhome development. This approach increases housing supply, supports neighborhood schools, and expands homeownership opportunities while integrating more seamlessly with existing infrastructure and neighborhood character. More housing is needed. More equity is needed. More attainable pathways to homeownership are needed. My concern is that the current zoning approach, while well-intentioned, may undermine those goals through scale, speed, and consolidation rather than advance them through incremental, infrastructure-aware growth. I respectfully urge you to consider broader application of Low Scale Neighborhood zoning—paired with targeted, funded infrastructure improvements—to better advance the Comprehensive Plan’s stated objectives while avoiding second-order impacts through Medium Scale zoning that may be difficult or costly to reverse. Thank you for your time and your careful consideration of these issues. Sincerely,	Included in 4/14 PC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council	4/12/2026	Ben M.	Vice President, Northwest Neighborhood Association	Dear Members of the City Council , I am writing regarding the proposed Comprehensive Plan updates under the <i>Our Vancouver, Our Future 2045</i> process. I appreciate the significant effort that has gone into aligning the plan with state requirements and addressing the city’s long-term housing needs. Like many residents across Vancouver, those of us in the Northwest Neighborhood recognize and support the need for increased housing supply and thoughtfully planned density. My purpose in providing this feedback is not to oppose growth, but to encourage a more deliberate alignment between zoning policy, infrastructure capacity, and neighborhood-scaled outcomes—particularly as they relate to the proposed Medium Scale zoning with uncapped density. The Northwest Neighborhood illustrates both the opportunity and the risk inherent in the current proposal. I live next to Franklin Elementary School, which hosts Vancouver Public Schools’ Mandarin Language Immersion program. The long-term viability of schools like Franklin depends on incremental residential growth nearby. Additional housing—and additional residents—are not only welcome, but necessary. However, the concern shared by many in our neighborhood is not whether density should increase, but <i>how</i> it should increase. The current Medium Scale zoning framework would allow six-story multifamily buildings of 24 units or more to replace existing single-family housing, without a defined upper limit on unit count. In an area where the transportation, utilities, and services network was never designed to accommodate that level of intensification, this creates a significant mismatch between land use policy and infrastructure reality. Lincoln Avenue, the primary north–south corridor, remains a two-lane roadway with narrow bicycle lanes, limited shoulders, and long segments without sidewalks. 39th Street already experiences significant congestion and limited capacity peak hours. Bernie Drive and Washington St. are also primary routes out of the neighborhood, and both have constrained sightlines, are narrow, and have significant safety concerns. Without clearly defined, funded, and timely transportation improvements, large-scale redevelopment risks exacerbating existing deficiencies rather than resolving them. During outreach, residents have heard two assurances that appear to be in tension. On one hand, we are told that larger developments will generate the revenue necessary to fund infrastructure improvements. On the other hand, we are told that this type of development is unlikely to occur in our neighborhood at all. If significant redevelopment is indeed unlikely, then the rationale for applying Medium Scale zoning—and its associated impacts—becomes unclear. Conversely, if such redevelopment <i>is</i> expected, the lack of a concrete infrastructure phasing and financing strategy is concerning, particularly in cases where affordability provisions may defer or waive impact fees. From a planning and equity perspective, uncapped density in Medium Scale zones may also produce unintended outcomes. Rather than encouraging incremental, homeowner- or small-developer-led infill, it strongly incentivizes large-scale acquisition by well-capitalized developers seeking to maximize unit yield to maximize return on investment. This dynamic can reduce opportunities for first-time homebuyers, shift housing stock toward a permanent rental class, and accelerate speculative pressure on adjacent single-family homes. By contrast, the proposed Low Scale Neighborhood zoning already exceeds state minimum requirements while enabling meaningful “gentle density” through duplexes, fourplexes, and townhome development. This approach increases housing supply, supports neighborhood schools, and expands homeownership opportunities while integrating more seamlessly with existing infrastructure and neighborhood character. More housing is needed. More equity is needed. More attainable pathways to homeownership are needed. My concern is that the current zoning approach, while well-intentioned, may undermine those goals through scale, speed, and consolidation rather than advance them through incremental, infrastructure-aware growth. I respectfully urge you to consider broader application of Low Scale Neighborhood zoning—paired with targeted, funded infrastructure improvements—to better advance the Comprehensive Plan’s stated objectives while avoiding second-order impacts through Medium Scale zoning that may be difficult or costly to reverse. Thank you for your time and your careful consideration of these issues. Sincerely,	Included in 4/13 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council	4/13/2026	Tom K.		Comments on the City Comprehensive Plan and Zoning Code Update April 13, 2026 Vancouver City Councilors: Slow it down; tone it down. Thank you for the opportunity to comment on this important and potentially life-changing Comprehensive Plan Update. A few over-arching points for you to consider: 1. Please delay adoption of the update in order to give your constituents time to understand it and comment. While city planners have been engaged for three years, the zoning map that will designate lot sizes, building heights and other increased density issues, has been public only since Feb. 19, just over seven weeks ago. An updated version of 292 pages was released just late Friday. The plan's complexity and scope require time to absorb and understand. Few people I've spoken with are aware of this process or what it might mean for their neighborhoods. I helped organize a special meeting of our Northwest Neighborhood Association on March 19. Few of the 40 attending in this engaged neighborhood were knowledgeable about the plan; some were completely unaware. Meanwhile, only 33 people commented between Feb.19 and March 31 on a city on-line form. Fears that the city will lose state grant funding appear overstated, and are not a good reason to rush through such momentous changes. 2. Why is the city requiring more density than is required by the population estimates given it by the state and county? Meeting the increased density of the county-provided population forecast -- adding more people, cars, need for parking and demands on infrastructure -- will be difficult enough. 3. The city should cooperate closely with the county in designing density for the city's urban growth area. There are nearly as many people - 171,000 - in the UGA as there are in the City of Vancouver - 202,000. It makes no sense to require increased density in the city without concomitant density in areas expected to be a part of the city. 4. The draft plan speaks at length to creating a positive "community experience: for all residents. Please consider ways to mitigate the impact of increased population and density in existing neighborhoods for long-time citizens as well as newcomers. Thank you.	Included in 4/13 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/13/2026	Robin O.		Hello Zoning Commission, I understand that the proposed Comprehensive Plan calls for limited notification regarding development projects and zone changes in neighborhoods. Specifically I’m talking about the building of 7-200 structures, which will not require mailed notification of the proposal. Instead it will require only that a sign be erected at the site. Your spokespeople at the meetings about the Comp plan said that is because “no one reads their mail anymore,” and that people are always driving around their own neighborhoods and will certainly see a sign. I take issue with those statements. Currently my own neighborhood is facing a proposal for intense INFILL development in our neighborhood. It is for 82 single-family homes on tiny lots on 7.5 acres, so it is easy to use as an example. Many of the people who will be impacted by the increased traffic to and from this INFILL site do not have reason to drive by this particular parcel as it is deep within an existing residential (R9) neighborhood, and many do not live within 500’ of the project area. Instead, their homes lie along the residential streets new residents will use to repeatedly come and go from the infill development. And those same residents rely on these roads for emergency vehicle access, which could be compromised by increased traffic and parking problems. How are property owners such as these to know about a proposed development which may adversely impact them with increased traffic and safety issues? At the very least, mailed notifications will help alert some owners. A sign, in addition, will help alert probably the same households. So there needs to be AN EXTENSION of the area of notification that includes ALL who will be impacted by development. It’s obvious to all who work on such projects that vehicles will need egress — what are the routes these vehicles will likely take? Where are the property owners who will need to contend with the increased vehicular traffic? Do they not have a right to be made aware of such proposals, and to voice their support or concerns? And as to physical mail — please continue to send it. My research is only anecdotal, but my queries of family and friends established that people are still reading their mail! (Do you disregard yours?) Please rethink your notices for rezoning and development. Include MORE people, not fewer!! Thank you,	Included in 4/14 PC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/13/2026	Tom K.		Comments on the City Comprehensive Plan and Zoning Code Update April 13, 2026 Vancouver City Planning Commission: Slow it down; tone it down. Thank you for the opportunity to comment on this important and potentially life-changing Comprehensive Plan Update. A few over-arching points for you to consider: 1. Please delay adoption of the update in order to give your constituents time to understand it and comment. While city planners have been engaged for three years, the zoning map that will designate lot sizes, building heights and other increased density issues, has been public only since Feb. 19, just over seven weeks ago. An updated version of 292 pages was released just late Friday. The plan's complexity and scope require time to absorb and understand. Few people I've spoken with are aware of this process or what it might mean for their neighborhoods. I helped organize a special meeting of our Northwest Neighborhood Association on March 19. Few of the 40 attending in this engaged neighborhood were knowledgeable about the plan; some were completely unaware. Meanwhile, only 33 people commented between Feb.19 and March 31 on a city on-line form. Fears that the city will lose state grant funding appear overstated, and are not a good reason to rush through such momentous changes. 2. Why is the city requiring more density than is required by the population estimates given it by the state and county? Meeting the increased density of the county-provided population forecast -- adding more people, cars, need for parking and demands on infrastructure -- will be difficult enough. 3. The city should cooperate closely with the county in designing density for the city's urban growth area. There are nearly as many people - 171,000 - in the UGA as there are in the City of Vancouver - 202,000. It makes no sense to require increased density in the city without concomitant density in areas expected to be a part of the city. 4. The draft plan speaks at length to creating a positive "community experience for all residents. Please consider ways to mitigate the impact of increased population and density in existing neighborhoods for long-time citizens as well as newcomers. Thank you.	Included in 4/14 PC testimony
Email Our Vancouver	4/13/2026	Marlece W.		I have read the community plan. I would like to have a conversation with someone about how my community can contribute to the community plan. What is the appropriate way to engage in a conversation with the city about this?	Staff replied on 4/13/2026

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council, Email Planning Commission	4/14/2026	Paul G.		Dear City Council, I am writing again regarding the Vancouver Comprehensive Plan Draft Preferred Alternative and its impact on the Dubois Park Neighborhood. I previously raised this concern in December but did not receive a response. With upcoming council discussions, I want to ensure this issue is clearly seen and considered before decisions move forward. A specific group of lots—those west of Devine Road and just south of MacArthur Boulevard—has been designated Medium Scale Neighborhood (up to 5 stories / 75 feet), while the rest of Dubois Park remains Low Scale Neighborhood (up to 3 stories / 45 feet). This inconsistency is not minor—it fundamentally alters the character and future of this neighborhood. As currently proposed, Dubois Park could effectively be surrounded by 5-story, 75-foot multi-family buildings. This is not a theoretical concern. It directly translates to increased congestion, parking pressure, safety issues, and real impacts on property values for existing residents. I ask you to look closely at the map and consider the lived reality: a homeowner on Santa Fe Drive facing a 5-story structure across the street. This is a significant and permanent change to light, privacy, and neighborhood scale—one that is not being applied evenly across Dubois Park. This concern is compounded by the fact that the area east of Santa Fe Drive is already facing major impacts from the Heights Redevelopment project. The current zoning proposal adds a second layer of intensity on the same area, creating a disproportionate burden on a small portion of the neighborhood. My request remains straightforward and reasonable: align the zoning of the lots west of Devine Road and south of MacArthur Boulevard with the rest of Dubois Park by designating them as Low Scale Neighborhood. This is a small, targeted adjustment that preserves consistency, fairness, and the intended character of the neighborhood—without undermining the broader goals of the Comprehensive Plan. I respectfully ask that this issue be acknowledged and addressed as part of the current review process. I would also appreciate confirmation that this concern has been received and considered. Thank you for your time and attention. Sincerely,	Staff replied 5/5/2026. Included in 4/14 PC testimony. Included in 4/27 CC testimony.

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Staff	4/14/2026	Ben M.	Vice President, Northwest Neighborhood Association	I wanted to follow up on my written and in-person communication with the planning commission this week. I regularly receive feedback from residents of the Northwest Neighborhood wondering why the city split the neighborhood between the Medium Scale and Low Scale designations. I don't know the answer, so I wanted to follow up with you to find out more. In looking at both Alternative 1 and Alternative 2 of the proposed comprehensive plan updates, no part of the Northwest Neighborhood was considered for the Medium scale designation. In Alternative 1, obviously there is no Medium scale designation at all, but in Alternative 2, the Medium scale designation stops at the Lincoln-Northwest Neighborhood boundaries, a few blocks north of 39th St. According to the Draft EIS, both alternatives exceed housing targets, with the higher density Alternative 2 far exceeding the minimum housing targets. However, in the preferred alternative, the Medium scale designation winds up going as far north as 53rd st (but only west of Lincoln Avenue) and then has more Medium Scale clustered around Franklin Park around 58th and 59th St. None of these areas have the infrastructure to handle this level of potential densification. They feed out into narrow two-lane streets, have poor multimodal safety, and are already routinely packed with cars (both parked and driving), pedestrians and cyclists. I am unable to see the difference between the areas acceptable for Medium Scale and houses just a few yards away that are in the Low Scale designation which all utilize the same infastructure and access routes. I would love to get your feedback to better understand the methodology and reasoning in having the Medium Scale designation expand as far into the neighborhood as it does, particularly when the area was not included in any of the prior draft alternatives. Many of my neighbors and I are not opposed to growth or increased density in the Northwest Neighborhood. As I told the Planning Commission, I welcome and encourage it. Every neighborhood in Vancouver will have to play a part to meet our housing challenges. However, I do struggle to explain and understand how potential maximum level development will benefit an area with limited routes in-and-out and infrastructure that is already straining to meet existing demand on surfaces and services. I don't understand the purpose of the Medium Scale designation in this instance when the Low Scale designation already significantly increases density, meets housing target goals and encourages sustainable and equitable growth. Thank you again for all your work and time and effort on this project and for taking the time to present to our Neighborhood. It is greatly appreciated. I've included a screenshot of the area in question below. Sincerely,	Staff replied 4/28/2026

Source	Date	Name	Affiliation (if any)	Content	Notes
					
Email Our Vancouver	4/14/2026	Marlece W.		Enclosed is the information for the public comment session for tonight. You are receiving and executive summary followed by a proposal with more detail. I am also sharing this presentation with a link: https://docs.google.com/document/d/1OXH8qaFcsxLLX3pdy1Qi99mEXqCQQKoPQX3__aLaZJM/edit?usp=sharing Thank you for your help.	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Staff	4/14/2026	Matt H.	Port of Vancouver	General Comment • Context: Development regulations often benefit from a limited mechanism for administrative flexibility or alternative compliance to account for site-specific conditions and varied project types. Without such a provision, prescriptive standards can be challenging to apply consistently and may lead to unnecessary complexity in project design and review. o Requested change: Add a general provision allowing City planners to approve alternative compliance or limited flexibility where an applicant demonstrates that the intent and performance objectives of a standard are met. This would improve implementability of the code, support efficient administration, and help ensure regulations are applied in a practical and predictable manner across different projects. Notification Requirements for Land Use Applications (Chapters 20.210.040 – 20.210.060 Decision-Making Procedures) • Context: The draft code includes expanded requirements for signage and notification requirements for Type I Site Plan Review and Type II/III land use and building permits. These requirements would add an additional burden of time and cost to Port projects, which already require extensive public notice (through identification in the Port’s Comprehensive Scheme of Harbor Improvements (CSHI) per RCW 53.20.010, and as part of the Port’s SEPA process). The expanded signage requirements would also be an unnecessary burden for projects conducted within secured or non-public areas of the Port. o Requested change: Provide exemptions in 20.210.030 comparable to: “Projects that require public notice as mandated by RCW 53.20.010 are exempt from the requirements for posting/public notice described in this chapter.” “Projects that have previously notified the applicable Neighborhood Association through a SEPA process are exempt from the requirements for neighborhood notification described in this chapter.” Allowed Uses in Industrial/Employment (IE) and Heavy Industrial (HI) Zones (Chapter 20.160.020, Chapter 20.430.040, and Tables 20.430.050-1 through 20.430.050-8) • Context: There is some uncertainty as to whether common Port activities (manufacturing, outdoor stockpiles/ materials, cargo, transloading, bulk/large components (wind turbines, etc.), large warehouses, storage, laydown, cars, outdoor storage) are clearly permitted in the IE and HI zones. o Requested changes: ☐ Amend use-classification definitions for Industrial Uses in 20.160.020(F) to explicitly address the following routine Port activities: ☐ outdoor bulk storage, ☐ cargo handling, ☐ transloading, ☐ laydown yards, ☐ assembly of large equipment, and ☐ stockpiles of dirt/soil/clean fill materials). ☐ Amend table 20.430.050-6 (Industrial Use Requirements) as necessary to include these activities as allowed uses in the HI zone. • Context: Several of the activities included in the definition of “Employment Services” and “Wholesale Sales” are regularly conducted within HI-zoned areas of the port, yet these uses are currently identified as “not allowed” in Table 20.430.050-6. ☐ Amend table 20.430.050-6 (Industrial Use Requirements) to allow for “employment services” and “wholesale sales” as permitted uses in the HI zone.	

Source	Date	Name	Affiliation (if any)	Content	Notes
				• Context: The activities included in the definition of “Basic Utilities” are regularly conducted within HI-zoned areas of the port, yet this use is currently identified as “not allowed” in Table 20.430.050-7. o Amend table 20.430.050-7 (Infrastructure Use Requirements) to allow for “basic utilities” as a permitted use in the HI zone. Buffers Between Industrial and Residential Zones (Draft VMC Chapter 20.410, and Table 20.410.060-1) • Context: The draft update requires substantial buffers, berms, and setbacks where industrial (IE and HI) zones abut residential zones, which could be sufficiently restrictive to make development infeasible on such parcels. Also, the burden of o Requested change: Provide room for project-specific flexibility within these buffer requirements, where the intent of the buffering can be met through alternative means. providing a buffer is borne entirely by the HI/IE parcel, as there is no requirement for residential zones to buffer or setback from existing industrial uses in HI/IE zones. Also, consider requiring new residential developments adjacent to established industrial uses to provide some comparable measure of buffering. Building Type, Frontage, and Massing Standards in Industrial Areas (Draft VMC Chapter 20.420.070 Building Types) • Context: Building height and frontage standards for buildings allowed within the HI/IE zones may not provide sufficient flexibility, and may conflict with Port operational needs, particularly within secured or interior industrial areas. o Requested change: Exempt allowed building types within the HI/IE zones from building-type and frontage standards, or provide alternative compliance for Port and industrial facilities that do not front public streets or are located within secured operational areas. Bicycle Parking Requirements in Secured Industrial Areas (Draft VMC Section 20.450.045, and Table 20.450.045-6) • Context: Proposed requirements for long-term and short-term bicycle parking requirements would conflict with operations within secured, non-public portions of the Port. o Requested change: Exempt activities conducted within secured, non-public areas of the Port, or Port sites otherwise not accessible from a public road, from the long-term and short-term bicycle parking standards, or allow flexibility for alternate compliance. Tree Mitigation, Density, and Canopy Requirements (Draft VMC Section 20.450.035) • Context: The draft code references mitigation fees related to tree removal, tree density, and tree canopy standards, but the information is distributed across multiple sections of the code. Having this mitigation/fee language structured this way makes it difficult to understand how requirements relate to one another and raises the risk of overlapping or duplicative mitigation for the same impact. o Requested change: Consolidate all code language regarding mitigation related to trees (including fees tied to tree removal, tree density, or canopy standards) into a single, standalone subsection of 20.450.035. A unified mitigation section would improve clarity, transparency, and consistent application, while still allowing the City to meet its urban forest and canopy goals.	

Source	Date	Name	Affiliation (if any)	Content	Notes
				Tree, Vegetation, and Soil Plan Terminology (Draft Section 20.450.035) • Context: There is some remaining inconsistency in terminology referring to tree plans variably as “Tree, Vegetation, and Soil Plan”, “tree plan”, and “tree removal plan”, which leads to some ambiguity. o Requested change: Standardize references to “Tree, Vegetation, and Soil Plan” throughout 20.450.035, or clarify if there are different documents with unique requirements. Tree Canopy Coverage Standards and Calculations (Draft Section 20.450.035) • Context: The Port supports the City’s climate goals and its intent to protect and expand the urban tree canopy. However, the new tree canopy standard adds complexity without a clear environmental benefit and creates an additional administrative burden during project planning and review. The Port notes that the City’s existing tree density standards already function as a proxy for tree canopy, since trees inherently provide canopy as they mature. Regulating both tree density and canopy measures the same outcome through overlapping metrics. This dual approach increases analysis and compliance effort, introduces potential for inconsistent interpretation, and complicates permitting and compliance without materially advancing canopy or climate outcomes beyond what the density standards already achieve. Streamlining the tree permitting approach would improve predictability, reduce administrative burden for applicants and staff, and still fully support the City’s long-term canopy and climate objectives. • Requested change: Consider removing the new tree canopy standards and requirements, and use the established tree density standard to achieve both tree retention and canopy goals. Alternatively, allow projects to demonstrate compliance through either tree density or canopy requirements, rather than as an additional overlapping regulatory standard.	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Staff	4/16/2026	h m		I will never forgive you for this. I have semis in my yard inches from my face. And I'll never stop telling anyone who will listen how you purposefully poisoned thousands of lower income residents You never even looked at what we wanted. You set out to harm low income and corral us away from real neighborhoods with homes and parks . Those are just for higher income residents . We aren't welcome here at all. Since the warehouses and semis now own what used to be high density residential , can you you just condemn my house now ? My insurance isn't going to cover me any more and my lender will foreclose if I can't get homeowners insurance Did anyone think of what living in industrial pollution would do to our physical and mental health or was that the plan all along? Can I put my tent on your lawn?	Staff called to follow up with this person

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council, Email Planning Commission	4/17/2026	Sharon R.		Dear City Council and Planning Commission, Please include my following written comments as public testimony. Canopy cover is an important measure of the health of our community. Urban trees provide numerous ecological, economic, and social benefits, including neighborhood livability, and improved public health outcomes. Maintaining our urban canopy is a cooperative effort between property owners, developers, neighbors, and the City. To reduce climate impact exposure in our neighborhoods and support climate resilient development, I urge the City of Vancouver adapt a tree protection code for developers. I live in the Hough neighborhood among 100 year old homes. Hough is a historic neighborhood with many heritage and 100-year old trees. It is a mix of duplexes and single family homes ranging from low income to million dollar homes. As the neighborhood grows and changes, there are several abandoned or foreclosed homes. I understand the need to build units to sustain a low scale neighborhood, but developers are simply clear-cutting lots with no regard to the valuable urban tree canopy. I urge the city of Vancouver to adapt a tree protection code to implement the goals and policies of Vancouver’s Comprehensive Plan, especially those in the Environment Element dealing with protection of the urban canopy while balancing other citywide priorities including housing production. · Preserve and enhance the City's physical and aesthetic character by preventing untimely and indiscriminate removal or destruction of trees · Facilitate tree protection efforts for development standards, and promote site planning and horticultural practices that are consistent with the reasonable use of property · Protect trees by not allowing tree removal except in hazardous situations, to prevent premature loss of trees so their retention may be considered during the development review and approval process I urge the City of Vancouver to follow the City of Seattle’s commitment to protecting valuable urban canopy. Refer to Seattle’s Tree Protection Code, Seattle Municipal Code (SMC) 25.11, limits the number, size, and type of trees that may be removed from private property. These regulations help protect our urban canopy. Thank you,	Staff replied 4/22/2026. Included in 4/27 CC testimony, included in 4/28/2026 PC PH testimony.

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Our Vancouver	4/17/2026	Ben M.	Vice President, Northwest Neighborhood Association	Hello! I regularly receive feedback from residents of the Northwest Neighborhood wondering why the city split the neighborhood between the Medium Scale and Low Scale designations. I don't know the answer, so I wanted to reach out to find out more. In looking at both Alternative 1 and Alternative 2 of the proposed comprehensive plan updates, the Northwest Neighborhood was considered appropriate for either none or very little of the Medium scale designation. In Alternative 1, West of i5, the medium scale designation largely stops at 4th Plain, and in Alternative 2, the Medium scale designation stops at the Lincoln-Northwest Neighborhood boundaries, except for a small sliver on the north side of Bernie Drive against Burnt Bridge Creek. According to the Draft EIS, both alternatives exceed housing targets, with the higher density Alternative 2 far exceeding the minimum housing targets. However, in the preferred alternative, the Medium scale designation winds up going as far north as 53rd st (but only west of Lincoln Avenue) and then has more Medium Scale clustered around Franklin Park around 58th and 59th St. None of these areas have the infrastructure to handle this level of potential densification. They feed out into narrow two-lane streets, have poor multimodal safety, and are already routinely packed with cars (both parked and driving), pedestrians and cyclists. I am unable to see the difference between the areas acceptable for Medium Scale and houses just a few yards away that are in the Low Scale designation which all utilize the same infrastructure and access routes. I would love to get your feedback to better understand the methodology and reasoning for having the Medium Scale designation expand into as much of the neighborhood as it does, particularly when the area was not included in any of the prior draft alternatives. Many of my neighbors and I are not opposed to growth or increased density in the Northwest Neighborhood. As I told the Planning Commission, I welcome and encourage it. Every neighborhood in Vancouver will have to play a part to meet our housing challenges. However, I do struggle to explain and understand how potential maximum level development will benefit an area with limited routes in-and-out and infrastructure that is already straining to meet existing demand on surfaces and services. I don't understand the purpose of the Medium Scale designation in this instance when the Low Scale designation already significantly increases density, meets housing target goals and encourages sustainable and equitable growth. Thank you again for all your work and time and effort on this project. I've included a screenshot of the area in question below.	Staff replied 4/28/2026

Source	Date	Name	Affiliation (if any)	Content	Notes
					
Email Our Vancouver	4/20/2026	Mary K.		Please let me know the cost of obtaining printed copies of the Final EIS, the current proposed code update (third draft?) and the current proposed written plan (third draft?). Also, please let me know if and when these materials will be available at local libraries.	Provided hardcopies of third drafts of plan and code and of Final EIS in City Hall lobby

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Our Vancouver	4/21/2026	Mary K.		After reading city materials, I am sill somewhat confused about the building/development potential in low-scale residential areas. I think that's because it is not always clear what constitutes a "unit". If there is a minimum density of eight "units" per acre and an "allowance" of 6 "units" per parcel, what happens if there are eight 5,000 square-foot parcels/lots on one acre? Are four-six "units" allowed on each 5,000-square-foot piece of land? Is it then correct to conclude there could be up to 48 units (dwellings?) on one acre? I think Rebecca said that is the case, but I need to confirm that before I say more about the plan update in the company of others.	Staff replied 4/22/2026
Email Councilmember	4/22/2026	Tom K.		I'm writing to you as the one I know on the Council. Mary and I have spent a lot of time researching the proposed update, thinking it over and getting the NW Neighborhood Assn. involved (I was president many years ago). My main suggestion is that because few people are aware of the plan or its ramifications, the Council should not rush into approval. While planners say they've been engaging the public for three years, most of that was aspirational, i.e. "would you like to have safe neighborhoods, be close to stores, etc." The plan's details have only been public since Feb. 19, just two months ago. And that's been changing since. In addition, the draft EIS was out for public comment last summer, typically when people are on vacation and not paying attention. We weren't. Planners say we're already late and risk losing state grants. Those aren't solid reasons to rush through a plan that will affect every home in Vancouver, changing the city's character forever. I have other concerns about coordinating planning in the UGA, and the planners use of higher population projections then necessary that are addressed in the comments I submitted, see attached. Bottom line, this is way too important to not have the understanding and input of city residents. Please slow it down and tone it down. Vancouver City Councilors: Slow it down; tone it down. Thank you for the opportunity to comment on this important and potentially life-changing Comprehensive Plan Update. A few over-arching points for you to consider: 1. Please delay adoption of the update in order to give your constituents time to understand it and comment. While city planners have been engaged for three years, the zoning map that will designate lot sizes, building heights and other increased density issues, has been public only since Feb. 19, just over seven weeks ago. An updated version of 292 pages was released just late Friday. The plan's complexity and scope require time to absorb and understand. Few people I've spoken with are aware of this process or what it might mean for their neighborhoods. I helped organize a special meeting of our Northwest Neighborhood Association on March 19. Few of the 40 attending in this engaged neighborhood were knowledgeable about the plan; some were completely unaware. Meanwhile, only 33 people commented between Feb.19 and March 31 on a city on-line form.	Staff replied on 4/27/2026

Source	Date	Name	Affiliation (if any)	Content	Notes
				Fears that the city will lose state grant funding appear overstated, and are not a good reason to rush through such momentous changes. 2. Why is the city requiring more density than is required by the population estimates given it by the state and county? Meeting the increased density of the county-provided population forecast -- adding more people, cars, need for parking and demands on infrastructure -- will be difficult enough. 3. The city should cooperate closely with the county in designing density for the city's urban growth area. There are nearly as many people - 171,000 - in the UGA as there are in the City of Vancouver - 202,000. It makes no sense to require increased density in the city without concomitant density in areas expected to be a part of the city. 4. The draft plan speaks at length to creating a positive "community experience for all residents. Please consider ways to mitigate the impact of increased population and density in existing neighborhoods for long-time citizens as well as newcomers. Thank you.	

Source	Date	Name	Affiliation (if any)	Content	Notes
Form City Council	4/22/2026	Savannah D.		Dear Mayor and City Council Members, I am resubmitting my policy brief regarding cooling equity in affordable housing, which addresses extreme heat risk in Vancouver’s urban heat islands.Please use this updated version for the official public record for the 04/27/2026 City Council meeting and disregard the previously submitted version. If additional time is needed for review, I kindly ask that it be included in the public record for the following City Council meeting on May 4, 2026.I am submitting this document for your review and request that it be included as my written testimony in lieu of speaking during the meeting.I am happy to answer any questions via email or provide any additional information if needed.Thank you for your time and service to the Vancouver community. Policy Brief <i>Cooling Equity in Affordable Housing: Addressing Extreme Heat Risk in Vancouver’s Urban Heat Islands</i> Prepared for: City of Vancouver Prepared by: Savannah [last name], MS, Applied Anthropology Date: April 22, 2026 <i>Developed through Leadership Clark County 2026</i> Executive Summary Extreme heat events are becoming more frequent and severe, posing growing risks to public health and safety (Centers for Disease Control and Prevention, 2023; U.S. Environmental Protection Agency, 2024). These impacts are not evenly distributed across communities; residents living in urban heat islands and households without access to adequate cooling infrastructure face disproportionately high risks of heat-related illness (Clark County Public Health, 2024b; U.S. Environmental Protection Agency, 2023). In Vancouver, the Fourth Plain corridor has been identified as a documented urban heat island through Clark County’s Heat Watch mapping project (Clark County Public Health, 2024a). Many residents in this area live in affordable housing without air conditioning or cooling-ready infrastructure (Clark County Public Health, 2024a). Because many households are renters, residents often lack the ability to install cooling systems independently (Clark County Public Health, 2024a). As extreme heat events become more common (U.S. Environmental Protection Agency, 2024), this gap in housing infrastructure presents a growing public health and environmental justice concern. This policy brief recommends that the City of Vancouver adopt a cooling equity approach to climate and housing policy by requiring cooling-ready infrastructure and installed air conditioning in new affordable housing developments capable of maintaining safe indoor temperatures during extreme heat events (e.g., 100°F+ conditions), while also developing a phased retrofit strategy for existing city-supported affordable housing in these high-risk areas. Cooling-ready infrastructure refers to housing with the electrical capacity, wiring, ventilation, and physical provisions necessary to safely support installed air conditioning systems during extreme heat events. These recommendations align with broader emergency management goals by prioritizing life safety and risk reduction before extreme heat events occur, while also reducing strain on emergency response systems during heat-related incidents. 2 The Problem: Extreme Heat Is a Growing Public Health Risk Extreme heat is one of the leading weather-related causes of illness and death in the United States (U.S. Environmental Protection Agency, 2024). Lack of access to air conditioning is one of the strongest risk factors for heat-related illness during extreme heat events (Centers for Disease Control and Prevention, 2023). Urban heat islands occur in areas with extensive pavement, dense development, and limited tree canopy. These conditions cause neighborhoods to retain more heat than surrounding areas (U.S. Environmental Protection Agency, 2023). Clark County’s Heat Watch mapping project documented significant variation in temperatures across neighborhoods. The study found that the Fourth Plain corridor in Vancouver, Washington experienced some of the hottest afternoon temperatures recorded during the study period (Clark County Public Health, 2024a). The Fourth Plain corridor is one of Vancouver’s most diverse and economically vulnerable areas and is home to a large multicultural community, including many Latino and immigrant households (City of Vancouver, 2023). People living in urban heat islands or without access to air conditioning face significantly higher risks of heat-related illness (Clark County Public Health, 2024b).	Included in 4/27/2026 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
				While cooling centers and emergency response programs are important, they do not replace the need for safe indoor temperatures in people’s homes. Community Vulnerability in the Fourth Plain Corridor The Fourth Plain corridor is one of Vancouver’s most diverse and economically vulnerable areas. Data from the City of Vancouver’s Fourth Plain Forward initiative highlights several factors that increase vulnerability during extreme heat events (City of Vancouver, 2022b): • 69% of residents are renters (48% citywide) • 17% of families live below the poverty line (8% citywide) • 34% of residents speak a language other than English at home (20% citywide) • 21% of residents rely on public transportation (3% citywide) • 46% of residents live with a disability (38% citywide) These overlapping social and environmental conditions increase the risk of heat-related illness for residents living in affordable housing without access to cooling. 3 Housing Infrastructure and Cooling Capacity Many affordable housing developments rely on passive cooling strategies or heat pump systems. While these systems may provide moderate cooling under normal conditions, they may not maintain safe indoor temperatures during extreme heat events, particularly in buildings without sufficient cooling capacity (Vrettos et al., 2022). Ensuring that housing developments include reliable cooling infrastructure, such as cooling-ready systems and installed air conditioning, is therefore an important climate adaptation and public health strategy. As climate conditions change, housing design must consider both energy efficiency and resilience to extreme heat. Policy Recommendation To address growing heat-related risks and housing inequities, the City of Vancouver should adopt a cooling equity policy for affordable housing developments located within documented urban heat islands. The City of Vancouver should: • Require that new city-funded and city-supported affordable housing developments located within documented urban heat islands include cooling-ready infrastructure and installed air conditioning systems capable of maintaining safe indoor temperatures during extreme heat events. • Prioritize implementation in neighborhoods identified as urban heat islands through Clark County’s heat mapping project, including areas along the Fourth Plain corridor. • Develop a phased retrofit strategy to install air conditioning in existing city-supported affordable housing located within documented urban heat islands, prioritizing buildings serving seniors, people with disabilities, low-income households, and other communities disproportionately impacted by extreme heat, including multilingual, immigrant, and historically underserved residents along the Fourth Plain corridor. Possible implementation strategies may include: • Incorporating cooling requirements into affordable housing funding agreements. • Integrating cooling upgrades into housing rehabilitation or preservation programs. • Utilizing climate resilience, infrastructure, or housing funds to support cooling retrofits. 4 Conclusion Extreme heat is an emerging public health challenge in Vancouver and across Clark County. Residents living in urban heat islands, particularly renters in affordable housing, face disproportionate risks when adequate cooling infrastructure is not available.	

Source	Date	Name	Affiliation (if any)	Content	Notes
				By requiring cooling-ready infrastructure and installed air conditioning in affordable housing developments located in urban heat islands, the City of Vancouver can reduce heat-related inequities and strengthen long-term community resilience. Ensuring safe indoor temperatures will become increasingly critical as extreme heat events intensify. These recommendations align with and operationalize the City of Vancouver’s Climate Action Framework, which prioritizes climate resilience for overburdened communities and supports both cooling-ready infrastructure in new affordable housing developments and air conditioning retrofits in existing housing as key adaptation strategies (City of Vancouver, 2022a). References Centers for Disease Control and Prevention. (2023). <i>Heat and health</i>. https://www.cdc.gov/heat-health/index.html Clark County Public Health. (2024a). <i>Heat Watch summary report: Mapping heat distribution in Clark County</i>. https://clark.wa.gov/sites/default/files/media/document/2025-03/heat-watch-summary-report-2024-compressed-updated3.25.pdf Clark County Public Health. (2024b). <i>Results of heat mapping project show unequal distribution of heat in Clark County</i>. https://clark.wa.gov/public-health/results-heat-mapping-project-show-unequal-distribution-heat-clark-county City of Vancouver. (2022a). <i>Climate Action Framework</i>. https://www.cityofvancouver.us/wp-content/uploads/2023/08/vancouvercaf_final_121422.pdf City of Vancouver. (2022b). <i>Fourth Plain Forward planning presentation to the Vancouver Planning Commission</i>. https://www.cityofvancouver.us/wp-content/uploads/2023/10/22-10-11-FPF-PC-Presentation_Final.pdf U.S. Environmental Protection Agency. (2023). <i>Heat island effect</i>. 5 https://www.epa.gov/heatislands U.S. Environmental Protection Agency. (2024). <i>Climate change indicators: Heat-related deaths</i>. https://www.epa.gov/climate-indicators/heat-related-deaths Vrettos, E., et al. (2022). <i>Improving the passive survivability of residential buildings during extreme heat events in the Pacific Northwest</i>. Applied Energy, 321. https://doi.org/10.1016/j.apenergy.2022.119323	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Staff	4/23/2026	Brittney S.	WDFW Southwest Washington Land Use Planning Lead	The Washington Department of Fish and Wildlife (WDFW) appreciates the continued opportunity to provide comments on the Vancouver Comprehensive Plan Update. Many of the recommendations provided in our August 12, 2024 EIS scoping letter and our September 8, 2025 DEIS comment letter are reflected in the current plan, and we continue to promote those comments for your consideration. As previously noted, WDFW supports approaches that protect critical areas, maintain landscape connectivity, and minimize impacts to Priority Habitats and Species (PHS) while accommodating growth consistent with the Growth Management Act (GMA). We also continue to emphasize the importance of strategies such as clustering development, integrating green infrastructure, and avoiding impacts to sensitive habitats, including parcels supporting Oregon white oak and prairie ecosystems within the city. This letter focuses on the goals and policies within the Vancouver Comprehensive Plan that WDFW supports, and includes recommendations to further strengthen protection of critical areas within the land use planning process. WDFW recognizes that the policies are reflected across multiple goals and chapters within the Comprehensive Plan and we support their consistent inclusion and application in other related planning efforts to ensure coordinated, effective protection and enhancement of ecological functions. Chapter 3: Land Use and Development WDFW supports Vancouver’s updated growth concept noted on page 76. Focusing development within centers and business corridors can help reduce sprawl, limit habitat fragmentation, and better protect critical areas and natural resources while fostering more resilient, connected communities. We strongly support Policy 156 prioritizing infill development and redevelopment of underutilized and brownfield sites, as this approach helps accommodate growth while reducing pressure to convert undeveloped lands, thereby minimizing habitat loss and fragmentation. The updated Comprehensive Plan groups land into four broad designations: Residential Neighborhood, Urban Mixed Use, Employment and Industry, and Green Space. The Green space designation is noted to include Parks and Natural Areas with Natural Areas being: <i>“lands currently zoned for greenways and natural areas. They strengthen biodiversity and natural systems, while connecting people to nature while protecting</i> 2 <i>resources for future generations.”</i> It is unclear how the City is designating these greenways and natural areas but WDFW recommends using Priority Habitats and Species (PHS) data to support with designating and protecting these ecosystems. We would welcome the opportunity to work with the City on this effort. Chapter 6: Climate and Environment WDFW supports the vision outlined in Chapter 6, as it reflects the importance of balancing the built and natural environment, expanding and connecting green spaces, and advancing climate-resilient infrastructure to sustain ecological function. This chapter appropriately highlights that areas at higher risk for climate impacts include those with more pavement and fewer trees, parts of the city prone to flooding and the 100-year floodplain. We support the policies under Goal CL-1, of expanding tree canopy, green space, and other nature-based solutions as this can reduce heat impacts while also improving habitat quality, air and water resources, and overall ecosystem function. WDFW also supports integrating climate-resilient infrastructure and building practices, such as green stormwater systems and drought-tolerant landscaping, as these approaches help minimize runoff, protect water quality, and contribute to more sustainable and ecologically resilient urban environments. Goal CL-2, calls for building green infrastructure and preserving natural spaces that “enhance air quality, provide natural cooling, sequester carbon, and beautify neighborhoods...fostering rich and diverse plant and animal life.” The goal also emphasizes protecting and restoring natural systems, ensuring “no net loss of ecological function,” and strengthening habitat connectivity, tree canopy, and climate-resilient infrastructure to support biodiversity and community resilience. WDFW also supports Policy 35, which calls to “Acquire environmentally sensitive land with ecological benefits for the purpose of conservation,” Policy 58, which directs the City to “Use canopy assessment data and the City’s Equity Index to prioritize areas for tree planting and greening investments,” and Policy 64, which calls to “Take inventory of and protect climate refugia, and fish and wildlife habitat needs for species under stress from climate change,”. We further support Policy 107, which calls to “Protect critical areas, shorelines and other ecologically significant areas, ensure no net loss of ecological function through avoidance and mitigation of impacts, and apply conservation design principles to	

Source	Date	Name	Affiliation (if any)	Content	Notes
				restore and enhance degraded areas,” as it aligns with WDFW priorities to avoid habitat loss, reduce fragmentation, and restore ecological function to support PHS. Chapter 8: Transportation & Mobility WDFW supports Policy 120, which calls to “<i>Work with local, state, federal and tribal partners to ensure that new construction or replacement of critical infrastructure is planned and designed to avoid community harm and maximize social, environmental, and cultural value,</i>” as it aligns with the need for coordinated, multi-jurisdictional planning to protect ecological functions while delivering essential infrastructure. Transportation infrastructure design plays a critical role in maintaining habitat connectivity and supporting fish and wildlife populations. Future transportation improvements should carefully consider impacts to fish passage, and habitat fragmentation by incorporating fish-passable culvert upgrades and early coordination with WDFW during project scoping to help identify PHS within the city and to minimize ecological impacts through early avoidance and design integration. The City can refer to the Salmon Resource Map on the Lower Columbia Fish Recovery Board’s website for information on barrier prioritization. Chapter 10: Annexation WDFW previously commented on the Clark Count DEIS for their Comprehensive Plan Update. In that letter, we note that there are mapped Biodiversity Areas and Corridors (BACs) within the proposed UGA expansions for all jurisdictions. BACs are areas of habitat that are particularly important because they provide habitat connectivity throughout the urban mosaic. When BACs are present near proposed expansion areas, we recommend early consultation with WDFW. Our staff will be able to assess whether wildlife corridors extend beyond currently identified polygons and help identify strategies for avoiding and minimizing impacts. 3 For the City of Vancouver, both alternatives include potential expansion into the Upper Salmon Creek BAC. Alternative 3 includes expansion/rezones into the Whipple-Packard Creek BAC, and areas approaching the Lacamas Lake Bottoms and Shanghai Creek. We support policy 83 within this chapter and the plan to limit UGA expansions to those clearly necessary and ensure a thorough review in the process. We recommend the City of Vancouver carefully consider the ecological value of these areas when planning future UGA expansions and increased development. Thank you for the opportunity to provide input. WDFW looks forward to continued collaboration with the City of Vancouver. Thank you for your consideration,	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council, Email Planning Commission	4/24/2026	Ron A. and Josie H.	Identity Clark County	Dear Leaders: On behalf of the business leaders group Identity Clark County, we are offering comments as you deliberate growth management and city zoning code. For three years, we have been meeting with your staff regarding updating the Comprehensive Growth Management Plan and City Development Code. We appreciate the spirit of collaboration with which these plans have been developed, especially Rebecca Kennedy with whom we have engaged for a dozen meetings in collaboration with the Greater Vancouver Chamber. Developing a 20-year growth management plan for our evolving community would be challenging in itself. However, your efforts must adapt to new state laws particularly surrounding housing density and distribution. You also wisely utilized this cycle to update and streamline the city's comprehensive plan and zoning code. We are supportive of the resulting plan and code updates and view them as a suitable blueprint for development in the city. With that said, we urge a spirit of flexibility and adaptability as we turn the corner toward implementation. For a decade following the Great Recession, we have enjoyed favorable conditions that supported growth in the City of Vancouver. However, interest rates, inflation, tax policy, and general societal and economic conditions have caused necessary private investment to become more cautious and selective in pursuing projects in our region. Development can no longer be considered a certainty. City development policy cannot change those conditions but it can be a tool to help bring to market those projects that pencil. Delivering projects ranging from residential in-fill to multi-family or commercial/industrial developments will require a new level of public and private sector cooperation and a sense of urgency. We also appreciate city leaders' commitment to the creation of 43,000 jobs in addition to 38,000 housing units. Job generation represents the economic engine necessary to power our economy, government and community. A commitment to generating local jobs is one of the most important steps we can take to reduce vehicle miles, stimulate local business generation and strengthen the social fabric of our community. We also appreciate the recognition that generating housing especially in the lower and workforce income bands will challenge conventional thinking regarding public sector participation. We look forward to working with city leaders as planning concludes and everyone's attention shifts to the challenging work of delivering projects as projected in these plans.	Included in 4/28/2026 PC PH testimony, included in CC 4/27 testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission, Email City Council	4/24/2026	Justin W.	Government Affairs Director, Clark County Association of REALTORS	Dear Mayor McEnerny-Ogle, Mayor Pro-Tem Fox, and Councilors Paulsen, Hansen, Harless, Stober, and Perez: Vancouver has consistently been ranked as one of the most livable and desirable communities in the United States. Recently, Vancouver was ranked 14th out of 100 small to mid-sized cities for livability nationwide and <i>#1 among cities in the Pacific Northwest</i>. Our association commends city volunteers, staff, citizens, and the council for putting in the effort to enhance our community through the comprehensive plan update and changes to Title 20 within the city’s code. Much of this work supports the city’s goal of a more equitable, affordable, and prosperous community through 2045. Housing and more broadly, neighborhoods define a city’s character and function. Our members are experts in housing markets and demand here locally, and across the metro region. Based on that expertise, we would like to share concerns and ask this body to consider minor adjustments that have come to our attention within the city’s proposed updates to Title 20. Market Demand & Detached Housing Unequivocally, the vast majority of home buyers prefer to purchase detached housing types. This is made clear by a variety of surveys and studies, both within Washington State and nationwide. Historically, home buyers have chosen markets where detached housing is more affordable and available, especially among larger or multi-generational households. The 5,000 sq ft lot maximum lot for new development outlined in Title 20 will push homebuyers into other markets. Home buyers may choose other local markets that may provide bigger yards, off-street or garage parking, greater space between neighbors, and in some communities, a lower tax burden. In the future, home buyers may want to be in Vancouver, but simply can’t find the product that fits their needs at a price point they can afford. Our association appreciates the need for both attached and detached housing types, but we must ensure Title 20 allows the development community to foster an ample supply of attached <i>and</i> detached owner-occupied housing to fit market demand. Over 30% of the growth the county will see in the next 20 years will come from folks earning at or above 120% of area median income, according to the county’s growth allocation work in response to the passage of House Bill 1220. The city should consider minor modifications to Title 20 to accommodate this income group’s market demand, while still being able to provide housing for middle and low income folks and preserve the city’s density and land use goals. If this code goes into effect, existing home values, especially homes on larger legacy lots will skyrocket. It may create incentives working against middle housing, where high-income earners are competing for dwindling product (homes on larger legacy lots), negatively impacting redevelopment and infill housing. This is clearly displayed in some jurisdictions where the value of the home and larger legacy lot is greater in the marketplace than the whole process of redevelopment, especially given current interest rates, the cost of construction, and the lack of economies of scale on smaller infill lots. Providing an exemption from some code requirements may alleviate this market pressure. In agreement with a variety of members within our association and the broader local development community, <i>we recommend waiving or lowering minimum density requirements and providing lot dimension flexibility for small parcels in the low and medium-scale zones (under 0.5 acres)</i>. This will provide greater gentle density for neighborhoods and better recognize market demand in these zones. Housing Production One size does not fit all, particularly for infill on irregular parcels. Many lots are constrained by circulation, setbacks, critical areas, topography, and lot shape. Waiting for the “highest and best” use through blanket upzoning may indeed worsen our housing crisis and compound the problem. High-density projects often do not get built quickly, or they convert late in the cycle, which delays supply when it is most needed. The economics of high-rise and podium construction—higher financing costs, higher per-unit construction costs, and the need for expensive ground-floor commercial build-outs—make those projects less likely to deliver affordable and attainable units. Density alone does not equal affordability; recent projects show per-door prices that are far from the attainable requirements outlined in House Bill 1220. A recent middle housing-owner occupied project off Broadway Street in Uptown Vancouver wouldn’t have met the minimum density requirements under the new code. Please consider flexibility in minimum density requirements and strategic annexation or expansion of the urban growth area, as this body adopts Title 20 and the city moves through the twenty-year comprehensive plan cycle.	Included in 4/28/2026 PC PH testimony, included in CC 4/27 testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
				Market demand will shift as existing home prices rise and new construction increasingly targets renters and higher earners. Current land-use choices, escalating regulatory requirements, and a growing tax burden are a cause for concern for renters, home buyers, businesses, housing providers, and the development community here in Vancouver. Tree Preservation and Landscaping Requirements- Impact on Feasibility & Affordability VMC 20.450.006 The benefits of our mature trees, vegetation, tree canopy, and open spaces are real. However, to deliver the density and urban growth that the city hopes to foster, modifications may be needed within this section of the code. • <i>General Requirements: “Enhanced mitigation costs of one and a half (1.5) times the regular mitigation costs are required to be paid to the City Tree Account based on the largest tree units of existing non-exempt trees permitted to be removed below the thirty-three (33%) percent preservation threshold.”</i> Consider lowering the 33% threshold and/or use an average size of tree units of existing non-exempt trees. • <i>Exemptions to Standards: “Removal of trees on parcels of less than one acre in size shall be limited in proportion to six (6) trees per acre (i.e., on a half (1/2) acre parcel can remove three (3) trees).”</i> Consider increasing the exemption for the number of tree removals for parcels at or under 0.5 acre. • <i>Preservation of Existing Trees and Vegetation: “When there are feasible and prudent location alternatives on site for proposed building structures or other site improvements, existing native vegetation and trees are to be preserved, even if the</i> <i>minimum tree density and minimum tree canopy percentage is exceeded. This may require site redesign including but not limited to: redesign of streets, sidewalks, stormwater facilities, utilities; changing the shape and size of the parking lot; reducing or limiting proposed site grading; construction of buildings on pier foundations, and changing the location or reducing the number of buildings or building lots as long as the project is within the allowed density range.”</i> Mandating location alternatives or mitigation when the preservation requirement has already been exceeded seems onerous and raises another impediment to feasibility, affordability, and housing production. Requested actions • Reconsider density minimums in the low and medium scale zones on parcels under 0.5 acres and pursue flexible and targeted tools that preserve projected density while enabling feasible infill on constrained lots. • Remove or relax the ground-floor commercial ceiling height requirements in certain zones and overlays, and other mandates that increase construction cost without guaranteeing long-term commercial viability. With this commercial viability issue, especially ground floor retail, the legislature is moving in the opposite direction of the city with the passage of Senate Bill 6026. • Reassess the 5,000 sq ft lot cap and other limits that make Vancouver less competitive with neighboring jurisdictions for owner-occupied housing. • Reduce requirements or provide flexibility within VMC 20.450.006- Landscaping and Tree Preservation. Consider the impact this code will have on feasibility, affordability, and the number of units delivered, especially where urban growth is supposed to occur according to GMA- within cities. Thank you for your attention to these concerns. Our association appreciates all the work the city has done to balance growth, affordability, and livability, and we urge you to adopt practical, flexible policies that produce housing now while preserving long-term planning goals for the future. Our association and its 1,900+ members are available to discuss these points further or provide examples from specific parcels and projects in the city. Sincerely,	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/25/2026	Monica Z.		Dear members of the City Council, I'm writing to you because I care deeply about what we are doing as a city. For the last couple of years, many of us have put in the work to make sure that people of color in our community aren't just "consulted" on this Comprehensive Plan, but are actually at the heart of it, especially as we work to heal the damage of past injustices. We need you to approve this plan. I know some people are pushing back because they're afraid of change or "infill," but we can't let that stop us from getting truly affordable housing. Life is all about change, and the truth is, if the system isn't working for all of us, then it isn't working. If we want a city where the people who work here can afford to live here, we have to be brave enough to build that reality. I'm asking you to transform our economic system into a model that is both ecologically safe and socially just. By staying within the means of our living planet, we can meet the needs of all people today without compromising the ability of future generations to meet their own. Let's start by changing our language. Let's stop treating "economic growth" as the only measure of success. Let's change that goal to thriving in balance with our natural systems. And let's stop saying "affordable housing" and start committing to truly affordable housing. We need to move past the idea that "affordable" is just a percentage of some median income that doesn't match our reality. We need housing that actually fits the real life survival budget of a family in our city, not some outdated federal number from the 60's. I want to see a city that can actually breathe. I'm talking about "rewilding" our neighborhoods, trading in those manicured lawns for food forests and places where pollinators can thrive. We shouldn't just "prioritize" pesticide-free zone, we need to get rid of these toxins completely. We have to do this for the health of our soil and for our children. I also want us to rethink how we make a living. Why are we still stuck in this "boss and worker bee" model? Let's support shared ownership businesses, where everyone who helps create the value gets a fair share. And let's set up a "Bioregional Finance Facility" so people who want to put their money back into our local land and ecology actually have a way to do it. Please look at the models that are already working, like social housing in Vienna or the community projects in Amsterdam. We don't have to reinvent the wheel, we just have to be willing to turn it. Please, don't just "encourage" these changes. Support them. Fund them. Require them. Let's build a city that doesn't just grow, but heals. This comprehensive plan will help us take the necessary steps to become a more equitable, more livable, more just city. I'm urging you to pass the plan. Thank you. ★ The future is not planned, it's seeded. Monica Z[last name] [phone number]	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
				The videos below enriched my life. I see the world from a wider lens. I really hope you choose to watch them. 1. Doughnut Economics 7 Ways to Think Like a 21st Century Economist by Kate Raworth, 29 minute video https://youtu.be/qwyzsAWRMcw?si=Hut8czYBLqAjOBpb 2. The Superorganism Explained in 7 Minutes The Great Simplification https://youtu.be/h5VWZm7ESfk?si=PCvre3pYNXCFhhGX	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council	4/25/2026	Monica Z.		Dear members of the City Council, I'm writing to you because I care deeply about what we are doing as a city. For the last couple of years, many of us have put in the work to make sure that people of color in our community aren't just "consulted" on this Comprehensive Plan, but are actually at the heart of it, especially as we work to heal the damage of past injustices. We need you to approve this plan. I know some people are pushing back because they're afraid of change or "infill," but we can't let that stop us from getting truly affordable housing. Life is all about change, and the truth is, if the system isn't working for all of us, then it isn't working. If we want a city where the people who work here can afford to live here, we have to be brave enough to build that reality. I'm asking you to transform our economic system into a model that is both ecologically safe and socially just. By staying within the means of our living planet, we can meet the needs of all people today without compromising the ability of future generations to meet their own. Let's start by changing our language. Let's stop treating "economic growth" as the only measure of success. Let's change that goal to thriving in balance with our natural systems. And let's stop saying "affordable housing" and start committing to truly affordable housing. We need to move past the idea that "affordable" is just a percentage of some median income that doesn't match our reality. We need housing that actually fits the real life survival budget of a family in our city, not some outdated federal number from the 60's. I want to see a city that can actually breathe. I'm talking about "rewilding" our neighborhoods, trading in those manicured lawns for food forests and places where pollinators can thrive. We shouldn't just "prioritize" pesticide-free zone, we need to get rid of these toxins completely. We have to do this for the health of our soil and for our children. I also want us to rethink how we make a living. Why are we still stuck in this "boss and worker bee" model? Let's support shared ownership businesses, where everyone who helps create the value gets a fair share. And let's set up a "Bioregional Finance Facility" so people who want to put their money back into our local land and ecology actually have a way to do it. Please look at the models that are already working, like social housing in Vienna or the community projects in Amsterdam. We don't have to reinvent the wheel, we just have to be willing to turn it. Please, don't just "encourage" these changes. Support them. Fund them. Require them. Let's build a city that doesn't just grow, but heals. This comprehensive plan will help us take the necessary steps to become a more equitable, more livable, more just city. I'm urging you to pass the plan. Thank you. ★ The future is not planned, it's seeded. Monica Z[last name] [phone number]	Included in 4/27/2026 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
				The videos below enriched my life. I see the world from a wider lens. I really hope you choose to watch them. 1. Doughnut Economics 7 Ways to Think Like a 21st Century Economist by Kate Raworth, 29 minute video https://youtu.be/qwyzsAWRMcw?si=Hut8czYBLqAjOBpb 2. The Superorganism Explained in 7 Minutes The Great Simplification https://youtu.be/h5VWZm7ESfk?si=PCvre3pYNXCFhhGX	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/26/2026	Miriam H.		Dear Planning Committee Members, I am supportive of the new Comprehensive Plan, with one caveat. At least one cherished store on Main Street has gone out of business in great part due to the length of time customers found access to the store highly inconvenient and very confusing during the upgrades. I refer to Center Stage Clothiers. I spoke to the owner who explained that she could not get sufficient sales in time once the street work had completed to recover from the loss of sales while the lengthy work was in progress. The loss of this store is problematic because the next closest store that can outfit school plays and other local theater with costumes is all the way in Beaverton Oregon. This is a hardship for our schools and local theater. Therefore, I ask that careful planning occur to ensure that customers are able to access businesses easily while the work is being done. At the least, please ensure that disruption of business occurs for shorter periods of time. One last request: Should my comments be made public, please do not include my street address, as I need privacy from current and former clients. Thank you very much for your consideration. Sincerely,	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/27/2026	Tom P.		It's very difficult for one person to contradict the 313 page Comprehensive Plan and 908 page Land Use and Development Code. Obviously a lot of of forces have been at work to put this together over the past few years. I suspect that most residents of Vancouver are still unaware of the details. New state law requires allowing at least four dwelling units per lot in single family zones (P. 119). However, Vancouver is proposing to rezone for much higher density that what the state requires. I wish that the city had sent a letter to every single-family homeowner about the proposed new zoning for their property, letting them know that their neighborhood (48 percent of the housing units) will be open to at least three-story apartments if not five-story. You may well be hearing from the single-family residents, in the future. This plan is a disrespectful slap to the thousands of homeowners who have worked hard to create a nice home and yard, only to be told that they are a problem because more they're occupying too much space. I wonder how much of this plan is hopeful musings. Will a bunch of neighborhood grocery stores appear to challenge Winco, Safeway, Fred Meyer, Wal-Mart and Costco because of a planning document? I hope that the city goes back to the drawing boards and significantly reduces the zoning densities. Thanks for the chance to comment.	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email City Council	4/27/2026	Ben M.	Vice President, Northwest Neighborhood Association	To the City Council, My name is Ben M[last name], the Vice President of the Northwest Neighborhood Association and I live at [address]. I’m writing on my own behalf to encourage you to place the Northwest Neighborhood entirely within the Low Scale Neighborhood designation. The Environmental Impact Statement for the City of Vancouver’s proposed comprehensive plan update stands on two pillars: “anticipated changes under the action alternatives would occur incrementally” and “property owners decide if and when changes occur.” These two assurances are used to handwave away concern ranging from redeveloping historically designated properties with maximum infill (p. 104), the environmental impact of max densification in environmentally sensitive areas (P. 93), max densification having a negative impact by allowing investment corporations to bid against first-time homeowners or prey or senior citizens to put pressure on them to redevelop their property (Page 234) or the possibility of max infill overwhelming infrastructure and causing significant impacts on utilities and emergency services (P. 162). The Environmental Impact Statement for the proposed comprehensive update states that “intense development is focused in specific areas like urban centers and corridors.” While I would love to see a thorough analysis of the impact 75-foot buildings would have on wildlife, green spaces and more in the EIS, I’ll leave those efforts to environmental organizations and land use attorneys tackling individual projects in the future. However, when the misnamed “Medium Scale” is applied to previously low density areas we’re no longer looking at simple increased densification as intended by the new state requirements, we’re looking at “intense development” and ensuing intense impacts on the environment, on infrastructure, and in the ability of the public and wildlife to access critical green spaces that are now walled off behind wood, concrete and glass. The city handwaves these concerns away by saying all changes would be “incremental.” But the pace of change is something beyond the City’s control We see this with the current environment. The city saw less than 50% of it’s housing target constructed this year – not because of lack of effort, incentive or land, but because of external forces like the economy, tariffs, and materials and labor costs. External forces don’t just disappear because the city projects impacts will be “incremental” In the Preferred alternative, the city projects that its designated zones will yield 44,000 housing units over the life of the plan. The city’s target is 38,000. Moving the Northwest Neighborhood entirely into Low Scale would have next to no impact on the city’s goals. Instead of embracing the use of potentially destructive Medium Scale zoning in neighborhoods such as Northwest that cannot logistically handle growth at that level, I would encourage you go embrace smart growth and the true “middle housing” intended by the legislature and return the Northwest Neighborhood to the Low Scale Neighborhood designation. I’ve seen mixed messages from the city on why the neighborhood was placed partly in Medium Scale. On one hand, any compromises to the medium scale zoning have been rejected because “they would be too restrictive to what developers could do.” And I’ve been told that the neighborhood had to be included in medium scale due to equity concerns and because “developers do not take down new 1.5-million-dollar homes to make multi-family housing they take down older homes” – homes where the residents don’t have the wealth or resources to fight back. On the other hand, I’m told intense development “Probably won’t happen” in our neighborhood anyway. If that is true, then moving the neighborhood back to Low Scale would have no practical impact on the city’s projected yields or targets. However, if the goal is to encourage private equity, and mega development corporations to bid for land and homes against first time homebuyers and senior citizens for property and cut out the “middle” of middle housing, then leave the plan as is. I want to see increased growth and more density in my Neighborhood - we absolutely need it - but I also want to see it done in a smart way that is both pro-people, pro-housing accessibility and pro-upward mobility. I would encourage you to choose people over private capital, senior citizens over sovereign wealth funds, middle housing over the mega rich, and smart <i>development</i> over wealthy <i>developers</i> and place the Northwest Neighborhood entirely back in the Low Scale Neighborhood designation. Thank you for your time and your consideration. Sincerely,	Included in 4/27/2026 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Our Vancouver	4/27/2026	Tatiana O.		My friends and I were wondering if they are or can be plans for more farmland saved, whether it's livestock like sheep, or food like broccoli. I do live community gardens and so I wish there was more wild food gardens and trees are so big that they can be shared. I was recently in la and saw lemon and lime trees. I just think space for trees to grow up and wide is important, places for bees and butterflies, space for houses and apartments to have gardens, since we need oxygen to breathe and food to live. Maybe more fish in river if we can do more fishing so more fisheries. And I've just been wondering where recycling goes, I feel like each place needs an industry they excel at, didn't we use to do paper.. So sorry if you have to read a lot of similar notes, but I hope they do help! Ty!	Staff replied 4/30/2026
Email City Council	4/27/2026	Ted S.		I urge you to vote to approve the comprehensive plan. As Vancouver continues to grow, we must continue to add house, which means increasing density. Increased density is a good thing, because that makes transit more cost effective, plus allows for neighborhoods to support local businesses. Thank you,	Included in 5/11 CC testimony
Email City Council	4/27/2026	Kyle H.		Hello, I just wanted to send in a brief bit of support in favor of the new comprehensive plan. I've lived in Vancouver (Rose Village) for 6 years now and have loved seeing how the city is developing. I've reviewed many details of the comp plan and have attended a few meetings to learn more about it. I see this plan as a great start to Vancouver's future. With added density and options for zoning that will allow housing and businesses in areas that need them, this city will be more walkable and businesses will benefit from the ease of access. Thanks for taking the time to read!	Included in 5/11 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/28/2026	Marlece W.		Dear Planning Commission Members, I am writing to express a significant concern regarding the current draft of the Our Vancouver Comprehensive Plan. While the document is presented as a roadmap for the future of the entire city, there is a noticeable lack of specific inclusion and detailed planning for all of Vancouver’s distinct neighborhoods. A "Citywide" plan should, by definition, be representative of the diverse geographic and social landscape of our community. However, the current draft appears to prioritize certain high-growth corridors while leaving others—particularly established residential areas and marginalized sectors—without clear strategies for local improvements, equity, or infrastructure. Specifically, I would like to highlight the following: • Incomplete Scope: The plan outlines "Big Ideas" and "Comprehensive Goals" (such as those in Chapter 8: Transportation and Mobility), yet fails to demonstrate how these will be applied equitably across every neighborhood boundary. • Gentrification and Risk: As noted in the draft’s own "Displacement Risk Typologies," many of our neighborhoods are at high risk. Without specific, localized protections and investment plans for every district, this plan risks accelerating displacement rather than preventing it. • The "Our Vancouver" Promise: The title implies a collective future. For this plan to be truly successful and legitimate, it must explicitly address the unique needs, historical contexts, and "Environmental Health Disparities" of all neighborhoods, not just a select few. I urge the Commission to pause and revise the draft to ensure that no neighborhood is left as an afterthought. We need a plan that truly reflects the "Our Vancouver" vision by including every corner of our city in its maps, goals, and funding priorities. Thank you for your time and for considering the voices of all Vancouver residents. Sincerely,	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/28/2026	Mary K.		April 28, 2026, Vancouver, Washington City Planning Commission public hearing Thank you for the opportunity to comment on the proposed comprehensive plan update. After considerable study, I find that the proposed update is not fair to city residents as currently drafted. It puts too much pressure on existing neighborhoods by pursuing overly aggressive goals. This is not necessary to manage growth responsibly and respect the need for housing. The city has disregarded the state’s medium 20-year forecast for population. Likewise, it has disregarded Clark County’s determination that the forecast calls for 36,527 new homes and 26,317 new jobs in Vancouver by 2045. Instead, the city established goals for 38,000 new homes and 43,200 new jobs. Taking this approach even further, the city created and analyzed planning scenarios that promise more building capacity than needed to meet its own inflated targets. Three out of four alternatives offer the potential for many more homes and jobs than even the city thinks we need, according to the Final Environmental Impact Statement. The “Preferred Alternative” would make way for 44,111 dwellings and 45,145 new jobs. Vancouver is directing all its growth into today’s city limits, putting excessive pressure on residents and, potentially, on taxpayers. Meanwhile, the draft plan skates over the question of how the city and county will work together to shape and manage capacity for the urban growth area. <i>Right now, they don’t even agree on what “numbers” to plan for to comply with state law. And, they don’t agree on how much capacity the city’s proposal would create for new homes in the city.</i> One sentence of the FEIS (Page 69) says the city and county will facilitate orderly annexations to mitigate adverse impacts from monumental upzoning. But annexations are difficult, expensive and slow. Consistent city and county planning in the uga must happen regardless of when annexations occur, because growth has been in progress for many years and is likely to continue apace. Before long, the proposed plan may have negative impacts on the uga. The demand and price for homes north of the city are likely to increase as people search for more relaxed environments. Important opportunities for planning may slip away quickly. We are seeing examples of that today, with Oregonians moving to Clark County to escape downsides of metropolitan Portland. That might help explain why we are growing and other counties have stalled out. If we are serious about preparing for the next 20 years, we must devise an equitable and effective plan for increasing the supply and variety of housing throughout the urban area, while containing the cost if possible. That requires good use of at least part of the uga, to prevent undue strain in the city as the plan becomes reality.	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/28/2026	Serena L.	Chair, Columbia Neighborhood Association	Livability--per Vancouver strategic plan: 2023-2029 I am reaching out as a longtime Neighborhood Leader in East Vancouver--Columbia River NA. I know we are at the end point to adopt the City of Vancouver's 20 year growth plan to take us through 2045. Background: I was born and raised in San Jose, California. I am a third generation native. My grandfather owned a prune orchard in South San Jose. My father who grew up on this orchard would often comment, "Silicon Valley is built on the some of the best farmland in the world and should be located in Redding, California, where they can not grow a stick". Through a promotion and job transfer for my husband, we moved to Vancouver, Washington in 1996. We built our home off East Evergreen Highway. I left my career and have used my experience and managerial skills to advocate and improve this area in East Vancouver. I worked with Roger Parson's --who has since moved to S. California. The reason I bring up San Jose is my experience from the their growth. "Between 1960 and 1990, San Jose transformed from a mid-sized agricultural town into a major tech capital, with its population skyrocketing from 204, 196 to 782,248. Driven by the rise of Silicon Valley and aggressive annexation, the city the land area significantly and surpassed San Francisco as the most populous city in the bay Area by 1990. Like my father, I watched the city change--safety and security as a little girl evaporated. Traffic and congestion and the influx of people and changes to the landscape tremendous. I rode my bike for years at great distances until I was 15. As the city grew it was no longer safe to ride. San Jose has installed bike lanes across the city--no one uses them as it is simply not safe to do so--too many deaths have been recorded. Trash is everywhere as is tagging. To many other priorities to focus on these efforts. I understand we are not at this level, though the rate we are growing is considerable. The safety once felt when my husband and I and our two little girls moved to Vancouver, WA in 1996 is in the past due to growth. I have asked why we are required to have the current level of growth for the next twenty years-2045. The answer from our former City Manager, Erik Holmes and Mayor Anne is that people want to move here. In order to continue to make the City of Vancouver a desirable place to live, is to ensure the quality of life for its current residents. Ensure the impacts to the city take into consideration the concerns of those who currently live here, or they will leave the city, as is occurring today along the west coast. Livability per the Strategic Plan 2023-2029 "Livability is about supply and access to basic necessities, quality of life, requirements and experiences that everyone in Vancouver expects. Livability means that every resident and cultural group can live in the community with a sense of belonging and pride while maintaining their own values, beliefs, and identities". The city annexed Evergreen Highway in 1996. A comprehensive plan (Corridor Management Plan), for Evergreen Highway was adopted by the City Council in 2016. Today, the remaining portion of the plan has been placed on the back burner--a safe walking/biking trail. Asphalt paving Evergreen Highway was part of this plan. The paving project was behind the original five year plan for various reasons. The 6.7 miles of Evergreen Highway asphalt paving project was completed in September of 2025. This vision for Vancouver, Washington. A safe place to walk, bike or wait for a school bus applies to all residents in the City of Vancouver. It should be noted that Evergreen Highway has a bicycle connector to the 205 bridge. Today it is dangerous for many in east Vancouver to navigate Evergreen Highway due to no safe biking/walking trail.	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
				Please note the number two bullet point on page nine for livability: Clean public spaces, sidewalks and streets.	

Source	Date	Name	Affiliation (if any)	Content	Notes
Email Planning Commission	4/28/2026	Ben M.	Vice President, Northwest Neighborhood Association	To the Planning Commission, My name is Ben M[last name], the Vice President of the Northwest Neighborhood Association and I live at [address]. I’m writing on my own behalf to encourage you to place the Northwest Neighborhood entirely within the Low Scale Neighborhood designation. The Environmental Impact Statement for the City of Vancouver’s proposed comprehensive plan update stands on two pillars: “anticipated changes under the action alternatives would occur incrementally” and “property owners decide if and when changes occur.” These two assurances are used to handwave away concern ranging from redeveloping historically designated properties with maximum infill (p. 104), the environmental impact of max densification in environmentally sensitive areas (P. 93), max densification having a negative impact by allowing investment corporations to bid against first time home owners or prey or senior citizens to put pressure on them to redevelop their property (Page 234) or the possibility of max infill overwhelming infrastructure and causing significant impacts on utilities and emergency services (P. 162). The Environmental Impact Statement for the proposed comprehensive update states that “intense development is focused in specific areas like urban centers and corridors.” While I would love to see a thorough analysis of the impact 75-foot buildings would have on wildlife, green spaces and more in the EIS, I’ll leave those efforts to environmental organizations and land use attorneys tackling individual projects in the future. However, when the misnamed “Medium Scale” is applied to previously low density areas we’re no longer looking at simple increased densification as intended by the new state requirements, we’re looking at “intense development” and ensuing intense impacts on the environment, on infrastructure, and in the ability of the public and wildlife to access critical green spaces that are now walled off behind wood, concrete and glass. The city handwaves these concerns away by saying all changes would be “incremental.” But the pace of change is something beyond the City’s control We see this with the current environment. The city saw less than 50% of it’s housing target constructed this year – not because of lack of effort, incentive or land, but because of external forces like the economy, tariffs, and materials and labor costs. External forces don’t just disappear because the city projects impacts will be “incremental” In the Preferred alternative, the city projects that its designated zones will yield 44,000 housing units over the life of the plan. The city’s target is 38,000. Moving the Northwest Neighborhood entirely into Low Scale would have next to no impact on the city’s goals. Instead of embracing the use of potentially destructive Medium Scale zoning in neighborhoods such as Northwest that cannot logistically handle growth at that level, I would encourage you go embrace smart growth and the true “middle housing” intended by the legislature and return the Northwest Neighborhood to the Low Scale Neighborhood designation. I’ve seen mixed messages from the city on why the neighborhood was placed partly in Medium Scale. On one hand, any compromises to the medium scale zoning have been rejected because “they would be too restrictive to what developers could do.” And I’ve been told that the neighborhood had to be included in medium scale due to equity concerns and because “developers do not take down new 1.5-million-dollar homes to make multi-family housing they take down older homes” – homes where the residents don’t have the wealth or resources to fight back. On the other hand, I’m told intense development “Probably won’t happen” in our neighborhood anyway. If that is true, then moving the neighborhood back to Low Scale would have no practical impact on the city’s projected yields or targets. However, if the goal is to encourage private equity, and mega	Included in 4/28/2026 PC PH testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
				development corporations to bid for land and homes against first time homebuyers and senior citizens for property and cut out the “middle” of middle housing, then leave the plan as is. I want to see increased growth and more density in my Neighborhood - we absolutely need it - but I also want to see it done in a smart way that is both pro-people, pro-housing accessibility and pro-upward mobility. I would encourage you to choose people over private capital, senior citizens over sovereign wealth funds, middle housing over the mega rich, and smart development over wealthy developers and place the Northwest Neighborhood entirely back in the Low Scale Neighborhood designation. Thank you for your time and your consideration.	
Email City Council	4/28/2026	Eric P.		Hello there, I am a Vancouver resident but was unable to attend tonight's city council meeting I would like to voice my support for the comprehensive plan for the city. It is a forward thinking plan that encompasses many features that will improve access to infrastructure, adjust zoning to relax constraints on housing, and improve connectivity throughout the city. I urge the council to approve the plan and look forward to the process of implementing the key features in the future Kind regards,	Included in 5/11 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Mail City Council	4/29/2026	Sharon F.		Dear City Leader, This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners To that end, I encourage the City to approve the building of 9.5 homes per acre (70 total), rather than the proposed 11.2 per acre (82 total) at this particular site. This request still exceeds proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, ingle-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number). Increased traffic -- <i>more than 600 extra cars per day!</i> -- in this infill neighborhood - located on a residential neighborhood circulator street rather than a higher traffic throughway - will be dangerous for current and future residents of both Parkway East and Parkside Neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets. I also request to preserve on of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. <i>This is doable with just a slight reduction of lots from the 82 currently proposed.</i> Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming! Thank you,	Included in 5/11 CC testimony

Source	Date	Name	Affiliation (if any)	Content	Notes
Form City Council	4/29/2026	Ellen S.		***In recent decades, thousands of trees have been removed in connection with private development projects taking place in Vancouver. In one recent example near my home, a development project called Fircrest Landing (located just south of NE 18th St, east of I-205) removed all but 4 of 148 mature Douglas Firs trees-an outcome that was permissible under current tree code since that code only requires tree retention "where feasible." ***Vancouver officials anticipate the city's population will reach 268,000 by 2042, an increase of about 40 percent from the 2020 Census. The city is revising its Comprehensive Plan, for possible adoption on June 1, 2026 to manage growth and associated environmental effects for the next 20 years--in a manner that is consistent with the Washington State Environmental Policy Act. The updating of this plan will include proposed amendments to zoning regulations relating to trees and landscaping. In other words, those amendments will impact how many trees must be retained in any given development. There is a push for increased housing density to accommodate anticipated growth. Greater density within smaller parcels can translate to more housing units on a given parcel and hence fewer trees retained and less space available in which to add trees. Accordingly, unless the current tree code is amended to require the retention of a certain percentage of existing trees within a given development project (if that retention rate does not prevent reaching the minimum density range for the underlying zone), it is quite likely that most developers will conclude tree retention is not "feasible" at all, especially on smaller parcels on which greater density is permitted. ***The Urban Forestry Commission has recommended updates to the Comprehensive Plan to more closely align that plan with pre existing city plans that recommend elevating the environment/tree canopy. Those plans include the Tree Canopy Assessment Study (2021), the Climate Action Plan Framework (2022), the Urban Forestry Management Plan (2023), and the City's 2025 Stormwater Management Program Plan. ***Our city's current code on tree retention (providing for tree retention within a private development only "where feasible") is plainly out of date and in no way promotes the more recently adopted 28% city-wide canopy cover target set forth in the City's Urban Forestry Management Plan. Amendments to the Comprehensive Plan, consistent with those recommended by the Urban Forestry Commission, will enhance tree removal requirements on private property, bolster tree replacement requirements, and revise landscaping standards to ensure long term canopy health. ***Vancouver does not need to choose between increased housing density or trees. Other communities have chosen both and Vancouver can too.	Included in 5/11 CC testimony
Email City Council	5/1/2026	Jean A.		https://clbn.us/ZMB1G To City leaders: This news is shocking and disheartening! Removing trees for wide sidewalks and cement walls? What is happening to our beautiful city?	Included in 5/11 CC testimony

From: [Dollar, Sarah](#)
To: [Dollar, Sarah](#); [Whitley, Samantha](#)
Subject: FW: Public Comment 5/5 (Sent to Housing Manager on 4/15)
Date: Thursday, May 7, 2026 8:05:58 AM
Attachments: [Written Public Comment - Vancouver \(1\).pdf](#)

5/11 public comment.

Sarah Dollar | Executive Assistant to the City Council
Pronouns: She/Her/Hers
CITY OF VANCOUVER, WASHINGTON
City Manager's Office (CMO)
Primary (Cell): 360-624-2949 | **Desk:** 360-487-8641
www.cityofvancouver.us

From: Mélanie Faure [REDACTED]
Sent: Monday, May 4, 2026 5:48 PM
To: City Council <council@cityofvancouver.us>
Subject: Public Comment 5/5 (Sent to Housing Manager on 4/15)

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

Dear Honorable Mayor, Vice Mayor, and Council Members,

My name is Mélanie Faure from Upwards. I'm writing to respectfully ask the Council to direct a portion of CDBG funding toward the Boost program as a direct investment in Vancouver's family child care providers and the working families who depend on them.

I submitted the attached public comment to the Housing Manager on April 15th, but wanted to clarify how just \$48,000 in CDBG funding can make an impact: Boost can support 6 child care providers, create 2 teaching assistant jobs, and improve the quality of care for over 70 children— in the first year alone.

Boost pairs low-to-moderate income, in-home child care providers with one-on-one business coaching and digital tools. Each provider works with an experienced Care Specialist to build a customized Business Action Plan, covering marketing, enrollment, finances, programming, and staffing. They also receive free access to a Child Care Management System that streamlines daily operations and improves the quality of care.

The result is providers grow their businesses, create local jobs, and expand access to affordable care for families in Vancouver.

I know there are many strong applicants, so I will briefly explain why this can't wait:

Forty percent of children under six in Vancouver lack access to a licensed child care slot, leaving thousands of families unable to fully participate in the workforce. Child care workers here earn an average of \$19.83 an hour, driving turnover that deepens the shortage. Statewide, providers rank in the bottom 3% of wage earners. Two-thirds nationally report struggling to afford food and housing.

Boost is a proven model: Across 30 cities and counties, Upwards has mentored 500 providers, created 180 jobs, grown provider revenue by 25%, and expanded child care slots by 30 to 50%— all within the first year. We're already working with municipalities across the state and are ready to launch in Vancouver immediately.

This is a \$48,000 investment that strengthens these vital small businesses, creates jobs, and helps families get back to work. We respectfully ask for your support.

I am happy to answer any questions both as a representative of Upwards and a former client: [REDACTED]

Thank you.

Respectfully,
Mélanie

|



Upwards is the nation's largest network of family child care providers. We respectfully urge the Council to fund the Boost program as a direct investment in Vancouver's child care infrastructure, small business community, and working families.

Boost equips low-to-moderate income, in-home child care providers with one-on-one business coaching and digital tools to strengthen their operations and grow their revenue. Providers work individually with experienced Care Specialists to build a customized Business Action Plan — covering marketing, enrollment, finances, programming, staffing, and more. They also receive free access to our Child Care Management System, which streamlines day-to-day operations and improves programming quality.

The Result: Providers grow their small businesses, create local jobs, and expand access to affordable, quality care for working families in the community.

The Need in Vancouver: The child care shortage in Vancouver is both a family crisis and an economic one:

- **Access gap:** 40% of children under six in Vancouver lack access to a licensed child care slot, leaving thousands of families— especially mothers and single parents— unable to fully participate in the workforce.
- **Low Wages:** Child care workers in Vancouver earn an average of \$19.83 per hour, far below the wages of elementary educators. This wage gap drives high turnover and deepens the shortage.
- **An Urgent Need:** Statewide, child care providers are in the bottom 3% of wage earners. Nationally, two-thirds of child care providers report difficulty meeting basic needs including food and housing — a pressure Vancouver providers know firsthand.

A Proven Model: Boost has a strong track record. Across 30 cities and counties, Upwards has:

- Mentored over 500 family child care providers
- Created 180 new jobs
- Helped providers increase revenue by an average of 25%
- Expanded child care slots by 30–50% — all within the first year of implementation

Upwards is already partnering with five Washington jurisdictions to implement Boost, and with Council approval, could launch in Vancouver to deliver immediate relief to child care providers and working families.

Our Request: We respectfully encourage the Council to support the Boost program with CDBG funding. We welcome the opportunity to meet with any Councilmember ahead of the May 4th Council meeting to answer questions and discuss how Boost can serve Vancouver's community.

From: [Jean M. Avery](#)
To: [City Council](#); charles.ray@cityofvancouver.usa; [Small, Rebecca](#)
Subject: WHY?? City of Vancouver removes large trees
Date: Friday, May 1, 2026 7:53:59 AM

<https://clbn.us/ZMB1G>

To City leaders:

This news is shocking and disheartening!

Removing trees for wide sidewalks and cement walls?

What is happening to our beautiful city?

Jean M. Avery
Vancouver

From: [City of Vancouver, WA](#)
To: [City Council](#)
Subject: Submission: Contact City Council
Date: Wednesday, April 29, 2026 4:06:03 PM

Contact the City Council

Name

ellen sward

Email

[REDACTED]

Phone

9162549078

Address

[REDACTED]

Vancouver, WA 98684

United States

[Map It](#)

Subject

Share an Opinion of a City project or Initiative

Choose Recipient

All the Council

Message

***In recent decades, thousands of trees have been removed in connection with private development projects taking place in Vancouver. In one recent example near my home, a development project called Fircrest Landing (located just south of NE 18th St, east of I-205) removed all but 4 of 148 mature Douglas Fir trees-an outcome that was permissible under current tree code since that code only requires tree retention "where feasible."

***Vancouver officials anticipate the city's population will reach 268,000 by 2042, an increase of about 40 percent from the 2020 Census. The city is revising its Comprehensive Plan, for possible adoption on June 1, 2026 to manage growth and associated environmental effects for the next 20 years--in a manner that is consistent with the Washington State Environmental Policy Act. The updating of this plan will include proposed amendments to zoning regulations relating to trees and landscaping. In other words, those amendments will impact how many trees must be retained in any given development. There is a push for increased housing density to accommodate anticipated growth. Greater density within smaller parcels can translate to more housing units on a given parcel and hence fewer trees retained and less space available in which to add trees. Accordingly, unless the current tree code is amended to require the retention of a certain percentage of existing trees within a given development project (if that retention rate does not prevent reaching the minimum density range for the underlying zone), it is quite likely that most developers will conclude tree retention is not "feasible" at all, especially on smaller parcels on which greater density is permitted.

***The Urban Forestry Commission has recommended updates to the Comprehensive Plan to more

closely align that plan with pre existing city plans that recommend elevating the environment/tree canopy. Those plans include the Tree Canopy Assessment Study (2021), the Climate Action Plan Framework (2022), the Urban Forestry Management Plan (2023), and the City's 2025 Stormwater Management Program Plan.

***Our city's current code on tree retention (providing for tree retention within a private development only "where feasible") is plainly out of date and in no way promotes the more recently adopted 28% city-wide canopy cover target set forth in the City's Urban Forestry Management Plan. Amendments to the Comprehensive Plan, consistent with those recommended by the Urban Forestry Commission, will enhance tree removal requirements on private property, bolster tree replacement requirements, and revise landscaping standards to ensure long term canopy health.

***Vancouver does not need to choose between increased housing density or trees. Other communities have chosen both and Vancouver can too.

Ellen Sward, JD
Vancouver WA

From: [Eric Prileson](#)
To: [City Council](#)
Subject: Comprehensive plan - city council meeting 4/28
Date: Tuesday, April 28, 2026 6:34:42 PM

Hello there,

I am a Vancouver resident but was unable to attend tonight's city council meeting

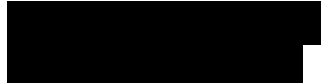
I would like to voice my support for the comprehensive plan for the city. It is a forward thinking plan that encompasses many features that will improve access to infrastructure, adjust zoning to relax constraints on housing, and improve connectivity throughout the city.

I urge the council to approve the plan and look forward to the process of implementing the key features in the future

Kind regards,

Eric Prileson
Hudson Bay, Vancouver WA

Eric G. Prileson, MS
Pronouns: He/Him/His ([What is this?](#))



Washington State University - Vancouver

[Rudman Lab](#)

[Google Scholar](#)

[ORCID:](#) 0000-0003-1103-3900

<https://www.martinevolutionaryecologylab.com/>

BLOG:

Science: <http://thenewparadigm.home.blog>

History: <http://understandhistorynow.wordpress.com>

History, Science, Reading, Writing, Sports, Outdoor Adventures!

From: [Kyle Herrlinger](#)
To: [City Council](#)
Subject: In Support of the Comprehensive Plan
Date: Monday, April 27, 2026 6:12:26 PM

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

Hello,

I just wanted to send in a brief bit of support in favor of the new comprehensive plan. I've lived in Vancouver (Rose Village) for 6 years now and have loved seeing how the city is developing. I've reviewed many details of the comp plan and have attended a few meetings to learn more about it. I see this plan as a great start to Vancouver's future. With added density and options for zoning that will allow housing and businesses in areas that need them, this city will be more walkable and businesses will benefit from the ease of access. Thanks for taking the time to read!

- Kyle Herrlinger

From: [Ted Sarvata](#)
To: [City Council](#)
Subject: in support of Comprehensive Plan
Date: Monday, April 27, 2026 3:24:37 PM

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

I urge you to vote to approve the comprehensive plan. As Vancouver continues to grow, we must continue to add house, which means increasing density. Increased density is a good thing, because that makes transit more cost effective, plus allows for neighborhoods to support local businesses.

Thank you,

Ted Sarvata

[REDACTED]
Vancouver, WA 98664

From: [Tom Paulu](#)
To: [City Council](#)
Subject: Our Vancouver - Preferred Alternative Comments
Date: Monday, April 27, 2026 2:02:54 PM

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

It's very difficult for one person to contradict the 313 page Comprehensive Plan and 908 page Land Use and Development Code. Obviously a lot of forces have been at work to put this together over the past few years. I suspect that most residents of Vancouver are still unaware of the details.

New state law requires allowing at least four dwelling units per lot in single family zones (P. 119). However, Vancouver is proposing to rezone for much higher density than what the state requires.

I wish that the city had sent a letter to every single-family homeowner about the proposed new zoning for their property, letting them know that their neighborhood (48 percent of the housing units) will be open to at least three-story apartments if not five-story. You may well be hearing from the single-family residents, in the future. This plan is a disrespectful slap to the thousands of homeowners who have worked hard to create a nice home and yard, only to be told that they are a problem because more they're occupying too much space.

I wonder how much of this plan is hopeful musings. Will a bunch of neighborhood grocery stores appear to challenge Winco, Safeway, Fred Meyer, Wal-Mart and Costco because of a planning document?

I hope that the city goes back to the drawing boards and significantly reduces the zoning densities.

Thanks for the chance to comment.

Tom Paulu
Lincoln neighborhood

S. F. [unclear]

[redacted]

98662

PORTLAND OR RPDC 972

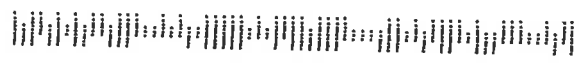
25 APR 2026 PM 3 L



Vancouver City Council
c Mayor Anne McEnany
415 W 6th St
Vancouver, WA 98660

RECEIVED
APR 29 2026
CITY MANGAGER / MAYOR
CITY OF VANCOUVER

8860-337593



Dear City Leader,

This is a request regarding the 7.5-acre proposed "Mt. Hood Vista" site in my Parkway East neighborhood on NE 34th Street. I understand the city's need for additional housing, while balancing the needs of current property owners.

To that end, I encourage the City to approve the building of 9.5 homes per acre (**70 total**), rather than the proposed 11.2 per acre (**82 total**) at this particular site.

This request still *exceeds* proposed density requirements of the new Comp Plan's "low-scale" zone, which will require only a minimum of 59 unattached, single-family homes on the site. (The area is currently zoned R9, limiting it to roughly that same number).

Increased traffic -- *more than 600 extra cars per day!* -- in this **infill** neighborhood -- located on a residential neighborhood circulator street rather than a higher traffic thoroughway -- will be dangerous for current and future residents of both Parkway East and Parkside neighborhoods, who often walk, jog, cycle, skateboard, and drive on our neighborhood streets.

I also request to preserve one of the few remaining small groves of environmentally-protective and iconic Douglas firs adjacent to public rights of way in Parkway East, located in the northeast corner of this 7.5-acre lot. *This is doable with just a slight reduction of lots from the 82 currently proposed.*

Please hear us, and act in the best interests of your current constituents in Parkway East and Parkside neighborhoods, as well as the new residents we'll be welcoming!

Thank you,

Sharon Foster



159th Ave 98682

Staff Report: 104-26

To: Mayor and City Council
From: City Manager
Date: May 18, 2026

Subject

Services Agreement - Water Station 1 PFAS Treatment System Preliminary Design Services - C-102245

Key Points

- **Compliance with Regulations:** This project will ensure Water Station 1 complies with state and federal per-and polyfluoroalkyl substances (PFAS) standards for safe drinking water.
- **Competitive Selection:** Following RFQ 58-25, Brown and Caldwell was chosen from five qualified proposals based on their expertise in similar municipal water projects.
- **Project Phases:** This agreement covers Phase 1 – preliminary design and permitting. Phase 2, the final design, will require a separate council action in early 2027.

Strategic Plan Alignment

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

Present Situation

Water Station 1 is the City's largest water production facility and as such, a key component of the City's drinking water system. The site contains thirteen groundwater wells supplying treated water to the Vancouver Low, Vancouver High, and Heights High Pressure Zones. Monitoring has identified PFAS contaminants in the groundwater requiring mitigation to meet state and federal regulatory standards.

To address this, the City issued RFQ 58-25 on September 24, 2025, to select a qualified firm for the design of the PFAS Treatment system at Water Station 1. Along with standard advertising, solicitations for qualifications were requested from firms on the Municipal Research and Service Center (MRSC) roster, which includes veteran, minority, and women-owned firms. Five proposals were received, and Brown and Caldwell was selected based on their expertise and successful track record with similar projects. This contract will cover Phase 1 of the project, including preliminary design and initial permitting tasks, with an expected completion timeline of 10 months. Phase 2, involving final design and construction-ready plans, will be brought to Council for approval in early 2027.

Advantage(s)

- Moves the City towards compliance with PFAS regulations.
- Provides a comprehensive design foundation for future final design and construction phases.

Challenge(s)

- Maintaining compliance with regulatory timelines.
- Addressing potential uncertainties in the selection of PFAS treatment type and technology.

Budget Impact

Funds for this preliminary design effort are allocated in the 2025-2026 Capital Water Budget under PRJ101065. The City will continue to pursue additional funding sources, including loans through the Water Infrastructure Finance and Innovation Act (WIFIA), Drinking Water State Revolving Fund (DWSRF) and Public Works Board Fund.

Approval of this preliminary design contract ensures the City can meet deadlines associated with potential funding opportunities.

Prior Council Review

Council Workshops for PFAS Mitigation on December 18, 2023, May 13, 2024 and May 4, 2026.

Action Requested

On Monday, May 18, 2026, authorize the City Manager, or designee, to finalize and execute a services agreement between the City of Vancouver and Brown and Caldwell for an estimated amount not to exceed of \$2,229,483; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Staff Contact

Reed Crosson, Civil Engineer 1, Mehrin Selimgir, Water Engineering Manager,
Reed.Crosson@cityofvancouver.us, Mehrin.Selimgir@cityofvancouver.us

Attachments:

1. Contract
2. Vicinity Map



**CITY OF VANCOUVER
SERVICES AGREEMENT
No. C-102245
WATER STATION 1 PFAS TREATMENT SYSTEM DESIGN**

This Services Agreement (the "Agreement"), effective on the date last signed below (the "Effective Date") is entered by the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (the "City") and Brown and Caldwell a corporation organized under the laws of the State of California (the "Contractor"). The City and Contractor are collectively referred to as the "Parties" or individually as a "Party".

RECITALS

- A. The City desires to engage the Contractor to perform Services as described in this Agreement; and
- B. The City advertised and issued a request for proposals, numbered RFQ 58-25(the "Solicitation") and after evaluation of the Contractor's responsive proposal, found the Contractor capable of performing the required Services.

AGREEMENT

In consideration of the terms and conditions in this Agreement, the Parties agree as follows:

- 1. SCOPE OF SERVICES:** The Contractor agrees to provide the City with all services and materials provided in the Scope of Services, attached as Exhibit "A", and in the City's Solicitation, if any, and the Contractor's responsive proposal to the City's Solicitation, if any (the "Services"). Contractor shall obtain City Project Manager's written approval prior to starting the Services.
- 2. COMPENSATION:** Payment to the Contractor for the Services described in this Agreement shall not exceed \$2,229,483.00 USD.

This payment shall be the maximum compensation for all Services including labor, materials, supplies, equipment, and incidentals necessary to complete the Services. And it shall not be exceeded without the City's prior written authorization in the form of a negotiated and executed amendment. Contractor agrees this compensation is adequate and sufficient for the timely provision of all Services under this Agreement.

City will limit compensation to the amount specified for each phase, unless amended in writing. Contractor shall complete the Services stated within the number of hours identified for each phase. If compensation is made on an hourly basis and the Services requires fewer hours than those estimated, the Contractor will be paid for the actual worked hours necessary to complete that phase. If Contractor underestimated the number of hours required to perform the Services, Contractor shall be paid up to the maximum number of hours stated for the phase. Compensation may be amended, at the City's sole discretion, for documentable circumstances not reasonably foreseeable to either party at the time the phase is initiated, or for changes to the scope of services requested by City. All Deliverables (as defined in Section 8) must be acceptable to City in its sole discretion.

City will reimburse Contractor for the following travel expenses identified in its proposal upon submission of receipts to City: airfare, mileage at the approved IRS rate and lodging at the U.S. General Services Administration rates. For the avoidance of doubt, City will not reimburse Contractor wages incurred during travel time.

- 3. PAYMENT FOR CONTRACTOR SERVICES:** The Contractor shall submit monthly invoices to City covering both professional fees and project expenses, if any, from the previous month. Invoices must be submitted to the Project Manager, Mehrin Selimgir, by email to mehrin.selimgir@cityofvancouver.us and accpay@cityofvancouver.us or by mail to City of Vancouver, Mehrin Selimgir, PO Box 1995, Vancouver, WA 98668.

City shall pay Contractor within 30 days of receipt of Contractor's invoice. The City will pay Contractor pursuant to Exhibit "B." The City may correct any invoice overpaid in error.

During the life of this Agreement, and in consideration of the City's business needs, the Contractor may make requests for compensation adjustments. In consideration of market conditions, the City may allow an annual adjustment to compensation paid supported by the Consumer Price Index for the Seattle-Tacoma-Bellevue area for the previous four quarters. Contractor shall submit the request for consideration, together with supporting documentation, before the anniversary date of this Agreement. The City will review the request and, at its sole discretion, make a decision. If accepted, the adjustment shall become effective on the anniversary date of the Agreement and will be firm for the remainder of the contracted period. All adjustments will be authorized by written contract amendment.

The Parties agree that any amount paid in error by City does not alter the fee schedule. City's contract/purchase order (PO) number on the notice to proceed must be referenced on any invoice submitted for payment.

- 4. TERM OF AGREEMENT:** The term of this Agreement begins on the Effective Date and continues until December 31, 2028. The Parties may agree in writing to extend the Agreement. The term and any extensions are collectively the "Term."

5. CITY DATA; DATA SECURITY

5.1 City Data. Contractor may obtain and process City Data in connection with the Services. “City Data” means the data City provides to Contractor in connection with the receipt of the Services and any data generated by Contractor in connection with providing the Services to City. City owns all City Data. City licenses City Data to Contractor solely for the purposes of providing the Services to City or improving the Services for City. Contractor shall not use City Data for any other purpose, including as artificial intelligence training data. Contractor acknowledges that compliance with Applicable Laws under Section 17 of the Agreement includes compliance with all applicable federal, state, and local data protection laws in its provision of the Services.

5.2 Data Security. If Contractor maintains City Data on Contractor systems it will comply with the following data security requirements.

5.2.1 Security Practices. Contractor shall develop, implement, and maintain appropriate administrative, physical, and technical safeguards that are designed to ensure the confidentiality, integrity and availability of City Data. Contractor will enact safeguards that are compliant with industry best practices for the specific City Data obtained by Contractor in connection with the Services.

5.2.2 Location of City Data. Contractor shall maintain City Data solely in data centers located in the United States.

5.2.3 Security Breaches. A “Security Breach” is any suspected or actual unauthorized access to or use of City Data in Contractor’s possession.

- a. Notice. Contractor will notify City within 72 hours of any Security Breach. Notice will include details regarding the Security Breach including impacted parties, specific data, and mitigation. Contractor will call 360.487.8888 (if after hours, follow prompt to connect to on-call personnel); email City with a read receipt to help.desk@cityofvancouver.us; and email to the City personnel contact for the Agreement.
- b. Coordination. Immediately after Contractor provides notification of a Security Breach the Parties will begin working together to contain, mitigate, investigate, respond to and remediate the Security Breach. Contractor will cooperate with all City requests in relation to the Security Breach in compliance with Applicable Law.
- c. Root Cause Analysis. As soon as possible following the Security Breach, Contractor will complete a root cause analysis and will provide a plan to City for remediation and prevention.
- d. Third-Party Notice. Contractor will work together with City to ensure compliance with RCW 19.255.010 if necessary and will make no statement or send notice to any third party regarding the Security Breach without City’s prior written consent.
- e. Costs. In addition to its indemnification obligations, Contractor will reimburse City for all costs City incurs associated with any Security Breach, including forensic investigation, costs of providing notice to impacted parties, call centers and credit

monitoring as applicable. Contractor will pay or reimburse City for all regulatory fines and other legal costs the City incurs associated with the Security Breach.

- 6. DELIVERABLES - INTELLECTUAL PROPERTY** Contractor may create documents or other work product in connection with providing the Services (“Deliverables”). Contractor assigns and will assign to City all right, title, and interest in and to any Deliverables it creates in connection with providing the Services. Contractor may retain a copy of any Deliverable for its internal business purposes. Contractor’s know-how, methodologies and processes are Contractor intellectual property. Contractor grants City a perpetual, irrevocable, royalty-free, worldwide license to use all Contractor intellectual property in connection with the Deliverables for any City purpose.
- 7. AUDIT RIGHTS:** Contractor shall maintain records of all matters related to this Agreement in accordance with generally accepted accounting principles. Contractor shall provide the records to City or any other governmental agency with jurisdiction for audit, at such reasonable times and places as City designates.
- 8. PUBLIC DISCLOSURE COMPLIANCE:** Records relating to Agreement are subject to the following:
 - 8.1 Confidential Information.** Any record of City business, including this Agreement, related records, and City Data, is a public record under the Washington Public Records Act, codified at chapter 42.56 RCW (“PRA”). City may be required to disclose this Agreement or related records, including records in Contractor’s possession, pursuant to a public disclosure request. City will provide third-party notice to Contractor before disclosing records. Public records may be subject to exemptions from disclosure under the PRA. City agrees to withhold its release of the requested records in dispute for a reasonable amount of time (approximately 10 days) to allow Contractor an opportunity to seek judicial protection pursuant to RCW 42.56.540 as adopted or amended.
 - 8.2 Public Disclosure Compliance.** City will comply with the PRA in its receipt of and response to any public disclosure request for responsive records related to this Agreement, subject to applicable exemptions. Under RCW 42.56.060, City will have no liability to Contractor for disclosure of Contractor information acting in good faith pursuant to its obligations under the PRA.
 - 8.3 Subpoenas.** If either Party receives a subpoena requiring the disclosure of the other Party’s information, that Party will notify the other party and provide a reasonable time for the affected party to obtain a protective order prior to disclosing information. If a Party is prohibited by a court with jurisdiction over the matter from disclosing the subpoena, that Party will provide only the specific information required to be released under the subpoena on the advice of counsel.
 - 8.4 City Data Confidentiality.** Notwithstanding Section 8.1-3, Contractor will maintain the confidentiality of all City Data in its possession in conformance with Section 8.

- 9. STANDARD OF CARE:** Contractor shall exercise the degree of skill and diligence normally employed by consultants in the same industry, performing the same or similar services. Contractor will re-perform any Services that breach this provision at no cost to City.
- 10. DISPUTE RESOLUTION:** City and Contractor agree to negotiate in good faith for a period of 30 days from the date of notice of all disputes between them prior to exercising their rights under this Agreement or under law. All disputes between City and Contractor not resolved by negotiation between the Parties may be mediated only by mutual agreement of both Parties. If not mutually agreed to resolve the claim by mediation, the claim will be resolved by legal action. The Parties agree that if litigation is necessary to enforce any of the provisions of this Agreement, each party shall pay all of their own attorney fees and costs related to the litigation.
- 11. TERMINATION FOR CONVENIENCE:** City may terminate this Agreement at any time for convenience. City will pay Contractor for all Services completed up to the date of termination for convenience. A decision by City to terminate for convenience does not waive any legal rights City has to enforce the Agreement.
- 12. TERMINATION FOR MATERIAL BREACH:** If Contractor materially breaches by failing to perform any of the obligations of the Agreement, including violating any law, regulation, rule, or ordinance applicable to this Agreement, or becomes insolvent or declares bankruptcy, or makes an assignment for the benefit of creditors, Contractor shall not be entitled to receive any further payments under the Agreement until the Services are completed to City's satisfaction. City may provide Contractor a cure period in its sole discretion or may terminate the Agreement and, at City's option, obtain performance of the Services elsewhere.
- 13. INDEMNIFICATION:** Contractor shall indemnify, defend, and hold harmless City and its officers, councilmembers, commissioners, employees, volunteers, and agents, from any claim, liability, loss, cost, expense, suit, and damages, including reasonable attorney's fees and consulting fees ~~relating to~~ arising from (a) a third party claim for intellectual property infringement relating to the Contractor's Services or the Deliverables; (b) Contractor's negligence or willful misconduct; (c) Contractor's material breach of the Agreement; (d) Contractor's non-compliance with applicable law; (e) a third-party Washington Public Records Act claim involving Contractor information; and (f) Contractor's court action to enjoin release of Contractor information under the Washington Public Records Act.

City will promptly notify Contractor of a claim under this Section 13 and will provide reasonable cooperation to Contractor in the defense of the claim. Contractor will have control over defense and settlement of the claim, except that Contractor will not enter any settlement or related agreement without City's prior written consent. Notwithstanding the

preceding sentence, City may participate in the defense or settlement of any claim with counsel of its own choosing.

Solely for negligence indemnification claims under (b) above, if Contractor is providing architectural, landscape architectural, engineering, or land surveying services as the Services under this Agreement, and Contractor and City are concurrently negligent, then Contractor will be required to indemnify City only to the extent of Contractor's negligence and will have no obligation to indemnify City for City's sole negligence, pursuant to RCW 4.24.115.

If Contractor or Contractor's employee is a licensed architect, professional engineer, land surveyor, or landscape architect and the Services are related to a construction project, Contractor expressly waives its industrial insurance immunity under the Washington Industrial Insurance Act Title 51 RCW. Contractor acknowledges this waiver has been mutually negotiated and the Parties desire to incorporate this waiver pursuant to RCW 4.24.115(1)(b).

14. INSURANCE: Contractor shall maintain liability insurance for all claims for damages to the City, persons or property that arise from Contractor's performance during the Term of this Agreement.

Contractor shall maintain the following insurance coverage.

COVERAGE	LIMITS OF LIABILITY
I. Commercial General Liability:	
Policy shall include Bodily Injury, Property Damage, Personal Injury and Broad Form Contractual Liability	
Each Occurrence	\$1,000,000
General Aggregate Per Occurrence	\$2,000,000
Products & Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Blanket Contractual Liability	\$1,000,000
II. Commercial Automobile Liability	
Policy shall include Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles arising from the performance of this Agreement.	
Combined Single Limit	\$1,000,000
III. Workers' Compensation (applicable to the State of Washington)	
Per Occurrence	
Employer's Liability	\$1,000,000
Disease Each Employee	\$1,000,000
Disease Policy Limit	\$1,000,000
Each Claim	\$1,000,000
Annual Aggregate	\$1,000,000

IV. Umbrella Liability	
	\$2,000,000
V. Professional Liability	
Policy shall include coverage for all claims for damages to person or property arising from the performance of this Agreement.	\$1,000,000

In addition to the coverage and limits listed above, the Contractor's insurance must contain the following:

- a. Compliance with other Insurance Policies - Contractor will remain compliant with all other insurance obligations it may have pursuant to its personnel or applicable law.
- b. Coverage Trigger - Contractor's General Liability insurance must be on an "occurrence" basis rather than claims made. This type of coverage must be indicated on the Certificate of Insurance.
- c. Additional Insured Requirement – For policies in I, II and IV above, the City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insureds where permissible under applicable law. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.
- d. Certificates - The City of Vancouver shall be listed on the Certificate of Insurance as the Certificate Holder. Contractor will provide the Certificate of Insurance to City upon request on an ACORD or comparable form.

All policies shall be issued by an insurance company authorized to do business as an insurance company in the State of Washington.

15. RELATIONSHIP OF THE PARTIES. The relationship of the Parties under this Agreement is that of independent contractors. Contractor is solely responsible for the manner, method, and means of providing the Services. Contractor and its employees are not City employees and will not be entitled to or receive any benefits under this Agreement. Contractor will pay all Contractor personnel and pay all taxes, contributions, and benefits that may be required related to its personnel. Neither Party may bind the other except as expressly stated in this Agreement.

16. SUBCONTRACTING: Contractor may subcontract for Services with City's prior written approval in its sole discretion. Contractor is solely responsible for its subcontractors' compliance with this Agreement and will pass through the terms of this Agreement to all subcontractors.

- 17. COMPLIANCE WITH APPLICABLE LAW:** Contractor shall comply with all applicable federal, state, and local laws, rules, and regulations (“Applicable Laws”). Contractor shall modify the Services as necessary to comply with Applicable Laws.
- 18. E-VERIFY:** Contractor shall enter into and register a Memorandum of Understanding with the Department of Homeland Security E-Verify program within 60 days of executing this Agreement. Contractor shall ensure all Contractor employees and any subcontractors assigned to perform Services under this Agreement are eligible to work in the United States. Contractor shall provide compliance verification upon City’s request.
- 19. TITLE VI COMPLIANCE:** Depending on the Services Contractor provides, the City may use federal funds to compensate Contractor. If federal funds are used, the City, Contractor, and any approved subcontractor must comply with the provisions of Title VI of the Civil Rights Act of 1964, (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) (CRA) and the Civil Rights Restoration Act of 1987, Pub. L. No. 100-259, 102 Stat. 28 (1988) (CRRRA). Contractor must confirm with City whether Title VI is applicable under this Agreement.
- 20. EQUAL EMPLOYMENT OPPORTUNITY:** The City is an equal opportunity employer. Contractor shall not discriminate against any of its employees or applicants for employment on the basis of race, color, creed, religion, sex (including gender identity, sexual orientation, and pregnancy), national origin, citizenship or immigration status, age (40 or older), the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, genetic information, honorably discharged veteran or military status, or any other class protected by federal, state, or local employment discrimination laws.
- 21. ANTI-KICKBACK.** City officers and employees shall not have or acquire an interest in the Agreement or solicit, accept, or give any item of value from a person or entity with an interest in this Agreement.
- 22. PERMITS, LICENSES, AND CERTIFICATIONS.** Contractor is solely responsible for any license, permit or certificate that may be required by any federal, state or local law in connection with the performance of Contractor’s obligations under this Agreement, including any business license. Contractor may contact the State of Washington Business License Service (BLS) at: 800-451-7985, www.bls.dor.wa.gov/cities/vancouver.aspx or visit the City’s website found at www.cityofvancouver.us/businesslicense for assistance with the determination.
- 23. COOPERATIVE PURCHASING:** The Washington State Interlocal Cooperation Act, chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By executing this Agreement, Contractor agrees that other public agencies may

purchase goods and services under this Agreement at their own cost. City will have no liability or obligation related to Contractor related to that separate agency agreement. Therefore, City agrees to allow other public agencies to purchase services under this Agreement so long as City is not held financially or legally liable for any separate agency services received pursuant to the Agreement, and that any public agency purchasing under this Agreement file a copy of it in accordance with RCW 39.34.040.

24. DEBARMENT: Contractor certifies that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any federal, state or local department or agency.

25. CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT: Supplier must agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

26. BYRD ANTI-LOBBYING AMENDMENT: Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Suppliers that apply or bid for an award of \$100,000 or more must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

27. PROCUREMENT OF RECOVERED MATERIALS: Supplier must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

28. NOTICES: All notices will be hand delivered, certified mail, or sent by electronic mail if agreed by the Parties. Notice will be effective when received if hand delivered, on the delivery date if certified mail, or when an email is sent. Notice must be addressed to the Parties at:

For the City:
Anna Vogel
City of Vancouver
415 W 6th Street
P O Box 1995
Vancouver WA 98668-1995
Email: anna.vogel@cityofvancouver.us

For the Contractor:
Lynn Stephens
Brown and Caldwell
4380 S Macadam Ave, Suite 250
Portland, OR 97239
Email: lstephens@brwnncald.com

Either Party may update its address for notice by giving written notice to the other Party.

29. ASSIGNMENT. Contractor shall not assign this Agreement without the express written consent of City. Any assignment in violation of this subsection is void. All terms of this Agreement are binding on any assignee.

30. ORDER OF PRECEDENCE: If there is a conflict between the terms of any document, the order of precedence is as follows: Amendments to this Agreement; this Agreement; City Purchase Orders; Contractor's responsive proposal to City's solicitation; and City's solicitation. The Parties agree that terms included on any Purchase Order or other document provided by Contractor are not part of this Agreement.

31. SURVIVAL. Sections 15 - 35 will survive any termination of this Agreement.

32. WAIVER. A Party's waiver of any term of this Agreement must be in writing and signed by the Party waiving compliance.

33. THIRD PARTY BENEFICIARIES. There are no third-party beneficiaries under this Agreement.

34. GOVERNING LAW: This Agreement is governed by the laws of the State of Washington without regard to its conflicts of laws provisions. Venue for any action arising under this Agreement will be the state or federal courts for Clark County, Washington. The Parties waive any claim of inconvenient forum.

35. SEVERABILITY. If a court with jurisdiction over the matter determines any clause of this Agreement is unenforceable, it shall revise the clause to reflect the intent of the Parties as closely as possible. If revision is not possible, the Court shall strike the clause and the remainder of the Agreement will remain in full force and effect.

36. AMENDMENTS: Any amendments to this Agreement must be in writing and signed by all Parties to this Agreement.

37. ENTIRE AGREEMENT: This Agreement, together with any amendments, is the entire agreement between the Parties, and supersedes any other agreement or discussion between them, whether written or oral in nature.

38. COUNTERPARTS. This Agreement may be signed in counterparts. Each counterpart will be deemed an original and together the separate parts will form one Agreement.

City and Contractor enter the Agreement as of the Effective Date.

CITY OF VANCOUVER
A municipal corporation

CONTRACTOR:
Brown and Caldwell

Lon Pluckhahn, City Manager

Signature

Date

Printed Name /Title

Attest:

Date

Lisa Brandl, City Clerk

Approved as to form:

City Attorney's Office



Exhibit A Scope of Work

4380 S Macadam Avenue, Suite 250
Portland, OR 97239
T: 503.244.7005

Water Station 1 PFAS Treatment System Design Project

City of Vancouver

Phase 1 Scope of Work

April 9, 2026

Project Overview

Per- and polyfluoroalkyl substances (PFAS) are present in the groundwater at Water Station 1 (WS1) and the City of Vancouver (City) needs to comply with the Environmental Protection Agency's (EPA) PFAS maximum contaminant level (MCL) for drinking water. The City has tasked Brown and Caldwell (BC) to provide professional engineering services to design a PFAS water treatment system at WS1 located at the Vancouver Central Park along East Fourth Plain Boulevard in Vancouver, Washington. This scope of work describes BC ("Consultant") and the City activities that will occur during the WS1 PFAS Treatment System Design Project ("Project") for treatment of PFAS in the City's groundwater wells at WS1. BC will subcontract services with Shannon & Wilson for geotechnical, Greenworks for landscape architecture, MWA Architects for architecture (as needed), and ESA for permitting support. This scope assumes the City will complete the surveying and potholing required to develop the basemap of the site.

AKS is retained as a part of a team for potential use in further phases including traffic analysis for a new entry way to the WS1 site. No scope of work is assumed for AKS for Phase 1.

Background

The City owns and operates the third largest state-regulated municipal water system in the State of Washington. Vancouver's source of drinking water is 100% groundwater. There are nine wellfields with a total of 40 wells in the City's system. These wells produce an average daily demand of 27 million gallons (MG) serving approximately 280,000 people. The City's service area covers approximately 72 square miles incorporating areas within the City limits and extending into unincorporated Clark County.

WS1 is the highest producing source for the City and contains roughly half of the City's total source capacity. The existing site sits on approximately 25 acres and contains twelve groundwater wells with a combined capacity of 22,880 gpm. The existing water right at WS1 is 23,400 gpm.

WS1 consists of the following major components:

- 12 groundwater wells that pump from the Lower Orchards aquifer
- 3 booster pump stations (BPS)
- On-site sodium hypochlorite generation (OSHG) system for disinfectant residual
- Fluoride dosing equipment
- Air stripping treatment facility for VOC treatment
- Two partially buried, 4.0 MG finished storage reservoirs (WS1 East and West Reservoirs)
- One (1.0 MG) standpipe (Tower 1) serving the Vancouver High zone.



- The site is served by two independent electrical power supplies and is equipped with an onsite generator.

Raw water from the twelve wells flows through a common meter before entering the air strippers. After VOC treatment, water is dosed with sodium hypochlorite and sodium fluoride before flowing by gravity to the 4.0 MG reservoirs. The wells are controlled by level in the 4.0 MG reservoirs. Finished water can flow by gravity to the Vancouver Low zone and can be pumped to the Heights Low, Heights High, and the Vancouver High zones. Tables 1 and 2 summarize WS1's total source and booster pumping capacities.

Table 1: Summary of WS1 Well Capacities	
Well	Capacity (gpm)
1	2,000
2	2,000
3 (Decommissioned)	N/A
3B	2,250
4	1,200
5 (Decommissioned)	N/A
5B	2,250
7	3,400
8	2,500
9	1,500
10	1,900
11	3,500
12	2,500
13	2,000
Total Well Capacity	27,000
Instantaneous Water Right	23,400

Table 2: Summary of WS1 Booster Pump Station Capacities		
Booster Pump Station	Description	Total Capacity (gpm)
Tower BPS	Supply: WS-1 4.0 MG Reservoirs Discharge: Vancouver High zone	7,900
"1 to 5" BPS	Supply: WS-1 Reservoirs Discharge: Heights Low zone	14,460
St. Johns BPS	Supply: WS1 Reservoir Discharge: Heights High zone	4,800

WS1 Approach

BC will complete the project in three phases:

- Phase 1: Preliminary Design
- Phase 2: Final Design
- Phase 3: Services During Construction

City decisions on treatment approach and necessary design upgrades in Phase 1 will inform the scope of work for Phases 2 and 3. The first phase of the project will include survey of the site, site evaluation, collaborative decision-making evaluations and workshops for the conceptual design, preliminary design, initial permitting tasks including the assessment of the cultural review, land use pre-application, construction in the LWCF 6(f) boundary, and public outreach.

The design team will meet with the City early to assess the City's preferences with blending options and to determine fatal flaws for the technology options considered for WS1. Based on the outcomes of the blending assessment and fatal flaw analysis, BC will conduct a series of workshops to assess treatment capacity and technology selection using a multi-criteria decision analysis (MCDA), to evaluate the alternatives and determine the City's preferred path forward for treatment selection and capacity. The MCDA will evaluate relative benefits and trade-offs for the selected treatment technology and capacity options. This will include weighted criteria scoring and assessment of criteria sensitivity on overall decisions. The assessment will also involve confirming treatment goals, and considering options for future flexibility and expansion, and incorporate an understanding of estimated hydraulic upgrades. Additionally, the team will evaluate the option for pre-procurement in the context of WS1 and the selected treatment technology.

Once foundational decisions are made and the conceptual layout is established, the basis of design will be documented in a Project Engineering Report (PER), including expectations for code requirements. BC will then advance the preliminary design deliverables (30 percent design level) including the Preliminary Drawings and a Class 4 cost estimate under Phase 1.

In parallel with this project, BC is supporting the City under a separate contract to inform federal funding options including applying for funding through a WIFIA application, which includes funding for WS1. BC's funding expert, Seema Chavan and team will meet with the City using this separate contract or the water on-call contract to support any funding needs for Phase 1 of WS1.

Phase 2 of the project will include the detailed design and final design efforts to develop construction documents. Phase 2 will involve development of the 60 percent design submittal, land use approval package, 90 percent design submittal, followed by preparation of the 100 percent and final bid documents. BC will also provide bid support.

Phase 3 will include construction and commissioning services including services during construction (SDC) support and on-site construction management and commissioning and start-up support.

Scope of Work Summary and Work Breakdown Structure

The BC team's scope of services for the WS1 PFAS Treatment System Design Project is divided into the following phases and tasks:

Table 2: WS1 PFAS Project Design Tasks

Phase 1 – Preliminary Design		
Phase 110	Phase 1 Project Management	
	Task 111	Phase 1 Client Meetings
	Task 112	Phase 1 On-going Project Management
Phase 210	Phase 1 Site Assessment	
	Task 211	Survey and Basemap Preparation
	Task 212	Geotechnical Investigation
	Task 213	Review Site Background Information
Phase 310	Conceptual Design	
	Task 311	Blending Assessment and Fatal Flaws Analysis
	Task 312	Site Tours
	Task 313	Alternatives Analysis (MCDA)
	Task 314	Wells Tie-in and Pumping Analysis
	Task 315	Conceptual Layout
	Task 316	Early Procurement
	Task 317	Internal Workshops
Phase 410	Project Engineering Report (PER)	
	Task 411	Develop Draft PER
	Task 412	QA/QC
Phase 420	Preliminary Design Drawings and Specifications	
	Task 421	Internal Team Meetings and Design Management
	Task 422	Civil
	Task 423	Landscape
	Task 424	Architectural
	Task 425	Structural
	Task 426	Process/Process-Mechanical
	Task 427	Building Mechanical
	Task 428	Electrical
	Task 429	Instrumentation and Controls
Phase 430	Preliminary Design Submittal, QA/QC, and Cost Estimating	
	Task 431	Preliminary Design Submittal
	Task 432	Cost Estimating
	Task 433	Preliminary Design QA/QC
	Task 434	External Meetings

Table 2: WS1 PFAS Project Design Tasks

Phase 510	Permitting & Public Outreach	
	Task 511	Permitting Matrix, SEPA, and Public Park Coordination
	Task 512	Land Use
	Task 513	Community Outreach
	Task 514	DOH Engagement and Coordination
Phase 810	Phase 1 Unanticipated Services	
	Task 811	Phase 1 Unanticipated Services

This scope of services and level of effort includes the Phase 1 tasks only. Phase 2 will be scoped during Phase 1. This scope, schedule, and budget are expressly developed for the completion of the deliverables summarized herein for Phase 1. We have assumed input and support from City staff and that relevant information and data will be provided by the City. Professional services that may be required beyond this scope may require an amendment. Phase 810 is included to cover unanticipated services for Phase 1.

Phase 1: Preliminary Design

Phase 1 of the project includes the site assessment, conceptual design, PER, preliminary design, initial permitting, and public outreach as detailed in the following phases and tasks:

Phase 110: Project Management

This phase covers project management for Phase 1 efforts.

Tasks 111: Phase 1 Client Meetings

Activities: Conduct project kick-off and external PM meetings

Assumptions:

- A project kick-off meeting will be held, in hybrid format with in-person and virtual attendees, for 1.5 hours. The kick-off meeting will also be used to present the overall project approach and schedule. During the kick-off, the fundamental design approach and framework for upcoming workshops and design activities will be discussed.
- Project kick-off is anticipated to be attended by Project Manager (PM), Deputy PM, Design Manager, Process-Mechanical Engineer, Hydraulics Engineer, two Civil Engineers, Electrical Engineer, I&C Engineer, and Structural Engineer. At the project kick-off, the following foundational elements will be discussed as time allows:
 - Wells tie-in locations
 - Siting alternatives and constraints
 - Water quality and blending
 - Treatment technology and placement in process train
 - Hydraulics and pumping improvements
 - Ancillary improvements

- Operation and maintenance considerations for design implementation
- Multi-criteria decision analysis evaluation criteria initial brainstorm (to be developed with City through Task 313 Workshop 1)
- Key staff from the team will visit the site for the project kick-off.
- External PM meetings will be virtual and will occur biweekly (every other week) with a duration of 60 minutes, attended by 2 consultant staff. Additional time for meeting prep and circulation of post-meeting materials, as necessary, is included in this task budget.

Meetings:

- External project kick-off meeting and site visit.
- Weekly virtual PM calls for duration of this phase (not to exceed 8 months). Preliminary design is anticipated to be delivered in 7.5 months.

City Responsibilities:

- Participate in project kick-off meeting and site visit.
- Provide one round of consolidated comments within 2 weeks of receipt of meeting minutes.
- Communicate issues that impact project at weekly PM meetings.

Deliverables:

- Project kick-off meeting agenda and meeting minutes.
- Weekly PM brief meeting agendas.

Tasks 112: Phase 1 Project Management

Activities/Approach: Provide management, direction, coordination, and control of work associated with the project schedule, budget, technical quality, and monthly invoices for the project, along with project meetings under this phase. This task includes the following activities:

- Task-level project and staff management.
- Project file management.
- Creation and maintenance of the project schedule.
- Tracking project expenditures versus percent complete.
- Communication and coordination with City staff.
- Preparing monthly progress report and invoice.
- Development of a project management plan (PMP) and quality management plan (QMP).
- Development and maintenance of the change management log.

City Responsibilities:

- Review monthly status reports and supporting project documentation for invoice and payment approval

Deliverables:

- Monthly progress reports and invoices.
- Project schedule.

Phase 210: Site Assessment

Task 211: Survey and Basemap Preparation

City Responsibilities/Activities: The following activities will be performed by the City.

- City to complete survey to prepare a basemap for the treatment improvements with horizontal and vertical datum.
- BC to provide prioritized needs for survey effort.
- Survey to include:
 - Existing buildings exterior and roof overhangs.
 - Property boundaries and easement boundaries, with information on the owner of each property and easement.
 - Location and limits of at-grade features, including but not limited to paved areas, curbs and gutters, fences, walls, outside structures, and vegetation.
 - Spot elevations and contours of existing grade and existing features
 - Location of existing site underground utilities
 - Electrical and communications lines
 - Location of existing utilities in the right-of-way
 - To support additional sewer connection, Ft Vancouver Way and E Fourth Plain Blvd frontage including ground elevations, sidewalk, existing utilities and manholes, light poles, hydrants, fencing, and meters
 - To support entrance, ground elevations and existing utilities and manholes
 - DTM/TIN surface with elevations
 - Existing trees 6" diameter breast height (DBH) and greater on City property and trees on adjacent properties where canopy overhangs City property and root zone could be impacted by improvements
- City to survey location and elevation of geotechnical borings and cultural exploration locations in a separate trip.
- The City shall plan to complete up to fifteen (15) potholes of critical water utilities on the site.
- Coordinate with other utilities for locates if there are other non-City owned utilities in an easement through the site.
- The City will support utility locates in terms of site access and utility communications for the geotechnical investigation. Any utility plan drawings shall be provided by the City.

Assumptions:

- City will use city-hired staff to conduct the site survey.
- City will locate and mark water utilities on the site and coordinate with other utilities for locates if there are other non-City owned utilities in an easement through the site.
- City will pothole critical water utilities on the site if required.

Deliverables:

- City to provide site survey basemap in Civil 3D format for incorporation into the design.

Task 212: Geotechnical Investigation

Activities: The following activities will be performed by subconsultant Shannon & Wilson with support and reviews from BC:

- Review existing soils data and develop an exploration layout for up to three borings, five test pits for infiltration testing, and five shallow Dynamic Cone Penetrometers for pavement design.
- Perform a subsurface exploration program consisting of the following:
 - 2 borings up to 75 feet bgs in the footprints of rinse water tanks and PFAS treatment building.
 - 1 boring up to 25 feet bgs in footprint of rinse water booster pump station.
 - 5 test pits up to 12 feet bgs; the test pits will be located in proposed stormwater facilities
- Develop final design Site Exploration Plan that includes Inadvertent Discovery Plan for DOH SRF funding.
- Perform an infiltration test in each of the five test pits. The infiltration testing will be conducted in general accordance with the ASCE Approach (Single-Ring Falling Head Infiltration Test) procedure described in Appendix I-C of the 2021 Clark County Stormwater Manual.
- Additional borings may be recommended in Phase 2 if fill or soft/loose surficial soils are encountered to better characterize variability and reduce risk across the structure footprints.
- Develop a laboratory testing program based on the results of the geotechnical borings and test pits. For planning purposes we assume up to 10 fines content determinations, 8 moisture content determinations, and corrosion testing on one sample (DIPRA plus chlorides).
- Install a vibrating wire piezometer and one data logger to monitor groundwater levels for up to 6 months. Data will be collected from the data logger on two occasions. Additional monitoring can be provided in Phase 2 following review of Phase 1 results.
- Perform geotechnical analysis and provide recommendations to support:
 - Foundations including both shallow and deep foundations (if required)
 - Meter vault subgrade/backfill/shoring/lateral earth pressures (including traffic surcharge pressures)/conceptual dewatering alternatives
 - Pipe bedding/backfill/conceptual shoring and dewatering alternatives
 - One Design Pavement Section
 - Unfactored infiltration rates of soil
 - Lateral earth pressures for buried structures less than 10 feet deep
- Prepare a Geotechnical Data Report (GDR) containing the boring logs and results of the laboratory testing.
- Evaluate the seismic hazards including the seismic site class determined in accordance with Chapter 20 of ASCE 7-16, liquefaction potential to the depth explored, and lateral spread, and potential for surface fault rupture.
- Prepare a Geotechnical Engineering Report (GER) containing the results of the geotechnical analyses to support design development and the City's permitting process.

Assumptions:

- Utility locates will be completed prior to subsurface investigations.
- No environmental assessments or evaluations for hazardous or toxic materials are included in this scope.
- No contamination will be encountered in the site soils and groundwater, and investigation derived waste (IDW) generated from the borings can be disposed of at a site that accepts clean fill.
- Test pits will be backfilled with soils from the excavation using minimal compaction.

- A 275-gallon water tank will be used to complete the infiltration testing. An on-site water source will be available to use to support the infiltration testing and drilling at no expense to subconsultant.
- Three borings will be advanced to maximum depths of 25 to 75 below ground surface or practical refusal using mud-rotary drilling techniques.
- Decommissioning of the installed vibrating wire piezometer in accordance with the applicable regulations will be the responsibility of the construction Contractor.
- The boring and test pit subcontractors will exercise due care to minimize impacts to the surrounding area, some minor surface disturbance, such as light rutting or track impressions, may still occur. It is assumed that any required full site restoration or landscaping will be performed by others outside of this scope.
- Traffic loads will be provided by BC civil team for design of one pavement section.
- Structures will have a period of less than 0.5 seconds, and Shannon & Wilson will provide design spectrum based on code prescribed values. A site-specific design spectrum will not be required.
- If liquefaction is identified as a potential hazard, conceptual mitigation strategies will be provided and recommendations for shallow and deep foundations (if required). A discussion of conceptual ground improvement options can be provided, but our scope does not include final design of ground improvement systems.
- Dewatering and shoring evaluations will be conceptual in nature and the final design will be performed by the construction contractor and design professionals retained by the contractor.
- The new improvements are sufficiently set back from the existing slope; therefore, a slope stability analysis is not required.
- A general lateral earth pressure diagram will be provided for design of embedded structures less than 10 feet deep; no major retaining walls requiring global stability analysis are anticipated to be part of the project.
- Record drawings, reports, and historical data provided by the City will not be verified for accuracy.

City Responsibilities:

- The City will perform utility locates for the site utilizing City crews and contacting external utility companies as necessary. Any utility plan drawings shall be provided by the City prior to commencement of our exploration program.
- The City of Vancouver will provide access to the site and any permit fees required by drilling will be paid by others.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- GDR, Draft
- GER, Draft

Task 213: Review Site Background Information

Activities:

- Collect and review background information:
- Existing surveys.
 - City will provide best available existing site plans which include the electrical service location and other utilities, and data communication.
- Record drawings for existing WS1 facilities for design disciplines.

- Buried utility maps
- Existing supervisory control and data acquisition (SCADA) communication infrastructure
- Pump curves for installed pumps
- Existing Geotechnical Report(s)
- Water quality data for WS1
- Available sewer capacity. The rate at which rinse water can discharge to sewer will affect treatment technology selection and the rinse water storage design.

City Responsibilities:

- The City will collect additional samples ahead of this task to confirm design criteria for new PFAS treatment system.
- The City will complete sewer capacity modeling for up to two sewer connection options. The basis of design allowable sewer flow rate shall be provided to BC for up to two locations. The sewer capacity will directly impact the rate at which the rinse water can discharge to sewer will affect treatment technology selection and the rinse water storage design.

Assumptions:

- The City will provide the requested information that is available within 10 days of request in electronic format.
- Record drawings, reports, and historical data provided by the City will not be verified for accuracy.

Phase 310: Conceptual Design

A multi-criteria decision analysis (MCDA) with scenario planning will guide the decision-making process to confirm the City's preference for treatment capacity and treatment process selection. This effort will provide a process for the City to evaluate options and determine the preferred approach for WS1, which achieves treatment goals and balances site constraints and costs. Targeted evaluations for treatment selection and siting, capacity analysis, and pre-purchase options will be included. Outcomes will be further documented in the PER and set the basis for the preliminary design.

Task 311: Blending Assessment and Fatal Flaw Analysis

The City is faced with a pivotal decision early on to define the extent blending is an acceptable strategy, which directly impacts the treatment system sizing and technology selection. Additionally, early screening of technology options for WS1 will be important to focus the alternatives analysis (Task 313). As part of the City Kickoff Meeting, a summary of the treatment and capacity alternatives considered for WS1 will be reviewed for the City's early feedback on what to carry forward for further assessment. Following the Kickoff Meeting, this task involves developing a summary of alternative options to document the understanding of treatment capacity and technology options for WS1 and will identify any potential fatal flaws. This summary will be provided to the City with the intent to screen out any options with fatal flaws based on the City's preferences.

This task also includes a blending assessment for WS1 to outline the feasibility for blending around treatment while meeting the City's established treatment goal and considerations for treatment technology selection. Risks associated with blending will be outlined, along with the additional controls needed for blending around treatment (e.g., blending station).

An initial discussion with DOH will be held to discuss blending options for WS1 to understand DOH's latest direction and document its feasibility. Additionally, there may be implications for switching to gravity treatment that could inform the decision process. Therefore, the DOH conversation will not just focus on blending, but a broader list of alternatives being considered, such as GAC and IX pressure vessels. The effort for DOH coordination is included under Task 515.

Activities:

- Summarize initial technology screening and blending options to inform early screening of options that will be carried forward for Task 313
- Review and summarize WS1 historical PFAS sampling results.
- Review SCADA data from past two years to establish flow statistics, reservoir operating levels, and chemical usage.
- Prepare assessment for meeting water quality goals under three blending scenarios (assumption for the treatment capacity available on site with the percent routed around treatment varied throughout the year).

Assumptions:

- Blending assessment will include three treatment capacity scenarios to be confirmed with the City (e.g., 51% capacity, 75% capacity and 100% capacity) and summarize initial conversations with DOH.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Draft Blending Assessment and Fatal Flaw Analysis TM
- Final Blending Assessment and Fatal Flaw Analysis TM

Task 312: Site Tours

Activities: This task will involve visiting a nearby gravity GAC plant to understand this newer technology for the City, which has not previously been considered for the City's other PFAS treatment upgrades. City staff will have the opportunity to see an installed and operating gravity GAC treatment system and discuss lessons learned from engineering and operations staff, focusing on media replacement. Additionally, given the consideration for anion exchange resin (IX), this task will involve a virtual tour of an IX facility. BC can collaborate with City staff to identify and select facilities for site tours. Examples of facilities proposed for tours include the following:

- In person tour with the Willamette Water Supply Program at the Willamette WTP, Sherwood, OR (Gravity GAC Treatment)
- Virtual tour with South Adams County, Commerce City, CO (IX Treatment approaching startup in April 2026)

Following the tours, BC will conduct an Operations Workshop to debrief with engineering and operations staff on lessons learned from the site tours.

Assumptions:

- One tour will be in person, attended by 4 consultant staff and occur in a single day.
- Two additional tours will be virtual, attended by 4 consultant staff. Each virtual tour will last 2 hours.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Site Visit Tours Summary Notes and Takeaways.

Task 313: Alternatives Analysis (MCDA)

This task includes an alternatives assessment leveraging the MCDA. For the screened alternatives, BC will develop the preliminary design basis for unit processes, process flow diagrams, and conceptual site layouts. This evaluation may include establishing preliminary design criteria for PFAS treatment

unit processes including pressure vessels with ion exchange (IX) and granular activated carbon (GAC), as well as gravity GAC contactor basins, and conceptual pumping needs. Options will be characterized for factors including equipment footprint and site layout requirements, range of magnitude costs, operational flexibility and constraints, and risks for reliability and resiliency to regulatory requirements.

Activities:

- Treatment technology selection – Present conceptual design basis and considerations for pressure vessel IX and GAC, as well as gravity GAC contactors for up to three capacity scenarios.
- Treatment location within existing process – Present recommended options to place PFAS treatment, including preliminary process flow diagrams (PFDs). This will include rinse water management.
- Treatment location on the site – Complete early siting evaluation to present options for each alternative. This will include rinse water management.
- Estimate planning level (Class 5) capital and life-cycle costs for treatment alternatives.
- Conduct MCDA assessment to characterize, rank, and establish weighted scores for conceptual design alternatives and summarize outcomes in Alternative Selection Summary TM.

Assumptions:

- Up to five alternatives will be evaluated.
- Three workshops will be held to support this task:
 - Workshop 1 – Collaborative development of process flow diagrams and layout options based on initial technology screening input from the Kickoff Meeting and City input. The MCDA criteria initially established through the Kickoff Meeting will be confirmed. The workshop will be held in person for 2 hours. Attendees are anticipated to include: PM, Deputy PM, DM, Process-Mechanical Engineer, Hydraulics Engineer, PFAS Specialist, and Operations Specialist.
 - Workshop 2 – Use the MCDA and City-developed criteria to score alternatives and determine the best value for the City, defining a path forward for Task 315. The workshop will be held in person for 2 hours. Attendees are anticipated to include: PM, Deputy PM, DM, Process-Mechanical Engineer, Hydraulics Engineer, and Civil Engineer.
 - Workshop 3 - Refine the proposed treatment and capacity approach and discuss hydraulics and layouts based on the Wells-Tie and Pumping Analysis under Task 314. Discuss additional feedback from external stakeholders on preferred approach from Workshop 2. The workshop will be held in person for 2 hours. Attendees are anticipated to include: PM, Deputy PM, DM, Process-Mechanical Engineer, Hydraulics Engineer, and Civil Engineer.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Draft Alternative Selection Summary TM.
- Final Alternative Selection Summary TM.

Task 314: Well Tie-ins and Pumping Analysis

Activities: Building off the City's decisions around blending and treatment capacity, the preferred tie-in location for PFAS treatment will be selected by evaluating the trade-offs of well integration, pumping improvements, and overall operational flexibility of the plant. Activities under this task include:

- Complete preliminary hydraulic analyses for up to three different PFAS tie-in locations. Characterize pump upgrade needs for each option (i.e., well upgrades or booster pumps).

- Create process flow diagrams for PFAS treatment alternatives (e.g., blending stations, prefilters, booster stations).
- Preliminarily identify ancillary upgrades required for each tie-in option, including electrical improvements, yard piping modifications, and earthwork requirements.
- Estimate capital and operational costs for the different tie-in options.
- Investigate the operational impacts associated with each tie-in option.
- BC will lead an initial virtual Wells Tie-in and Pumping Analysis Workshop to discuss options, screened alternatives, and trade-offs for each.
- Pump Upgrades Workshop will assess pump upgrades and ancillary requirements for the preferred alternative.
- BC will hold a follow-up virtual call if there are any decisions that still need to be informed/decided.

Assumptions:

- Wells Tie in and Pumping Analysis Workshop will be a virtual, 1.5-hour meeting, attended by 4 consultant staff.
- The Pumps Upgrades Workshop will be in-person, last 2 hours, and be attended by 4 consultant staff.
- A Pumps Upgrades Workshop follow-up call will be a virtual, 1-hour meeting, attended by 4 consultant staff.
- Hydraulic analyses will utilize AFT Fathom modeling software.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Draft Wells Tie in and Pumping Analysis TM.
- Final Wells Tie in and Pumping Analysis TM.
- Preparatory materials and meeting minutes for the Wells Tie-in and Pumping Analysis Workshop, Pump Upgrades Workshop, and follow-up call with the City.

Task 315: Conceptual Layout

Activities: The City's decisions from previous tasks will inform the development of conceptual site layouts. This task will provide refined site layout iterations based on feedback received to date on treatment capacity, blending, tie-ins, and pumping upgrades. This task will include:

- Provide up to three conceptual layout options for the primary infrastructure within the allowable areas onsite: PFAS treatment, rinse water tanks and pumps, booster pumps, blending station, and tie-in vaults.
- For each layout option, BC will:
 - Develop conceptual yard piping alignments, identify high risk utility crossings, and identify shutdown needs.
 - Define conceptual stormwater design criteria and develop management strategies.
 - Develop conceptual roadway design for delivery vehicles and operational equipment.
 - Identify conceptual earthwork and tree removal requirements.
 - Provide conceptual electrical and control considerations.
 - Characterize impacts to the designated park area, public spaces, and nearby homeowners.
 - Highlight high-level capital cost differences between the options.

- BC will lead three workshops to facilitate City decision making.
 - Site Layout Workshop 1 will present the initial layouts, high level cost differences, and operational impacts to gather feedback from the City.
 - Site Layout Workshop 2 will present up to two refined layouts based on the City's feedback, with a goal of advancing a single preferred layout into the preliminary design task.
 - A Rinse Tank and Pumping Workshop will present the trade-offs of different tank geometries and control discharge options given the available footprint and elevations determined in the two previous workshops.

Assumptions:

- Site Layout Workshop 1 will be an in-person 2-hour meeting, attended by 4 consultant staff.
- Site Layout Workshop 2 will be a virtual, 2-hour meeting, attended by 4 consultant staff.
- Rinse Tank and Pumping Workshop will be a virtual, 2-hour meeting, attended by 4 consultant staff.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Preparatory materials and meeting minutes for the three workshops.

Task 316: Early Procurement

Activities: This task will focus on supporting the City in evaluating pre-purchasing equipment based on lead times from equipment vendors and funding restrictions. This will involve the following activities:

- Develop equipment list with long lead times based on the findings from Tasks 313, 314, and 315.
- Assess if electrical service upgrades are required and develop upgrade plan with Clark Public Utilities (CPU) to minimize schedule impact.
- Evaluate pre-purchasing approaches, such as a separate bid package(s) or developing a master services agreement with a manufacturer that complies with funding requirements.
- Coordinate with funding staff on compliance of pre-purchase options.
- Assess benefits and risks of different approaches based on estimated equipment lead times, long-term standardization, and estimated contractor mark-up.
- Team will assess specifically vessels, media, rinse water tank, electrical equipment, pumps and motors.
- Hold a pre-purchasing meeting.

Assumptions:

- Pre-purchasing meeting will be a virtual, 2-hour meeting, attended by 4 consultant staff.
- Meeting with CPU will be a virtual, 1-hour meeting, attended by 4 consultant staff.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Draft Pre-purchasing Evaluation TM.
- Final Pre-purchasing Evaluation TM.
- Preparatory materials and meeting minutes for the pre-purchasing meeting with the City and electrical service meeting with CPU.

Task 317: Internal Workshops

Activities:

- Meet with BC internal drinking water treatment process subject matter specialists (SMSs) to discuss the screened alternatives.
- Meet project leadership and design disciplines to develop conceptual layout options.

Assumptions:

- Each internal workshop will be all-day with up to 10 consultant staff.
- Effort includes travel for 3 employees out of state.

Phase 410: Project Engineering Report (PER)

During this phase, BC will develop a PER for DOH approval. The PER document will serve as a basis of design, documenting the decisions in Phase 310.

Task 411: Develop Preliminary PER

Activities: The primary focus of this PER will be design documentation including the rationale for design decisions, including the following:

- An overall conceptual equipment layout on the site.
- Preliminary construction sequencing plan for equipment installation.
- Mechanical design criteria, including PFAS treatment system, rinse water handling, and piping and discussion of pumps and motors, piping and valves.
- Structural design criteria, including codes and standards, design loads, seismic design requirements, safety factors, and materials.
- Electrical design criteria, including utility power supply, back-up power supply, site lighting, equipment, telemetry, and controls.
- Instrumentation and control (I&C) design criteria including level of automation, instruments and hardware, local and remote networking with existing SCADA.
- Building mechanical: design criteria, including codes and standards,
- Site security improvements and subsequent design criteria.

Assumptions:

- The document and format will largely follow the PER submitted to the City and DOH for WS9.
- PER meeting with City will be a virtual, 1-hour meeting.
- The PER will continue to be developed in Phase 2 of the design and a preliminary draft will be delivered to the City in Phase 1.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Preliminary PER for City Review.
- PER discussion meeting agenda and minutes.

Task 412: QA/QC

Activities: Review PER and revisions by qualified, senior SMSs within Brown and Caldwell.

Phase 420: Preliminary Design Drawings and Specifications

Activities/Approach: Once the conceptual design work and in parallel with the Draft PER development, BC will proceed with developing preliminary design documents. The preliminary design will involve the following design activities:

- Drawings will be prepared using BC CAD standards with the exception of the cover sheet. A combination of Revit and AutoCAD version 2023 will be used.
- Refer to Attachment A for a list of the anticipated Drawings to be provided with the Preliminary Design package.
- The City will provide a list of standard or preferred manufacturers for major equipment identified in Task 412.
- Each discipline lead will attend an internal kick-off meeting and select staff will complete a site visit (civil, process-mechanical, I&C/electrical, structural, and landscape architect) to capture information not previously covered in the kick-off meeting site-visit and to confirm design approach.
- List of anticipated specifications to be developed during Phase 2. Develop draft specifications for treatment media and major pump upgrades.

Preliminary Design Assumptions:

- Design Basis: gravity contactors for 23,400 gpm treatment capacity in a building, booster pump station, and rinse water tanks.
- This design basis is for cost estimating purposes only and does not necessarily reflect the decision the City will make in Phase 310.
- The City will provide a consolidated review of deliverables electronically in Bluebeam.

Preliminary Design Deliverables:

- Preliminary design drawings.
- Technical specifications table of contents.
- Technical specification for media and major pump upgrades.
- Preliminary Design Review Workshop.

Task 421: Internal Team Meetings and Design Management Coordination

Activities:

- Weekly internal Team Meetings.
- Design Management and Coordination.
- Building Information Modeling (BIM)/CAD Management and Coordination.
- Produce BIM Execution Plan (BxP) describing CAD and modeling goals.
 - Set-up of drawing package general sheets, and coordination between designer leads.
- Bi-weekly designer coordination meetings over 1.5 months.
 - Modeling for placement of equipment layout for PFAS Facility.
 - 3D model development to facilitate internal design reviews, and presentation to the City.
- **Assumptions:**
 - Internal kick-off meeting: 1 hour.
 - Up to 20, 1-hour internal weekly design team meetings.
 - Speclink (internal BC tool) will not be used for Phase 1.

Task 422: Civil

Activities:

- Support pre-application meeting materials.
- Develop the site layout, including conceptual yard piping, site drainage, and slopes, based on the project requirements identified in the PER.
- Prepare preliminary civil design of new access road to the new PFAS treatment system that is capable of handling a media slurry truck.
- Prepare preliminary civil drawings for the 30 percent design submittal
- Prepare preliminary drainage plan
- Identify construction constraints, sequencing and lay-down areas.

Assumptions:

- Preparation of technical specifications will not be provided.
- Preliminary plan for site landscaping to be coordinated between civil discipline and landscape architect.
- Street improvements in the ROW, curb and gutter, a driveway, or pavement are not required during Phase 1.
- Frontage improvements will be defined at the end of Phase 1 and designed under Phase 2 (as required).
- The new pollution generating surface will be over 5,000 square-feet and will therefore require a SWPPP, a drainage Technical Information Report, and stormwater treatment BMPs for site runoff, which will be completed under Phase 2.
- No changes to pedestrian and vehicular access to the existing buildings will be provided.

Task 423: Landscape

Activities:

- Support pre-application meeting materials.
- Prepare narrative for approach to landscaping and main features on site for PER.
- Prepare preliminary landscape planting plan for the preliminary design submittal.
- Coordinate with City Water Department staff and provide design assistance for mitigating aesthetic site development impacts to the park.
- Identify preliminary irrigation point of connection.
- Develop a tree plan to identify species, native, healthy, remove, keep, etc.

Assumptions:

- Tree survey to include location and species of existing trees with 6" diameter breast high (DBH) and greater.
- Offsite tree planting will be assessed in Phase 2.
- Preparation of technical specifications will not be provided until Phase 2.
- Preliminary plan for site landscaping to be coordinated between civil discipline and landscape architect.

Task 424: Architectural

Activities:

- Assuming a building is selected, work with City and Structural to decide what type of building is most appropriate for the project, balancing construction cost, durability, and constructability.
- Coordinate with process mechanical and building mechanical teams for equipment and systems.
- Coordinate with electrical and lighting teams for systems.
- Provide preliminary building code review and documentation.
- Provide input on land use pre-app, including descriptions, renderings, etc.
- Provide preliminary design work, including drawings, and a list of specifications for the architectural discipline.
- Document code review in PER for design basis.
- Provide input and participation in land use pre application, including building descriptions and visualizations as needed.
- Provide input and participation in public outreach activities, including architectural overview and visualizations as needed.

Task 425: Structural

Activities:

- Review geotechnical findings under Task 212 as available.
- Preliminary design of new concrete foundation slab and walls for concrete gravity contactors in a building.
- Preliminary design of new concrete foundation slab for two rinse water storage tanks.
- Preliminary design of concrete foundation and wet well for booster pump building.

Assumptions:

- The building will conform to design criteria per 2021 International Building Code and ACSE 7-16.
- Design for risk category IV for buildings and other structures.

Task 426: Process/Process-Mechanical

Activities:

- Develop treatment system design concept. The preliminary design drawings will be based on the decisions from Phase 310.
- Develop 3D model for the GAC or IX treatment system.
- Chemical Dosing: Evaluate the existing OSHG chemical feed system and storage capacity to assess the feasibility of implementing prechlorination upstream of the PFAS treatment process. Identify any system modifications or upgrades required to support this capability.
- Prepare bottom half of P&IDs.
- Advance equipment selection, sizing calculations, hydraulic modeling from conceptual design.
- Prepare preliminary process/mechanical drawings for the preliminary design submittal
- Prepare draft specifications for primary design elements including pump upgrades and media.

Assumptions:

- Backwash pumps are required.
- City's asset numbering system used for WS14 and WS9 will be used on this project.

- The design of a booster pump station is assumed. Preliminary calculations indicate that four 350 HP pumps will be required.
- The existing OSHG will not require pretreatment with reverse osmosis (RO) membranes.
- Well upgrades will be limited to Well 2 and 13 to facilitate raw water main extensions to the PFAS treatment tie-in connection.

Task 427: Building Mechanical

Activities:

- Determine HVAC and plumbing requirements for new PFAS Treatment building and new booster pump station.
- Develop preliminary design criteria for electrical as part of the PER.

Assumptions:

- Building will need to be heated to 50-degrees and ventilation will be required.
- Alternative analysis for energy code compliance is not required. Building will meet energy code utilizing the Prescriptive Method.
- There is no water heater anticipated for the building. No bathroom or emergency eyewash/shower are anticipated.
- No fire alarm or fire protection systems needed at the unoccupied buildings.
- No LEED certification is required.
- No plumbing isometrics are required in Phase 1.
- Evaluating electric vs natural gas for heaters is not required. Heaters shall be electric type.
- HVAC equipment does not require pre-purchasing to accomplish the project's construction schedule.
- Development of preliminary HVAC and plumbing equipment selections and schedules will occur in Phase 2.
- No drawings will be produced in Phase 1.

Task 428: Electrical

Activities:

- Review existing facility record drawings, electrical diagrams, and power systems studies, as provided by Owner.
- Review electric utility service records.
- Conduct site visit to confirm power distribution systems for the existing WTP facilities and loads, and confirm existing one-lines, electrical equipment ratings and capacities, and demolition impacts. Site visit assessments will be focused and limited to the visual review of the existing electrical systems and areas impacted by the new installation.
- Determine electrical loading and electrical requirements for new PFAS Treatment system, potential OSHG improvements (if determined to be needed for prechlorinating), and new booster pump station.
- Determine electrical interface requirements and modifications with the existing medium and low voltage electrical systems to support the new systems and buildings, and advise on any recommended improvements
- Assess adequacy of the existing backup generator to support the additional loads.
- Assess adequacy of the existing electrical site services to support the additional loads.

- Develop preliminary design criteria and client preferences for electrical as part of PER.
- Develop preliminary electrical one-line drawings, site electrical power plan and electrical room layouts to support new buildings and loads.

Assumptions:

- Existing spare 12.47kV feeder breaker (52-F6) in B03SWGR100 is available for providing new MV feeder to new pad mount switch (PMS) for new PFAS Treatment and Booster Station area power connections.
- Electrical power system modeling and coordination/arc flash studies will be provided under Phase 3. Existing power system studies (2009 & 2019) will be provided by the City for Consultant review as part of 30% design phase.
- Existing utility maximum demand meter readings obtained from the City power utility for the prior 24 months will be provided to the consultant by the City. In addition, 30-day, demand meters may be requested to be installed on existing electrical distribution equipment, as determined by the consultant during preliminary design, and installed by the City's electrician.
- No modifications or downtime to existing electrical distribution system will be required as part of this project. Electrical demolition, equipment modification and construction sequencing, if required, will be provided as part of future phases.
- The two existing electrical services to the site are adequate for the increased load.
- Existing generator at the site is adequate for the increased load and will be evaluated during Phase 1 design. Any adjustments needed will be part of Phase 2.
- Pre-purchase electrical equipment design packages, if required, will be provided as part of future phases.
- Record drawings, reports, and historical data provided by the City will not be verified for accuracy.
- No sound modeling will be required.

Task 429: Instrumentation & Controls

Activities:

- Determine any City preference for instrumentation and controls (I&C) as part of the PER and prepare specification sections required for Phase 2.
- Determine communication requirements for PFAS system to interface with City's existing SCADA system as part of developing preliminary SCADA communication network drawing.
- Develop preliminary design criteria for I&C and confirm what will be automated versus manual as part of the PER.
- Determine location of PFAS treatment control system as part of developing preliminary SCADA communication network drawing.
- Determine City's preferences for site security and remote monitoring as part of the PER and prepare specification sections and network drawing if required for Phase 2.
- Develop preliminary SCADA communication network drawing.
- Develop preliminary process control descriptions as part of the PER and further detail as a specification section in Phase 2.
- Develop preliminary P&IDs for PFAS treatment, rinse water tanks, and booster pump station, based on the decisions from Phase 310 and in coordination with Process/Process Mechanical.

Assumptions:

- No SCADA integration programming work is envisioned for this project. The City will leverage their local system integrator for programming and graphic development.
- Not all P&IDs will be in Phase 1. Phase 1 will target preliminary P&IDs that are required by Process/Process-Mechanical. The electrical interconnection from field device to SCADA will not be shown until Phase 2.
- PFAS Treatment control system will be PLC based on Siemens and may be a standalone PLC similar to previous projects (WS14 and WS9) with networking into the site existing control system.
- Development of a site security network diagram if required will be provided for Phase 2.

Phase 430: Preliminary Design Submittal and Cost Estimating**Task 431: Preliminary Submittal Development****Activities:**

- Prepare submittal package for City review.

Assumptions:

- Refer to Attachment A for the Preliminary Design Drawing List and Specifications
- At the conclusion of the Preliminary design review, no changes are expected to the major equipment sizing and locations.
- One set of consolidated City comments will be received within 15-working days of receipt. .
- Comments will be resolved and incorporated into the intermediate design submittal.
- Submittals will be electronically delivered pdf files.

Deliverables:

- Preliminary Design Documents as defined in Attachment A.
- Comment response log to preliminary design comments from the City.
- Phase 2 scope of work, schedule, and budget.

Task 432: Preliminary Cost Estimate**Activities:**

- Develop a Class 4 opinion of probable construction cost (OPCC), as defined by the Association for the Advancement of Cost Engineering International (AACEI). The expected accuracy of this Class is from -30 to +50 percent.

Assumptions:

- BC will use preliminary equipment quotes where available for major equipment.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Class 4 Opinion of Probable Construction Cost and Basis of Estimate Memo

Task 433: QA/QC

Develop and implement a quality assurance/quality control (QA/QC) program to review calculations and work products from the project. Based on the Quality Management Plan, provide appropriate

calculation and deliverable QA/QC reviews by in-house, senior staff members. Incorporate internal and City review comments to prepare and complete final work products.

Activities:

- Senior review of preliminary design package

Task 434: External Meetings

Activities:

- BC will facilitate a 2.5-hour preliminary design workshop to discuss design progression with the City. The meeting will be held in-person with some team members attending virtually.
- BC will hold a I&C meeting that will be a virtual, 1-hour meeting, attended by 4 consultant staff.

Assumptions:

- The Preliminary Design Workshop attendees from BC will include 7 staff.
- An Asset Naming/P&ID virtual meeting will include 4 BC staff.
- A total of twenty-four (24) additional hours has been assumed for various discipline leads for meeting participation on an as-needed basis.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Preliminary Design Workshop agenda and minutes
- Asset Naming/P&ID Meeting agenda and minutes

Phase 510: Permitting and Outreach

This phase will support the land use permitting and community engagement.

Task 511: Permitting Matrix, SEPA, and Public Park Coordination

Washington's State Environmental Policy Act (SEPA) (RCW 43.21) requires local and state agencies to consider possible environmental impacts in their decision-making processes. A SEPA determination on whether environmental impacts are significant must be made by the City of Vancouver Community Development Department prior to issuing permits for the project, and that determination is also needed in order for WADOH to complete its environmental review for State Revolving Fund funding.

The following outlines a scope for ESA to complete a Draft SEPA Environmental Checklist during Phase 1, based on the preliminary design. This will help verify that the required environmental considerations are addressed in the preliminary design phase. A Final SEPA Checklist and SEPA Determination would be completed in Phase 2, as design detail advances and in support of the permitting process in Phase 2.

Activities:

- Complete a local zoning, land use, and environmental code analysis to identify required permits and approvals, and submittal requirements
- Develop a draft permitting matrix that summarizes the project project's applicable state and local environmental and land use permit requirements, permit triggers, key scheduling milestones, submittal requirements, permitting contacts, and recommended timing of submittals.
- Complete an internal Draft SEPA Environmental Checklist using the City of Vancouver's template based on desktop research and available preliminary design information, which is formatted to include the required information stated in WAC 197-11-960 and address subject areas including

Earth, Air, Water, Plants, Animals, Energy and Natural Resources, Environmental Health, Noise, Land and Shoreline Use, Housing, Aesthetics, Light and Glare, Recreation, Historic and Cultural Preservation, Transportation, Public Services, and Utilities.

- Meet with the City of Vancouver Parks Department to discuss the Land and Water Conservation Fund (LWCF) Act Section 6(f) designation, the project's potential impact to the park, and necessary mitigation.

Assumptions:

- No wetlands or streams will be impacted by the project.
- No additional traffic studies or counts will be conducted as part of preparing the SEPA Checklist documentation.
- The SEPA Environmental Checklist will be finalized in Phase 2 of the project, when design is advanced to a level suitable for permit application submittals. Comments received from the City of Vancouver will be addressed in the Final SEPA Environmental Checklist in Phase 2.
- The City of Vancouver is the lead SEPA Agency. The City will prepare and publish a Determination of Non-Significance (DNS) or a Mitigated DNS, based on the Final SEPA Checklist (prepared in Phase 2).
- It is assumed an Environmental Impact Statement (EIS) will not be required to satisfy SEPA review/documentation requirements for this project, and EIS preparation is not included in this scope.
- Cultural resources investigation will be summarized in the Draft SEPA Checklist based on work completed under separate tasks/contracts from other entities.
- SEPA review/filing fees will be paid by City of Vancouver in Phase 2.
- It is assumed the following City of Vancouver land use reviews/permits will be needed: Type II Conditional Use Permit with a concurrent Type II Site Plan Review.
- The internal Draft SEPA checklist will be prepared based on desktop research, available design information, and technical reports/memorandums prepared by others. ESA will not conduct a site visit.
- A 1-hour virtual preapplication meeting with the City will be scheduled by BC to verify the permit submittal requirements. The ESA project team will not attend.
- The ESA Project Manager will attend a one 1-hour meeting with the City of Vancouver Parks Department to discuss Section 6(f) LWCF Act implications and mitigation.
- The level of completion of the internal Draft SEPA Checklist will depend on available design and technical information. If design substantially changes, additional budget may be required for revisions to the SEPA checklist and permit matrix in Phase 2.
- The duration of ESA's work for Phase 1 will be 6 months.

Deliverables:

- Draft permitting matrix.
- Draft SEPA Checklist.
- Draft summary of LWCF 6(f) mitigation requirements.

Task 512: Land Use

Activities:

- Develop preliminary site plan for pre-application meeting.
- Develop two-page project narrative.

- Participate in pre-application meeting
- Review of post pre-application conference document and respond to City comments

Assumptions:

- The City will submit the Land Use Permit (LUP) documentation to the Land Use Planning Department and the Engineering Review (ENG) documentation to the Engineering Department at the same time.
- Pre-Application Meeting will be a virtual, 1-hour meeting, attended by 4 consultant staff.

Deliverables:

- Develop preliminary site plan for pre-application meeting.
- Develop two-page project narrative.
- Pre-application meeting minutes.

Task 513: Community Engagement

Given the public interest in PFAS, there may be significant interest in the WS1 design. The BC team will use our in-house PFAS rendering and communications teams to support neighborhood meetings or additional outreach to the community.

Activities:

- General support to City to develop presentation materials for public outreach and engagement, as requested.

Assumptions:

- Graphics and presentations support estimated to be not greater than 40 hours.
 - City Council meeting attendance is not required.
 - Consultant staff will not attend Neighborhood Meeting and provide support for meeting materials only.
 - No renderings are included in Phase 1 scope of work.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Presentation materials to include at least one existing site graphic and one site graphic.

Task 514: DOH Engagement and Coordination

BC's approach is to bring DOH along from the beginning is to introduce them to the project and discuss the capacity and treatment alternatives being considered. BC will also meet with them around submittal of the PER.

Activities:

- Meet with DOH to discuss PFAS treatment options to inform alternative screening .
- Meet with DOH to discuss PFAS treatment design approach.

Assumptions:

- Initial meeting to discuss any concerns with blending, IX treatment, or GAC gravity contactors and introduce design schedule.
- DOH coordination for the 106 determination is accounted for in Task 511.
- PER to be delivered to DOH in Phase 2.
- City will provide one round of consolidated comments within two weeks of receipt of the proposed deliverables.

Deliverables:

- Meeting presentation and minutes.

Phase 810: Unanticipated Services

Objective: Provide budget allowance for potential additional work requested by the City.

Task 811: Phase 1 Unanticipated Services

Activities/Approach: To be determined, based on City requests. No work will be completed under this task without written direction from the City. The budgeted amount for unanticipated services is provided in Exhibit B.

Task Assumptions:

- Brown and Caldwell will prepare a Project Change Request (PCR) describing each additional and identifiable task under this allowance. The PCR will include a short description of the added scope with budget to be authorized prior to proceeding, unless otherwise directed in writing by the City.
- Effort for this task could include 3D scanning of existing facilities or upgrades to the existing electrical services or standby generators. An assessment is included above, but not a cost for the preliminary design of improvements.

City Responsibilities:

- Provide direction and authorization for requested additional work.

Work Products:

- To be determined.

Schedule

Phase 1 of the project is estimated at 10 months with the key deliverables and meeting milestones dependent on the notice to proceed (NTP) timing. Phase 2 (final design) duration is estimated at 14 months to take the preliminary design through bid support.

A detailed schedule is provided in Attachment B.

The first PFAS sample to meet the PFAS maximum contaminant level (MCL) running annual average (RAA) occurs in the second quarter of 2028 (April thru June of 2028). This timing aligns with when Phase 3 – Engineering Services During Construction is anticipated to begin. The City could possibly take two samples before the MCL would be exceeded based on historical PFAS levels. The exceedance would occur during the October thru December of 2028 sampling period (fourth quarter). Based on the proposed schedule, the PFAS treatment system will not be fully commissioned.

Budget

The budget is summarized in Exhibit B.

Attachment A

Proposed Preliminary Drawing List

Drawing Number	Drawing Title
G-000-001	COVER SHEET
G-000-002	SHEET INDEX
G-000-003	GENERAL LEGENDS AND SYMBOLS
G-000-004	ABBREVIATIONS 1
G-000-005	ABBREVIATIONS 2
G-000-601	PROCESS FLOW DIAGRAM
G-000-602	DESIGN CRITERIA
G-000-603	PFAS TREATMENT HYDRAULIC PROFILE
G-000-604	RINSE WATER DISCHARGE HYDRAULIC PROFILE
C-000-001	CIVIL NOTES 1
C-000-002	CIVIL NOTES 2
C-000-003	LEGENDS AND SYMBOLS
C-000-101	EXISTING SITE AND SURVEY CONTROL 1
C-000-102	EXISTING SITE AND SURVEY CONTROL 2
C-000-103	CIVIL DEMOLITION 1
C-000-104	CIVIL DEMOLITION 2
C-000-103	OVERALL SITE PLAN 1
C-000-201	ENLARGED SITE PLAN 1
C-000-202	ENLARGED SITE PLAN 2
C-000-203	ENLARGED SITE PLAN 3
C-000-204	ENLARGED SITE PLAN 4
C-000-303	OVERALL GRADING AND DRAINAGE PLAN
C-000-308	STORMWATER DRAINAGE PLAN 1
C-000-401	YARD PIPING AND UTILITY PLAN 1
C-000-402	YARD PIPING AND UTILITY PLAN 2
C-000-403	YARD PIPING AND UTILITY PLAN 3
C-000-404	YARD PIPING AND UTILITY PLAN 4
S-000-001	STRUCTURAL LEGENDS AND SYMBOLS
S-000-001	STRUCTURAL GENERAL NOTES 1
S-000-002	STRUCTURAL GENERAL NOTES 2
S-000-003	SPECIAL INSPECTION 1
S-000-004	SPECIAL INSPECTION 2
S-B09-101	BOOSTER PUMP STATION LOWER LEVEL PLAN
S-B09-103	BOOSTER PUMP STATION PUMP LEVEL PLAN
S-B09-107	BOOSTER PUMP STATION ROOF LEVEL PLAN
S-B09-301	BOOSTER PUMP STATION SECTIONS 1
S-B09-302	BOOSTER PUMP STATION SECTIONS 2
S-P01-101	PFAS TREATMENT BUILDING OVERALL LOWER LEVEL PLAN
S-P01-102	PFAS TREATMENT BUILDING OVERALL UPPER LEVEL PLAN
S-P01-103	PFAS TREATMENT BUILDING OVERALL ROOF PLAN

Drawing Number	Drawing Title
S-P01-301	PFAS TREATMENT BUILDING SECTIONS 1
S-P01-302	PFAS TREATMENT BUILDING SECTIONS 2
S-P01-303	PFAS TREATMENT BUILDING SECTIONS 3
S-P02-101	RINSE TANK FOUNDATION PLAN
S-P02-102	RINSE TANK ROOF PLAN
S-P02-301	RINSE TANK SECTION 1
S-P02-302	RINSE TANK SECTION 2
A-000-101	ARCHITECTURAL LEGENDS AND SYMBOLS
A-000-107	BOOSTER PUMP STATION CODE ANALYSIS
A-B09-101	BOOSTER PUMP STATION OVERALL LOWER FLOOR PLAN
A-B09-102	BOOSTER PUMP STATION OVERALL UPPER FLOOR PLAN
A-B09-103	BOOSTER PUMP STATION OVERALL ROOF PLAN
A-B09-401	BOOSTER PUMP STATION BUILDING ELEVATIONS
A-P01-001	PFAS TREATMENT BUILDING CODE ANALYSIS
A-P01-101	PFAS TREATMENT BUILDING OVERALL LOWER LEVEL PLAN
A-P01-102	PFAS TREATMENT BUILDING OVERALL UPPER LEVEL PLAN
A-P01-103	PFAS TREATMENT BUILDING OVERALL ROOF PLAN
A-P01-401	PFAS TREATMENT BUILDING ELEVATIONS 1
D-000-001	PROCESS MECHANICAL LEGEND, SYMBOLS, AND GENERAL NOTES
D-B09-101	BOOSTER PUMP STATION OVERALL LOWER LEVEL PLAN
D-B09-102	BOOSTER PUMP STATION OVERALL INTERMEDIATE LEVEL PLAN
D-B09-103	BOOSTER PUMP STATION OVERALL GRADE LEVEL PLAN
D-B09-301	BOOSTER PUMP STATION SECTIONS 1
D-B09-302	BOOSTER PUMP STATION SECTIONS 2
D-B09-303	BOOSTER PUMP STATION SECTIONS 3
D-P01-101	PFAS TREATMENT BUILDING OVERALL PLAN 1
D-P01-102	PFAS TREATMENT BUILDING OVERALL PLAN 2
D-P01-103	PFAS TREATMENT BUILDING OVERALL PLAN 3
D-P01-301	PFAS TREATMENT BUILDING SECTIONS 1
D-P01-302	PFAS TREATMENT BUILDING SECTIONS 2
D-P01-303	PFAS TREATMENT BUILDING SECTIONS 3
D-P01-901	PFAS TREATMENT BUILDING ISOMETRIC VIEW
D-P02-101	RINSE WATER TANK UPPER PLAN
D-P02-102	RINSE WATER TANK LOWER PLAN
D-P02-301	RINSE WATER TANK SECTIONS 1
D-P02-302	RINSE WATER TANK SECTIONS 2
D-P02-103	RINSE WATER PUMPS PLAN
D-P02-301	RINSE WATER PUMPS SECTIONS
D-P02-901	RINSE WATER TANK ISOMETRIC VIEW 1
D-U17-301	PFAS TIE IN VAULT PLANS AND SECTIONS
D-U17-302	PFAS TIN IN VAULT DETAILS
D-W02-101	WELL 2 PUMP IMPROVEMENTS PLAN
D-W13-101	WELL 13 PUMP IMPROVEMENTS PLAN

Drawing Number	Drawing Title
E-000-001	ELECTRICAL LEGEND AND SYMBOLS 1
E-000-002	ELECTRICAL LEGEND AND SYMBOLS 2
E-000-003	ELECTRICAL GENERAL NOTES
E-000-101	OVERALL ELECTRICAL SITE PLAN 1
E-000-102	OVERALL ELECTRICAL SITE PLAN 2
E-000-601	SWITCHGEAR ONE-LINE DIAGRAM
E-P01-601	PFAS TREATMENT BUILDING SWBD. ONE-LINE DIAGRAM
I-000-001	INSTRUMENTATION LEGEND SYMBOLS NOTES 1
I-000-002	INSTRUMENTATION LEGEND SYMBOLS NOTES 2
I-000-003	INSTRUMENTATION LEGEND SYMBOLS NOTES 3
I-P01-101	PFAS CONTROL 1 P&ID
I-P01-102	PFAS CONTROL 2 P&ID
I-P01-103	PFAS CONTROL 3 P&ID
I-P01-104	CONTACTOR 1 P&ID
I-P01-105	CONTACTOR 2 P&ID
I-P01-106	CONTACTOR 3 P&ID
I-P01-107	CONTACTOR 4 P&ID
I-P01-108	CONTACTOR 5 P&ID
I-P01-109	CONTACTOR 6 P&ID
I-P01-110	CONTACTOR 7 P&ID
I-P01-111	CONTACTOR EFFLUENT P&ID
I-P02-101	RINSE WATER TANKS P&ID
I-P02-102	RINSE WATER PUMPS P&ID
I-P02-103	SPARE P&ID 1
I-P02-103	SPARE P&ID 1
I-P02-104	SPARE P&ID 2
I-W02-101	WELL 2 P&ID
I-W13-102	WELL 13 P&ID

Proposed Preliminary Specification List

Division 43 – Process Gas and Liquid Equipment

43 23 62 Variable Speed Vertical Turbine Pumps

Division 46 – Water and Wastewater Equipment

46 61 16 PFAS Treatment Media

Attachment B
WS1 PFAS Treatment Design Schedule

ID	Task Name	Start	Finish	Rem. Dur.	Predecessors	Successors	Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027			Qtr 2, 202
							Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
1	Vancouver WS1	Mon 5/4/26	Fri 5/19/28	517 days															
2	Phase 1 NTP	Mon 5/4/26	Mon 5/4/26	1 day		4,6,10,7,15FS-48 day													
3	Phase 110: Project Management	Tue 5/5/26	Tue 3/16/27	217 days															
4	Project Initiation and Sub Agreements	Tue 5/5/26	Mon 5/18/26	10 days	2														
5	City Kickoff (In person)	Tue 5/19/26	Tue 5/19/26	1 day	2FS+10 days	30,52													
6	Prepare BC PMP	Tue 5/5/26	Mon 5/11/26	5 days	2														
7	Ongoing PM	Tue 5/5/26	Tue 3/16/27	217 days	2														
8	Phase 210: Site Investigation	Tue 5/5/26	Thu 9/17/26	95 days															
9	Task 211: Survey and Basemap Preparation	Tue 5/5/26	Wed 6/24/26	36 days															
14	Cultural Review and 106 Determination (Completed by Archeological Services, City, and SRF)	Tue 5/5/26	Thu 9/17/26	95 days	2														
19	Task 212: Geotechnical Investigation	Tue 5/5/26	Fri 9/11/26	91 days															
30	Task 213: Review Site Background Info	Wed 5/20/26	Wed 6/17/26	20 days	5														
31	Phase 310: Conceptual Design	Tue 5/5/26	Thu 11/5/26	130 days															
32	Task 311: Blending Assessment and Fatal Flaw Analysis	Tue 5/5/26	Tue 6/16/26	30 days															
36	Task 312: Site Tours	Mon 5/18/26	Tue 6/9/26	16 days															
40	Task 313: Alternative Analysis (MCDA)	Mon 5/11/26	Wed 8/26/26	76 days															
50	Task 314: Wells Tie-in and Pumping Analysis	Wed 6/17/26	Fri 9/11/26	61 days															
57	Task 315: Conceptual Layout	Mon 5/11/26	Tue 10/6/26	104 days															
63	Task 316: Early Procurement Evaluation	Thu 8/20/26	Thu 11/5/26	55 days															
71	Task 317: Internal Workshops	Fri 5/15/26	Mon 8/3/26	55 days															
74	Phase 410: Preliminary Engineering Report	Tue 9/29/26	Fri 1/22/27	78 days															
75	Task 411: Develop Draft PER	Tue 9/29/26	Fri 1/22/27	78 days															
86	Phase 420: Preliminary Design Drawings and Specifications	Wed 10/7/26	Thu 2/18/27	91 days															
97	Phase 430 Preliminary Design Submittal, QA/QC, and Cost Esti	Wed 11/11/26	Mon 3/15/27	83 days															
120	Phase 510: Permitting and Outreach	Mon 5/11/26	Tue 3/16/27	213 days															
121	Task 511: Funding Compliance	Thu 12/3/26	Tue 3/2/27	60 days															
123	Task 512: Permitting Matrix, SEPA, and Public Park Coordinat	Wed 10/14/26	Fri 12/18/26	46 days															
126	Task 513: Land Use	Wed 10/28/26	Tue 3/16/27	94 days															
131	Task 514: Community Engagement	Wed 10/7/26	Tue 3/16/27	109 days															
133	Task 515: DOH Engagement and Coordination	Mon 5/11/26	Tue 6/23/26	31 days		146													
136	Phase 2 Design	Tue 3/16/27	Fri 5/19/28	300 days	114	214													
137	Phase 520: Permitting and Outreach	Tue 3/16/27	Mon 12/13/27	190 days															
161	Phase 610: Intermediate (60%) Design	Tue 3/16/27	Thu 7/8/27	81 days		156FS+10 days													
176	Phase 620: Draft Construction Cost Estimate	Wed 5/26/27	Fri 6/18/27	17 days															
180	Phase 630: Final (90%) Design	Fri 7/9/27	Wed 12/1/27	101 days	155														
196	Phase 640: 90% Cost Estimate	Mon 10/11/27	Mon 11/1/27	16 days															
201	Phase 650: Bid and Construction Documents (100%)	Thu 12/2/27	Fri 5/19/28	118 days															
214	Phase 3 - Engineering Services During Construction	Mon 5/22/28	Thu 7/4/30	535 days	136														

EXHIBIT B: Vancouver WS1 PFAS Treatment Project

Brown and Caldwell
Budget

			Lynn Stephens	Melanie Johnson	Kelly Kimball	Chadwick Johnson	Tony Actis	Joanie Stultz	Brittany Bax	Kyle Hay	Bill Persich	Marcus Cope	Zack Schorr	Morteza AhmadiFar	Jacob Faust	Eric Stiles	Craig Bjorklund	Jim Cook	Bryan Gaona	Nick Ung	Jonathan Dunne	Linnea Lubke	Thomas Neufeldt	Phillip Maisonville	Dan Jackson	Karen Brinker	
Phase	Task	Phase Description	PM	Project Analyst	PIC	Deputy PM/ Design Manager	DM Advisor	Project Engineer	Design Coordinator	PFAS SMS	QA/QC Lead	Senior Civil Eng	Civil Lead	Civil/Storm	Civil QC	Designer	Electrical Lead	Electrical QA/QC	Electrical Support	Electrical Support	Designer	I&C Lead	I&C Support	I&C QC	Designer	Senior Proc Mech	
			\$343	\$118	\$343	\$211	\$243	\$243	\$140	\$284	\$358	\$284	\$284	\$188	\$284	\$211	\$243	\$284	\$140	\$162	\$162	\$343	\$140	\$343	\$162	\$243	
Raw rates grade-this row to be hidden			K	D	K	H	I	I	F	J	L	J	K	H	J	H	I	J	E	F	F	K	E	K	F	I	
Phase 1																											
110		Project Management	324	38	6	220	102	20	22	0	0	0	8	0	5	0	2	0	0	0	0	2	0	0	0	0	
	111	Phase 1 Client Meetings	44		4	54	12						8		5		2					2					
		Client Kick-off Meeting and Site visit (in person)	12			12	12						8		5		2					2					
		PM Weekly Check-ins	32			42																					
	112	Phase 1 Project Management	280	38	2	166	90	20	22																		
210		Phase 1 Site Assessment	10	0	0	18	8	8	0	0	0	16	20	28	4	12	12	4	0	6	0	4	6	0	0	16	
	211	Survey and Basemap Preparation (City)				8	4					8	4	4		8											
	212	Geotechnical Investigation	2			2							8	8	4												
	213	Review Site Background Information	8			8	4	8				8	8	16		4	12	4		6		4	6			16	
310		Conceptual Design	180	0	2	328	120	76	0	42	54	36	48	28	0	10	63	12	4	49	0	10	4	0	0	58	
	311	Blending Assessment and Fatal Flaws Analysis	16			32	8	16			10																
	312	Site Tours	24			20	6	12																			
	313	Alternatives Analysis (MCDA)	46		2	114	42	16		22	14	16	28	16		2	17	2	4	13					26		
	314	Wells Tie-in and Pumping Analysis	32			64	8				6						10	2		12		2					
	315	Conceptual Layout	28			44	40	16		4	8	12	12	12		8	8			8		2			28		
	316	Early Procurement	14			30	4										20	8		16		2					
	317	Internal Workshops	20			24	12	16		16	16	8	8				8					4	4			4	
410		Project Engineering Report (PER)	40	0	0	36	8	40	8	8	8	0	8	16	6	0	8	8	0	16	0	8	16	0	0	16	
	411	Develop Draft PER	16			36	8	40					8	16			8	4		16		8	16			16	
	412	QA/QC	24						8	8	8				6			4									
420		Preliminary Design Drawings and Specifications	42	0	0	126	54	7	38	0	16	145	36	169	49	281	96	0	92	137	50	95	99	0	98	94	
	421	Internal Team Meetings and Design Management	42		0	106	54	7	38			20	4	20			20					21				16	
	422	Civil										125	32	141	49	281											
	423	Landscape												8													
	424	Architectural																									
	425	Structural																									
	426	Process/Process-Mechanical				16					16															78	
	427	Building Mechanical				4																					
	428	Electrical				0											76		92	137	50						
	429	Instrumentation and Controls																				74	99		98		
430		Preliminary Design Submittal, QA/QC, and Cost Estimating	62	0	0	94	42	16	28	0	16	8	28	16	18	0	48	28	0	8	0	18	12	16	0	16	
	431	Preliminary Design Submittal	28			56	28		28			8	20	16			36	12		8		14	8			16	
	432	Cost Estimating	4			8	6	16									4										
	433	Preliminary Design QA/QC	8			8	8				16				18			16						16			
	434	External Meetings	22			22	0						8				8					4	4				
510		Permitting & Public Outreach	60	0	0	56	4	4	0	4	4	20	16	16	0	0	0	0	0	0	0	0	0	0	0	0	
	511	Permitting Matrix, SEPA, and Public Park Coordination	4			8		4																			
	512	Land Use	24			24	4					20	16	16													
	513	Community Engagement	8			8																					
	514	DOH Engagement and Coordination	24			16				4	4																
810		Unanticipated Services																									
	811	Phase 1 Unanticipated Services																									
PHASE 1 TOTAL			717	38	8	878	338	171	96	54	98	225	164	273	82	303	229	52	96	216	50	137	137	16	98	200	

Notes:

1. Labor budget is based on yearly rates and assumes escalation for 2027.

2. Miscellaneous project expenses (software licenses, printing, etc.) are included in the hourly rate and not billed separately.

3. Mileage costs are based on the IRS standard mileage rate, currently \$0.725 per mile.

4. Hours and Dollars are rounded to the nearest whole number.

EXHIBIT B: Vancouver WS1 PFAS Treatment Project

Brown and Caldwell
Budget

			Joe Reardon	Lauren Lara	PJ Wilkerson	Will Levegood	Savannah Wujastyk	Jay Hesby	Tom Lemon	Chris Michalos	Jennifer Kersh	Topher Jones	Ashraf Qadan	Stevanie Suhori	Jon Harper	Evan Schoel	Terry Gatlin	Christian Garcia	Amarante Ramirez	Jim Conway	William Agster	David Shroyer	Dan Goodburn	Adam Lambert	Dade Irwin	
Phase	Task	Phase Description	Proc Mech Lead	Asssoc Eng	Sr. Staff Eng	Sr. Staff Eng	Staff Proc Mech	Proc Mech QC	Designer	Hydraulics QC	Hydraulics	MCDA SMS	Structural Lead	Structural Support	Structural QC	Designer	Building Mech EOR/QA	Building Mech Lead	HVAC Designer	Plumbing Designer	Cost Estimating QC	Electrical Cost Estimator	Cost Estimating	BIM Manager	BIM Lead	
			\$243	\$140	\$188	\$162	\$162	\$358	\$211	\$343	\$188	\$211	\$243	\$162	\$343	\$211	\$343	\$211	\$162	\$243	\$343	\$243	\$284	\$211	\$211	
Raw rates grade-this row to be hidden			I	E	F	F	F	L	H	K	G	H	I	F	K	H	k	H	F	I	J	I	J	I	H	
Phase 1																										
110		Project Management	8	0	8	5	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	
	111	Phase 1 Client Meetings	8		8	5							2													
		Client Kick-off Meeting and Site visit (in person)	8		8	5							2													
		PM Weekly Check-ins																								
210	112	Phase 1 Project Management													2											
		Phase 1 Site Assessment	24	16	0	0	0	0	4	0	16	0	24	8	0	0	0	0	0	0	0	0	0	0	8	
	211	Survey and Basemap Preparation (City)																							4	
	212	Geotechnical Investigation											16	4											4	
	213	Review Site Background Information	24	16					4		16		8	4												
310		Conceptual Design	233	172	152	38	188	39	8	14	221	64	14	0	0	0	6	2	0	0	0	0	16	0	0	
	311	Blending Assessment and Fatal Flaws Analysis	12	24	40		40	2			26															
	312	Site Tours	14		16																					
	313	Alternatives Analysis (MCDA)	87	48	84	24	104	15		4	26	64	10				2	2					16			
	314	Wells Tie-in and Pumping Analysis	54	22		2	12	12		10	135															
	315	Conceptual Layout	28	30	4	8	8	2	8		14															
	316	Early Procurement	19	28	4		20																			
	317	Internal Workshops	20	20	4	4	4	8			20		4				4									
410		Project Engineering Report (PER)	40	20	20	0	40	8	0	4	0	0	8	16	4	0	4	8	0	0	0	0	0	0	0	
	411	Develop Draft PER	40	20	20		40						8	16			4	8								
	412	QA/QC						8		4				4												
420		Preliminary Design Drawings and Specifications	200	200	90	132	192	38	156	8	132	0	244	101	132	290	5	41	0	0	0	0	0	20	161	
	421	Internal Team Meetings and Design Management	44	36	16	16	16	4	8	4	24		20					8						20	161	
	422	Civil																								
	423	Landscape																								
	424	Architectural																								
	425	Structural											224	101	132	290										
	426	Process/Process-Mechanical	152	164	74	116	168	34	148	4	108															
	427	Building Mechanical															5	33								
	428	Electrical	4				8																			
	429	Instrumentation and Controls																								
430		Preliminary Design Submittal, QA/QC, and Cost Estimating	54	32	0	8	8	20	0	18	16	0	16	0	28	0	8	8	0	0	8	20	100	20	16	
	431	Preliminary Design Submittal	28	16		8	8	4		2	8		16	0	8			8						8	16	
	432	Cost Estimating	10																		8	20	100			
	433	Preliminary Design QA/QC						16		16					20		8							12		
	434	External Meetings	16	16							8															
510		Permitting & Public Outreach	22	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	511	Permitting Matrix, SEPA, and Public Park Coordination	2																							
	512	Land Use	8																							
	513	Community Engagement	4																							
	514	DOH Engagement and Coordination	8		16																					
810		Unanticipated Services																								
	811	Phase 1 Unanticipated Services																								
PHASE 1 TOTAL			581	440	286	183	428	105	168	44	385	64	308	125	166	290	23	59	0	0	8	20	116	40	185	

Notes:
1. Labor budget is based on yearly rates and assumes escalation for 2027.
2. Miscellaneous project expenses (software licenses, printing, etc.) are included in the hourly rate and not billed separately.
3. Mileage costs are based on the IRS standard mileage rate, currently \$0.725 per mile.
4. Hours and Dollars are rounded to the nearest whole number.

Brown and Caldwell
Budget

			Pepe Viteri	Jerome Duletzke	Kyle Nelson	Seema Chavan	Aubrie Koenig	John Duran	Wendy Pare	Carolyn Smith		
Phase	Task	Phase Description	BIM IT Support	Const Mgmt	Operations	Funding SME	Comms	Graphic Artist	Word Proc/Tech Edit	Billing	Total Labor Hours	Total Labor Effort
			\$188	\$343	\$243	\$358	\$243	\$243	\$162	\$118		
			Raw rates grade-this row to be hidden	G	K	I	M	I	G	F	D	
Phase 1												
110		Project Management	0	0	0	0	0	0	0	24	798	\$ 214,948
	111	Phase 1 Client Meetings									154	40,211
		Client Kick-off Meeting and Site visit (in person)									76	19,172
		PM Weekly Check-ins									74	19,667
	112	Phase 1 Project Management								24	644	174,738
210		Phase 1 Site Assessment	0	0	0	0	0	0	0	0	272	\$ 62,136
	211	Survey and Basemap Preparation (City)									40	\$ 9,352
	212	Geotechnical Investigation									48	\$ 11,400
	213	Review Site Background Information									184	\$ 41,384
310		Conceptual Design	0	12	4	12	0	0	6	0	2,324	\$ 528,853
	311	Blending Assessment and Fatal Flaws Analysis									226	\$ 47,532
	312	Site Tours									92	\$ 23,236
	313	Alternatives Analysis (MCDA)							4		870	\$ 193,613
	314	Wells Tie-in and Pumping Analysis									382	\$ 85,405
	315	Conceptual Layout		4	4						340	\$ 79,593
	316	Early Procurement		8		12			2		187	\$ 42,407
	317	Internal Workshops									228	\$ 57,068
410		Project Engineering Report (PER)	0	0	0	0	0	0	16	0	438	\$ 101,700
	411	Develop Draft PER							16		364	\$ 78,677
	412	QA/QC									74	\$ 23,023
420		Preliminary Design Drawings and Specifications	11	8	8	0	0	0	0	0	3,893	\$ 776,514
	421	Internal Team Meetings and Design Management	11								736	\$ 163,072
	422	Civil									628	\$ 145,668
	423	Landscape									8	\$ 1,518
	424	Architectural									0	\$ -
	425	Structural									747	\$ 117,460
	426	Process/Process-Mechanical		8	8						1,094	\$ 219,696
	427	Building Mechanical									42	\$ 9,530
	428	Electrical									367	\$ 63,931
	429	Instrumentation and Controls									271	\$ 55,639
430		Preliminary Design Submittal, QA/QC, and Cost Estimating	0	8	8	0	0	0	0	0	870	\$ 228,305
	431	Preliminary Design Submittal									408	\$ 96,553
	432	Cost Estimating									176	\$ 49,246
	433	Preliminary Design QA/QC		8	8						178	\$ 56,146
	434	External Meetings									108	\$ 26,359
510		Permitting & Public Outreach	0	0	0	0	0	20	0	0	242	\$ 64,236
	511	Permitting Matrix, SEPA, and Public Park Coordination									18	\$ 4,518
	512	Land Use									112	\$ 29,444
	513	Community Engagement						20			40	\$ 10,572
	514	DOH Engagement and Coordination									72	\$ 19,702
810		Unanticipated Services									0	\$ -
	811	Phase 1 Unanticipated Services									0	\$ -
PHASE 1 TOTAL			11	28	20	12	0	20	22	24	8,836	\$ 1,976,692

Notes:
1. Labor budget is based on yearly rates and assumes escalation for 2027.
2. Miscellaneous project expenses (software licenses, printing, etc.) are included in the hourly rate and not billed separately.
3. Mileage costs are based on the IRS standard mileage rate, currently \$0.725 per mile.
4. Hours and Dollars are rounded to the nearest whole number.

Brown and Caldwell
Budget

				MWA	Greenworks	AKS	Shannon & Wilson	ESA				
Phase	Task	Phase Description	Expenses	Architecture	Landscape Architecture	3D Scan or Traffic Support	Geotech	SEPA / Permitting Support	Total Sub Cost	Total Sub Effort	Total Expense Effort	Total Effort
Raw rates grade-this row to be hidden												
Phase 1												
110		Project Management	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 219,948
	111	Phase 1 Client Meetings							\$ -	\$ -	\$ 5,000	\$ 45,211
		Client Kick-off Meeting and Site visit (in person)	\$ 5,000						\$ -	\$ -	\$ 5,000	\$ 24,172
		PM Weekly Check-ins							\$ -	\$ -	\$ -	\$ 19,667
	112	Phase 1 Project Management							\$ -	\$ -	\$ -	\$ 174,738
210		Phase 1 Site Assessment	\$ 1,000	\$ -	\$ -	\$ -	\$ 62,455	\$ -	\$ 62,455	\$ 65,578	\$ 66,578	\$ 128,714
	211	Survey and Basemap Preparation (City)							\$ -	\$ -	\$ -	\$ 9,352
	212	Geotechnical Investigation				\$ 62,455			\$ 62,455	\$ 65,578	\$ 65,578	\$ 76,978
	213	Review Site Background Information	\$ 1,000								\$ 1,000	\$ 42,384
310		Conceptual Design	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ 537,853
	311	Blending Assessment and Fatal Flaws Analysis							\$ -	\$ -	\$ -	\$ 47,532
	312	Site Tours	\$ 2,000						\$ -	\$ -	\$ 2,000	\$ 25,236
	313	Alternatives Analysis (MCDA)	\$ 6,000						\$ -	\$ -	\$ 6,000	\$ 199,613
	314	Wells Tie-in and Pumping Analysis	\$ 500						\$ -	\$ -	\$ 500	\$ 85,905
	315	Conceptual Layout	\$ 500						\$ -	\$ -	\$ 500	\$ 80,093
	316	Early Procurement							\$ -	\$ -	\$ -	\$ 42,407
	317	Internal Workshops							\$ -	\$ -	\$ -	\$ 57,068
410		Project Engineering Report (PER)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,700
	411	Develop Draft PER							\$ -	\$ -	\$ -	\$ 78,677
	412	QA/QC							\$ -	\$ -	\$ -	\$ 23,023
420		Preliminary Design Drawings and Specifications	\$ -	\$ 52,473	\$ 19,014	\$ -	\$ -	\$ -	\$ 71,487	\$ 75,061	\$ 75,061	\$ 851,576
	421	Internal Team Meetings and Design Management							\$ -	\$ -	\$ -	\$ 163,072
	422	Civil							\$ -	\$ -	\$ -	\$ 145,668
	423	Landscape			\$ 19,014				\$ 19,014	\$ 19,965	\$ 19,965	\$ 21,483
	424	Architectural		\$ 52,473					\$ 52,473	\$ 55,097	\$ 55,097	\$ 55,097
	425	Structural							\$ -	\$ -	\$ -	\$ 117,460
	426	Process/Process-Mechanical							\$ -	\$ -	\$ -	\$ 219,696
	427	Building Mechanical							\$ -	\$ -	\$ -	\$ 9,530
	428	Electrical							\$ -	\$ -	\$ -	\$ 63,931
	429	Instrumentation and Controls							\$ -	\$ -	\$ -	\$ 55,639
430		Preliminary Design Submittal, QA/QC, and Cost Estimating	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 233,305
	431	Preliminary Design Submittal							\$ -	\$ -	\$ -	\$ 96,553
	432	Cost Estimating							\$ -	\$ -	\$ -	\$ 49,246
	433	Preliminary Design QA/QC							\$ -	\$ -	\$ -	\$ 56,146
	434	External Meetings	\$ 5,000						\$ -	\$ -	\$ 5,000	\$ 31,359
510		Permitting & Public Outreach	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 38,144	\$ 40,144	\$ 42,151	\$ 42,151	\$ 106,387
	511	Permitting Matrix, SEPA, and Public Park Coordination					\$ 38,144		\$ 38,144	\$ 40,051	\$ 40,051	\$ 44,569
	512	Land Use			\$ 2,000				\$ 2,000	\$ 2,100	\$ 2,100	\$ 31,544
	513	Community Engagement							\$ -	\$ -	\$ -	\$ 10,572
	514	DOH Engagement and Coordination							\$ -	\$ -	\$ -	\$ 19,702
810		Unanticipated Services	\$ 50,000						\$ -	\$ -	\$ 50,000	\$ 50,000
	811	Phase 1 Unanticipated Services										
PHASE 1 TOTAL			70,000	52,473	21,014	0	62,455	38,144	\$ 174,086	\$ 182,790	\$ 252,790	\$ 2,229,483

Notes:
1. Labor budget is based on yearly rates and assumes escalation for 2027.
2. Miscellaneous project expenses (software licenses, printing, etc.) are included in the hourly rate and not billed separately.
3. Mileage costs are based on the IRS standard mileage rate, currently \$0.725 per mile.
4. Hours and Dollars are rounded to the nearest whole number.



PRJ101065 Water Station 1 PFAS Treatment System Extents Map

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

Staff Report: 105-26

To: Mayor and City Council
From: City Manager
Date: May 18, 2026

Subject

Ordinance Amending Vancouver Municipal Code (VMC) Section 7.04.020 "Pedestrian Interference"

Key Points

- Closes a clear gap in state and local law by giving law enforcement authority to intervene before dangerous behavior in traffic medians leads to injury or death.
- Addresses a documented and growing public safety risk, with multiple fatalities and serious collisions involving pedestrians and cyclists in medians and roadway areas.
- Improves safety for all roadway users—pedestrians, bicyclists, motorists, and roadway workers.
- Provides a constitutionally sound, content-neutral approach focused solely on unsafe physical location (not speech), while supporting broader multi-modal transportation and safety goals.

Strategic Plan Alignment

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

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

Present Situation

Currently, both the Vancouver Municipal Code and the Revised Code of Washington are largely silent on pedestrian presence in center medians and traffic islands that are not designed for pedestrian use. This gap in the law limits the ability of law enforcement to intervene when individuals occupy these high-risk areas, even when the danger is apparent.

At the same time, data from Vancouver and Clark County shows a pattern of serious injury and fatal collisions involving pedestrians and cyclists in or near these roadway spaces. Pedestrian presence in the narrow or raised medians—particularly those not intended for crossing—create hazardous conditions for everyone using the roadway.

Because existing statutes focus primarily on pedestrian movement (such as crossing or walking along a roadway), officers often lack a clear legal basis to act until a person steps into traffic or a collision has already occurred. This creates a reactive system rather than a preventative one.

As a result, unsafe conditions persist in areas that impact pedestrians, bicyclists, motorists, and roadway workers alike. Addressing this gap presents an opportunity to improve safety outcomes while maintaining a clear, consistent, and constitutionally sound approach focused solely on location-

based risk.

Advantage(s)

1. Provides law enforcement with a tool for enforcement they don't currently have
2. Ability to prevent serious injury and fatality collisions through early intervention
3. Makes Vancouver safer for all
4. Supports multimodal transportation goals

Challenge(s)

None

Budget Impact

No budget impact is anticipated

Prior Council Review

City Manager Communications - April 13, 2026

Action Requested

On Monday, May 18th, 2026, approve the ordinance on first reading, setting date of second reading and public hearing for June 1, 2026.

Staff Contact

Aaron Lande, Assistant City Manager, Taylor Hallvik, Assistant City Attorney,
aaron.lande@cityofvancouver.us, taylor.hallvik@cityofvancouver.us

Attachments:

1. Ordinance Amending Pedestrian Interference Code

xx/xx/xxxx (Date of First Reading)

xx/xx/xxxx (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

WHEREAS, Chapter 7.04.020 of the Vancouver Municipal Code (“VMC”) relating Pedestrian Interference was enacted in 2003 and last amended in 2022;

WHEREAS, Section 7.04.020 makes it unlawful for a person to obstruct pedestrian or vehicular traffic, but does not expressly address scenarios where individuals sit or stand upon a traffic median, traffic island, or roadway divider that divides lanes of travel in the roadway;

WHEREAS, In recent years, City staff and law enforcement have observed an increase in the number of instances where individuals stand, sit, or otherwise occupy traffic medians and roadway dividers;

WHEREAS, Standing and sitting upon medians, traffic islands, and roadway dividers presents a significant risk to the health, safety, and general welfare of members of the community, especially pedestrians and occupants of motor vehicles navigating the streets of the City of Vancouver;

WHEREAS, The health, safety, and well-being of the community is a high priority of the Vancouver City Council; and

WHEREAS, The changes to VMC 7.04.020 provided for by this ordinance will prohibit sitting standing, or otherwise occupying traffic medians and roadway dividers; and

WHEREAS, with proper notice to the public, the Vancouver City Council conducted a first reading of the proposed ordinance on _____, and a public hearing concerning the Ordinance and proposed code changes on _____.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings. The recitals set forth above, together with Staff Report _____ are hereby incorporated by this reference as findings in support of this Ordinance.

Section 2. Section 7.04.020 of the Vancouver Municipal Code entitled “**Pedestrian interference**” as established by Ordinance M-3624, (2003) and last amended by Ordinance M-4373 § 3 (2022) is hereby amended to read as follows:

7.04.020 Pedestrian interference.

A person is guilty of pedestrian interference if he or she intentionally:

1. Aggressively begs in a public place;
2. Obstructs pedestrian or vehicular traffic;
3. Stands, sits, remains upon, or otherwise occupies, a traffic median, traffic island, or roadway divider that separates lanes of travel of a public street or highway that is not designated or marked for pedestrian crossing, except when actively crossing the roadway at a permitted crossing location, or when directed by a traffic control device or law enforcement officer; or
4. Engages in targeted picketing or protesting before or about the residence or dwelling of another.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective date. This ordinance is effective immediately.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council:

_____.

SIGNED this _____ day of _____, 20__.

Anne McEnery-Ogle, Mayor

Attest:

Lisa Brandl, City Clerk

Approved as to form:

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE of the City of Vancouver amending Vancouver Municipal Code Section 7.04.020 “Pedestrian Interference”; providing for severability; and setting an effective date.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).

To: Mayor and City Council
From: Mayor
Date: May 18, 2026

Subject

Parks and Recreation Advisory Commission Appointment

Present Situation

The role of a Parks and Recreation Advisory Commission member is to act in an advisory manner to Vancouver Parks and Recreation staff, the Vancouver City Council and to advocate to decision makers and the public for parks and recreation issues.

Mayor McEnerny-Ogle recommends the reappointment of Jenny Thompson to a full-term position that would begin July 31, 2026, and expire July 30, 2029. To fill two other positions, the Mayor interviewed candidates and recommends the appointment of Terah Ebie to a full-term position that would begin July 30, 2026, and expire July 30, 2029, and the mid-term appointment of James Luce that would begin immediately, and expire July 30, 2027.

Action Requested

On Monday, May 18, 2026, reappoint Jenny Thompson to a full-term on the Parks and Recreation Advisory Commission, with a term beginning July 31, 2026, and expiring July 30, 2029. And Appoint James Luce to a mid-term position beginning immediately, and expire July 30, 2027, and appoint Terah Ebie to a full-term position that would begin July 30, 2026, and expire July 30, 2029.

Mayor McEnerny-Ogle



MEMORANDUM

DATE: May 18, 2026
TO: Mayor and City Councilmembers
FROM: Mayor McEnery-Ogle
CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE:	Recommendation for Appointments to the Parks and Recreation Advisory Commission
------------	--

The role of a Parks and Recreation Advisory Commission member is to act in an advisory manner to Vancouver Parks and Recreation staff, the Vancouver City Council and to advocate to decision makers and the public for parks and recreation issues.

Mayor McEnery-Ogle recommends the reappointment of Jenny Thompson to a full-term position that would begin July 31, 2026, and expire July 30, 2029. To fill two other positions, the Mayor interviewed candidates and recommends the appointment of Terah Ebie to full-term position that would begin July 30, 2026, and expire July 30, 2029, and the mid-term appointment of James Luce that would begin immediately, and expire July 30, 2027.

The appointment will be presented for Council action at the **Monday, May 18**, Council meeting.

Parks and Recreation Advisory Commission

Position	Term	Name & Address	Phone
1	12-31-2024	Stephen Wille 704 NE Countryside Drive, Vancouver, WA 98684 sawille1@gmail.com	503-880-4453
2	07-31-2024	Jayne Cavaness 18112 SE 41st Way, Vancouver, WA 98683 jayneehaygood@mac.com	360-718-1564
3	10-07-2024	James Luce 310 Pasadena Way, Vancouver, WA 98661 lucefamily@comcast.net	360-907-3323
4	07-31-2024	Angilo Fletcher 12004 NE 33rd St, Vancouver, WA 98682 Fletcher.angilo@gmail.com	360-624-7407
5	07-31-2024	Jeremy Robbins 3708 NE 99th Ave , Vancouver, WA 98662 jjrawbenz@gmail.com	503-290-6999
6	07-31-2025	Valerie Striplin 14014 SE 20th Way, Vancouver, WA 98683 vxstriplin@gmail.com	503-547-3330
7	07-01-2014	Syble Crow 816 Grove Street, Apt C , Vancouver, WA 98661 kerry@sakura39ers.org	360-844-0692
8	12-01-2021	Cale Piland EPS - PO BOX 8910 , Vancouver, WA 98668 caleb.piland@evergreenps.org	360-604-4000
9	01-01-2024	AJ Panter VPS - 2901 Falk Rd., Vancouver, WA 98661	
10	11-20-2023	Jenny Thompson 11103 NE 22nd St , Vancouver, WA 98684 jenny.nicole.thompson@gmail.com	503-313-1934

Parks and Recreation Advisory Commission

Term Length: 48 Months

Max Terms: 3 Term(s)

Number of Members: 10

Meeting Schedule: Third Wednesday of the Month

Meeting Time: 4:30 PM

Meeting Location: City Hall - Aspen Conference Room

Meeting Address: 415 W 6th St. Vancouver, WA 98660

Type: Commission

Description: The role of a Parks and Recreation Advisory Commission member is to act in an advisory manner to Vancouver Parks, Recreation and Cultural Services staff, the Vancouver City Council and to advocate to decision makers and the public for parks and recreation issues.

Council Liaison:

Staff Liaison:

Alicia Nilo

(360) 487-8310

alicia.nilo@cityofvancouver.us

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Stephen Wille	10/07/2024	1	07/31/2027
2	Jaynee Cavaness	07/15/2024	3	07/31/2027
3	James Luce	10/07/2024	1	07/31/2026
4	Angilo Fletcher	07/02/2025	2	07/31/2027
5	Jeremy Robbins	07/15/2024	1	07/31/2027
6	Valerie Striplin	07/02/2025	2	07/31/2028
7	Syble Crow	07/01/2014	1	07/31/2045
8	Cale Piland	12/01/2021	1	07/31/2045
9	AJ Panter	01/01/2024	1	07/31/2045
10	Jenny Thompson	11/20/2023	1	07/31/2026

Maruhn, Tawny

From: Perlick, David
Sent: Thursday, April 16, 2026 8:51 PM
To: Maruhn, Tawny
Subject: FW: PRAC- Notice of eligibility for reappointment

Importance: High

Tawny:

I would like this statement of intent for reappointment for Jim Luce to be considered with the other PRAC applications. Please see below.

Let me know if you have any questions. Thanks!

Dave

From: lucefamily@comcast.net <lucefamily@comcast.net>
Sent: Thursday, April 16, 2026 5:54 PM
To: Perlick, David <David.Perlick@cityofvancouver.us>
Cc: 'Jim Luce' <lucefamily@comcast.net>
Subject: RE: PRAC- Notice of eligibility for reappointment
Importance: High

From: Jim Luce
To: Council members
Re: Reappointment to Parks Advisory Board

I am embarrassed to say that I missed the deadline for reapplying for my position on the Parks Advisory Board (PRAC).

This letter requests your allowing me to make "late application."

I value my ability to serve on the PRAC and am hopeful you can allow this late application.

Jim Luce
310 Pasadena Way
Vancouver, Wa 98661

360-907-3323

From: Perlick, David <David.Perlick@cityofvancouver.us>
Sent: Thursday, April 16, 2026 5:11 PM
To: Jim Luce <lucefamily@comcast.net>
Subject: RE: PRAC- Notice of eligibility for reappointment

Jim:

We would need a letter from you ASAP indicating your interest in reappointment. That can be very brief but we do need a letter to put in the packet for Council to consider. Please confirm you can do that and it's fine to send to us electronically.

Thanks!

Dave

From: Jim Luce <lucefamily@comcast.net>
Sent: Thursday, April 16, 2026 3:24 PM
To: Perlick, David <David.Perlick@cityofvancouver.us>
Subject: Re: PRAC- Notice of eligibility for reappointment

yes, an extension would be helpful and I would like to have coffee with you in the near future to talk about this maybe early next week?

On Apr 16, 2026, at 3:15 PM, Perlick, David <David.Perlick@cityofvancouver.us> wrote:

Jim:

I want to check in one more time on your interest in reappointment to the Parks and Recreation Advisory Commission. The deadline to submit interest was yesterday. I would look to request an extension if you are interested in reappointment.

Thanks!

Dave

From: Nilo, Alicia <Alicia.Nilo@cityofvancouver.us>
Sent: Tuesday, March 3, 2026 11:54 AM
To: lucefamily@comcast.net; jenny.nicole.thompson@gmail.com; Luce, James <James.Luce@cityofvancouver.us>; Thompson, Jenny <Jenny.Thompson@cityofvancouver.us>
Cc: Perlick, David <David.Perlick@cityofvancouver.us>
Subject: Re: PRAC- Notice of eligibility for reappointment

Hello,

Please let us know if you both have any questions or need any help in this process if you are interested in submitting a letter of interest for reappointment.

Thank you for all that you do for our community!

Alicia Nilo | Administrative Assistant
City of Vancouver
Parks, Recreation & Cultural Services
Phone: 360-837-9790

Pronouns: She/Her/Hers
cityofvancouver.us

<image001.png>

From: City B&C Coordinator <bc_coordinator@cityofvancouver.us>
Sent: Monday, March 2, 2026 11:17 AM
To: lucefamily@comcast.net <lucefamily@comcast.net>; jenny.nicole.thompson@gmail.com <jenny.nicole.thompson@gmail.com>
Cc: Perlick, David <David.Perlick@cityofvancouver.us>; Nilo, Alicia <Alicia.Nilo@cityofvancouver.us>
Subject: PRAC- Notice of eligibility for reappointment

Good morning,

Thank you for your valuable service on the Parks and Recreation Advisory Commission. Our records indicate that your current term on will expire in July. You are eligible for reappointment for another full term.

Per City Council Policy, we will be opening up a recruitment to accept applications for this position. If you desire to extend your service, please submit a letter of continued interest by April 15. This will serve as your application for reappointment. I have attached a sample template for your reference.

Interviews for the position will take place in May followed by Council action at a meeting July. The term for this position would be 7/31/2026-07/31/2029. We will reach out to you once the application period has closed to schedule a time for you to speak with the City Councilmembers reviewing this recruitment.

Please let me know if you have any questions at this time.

Thank you once again for your service.

Regards,

Boards and Commissions Coordinator

City of Vancouver

City Manager's Office

Office: 360-487-8600 Relay: 711

Boards and Commissions -The City of Vancouver, WA

<image002.png>



Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required (["Do I live in Vancouver City limits?" map](#))
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act ([RCW 42.56](#)), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose

Use this form to apply to be a member of a board, commission or committee

Eligibility

Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	Yes

Which board(s) or committee(s) are you applying for? (Select all that apply)

- Parks and Recreation Advisory Commission
- Salary Review

Are you a registered voter in Clark County? Yes

Are you currently serving on a board or commission for the City of Vancouver? No

First Name	Terah
Last Name	Ebie
Email Address	terahebie@gmail.com
Primary Phone Number	360-910-3935
Phone Type	Mobile
Home Address	15200 NE 7th Street
City	Vancouver
State	Washington

ZIP Code	98684
Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	10 to 20 years
Occupation and Employer (if applicable)	Brand Director
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	No
Have you served on any board/commission or any others in the past?	Yes
Please list and describe your involvement with any community board or committee	Current: President Queer Community Network, City of Portland's Cannabis Policy Oversight Team; Past Board Member: Queer Youth Resource Center, Vancouver USA Pride, several Local Party Organizations; Past Committee Member: WA Liquor & Cannabis Board Quality Control Workgroup, Educational Opportunities for Children & Family Parent Policy Council; Former Chair of the Hearthwood Neighborhood Association; many volunteer roles and positions.
What do you think are the most important issues our community is facing today?	In my experience, one of the most significant and concerning challenges facing our community today is a growing lack of joy, connection, and sense of belonging. This is not an isolated issue, but the result of multiple, compounding pressures. Many Vancouver residents are navigating rising costs of living, housing instability, and barriers to accessing healthcare and mental health services. At the same time, many individuals (particularly those from marginalized communities) are experiencing increased concerns around safety, visibility, and inclusion. These factors, combined with a broader climate of political division and uncertainty, contribute to elevated stress and a diminished sense of stability in daily life. As a result, people are working longer hours, carrying more emotional and financial burden, and have less time, energy, and resources to invest in the well-being of themselves and their children, their relationships, and our community. Opportunities for connection, recreation, and joy are essential and for many, feel increasingly out of reach. Additionally, there is a growing sense of distrust in institutions and systems, including all forms of government - presenting both a challenge and an opportunity. The City has a critical role to play in rebuilding trust through transparency, consistency, and community-centered decision-making. I feel a strong calling to lend my experience and expertise to aid in these efforts as a volunteer. Addressing these challenges requires more than responding to individual issues in isolation. It calls for a continued holistic approach that prioritizes equitable access, community safety, economic stability, and inclusive public spaces and services. The City is already doing meaningful work in many of these areas, and there is a strong foundation to build upon. Whether through parks and recreation, housing initiatives, public safety strategies, or community programming, there is

an opportunity to continue strengthening and aligning existing, intentionally designed systems that foster connection, support well-being, and create space for people to experience joy.

Ultimately, a thriving city is not defined solely by its infrastructure, but by the strength of its community. By investing in environments and policies that promote belonging and connection, Vancouver can continue to grow in a way that is not only sustainable, but deeply human-centered.

The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?

As a queer leader who has spent years serving the intersectional 2SLGBTQIA+ community, I bring a deep understanding of the challenges facing queer and trans individuals, as well as strong, trusted connections within those communities. This perspective is grounded not only in identity, but in ongoing work to create more inclusive, affirming, and accessible spaces.

In addition, I bring experience working across the nonprofit, private, and civic sectors, which allows me to navigate complex systems and understand how different stakeholders engage with City processes. I have participated in municipal and regulatory advisory settings, and I value thoughtful governance, transparency, and accountability in public decision-making.

My approach is both community-centered and solutions-oriented. I am comfortable holding multiple perspectives at once, asking thoughtful questions, and working collaboratively to find outcomes that are equitable, practical, and sustainable.

Above all, I bring a strong commitment to ensuring that those most impacted by decisions are meaningfully considered in the process, and that public systems continue to evolve in ways that reflect the full diversity of the community they serve.

We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.

I have been actively involved in serving my community for more than 20 years, both formally and informally, as a volunteer, organizer, advocate, and nonprofit leader. At its core, my work has always been centered helping people feel connected, supported, and able to thrive. Much of my involvement has focused on uplifting the intersectional 2SLGBTQIA+ community through community-building, advocacy, and event leadership. As a community leader, I have helped grow several large-scale community events and year-round programming that center connection, visibility, and access to resources.

In addition to this work, I have served in a variety of leadership and advisory roles, including nonprofit board service, civic committees, and policy-focused workgroups at the city, regional, and even global levels. These experiences have allowed me to contribute to community-driven decision-making, governance, and systems-level change.

My community involvement also extends beyond formal roles. I believe in showing up consistently - whether that's mentoring, supporting neighbors, coordinating volunteers, or building partnerships that strengthen our local ecosystem.

Across all of these efforts, my goal has remained the same: to help build a more connected, inclusive, and resilient community where people not only have their basic needs met, but also have the opportunity to experience belonging and joy.

Please describe your interest in serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?

I am interested in serving because I believe deeply that strong, community-centered cities are built by people who are willing to show up, listen, and do the work with integrity and consistency. Community members should absolutely have opinions about how things are done and those perspectives are essential. But for those perspectives to truly shape outcomes, people also need to step into the work of governance: engaging in the process, weighing competing needs, and contributing to thoughtful, informed decision-making. That work is not always visible or exciting, but it is critical.

I care deeply about Vancouver and the people who call it home. This community

has shaped my life, I am choosing to raise my children here, and I feel a responsibility to give back in a meaningful way. I have seen firsthand that the strength of our systems depends on those who are willing to participate - not just for themselves, but on behalf of those who may not have the time, access, or capacity to be present in these spaces.

Serving on a board or commission is an opportunity to help ensure that decisions are grounded in lived experience, guided by community needs, and made with transparency and care. I am committed to showing up with thoughtfulness, accountability, and a genuine desire to contribute to the continued growth and well-being of our city.

Please describe your experience with racial equity, as well as your comfort level, previous engagement and work with diverse communities.

As a white person, I approach racial equity work with curiosity, humility and a commitment to ongoing growth. I recognize that I do not share the lived experience of folks of the global majority, and I take seriously the responsibility to listen, learn, and act in ways that contribute to more equitable systems and outcomes.

My engagement in this work has been both personal and professional. I have participated in racial equity trainings, pursued continued self-education through reading and community-based learning, and actively seek out opportunities to better understand the impacts of systemic inequity. In my leadership roles, including as a nonprofit leader, I prioritize building relationships, supporting initiatives led by communities most impacted, and working to ensure that equity is reflected in decision-making processes not just in intention, but in practice. As President of QCN, I am a member of Southwest Washington Equity Coalition's Membership Bloc.

Racial equity work is ongoing and also not always comfortable - but that discomfort is a necessary part of growth and accountability. I am committed to continuing to show up, to listen and adapt, and to contribute in ways that are thoughtful, responsible, and grounded in a desire to reduce harm and expand opportunity - especially when it's uncomfortable.

The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and experiences prepare you to address climate change?

My professional experience in the renewable energy sector has given me a strong foundation in the practical and systemic challenges of addressing climate change, particularly as they relate to energy use, infrastructure, and long-term sustainability. I understand both the urgency of climate action and the complexity of implementing solutions that are scalable, cost-effective, and community-centered.

In addition to my technical and professional background, I bring a deep commitment to climate justice. It's vital for us all to recognize that the impacts of climate change are not felt equally, and that marginalized communities are often disproportionately affected by environmental hazards, economic instability, and gaps in disaster preparedness. Addressing climate change requires not only environmental solutions, but an equity-centered approach that ensures all communities are considered and supported.

I also bring a values-driven perspective rooted in a respect for our connection to the natural environment. I believe that public policy and community planning should reflect both stewardship of our natural resources and an understanding of how access to green space, clean air, and resilient infrastructure contributes to overall community well-being.

As a board or commission member, I would approach climate-related work with a focus on practical implementation, cross-sector collaboration, and long-term impact. I am comfortable engaging with complex systems, asking thoughtful questions, and helping to align climate goals with broader community priorities such as equity, economic stability, and public health.

Is there anything else you would like us to know?

I have a deep sense of appreciation for the work that the City of Vancouver does for our residents - from our elected leaders, to paid staff, to volunteers. I cherish

the contributions of the folks who are showing up and doing the work and I look forward to more opportunities to serve alongside them.

How did you hear about this position?

- City newsletter

Would you like to be notified about future board and commission openings?

Yes

Parks and Recreation Advisory Commission Questions

What experience have you had in participating in programs, events and/or facilities through Vancouver Parks, Recreations and Cultural Services?

As a parent of middle school-aged children, my family has participated in a range of City programs over the years, including youth sports such as soccer and basketball, swim lessons, and musical theater. These experiences have given me a strong appreciation for the role these programs play in supporting youth development and family connection. Our family has also had memberships at the Firstenburg Community Center over several years.

As a community organizer, I have worked with the City on facility rentals and event permitting, ranging from small-scale room reservations to coordinating large public events with thousands of attendees. Through this, I have gained firsthand experience navigating City processes and partnering with staff to bring safe, community-centered events to life.

I previously served as Chair of the Hearthwood Neighborhood Association, where I helped organize park clean-ups and neighborhood engagement efforts. Additionally, as a property owner adjacent to a Neighborhood Park, I have a personal understanding of the importance of maintaining safe, accessible, and well-cared-for public spaces.

Across all of these experiences, I have developed a deep appreciation for the impact of Vancouver's parks and recreation system and the critical role it plays in fostering connection, health, and community well-being.

Providing this information is voluntary and will not be used in candidate selection for any board.

What is your age range?

31-55

What are your preferred pronouns? (Check all that apply)

- She/Her/Hers

What is your gender identity or expression? (Check all that apply)

- Female

What is your race/ethnicity? (Check all that apply)

- White

Which languages do you speak other than English? Check all that apply.

- Other

In what zip code do you live or work?

98684

What is the highest degree or level of education you have completed?

Bachelor's degree

Do you rent or own your home?

Own

Have you ever served on active duty in the U.S. Armed Forces, military Reserves, or National Guard?

No

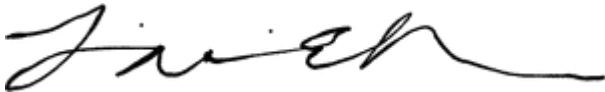
Do you live with a disability or identify as a disabled person?

No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!

To: Mayor and City Council

From:

Date: May 18, 2026

Subject

Salary Review Commission Appointment

Present Situation

This seven-member volunteer commission studies the relationship of salaries to the duties of Mayor and City Councilmembers and establishes the salary and compensation for the Mayor and City Council.

Mayor McEnerny-Ogle recently interviewed candidates, to fill two seats due to non-responsive commission members, with the Council's approval, the Mayor recommends removal of two board members.

Engaging in and preparing for the Salary Review Commission meetings are vital to the role of this commission. Records for the Salary Review Commission show that Patricia Stepp and Margot Rice have not been responsive to Salary Review Commission work and have had several unexcused absences for meetings. Per the Vancouver Municipal Code:

VMC: 2.16

*Section 2.16.010 Parks and Recreation Advisory Commission – Terms of commission members.
The mayor, with the approval of the city council may remove at large members from office for cause or neglect of duty or for three consecutive unexcused absences.*

As such, Mayor McEnerny-Ogle recommends that Patricia Stepp's and Margot Rice's position on the Salary Review Commission be terminated effective May 18, 2026.

To fill these seats, Mayor Anne McEnerny-Ogle recommends the appointment of Maria Leonard to a full-term position effective immediately, and expiring December 31, 2030, and the appointment of Miranda Sulley to a mid-term position effective immediately, and expiring December 31, 2027.

Action Requested

On Monday, May 18, 2026, approve the removal of Patricia Stepp and Margot Rice from the Salary Review Commission. To fill these positions, appoint Maria Leonard to a full-term position, with a term beginning immediately, and expiring December 31, 2030, and appoint Miranda Sulley to a mid-term position beginning immediately, and expiring December 31, 2027.

Mayor McEnerny-Ogle



MEMORANDUM

DATE: May 18, 2026
TO: Mayor and City Council
FROM: Mayor Anne McEnerny-Ogle
CC: Lon Pluckhahn, City Manager
Tawny Maruhn, Boards & Commissions

RE: Recommendations for Appointment to the Salary Review Commission
--

This seven-member volunteer commission studies the relationship of salaries to the duties of Mayor and City Councilmembers and establishes the salary and compensation for the Mayor and City Council.

Mayor McEnerny-Ogle recently interviewed candidates, to fill two seats due to non-responsive commission members, with the Council's approval, the Mayor recommends removal of two board members.

Engaging in and preparing for the Salary Review Commission meetings are vital to the role of this commission. Records for the Salary Review Commission show that Patricia Stepp and Margot Rice have not been responsive to Salary Review Commission work and have had several unexcused absences for meetings. Per the Vancouver Municipal Code:

VMC: 2.16

Section 2.16.010 Parks and Recreation Advisory Commission – Terms of commission members.

The mayor, with the approval of the city council may remove at large members from office for cause or neglect of duty or for three consecutive unexcused absences.

As such, Mayor McEnerny-Ogle recommends that Patricia Stepp's and Margot Rice's position on the Salary Review Commission be terminated effective June 8, 2026.

To fill these seats, Mayor Anne McEnerny-Ogle recommends the appointment of Maria Leonard to a full-term position effective immediately, and expiring December 31, 2030

2029, and the appointment of Miranda Sulley to a mid-term position effective immediately, and expiring December 31, 2027.

We would like to make these appointments at the **Monday, May 18, 2026**, Council meeting.

Attachments:

- Letter
- Current Roster

Salary Review Commission

Position	Term	Name & Address	Phone
1	12-31-2025	Marilee Scarbrough PO Box 3331, Vancouver, WA 98668 Jonescarbrough@gmail.com	253-376-8837
2	12-31-2025	Tyler Freedman 13100 NE 22nd St, Vancouver, WA 98660 tylerfreedman1@live.com	3606066867
3	12-31-2021	Patricia Stepp inactive 1405 Esther St. #207 , Vancouver, WA 98660 ravenmaven08@gmail.com	360-693-0083
4	03-11-2024	Margot Rice inactive 4808 NE 126th Ave, Vancouver, WA 98682 mrd303@gmail.com	513-240-4894
5	03-11-2024	Greg Chaimov 314 Pasadena Way, Vancouver, WA 98660 gchaimov@gmail.com	503-816-5192
6	03-03-2025	Jesika Williams 6014 NE 33rd cir, Vancouver, WA 98661 jesika0731@gmail.com	3607198752
7	06-10-2024	Scott Kibota 2107 SE 144th Avenue, Vancouver, WA 98660 skibota@gmail.com	4242435299

Salary Review Commission

Term Length: 48 Months

Max Terms: 2 Term(s)

Number of Members: 7

Meeting Schedule: On Call

Meeting Time: 5:00 PM

Meeting Location: City Hall - Council Chambers

Meeting Address: 415 W 6th St. Vancouver, WA 98660

Type: Commission

Description: Studies the relationship of salaries to the duties of the Mayor and City Council and establishes the salary for each. Commissioners must be registered voters and city residents.

Council Liaison:

Staff Liaison:

Position Number	Name	Appt Date	No. of Terms Served	Term Expiration Date
1	Marilee Scarbrough	12/15/2025	1	12/31/2029
2	Tyler Freedman	12/15/2025	1	12/31/2029
3	Patricia Stepp	12/31/2021	1	12/31/2026
4	Margot Rice	03/11/2024	1	12/31/2027
5	Greg Chaimov	03/11/2024	1	12/31/2027
6	Jesika Williams	03/03/2025	1	02/23/2029
7	Scott Kibota	06/10/2024	1	12/31/2026



Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required (["Do I live in Vancouver City limits?" map](#))
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act ([RCW 42.56](#)), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose

Use this form to apply to be a member of a board, commission or committee

Eligibility

Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	Yes

Which board(s) or committee(s) are you applying for? (Select all that apply)

- Salary Review

Are you a registered voter in Clark County? Yes

Are you currently serving on a board or commission for the City of Vancouver? No

First Name	Miranda
Last Name	Sulley
Email Address	mirandasulley@gmail.com
Primary Phone Number	415-290-3403
Phone Type	Mobile
Home Address	16014 NE 10th Way
City	Vancouver
State	Washington

ZIP Code	98684
Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	1 to 5 years
Occupation and Employer (if applicable)	Senior Manager, Employee Experience & Enablement at Pearl.com
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	No
Have you served on any board/commission or any others in the past?	Yes
Please list and describe your involvement with any community board or committee	Since 2022, I have been an active member of the Countryside Woods Neighborhood Association in Vancouver, WA. I've served as Secretary and Newsletter Editor and am currently a Member-at-Large. In these roles, I support board governance, maintain official records, coordinate communications to residents, and help foster transparency and engagement within our neighborhood. This experience has strengthened my understanding of community priorities, local civic processes, and collaborative decision-making. Previously, I served on the Board of Directors for San Bruno Mountain Watch, an environmental nonprofit organization in the Bay Area, where I also held the role of Secretary. In addition to governance and administrative responsibilities, I participated in screening, interviewing, and hiring staff for paid positions. I was directly involved in evaluating role scope, organizational budget considerations, and determining appropriate compensation levels. This experience provided practical exposure to responsible salary-setting practices within a mission-driven organization, balancing fiscal stewardship with equitable and competitive pay.
What do you think are the most important issues our community is facing today?	Vancouver is experiencing significant growth and development, which brings both opportunity and responsibility. One of the most important issues facing our community is how we scale thoughtfully - preserving the character, culture, and livability that make Vancouver special while accommodating new residents and businesses. Growth must be intentional, with infrastructure, housing, and services expanding in ways that support long-term sustainability. Maintaining public safety is also essential. As the city grows, ensuring that residents continue to feel safe in their neighborhoods, parks, and commercial areas is foundational to community trust and quality of life. Public safety strategies must evolve alongside growth and remain responsive to changing community needs. Equally important is preserving the natural beauty and outdoor spaces that define Vancouver. Access to green space, environmental stewardship, and protection of our natural resources contribute not only to quality of life but also to civic pride and long-term resilience. As we navigate these priorities, responsible spending is critical. Public funds should be allocated in ways that reflect the community's greatest needs,

balancing fiscal stewardship with strategic investment in services and leadership that support a thriving city. Transparent decision-making and accountability help ensure resources are used effectively and equitably.

Finally, it is essential that city leadership remains closely connected to citizen priorities. As Vancouver evolves, policies and governance must reflect the community's changing values and demographics. Ongoing engagement and representative leadership will help ensure that growth strengthens our shared sense of belonging.

The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?

I would bring a blend of professional expertise, lived experience, and strong civic values to a City board or commission. As a woman in my 30s, a homeowner, and a more recent transplant to Vancouver, I represent a growing segment of our community - residents who have intentionally chosen Vancouver and are invested in its long-term success. My perspective reflects both appreciation for what makes this city special and an understanding of the needs and expectations of newer residents building roots here.

Professionally, I am an HR leader at a global company, with experience spanning small organizations to large enterprises. My work includes exposure to compensation strategy, budget planning, organizational design, and equitable pay practices. I am accustomed to evaluating data, balancing fiscal responsibility with competitive compensation, and making decisions that must be fair, defensible, and aligned with long-term organizational health. I understand the importance of transparency, benchmarking, and thoughtful stewardship of resources especially when public trust is involved.

I also bring a collaborative mindset and a strong commitment to fairness. I believe diverse perspectives lead to stronger outcomes, and I approach decision-making with curiosity, objectivity, and respect for differing viewpoints. I care deeply about the role public officials play in serving the community and the importance of ensuring public compensation structures reflect both accountability and the value of public service.

Together, these experiences and values would allow me to contribute thoughtfully, analytically, and collaboratively to the work of the Salary Review Commission.

We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.

I care deeply about building connection and community and I contribute in ways that strengthen belonging and shared responsibility.

Through my work with the Countryside Woods Neighborhood Association, I focus on fostering connection among residents. I created a recurring newsletter feature called "Get to Know Your Neighbors," highlighting both long-term and newer residents to help build familiarity, trust, and a stronger sense of community. I see small efforts like this as meaningful ways to preserve connection and shared identity.

I also volunteer with the Southwest Washington Humane Society, supporting an organization that plays an important role in animal welfare and community education. Contributing time to causes that reflect compassion and care is important to me.

I look for everyday opportunities to contribute. I have organized volunteer outings to the local food bank for my remote colleagues, helping connect my professional network to the community. I regularly participate in neighborhood clean-up efforts, including picking up litter in my area, because maintaining the beauty and livability of our city is something I take personally.

Whether through board service, volunteering, or small daily actions, I genuinely care about this community and want to see it thrive. I believe strong communities are built not only through policy decisions, but also through consistent, neighbor-to-neighbor engagement and I strive to contribute to both.

Please describe your interest in

My interest in serving on the Salary Review Commission stems from both

-serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?

professional alignment and a genuine commitment to the Vancouver community. Through my involvement with the Countryside Woods Neighborhood Association, I have had the opportunity to engage with City initiatives and attend community events, including discussions focused on improving access to transportation resources. These experiences have given me insight into how the City partners with residents and have deepened my appreciation for thoughtful, community-centered governance.

I am particularly interested in serving on the Salary Review Commission because the work closely aligns with my professional background in human resources and compensation. In my career, I have been involved in evaluating role scope, benchmarking compensation, balancing budget considerations, and ensuring fairness and transparency in pay practices. I understand the importance of objective analysis, fiscal responsibility, and public trust when making compensation-related decisions especially in roles that directly serve the community.

At the same time, I approach this opportunity with humility and curiosity. While I bring private-sector expertise, I am eager to learn from current commissioners about the City's processes, constraints, and governance framework. I believe effective public service is collaborative, and I would value the opportunity to contribute thoughtfully while continuing to grow in my understanding of municipal leadership.

Ultimately, I want to be more directly involved in shaping the future of the community I love. Serving on the Salary Review Commission would allow me to apply my professional skills in a way that supports transparency, accountability, and strong civic leadership for Vancouver.

Please describe your experience with racial equity, as well as your comfort level, previous engagement and work with diverse communities.

In my work as an HR leader focused on employee experience and engagement, I regularly partner with colleagues from diverse backgrounds across multiple states and international regions. A core part of my role is ensuring that programs, policies, and engagement efforts reflect and respect the perspectives of employees across different identities, cultures, and lived experiences.

For example, I coordinate and support U.S. heritage month initiatives, including our current Women's History Month programming. This includes spotlighting and supporting women-owned small businesses, facilitating employee engagement activities, and coordinating charitable donations to nonprofit organizations that uplift and advance women. These efforts are designed not only to recognize contributions, but also to foster inclusion and meaningful participation across the workforce. We coordinate similar efforts for Black History Month, AAPI Heritage Month, and so on.

I also have experience analyzing engagement data and compensation practices to help ensure equity across groups, including by gender, ethnicity, and sexual orientation. This work requires both quantitative review and thoughtful listening ensuring that policies are fair, that disparities are addressed, and that diverse perspectives are meaningfully considered in decision-making. I am comfortable engaging in conversations about equity and understand the importance of approaching them with openness, accountability, and a commitment to continuous learning.

At a broader level, I care deeply about justice and fairness. I believe public institutions serve their communities best when they operate transparently, equitably, and with an awareness of the diverse experiences of the people they represent. I would bring that mindset to service on the Salary Review Commission.

The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and

Addressing climate change is deeply personal to me. I grew up with a biodiverse mountain as my backyard, which shaped my appreciation for environmental stewardship and the responsibility we share in protecting natural ecosystems. That early connection to nature continues to influence how I think about growth, development, and long-term sustainability.

experiences prepare you to address climate change?

Professionally, I bring experience in strategic planning, data-informed decision-making, and balancing competing priorities - skills that are essential when advancing ambitious climate goals. In my HR leadership role, I regularly evaluate trade-offs, align initiatives with organizational strategy, and ensure accountability in implementation. Those same skills are relevant when considering how cities can responsibly invest in sustainability initiatives while maintaining fiscal stewardship.

I also approach climate work with curiosity and a commitment to learning. I am eager to better understand the City of Vancouver's specific climate initiatives, targets, and policy frameworks so I can thoughtfully advocate for them and represent the community's interests. I believe effective climate action requires both strong policy direction and broad public engagement, and I would be committed to supporting efforts that preserve Vancouver's natural beauty while ensuring long-term resilience.

At its core, my motivation is simple: I want Vancouver to grow in ways that protect the natural spaces and environmental character that make this city such a special place to live.

Is there anything else you would like us to know?

I am truly grateful for the opportunity to apply for this commission. I had intended to apply last year but narrowly missed the deadline, which reinforced my interest in becoming more formally involved with the City.

I approach this opportunity with both enthusiasm and humility. While I bring relevant professional experience and a strong commitment to fairness and community service, I am equally eager to learn from the experienced members of the commission and to understand more deeply how the City approaches its work.

Thank you for considering my application and for the time and service you dedicate to supporting Vancouver's future. It would be an honor to contribute.

How did you hear about this position?

- City newsletter
- Office of Neighborhoods Weekly Update

Would you like to be notified about future board and commission openings?

Yes

Providing this information is voluntary and will not be used in candidate selection for any board.

What is your age range?

31-55

What are your preferred pronouns? (Check all that apply)

- She/Her/Hers

What is your gender identity or expression? (Check all that apply)

- Female

What is your race/ethnicity? (Check all that apply)

- White

Which languages do you speak other than English? Check all that apply.

- Spanish

In what zip code to you live or work?

98684

What is the highest degree or level of education you have

Master's degree

completed?

Do you rent or own your home? Own

Have you ever served on active duty in the U.S. Armed Forces, military Reserves, or National Guard? No

Do you live with a disability or identify as a disabled person? No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature



Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!



Boards and Commissions Application- Spring 2026

Getting Started

- Carefully review the requirements for the posted position before completing your application.
- Review board information including membership eligibility and expectations to confirm qualifications.
- Commission meetings may require in-person day or evening attendance. When you accept a Board/Commission seat, you'll confirm your ability to attend these meetings.
- Upon appointment, proof of identity and residency may be required (["Do I live in Vancouver City limits?" map](#))
- Applications are considered active for one year. You will be notified by email of future openings for those Boards and Commissions you previously applied for or expressed interest in.
- Under the state's Public Records Act ([RCW 42.56](#)), applications submitted for these appointments are public records and may be subject to public disclosure.
- City employees are not eligible to serve on boards and commissions.

Purpose

Use this form to apply to be a member of a board, commission or committee

Eligibility

Must be 18 years old or older

Are you 18 years old or older?	Yes
Do you live in Vancouver City Limits?	Yes

Which board(s) or committee(s) are you applying for? (Select all that apply)

- Salary Review

Are you a registered voter in Clark County? Yes

Are you currently serving on a board or commission for the City of Vancouver? No

First Name	Maria
Last Name	Leonard
Email Address	mariaeleonard@proton.me
Primary Phone Number	415-505-5565
Phone Type	Mobile
Home Address	636 West 6th Street 205
City	Vancouver
State	Washington

ZIP Code	98660
Is your home address the same as your mailing address?	Yes
What is your length of residency in Vancouver?	1 to 5 years
Occupation and Employer (if applicable)	Financial Controller, Omega Industries
Do you, or does your firm or place of employment do business with the City?	No
Do you, your firm or place of employment, have business that may involve a contract with the City for land, materials, supplies, or services?	No
Have you served on any board/commission or any others in the past?	No
What do you think are the most important issues our community is facing today?	Accountability
The City of Vancouver is committed to facilitating and amplifying multiple perspectives and experiences from across the community. What diverse experiences, skills, perspectives and values would you bring to a City board or commission?	I'm a finance and human resource professional with over 20 years of experience.
We know there are many ways that people show how much they care for our community. Please describe your current and past community involvement, formal or informal, and ways that you have positively contributed to our community. Informal community involvement could include things such as volunteering, supporting neighbors, participating in a faith community, or participating in a youth sports league.	I volunteer with my church and have served/serve on several non-profit and professional boards.
Please describe your interest in serving as a board member or commissioner. Why do you want to be involved with the City of Vancouver, and why this role?	I want to become more involved in the governance of our beautiful city.
Please describe your experience with racial equity, as well as your comfort level, previous	I am a first generation Greek American, my mother was born in Greece. My paternal grandparents emigrated here during the depression. They worked hard

engagement and work with diverse communities.	through poverty to establish a business in the SF Bay Area. We were raised to treat people with equality and equity wherever and whoever they are.
The City of Vancouver is setting ambitious goals around climate change. As a member of a City board or commission, how will your knowledge, skills and experiences prepare you to address climate change?	Are there climate change issues relevant to the salary commission?
Is there anything else you would like us to know?	You have a city resident with decades of financial, payroll, HR, and business management experience who is trying to join this committee to contribute her expertise - I hope you will see the value in my participation.
How did you hear about this position?	Other
Would you like to be notified about future board and commission openings?	Yes
Providing this information is voluntary and will not be used in candidate selection for any board.	
What is your age range?	31-55
What are your preferred pronouns? (Check all that apply)	She/Her/Hers
What is your gender identity or expression? (Check all that apply)	Female
What is your race/ethnicity? (Check all that apply)	White
Which languages do you speak other than English? Check all that apply.	Other
If other languages, please indicate.	Greek, French, little bit of Spanish
In what zip code to you live or work?	98660
What is the highest degree or level of education you have completed?	Bachelor's degree
Do you rent or own your home?	Rent
Have you ever served on active duty in the U.S. Armed Forces, military Reserves, or National Guard?	No
Do you live with a disability or identify as a disabled person?	No

Signature Agreement

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

Signature

A handwritten signature in black ink, consisting of a series of fluid, connected strokes.

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for your records.

Staff will be in touch once the recruitment closes on next steps. Please be aware that this could take up to 30 days.

Feel free to reach out to bc_coordinator@cityofvancouver.us with any questions in the meantime.

Have a great day!

To: Mayor and City Council
From: City Manager
Date: May 18, 2026

Subject

Approval of the Claim Vouchers

Action Requested

Approve claim vouchers for May 18, 2026.

Attachments:

1. May 18, 2026 Claim Vouchers

Voucher Approval Summary - City of Vancouver

This sheet summarizes the voucher totals submitted for Council approval for the reporting period shown below.

We, the undersigned Council Members of the City of Vancouver, Clark County, Washington, hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

Total Amount Approved: \$ 11,195,212.74

On Council Meeting Date: Monday, May 18, 2026

Mayor _____

Council Member _____

Council Member _____

Auditing Officer _____

Reporting Period	Payment Categories	Payment Categories Total
May 04, 2026 - May 10, 2026	Accounts Payable Checks (See Attached)	\$ 6,411,061.64
May 04, 2026 - May 10, 2026	Hansen City Payments (See Attached)	28,504.88
May 04, 2026 - May 10, 2026	Visa Refunds (See Attached)	2,229.24
May 04, 2026 - May 10, 2026	Payroll Checks (See Attached)	4,753,416.98
	TOTAL	\$ 11,195,212.74

This information is structured for accessibility and screen navigation.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	31044	5/6/2026	49.70	c/o Michael Cutshaw,Estate of Mary Katheryn Viviani	1014 NW 45TH ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	31045	5/6/2026	197.00	C. Thomas Harriman	1209 NE 152ND AVE ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	31046	5/6/2026	165.38	Christensen,Linda	19405 SE 31ST DR ,CAMAS,WA,98607
Ad Hoc Payment	Check	31047	5/6/2026	150.37	DMK Homes Inc	14219 NE 42ND CIR ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31048	5/6/2026	43.32	Ebb,Mark or Hannah	1011 NE 82ND AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	31049	5/6/2026	79.63	Epps,Ricardo	2800 NE 184TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31050	5/6/2026	112.42	Estrella,Scott or Erika	14706 SE 29TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	31051	5/6/2026	45.48	Gooch,Jesse	9303 NE 102ND ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	31052	5/6/2026	82.71	Halverson,Greg	2412 E 6TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	31053	5/6/2026	258.25	Hopper,Jason or Robin	8501 NE 62ND ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	31054	5/6/2026	261.06	Jennifer or Donald Campbell	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	31055	5/6/2026	36.54	Kaw LLC	5615 KANSAS ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	31056	5/6/2026	32.76	Khougaz,Sheldon	7007 NE 142ND CT ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31057	5/6/2026	135.08	Legg,Jessica	5311 NE 22ND AVE ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	31058	5/6/2026	177.66	Master,Rae	3102 NE ROYAL OAKS DR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	31059	5/6/2026	107.05	Michael Fling or Brittany Gallucci	2311 SE 175TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	31060	5/6/2026	65.38	Mullan,Sean	705 NE 94TH AVE ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	31061	5/6/2026	256.88	Mynd Management Inc	16303 NE 43RD WAY ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31062	5/6/2026	4,896.94	Palindrome Vancouver LP	1600 E ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	31063	5/6/2026	8,428.14	Palindrome Vancouver LP	1600 E ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	31064	5/6/2026	158.40	Pearson,Amber	115 W 33RD ST ,VANCOUVER,WA,98660

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Ad Hoc Payment	Check	31065	5/6/2026	226.00	Perone, Christopher	106 N LIESER RD ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	31066	5/6/2026	284.67	Renee Lorenzo or Ryan Tryon	15003 NE 69TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31067	5/6/2026	130.45	SFR Borrower 2022 LLC	2308 NE 51ST ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	31068	5/6/2026	178.55	Shirley or Stephen Allery	5512 NE 54TH AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	31069	5/6/2026	32.67	Stewart, Hugh or Phyllis	2803 NE 121ST CT ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31070	5/6/2026	45.03	Teresa or Ricky Macom	7611 NE 67TH ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	31071	5/6/2026	306.72	Thompson, Beverly	13817 NE 79TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31072	5/6/2026	226.97	Tishkov, Alina or Vladimir	6510 NE 43RD ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	31073	5/6/2026	173.21	Wietrick, Corinne	4000 NE 109TH AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	31074	5/6/2026	41.32	Zimmer, Mark C	15910 NE NOBLE ST ,VANCOUVER,WA,98682
Supplier Payment	Check	31075	5/6/2026	7,897.50	Afghan Associates Inc	
Supplier Payment	Check	31076	5/6/2026	715.00	AKS Engineering & Forestry LLC - Remit-To: Tualatin Address	
Supplier Payment	Check	31077	5/6/2026	798.00	Allegheny Answering Services	
Supplier Payment	Check	31078	5/6/2026	20,323.65	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	31079	5/6/2026	38,967.29	Arborscape Ltd Inc	
Supplier Payment	Check	31080	5/6/2026	8,332.84	AT & T Mobility National Accounts LLC - Remit-To: AT & T Mobility	
Supplier Payment	Check	31081	5/6/2026	4,075.06	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	31082	5/6/2026	1,984.00	Chicago Title Company of WA	
Supplier Payment	Check	31083	5/6/2026	170.94	Cintas	
Supplier Payment	Check	31084	5/6/2026	978.30	Clark County Fire District 5	
Supplier Payment	Check	31085	5/6/2026	5,400.00	Clark County Title Company - Remit-To: Clark County - Reconveyance Fees	
Supplier Payment	Check	31086	5/6/2026	6,499.57	Clary Longview LLC	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	31087	5/6/2026	1,381.76	Columbia Cascade Company	
Supplier Payment	Check	31088	5/6/2026	60,004.10	Columbia Resource Company	
Supplier Payment	Check	31089	5/6/2026	25,000.00	Columbia River Economic Development Council Inc	
Supplier Payment	Check	31090	5/6/2026	2,109.89	Community Foundation for Southwest Washington	
Supplier Payment	Check	31091	5/6/2026	1,946.52	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	31092	5/6/2026	7,533.40	Davidson Benefits Planning	
Supplier Payment	Check	31093	5/6/2026	199.70	Dex Media West	
Supplier Payment	Check	31094	5/6/2026	7,405.20	Earthworks Excavating Services	
Supplier Payment	Check	31095	5/6/2026	1,478.17	Esix Sportswear	
Supplier Payment	Check	31096	5/6/2026	63.46	Experian Marketing Solutions - Remit-To: Experian - Los Angeles	
Supplier Payment	Check	31097	5/6/2026	518.76	First-Citizens Bank & Trust Company	
Supplier Payment	Check	31098	5/6/2026	29,303.30	Friends of Trees	
Supplier Payment	Check	31099	5/6/2026	961.78	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	31100	5/6/2026	32,245.46	Harper Houf Peterson Righellis Inc	
Supplier Payment	Check	31101	5/6/2026	1,064.80	Industrial Scientific Corporation - Remit-To: Industrial Scientific Corp - Pittsburgh	
Supplier Payment	Check	31102	5/6/2026	83,796.51	Infor Public Sector, Inc - Remit-To: InforPublic Sector, Inc	
Supplier Payment	Check	31103	5/6/2026	344.80	J-2 Blueprint Supply Co.	
Supplier Payment	Check	31104	5/6/2026	44.00	Keller Rohrback LLP	
Supplier Payment	Check	31105	5/6/2026	8,277.11	L.N. Curtis & Sons	
Supplier Payment	Check	31106	5/6/2026	7,378.00	L&S Contracting LLC	
Supplier Payment	Check	31107	5/6/2026	480.25	Langley's Ace Inc	
Supplier Payment	Check	31108	5/6/2026	5,011.53	Language Line Services, Inc.	
Supplier Payment	Check	31109	5/6/2026	335.00	Law, Lyman, Daniel, Kamerrer & Bogdanovich	
Supplier Payment	Check	31110	5/6/2026	9,505.10	Lexipol LLC	
Supplier Payment	Check	31111	5/6/2026	3,228.75	Message Gears LLC	
Supplier Payment	Check	31112	5/6/2026	105.00	Porter W Yett Company	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	Check	31113	5/6/2026	8,925.00	Salmon Creek Koelsch Operations LLC	
Supplier Payment	Check	31114	5/6/2026	1,500.00	Sean Denniston	
Supplier Payment	Check	31115	5/6/2026	271.09	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	31116	5/6/2026	14.05	State of Oregon Department of Transportation - Remit-To: OR DMV - Salem	
Supplier Payment	Check	31117	5/6/2026	2,200.00	State of Washington Department of Ecology - Remit-To: State of Washington Department of Ecology	
Supplier Payment	Check	31118	5/6/2026	65.75	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	31119	5/6/2026	76.11	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	31120	5/6/2026	13,566.76	Stop Stick Ltd	
Supplier Payment	Check	31121	5/6/2026	19,544.28	Sunbelt Controls Inc - Remit-To: Sunbelt Controls - Pasadena	
Supplier Payment	Check	31122	5/6/2026	3,346.50	Tiberius Solutions	
Supplier Payment	Check	31123	5/6/2026	1,191.63	Towing and Recovery Services, Inc.	
Supplier Payment	Check	31124	5/6/2026	165.38	Transunion Risk & Alternative Data Solutions Inc	
Supplier Payment	Check	31125	5/6/2026	8,066.57	Triple J Enterprises, Inc.	
Supplier Payment	Check	31126	5/6/2026	2,554.06	Troxler Electronic Laboratories Inc - Remit-To: Troxler Electronic Laboratories Inc	
Supplier Payment	Check	31127	5/6/2026	176.35	UKG Kronos Systems LLC - Remit-To: Atlanta	
Supplier Payment	Check	31128	5/6/2026	4,995.02	Univar Solutions USA Inc - Remit-To: Supplier Univar Solutions USA Inc	
Supplier Payment	Check	31129	5/6/2026	127.50	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	31130	5/6/2026	2,247.00	Walter E Nelson Company	
Supplier Payment	Check	31131	5/6/2026	6,576.35	William R. Peacock P.E.	
Supplier Payment	Check	31132	5/6/2026	51,575.72	WSP USA Inc. - Remit-To: WSP USA Inc. Dallas	

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Miscellaneous Payment	Check	31133	5/6/2026	5,256.96	Cole Valley Partners, LLC	LUP-85817 (jobsite: 7600 NE FOURTH PLAIN BLVD)
Miscellaneous Payment	Check	31134	5/6/2026	120.00	Columbia River Neighborhood Association	2026 RecycleU
Miscellaneous Payment	Check	31135	5/6/2026	215.95	Elaine Armstrong	Refund overpayment of loans
Miscellaneous Payment	Check	31136	5/6/2026	820.13	Evergreen School District #114	CMI-387008 (jobsite: 12200 NE 28th)
Miscellaneous Payment	Check	31137	5/6/2026	50.00	Jeremy Harbert	Refund parking citation
Miscellaneous Payment	Check	31138	5/6/2026	398.08	Jocelyn Wong	Refund parking permit no longer needed
Miscellaneous Payment	Check	31139	5/6/2026	26.96	John Jett	Refund overpayment of loan.
Miscellaneous Payment	Check	31140	5/6/2026	100.00	Marrion Neighborhood Association	2025 Resource Conservation Challenge
Miscellaneous Payment	Check	31141	5/6/2026	700.00	Michelle Cordova	Rental Deposit Refund
Miscellaneous Payment	Check	31142	5/6/2026	7.28	Organic Green Roots LLC	Overpayment of B&O taxes
Miscellaneous Payment	Check	31143	5/6/2026	120.00	Shumway Neighborhood Association	2026 RecycleU
Miscellaneous Payment	Check	31144	5/6/2026	70,000.00	Vicki Ballou c/o The Law Office of Nicholas Power	CLAIM PAYMENT - DOI: 04/04/2024 - RISK
Supplier Payment	Check	31145	5/6/2026	1,199,467.97	Association of Washington Cities Employee Benefit Trust	
Supplier Payment	Check	31146	5/8/2026	4,976.32	Aflac	
Supplier Payment	Check	31147	5/8/2026	6,280.17	AFSCME Local #307	
Supplier Payment	Check	31148	5/8/2026	575.00	California State Disbursement Unit	
Supplier Payment	Check	31149	5/8/2026	2,533.50	Chapter 13 - Trustee	
Supplier Payment	Check	31150	5/8/2026	491.00	Hawaii SDU	
Supplier Payment	Check	31151	5/8/2026	759.96	IAM Local #1374	
Supplier Payment	Check	31152	5/8/2026	9,179.12	Life Insurance Company of North America	
Supplier Payment	Check	31153	5/8/2026	1,150.00	MFS Service Center Inc	
Supplier Payment	Check	31154	5/8/2026	50.00	OPEIU Local #11	
Supplier Payment	Check	31155	5/8/2026	6,852.07	OPEIU Local #11	
Supplier Payment	Check	31156	5/8/2026	974.00	Teamsters Local #58	
Supplier Payment	Check	31157	5/8/2026	367.50	UA Local #290	
Supplier Payment	Check	31158	5/8/2026	2,859.30	Western Conference of Teamsters	
Supplier Payment	Check	31159	5/8/2026	1,529.04	Western Metal Industry Pension Fund	
Expense Payment	Direct Deposit	EFT-00349130	5/7/2026	10.00	Amelia Metevia	Employee Reimbursement

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Expense Payment	Direct Deposit	EFT-00349131	5/7/2026	175.00	John Laible	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349132	5/7/2026	128.00	Catherine Morey	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349133	5/7/2026	426.80	Cole Rodriguez	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349134	5/7/2026	30.20	Leslie Degenhart	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349135	5/7/2026	333.00	Keola Wilhelm	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349136	5/7/2026	125.00	Mike Cero	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349137	5/7/2026	107.90	Kevin Terry	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00349138	5/7/2026	315.83	Pete Adams	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00349139	5/7/2026	180.50	Sean Dumas	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349140	5/7/2026	103.50	Timothy Kays	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349141	5/7/2026	652.00	Audrey Preston	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349142	5/7/2026	202.50	Jonathan Lawrence	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349143	5/7/2026	202.50	Isaac Eldred	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349144	5/7/2026	202.50	Gregory Smith	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349145	5/7/2026	202.50	Carl Svendsen	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349146	5/7/2026	202.50	Trevor Miller	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349147	5/7/2026	652.00	Elena Miron	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349148	5/7/2026	202.50	Thomas Miller	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349149	5/7/2026	652.00	Joshua Sand	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349150	5/7/2026	202.50	Paul Coulimore	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349151	5/7/2026	202.50	Joseph Gilcrest	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349152	5/7/2026	202.50	Thomas Schell	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349153	5/7/2026	202.50	Ian Poulos	Travel Advance

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Cash Advance Payment	Direct Deposit	EFT-00349154	5/7/2026	202.50	Jordan Shepherd	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349155	5/7/2026	202.50	Andrey Yelizavetskiy	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349156	5/7/2026	202.50	Branden Werry	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349157	5/7/2026	202.50	Victor Mammarella	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349158	5/7/2026	202.50	Joshua Bambilla	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349159	5/7/2026	202.50	Shane Seth	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349160	5/7/2026	202.50	Zachary Hall	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349161	5/7/2026	202.50	Travis Seals	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349162	5/7/2026	202.50	Sam Longbotham	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349163	5/7/2026	202.50	Jonas Dahl	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349164	5/7/2026	202.50	James Kodaras	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349165	5/7/2026	360.75	Neil Martin	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349166	5/7/2026	202.50	Dan Allegre	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349167	5/7/2026	202.50	Donley Stretch	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349168	5/7/2026	202.50	Daniel Howell	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349169	5/7/2026	202.50	Colin Peter	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349170	5/7/2026	433.50	Jason Dement	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349171	5/7/2026	202.50	Coleton Tripp	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349172	5/7/2026	202.50	Christian Aden	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349173	5/7/2026	202.50	Andrew Burkhart	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349174	5/7/2026	202.50	Alex Krell	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349175	5/7/2026	449.00	Ahmed Hourani	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349176	5/7/2026	202.50	Anya Morrill	Travel Advance

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Cash Advance Payment	Direct Deposit	EFT-00349177	5/7/2026	202.50	Alex Hallquist	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349178	5/7/2026	109.31	Mike Cero	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349179	5/7/2026	180.50	Jaycee Elliott	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00349180	5/7/2026	652.00	Conrad Iranon	Travel Advance
Supplier Payment	EFT	EFT-00349080	5/7/2026	15,545.36	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00349081	5/7/2026	53,011.24	YWCA Clark County	
Supplier Payment	EFT	EFT-00349082	5/7/2026	17,851.00	West 6th VWG LLLP	
Supplier Payment	EFT	EFT-00349083	5/7/2026	45,423.82	Share	
Supplier Payment	EFT	EFT-00349084	5/7/2026	2,905.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00349085	5/7/2026	2,380.65	TMC Contractors LLC	
Supplier Payment	EFT	EFT-00349086	5/7/2026	211.51	Canon Financial Services Inc	
Supplier Payment	EFT	EFT-00349087	5/7/2026	33,879.06	Contract Land Staff LLC	
Supplier Payment	EFT	EFT-00349088	5/7/2026	710.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00349089	5/7/2026	147,403.92	MES I ACQUISITION INC	
Supplier Payment	EFT	EFT-00349090	5/7/2026	9,998.93	Fourth Plain Forward	
Supplier Payment	EFT	EFT-00349091	5/7/2026	4,000.00	The Amy VanCamp Experience LLC	
Supplier Payment	EFT	EFT-00349092	5/7/2026	17,604.88	Lakeyland Inc	
Supplier Payment	EFT	EFT-00349093	5/7/2026	75,696.39	SDB Inc	
Supplier Payment	EFT	EFT-00349094	5/7/2026	2,500.00	Andrews Terry Jeffers LLP	
Supplier Payment	EFT	EFT-00349095	5/7/2026	264,798.64	Granite Construction Company	
Supplier Payment	EFT	EFT-00349096	5/7/2026	14,552.00	BAE Urban Economics, Inc.	
Supplier Payment	EFT	EFT-00349097	5/7/2026	22,945.00	Emerald Hydro-Turf Inc	
Supplier Payment	EFT	EFT-00349098	5/7/2026	2,133.00	OAC Services, Inc.	
Supplier Payment	EFT	EFT-00349099	5/7/2026	139,590.17	Del Sol Inc	
Supplier Payment	EFT	EFT-00349100	5/7/2026	14,517.57	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00349101	5/7/2026	218,913.81	Tapani Inc	
Supplier Payment	EFT	EFT-00349102	5/7/2026	1,577.22	Pitney Bowes Inc	
Supplier Payment	EFT	EFT-00349103	5/7/2026	2,024.00	Rapid Response Bio Clean Inc.	
Supplier Payment	EFT	EFT-00349104	5/7/2026	295.61	Lasko Printing Specialties Inc	
Supplier Payment	EFT	EFT-00349105	5/7/2026	5,310.00	Foundry Construction LLC	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00349106	5/7/2026	3,694.83	Retail Lockbox Inc	
Supplier Payment	EFT	EFT-00349107	5/7/2026	780,513.51	Allied Plumbing and Pumps LLC	
Supplier Payment	EFT	EFT-00349108	5/7/2026	3,556.48	Praxair Distribution Inc	
Supplier Payment	EFT	EFT-00349109	5/7/2026	83,445.75	American Medical Response Northwest Inc - Remit-To: AMR - ACH	
Supplier Payment	EFT	EFT-00349110	5/7/2026	1,026.64	CoStar Reality Information Inc.	
Supplier Payment	EFT	EFT-00349111	5/7/2026	483.96	HDR Engineering, Inc	
Supplier Payment	EFT	EFT-00349112	5/7/2026	228.69	Investigative Solutions LLC	
Supplier Payment	EFT	EFT-00349113	5/7/2026	15,364.26	Work Right NW	
Supplier Payment	EFT	EFT-00349114	5/7/2026	78,376.60	Kennedy Jenks Consultants, Inc.	
Supplier Payment	EFT	EFT-00349115	5/7/2026	2,287.00	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00349116	5/7/2026	12,157.98	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00349117	5/7/2026	13,305.38	Power Systems West LLC	
Supplier Payment	EFT	EFT-00349118	5/7/2026	20,332.02	Clark EMS Physicians, LLC	
Supplier Payment	EFT	EFT-00349119	5/7/2026	11,250.00	Sparks Sullivan LLC	
Supplier Payment	EFT	EFT-00349120	5/7/2026	9,375.00	Morgan Stanley Capital Managment LLC	
Supplier Payment	EFT	EFT-00349121	5/7/2026	1,595.95	Otak Inc	
Supplier Payment	EFT	EFT-00349122	5/7/2026	8,171.22	Commonstreet Consulting, LLC	
Supplier Payment	EFT	EFT-00349123	5/7/2026	1,355.00	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00349124	5/7/2026	94,392.58	MacKay & Sposito, LLC	
Supplier Payment	EFT	EFT-00349125	5/7/2026	39,977.12	Conсор North America Inc - Remit-To: Consor North America	
Supplier Payment	EFT	EFT-00349126	5/7/2026	250.00	Vancouver National Historic Reserve Trust	
Supplier Payment	EFT	EFT-00349127	5/7/2026	8,168.42	SiteCrafting Inc	
Supplier Payment	EFT	EFT-00349128	5/7/2026	22,701.90	Council for the Homeless	
Supplier Payment	EFT	EFT-00349129	5/7/2026	8,900.17	Ready Rebound, Inc.	
Supplier Payment	EFT	EFT-00351150	5/8/2026	403,246.89	Nationwide Retirements Solutions Inc	
Supplier Payment	EFT	EFT-00351151	5/8/2026	12,906.60	Vancouver Police Officer Guild	
Supplier Payment	EFT	EFT-00351152	5/8/2026	35,562.45	IAFF Local #452	
Supplier Payment	EFT	EFT-00351153	5/8/2026	1,293.36	Vancouver Command Guild	
Supplier Payment	EFT	EFT-00351154	5/8/2026	26,293.49	Allegiance Benefit Plan Management Inc (COBRA)	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00351155	5/8/2026	168.39	Legal Shield	
Supplier Payment	Manual Wire		5/1/2026	2,430.77	Internal Revenue Service	
Supplier Payment	Manual Wire		5/1/2026	46,797.00	JP Morgan Chase Bank, N.A	
Supplier Payment	Manual Wire		5/1/2026	45,120.15	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		5/1/2026	24,058.36	Global Payments	
Supplier Payment	Manual Wire		5/4/2026	455,770.51	State of Washington Department of Employment Security	
Supplier Payment	Manual Wire		5/6/2026	287,327.77	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		5/6/2026	7,256.32	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		5/6/2026	660,574.49	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		5/7/2026	41,344.30	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		5/8/2026	35,962.50	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		5/8/2026	32,593.23	Washington State Firefighters	
Supplier Payment	Manual Wire		5/8/2026	11,466.54	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		5/8/2026	586.00	Oregon SDU	
Supplier Payment	Manual Wire		5/8/2026	6,967.20	Washington SDU	
Supplier Payment	Manual Wire		5/8/2026	77,996.12	State of Washington Department of Retirement Systems (DRS)	
Hansen Refunds	City Payments		5/11/2026	28,504.88	City Payments	Posted 05/04/26 - 05/10/26
VISA Refunds	Credit Card		5/11/2026	1,199.50	City Payments	Park Class Refund FCC 05/04/26 - 05/10/26
VISA Refunds	Credit Card		5/11/2026	847.74		Park Class Refund MCC 05/04/26 - 05/10/26
VISA Refunds	Credit Card		5/11/2026	182.00		Park Class Refund Special Events 05/04/26 - 05/10/26

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
		Payment Category	Description	Total Amount		
		Checks	Total of all check payments	1,846,295.67		
		Direct Deposit	Total of all direct deposit payments	12,354.29		
		EFT	Total of all EFT payments	2,816,160.42		
		Manual Wire	Total of all manual wire payments	1,736,251.26		
		Hansen Total	Total of all hansen payments	28,504.88		
		VISA Total	Total of all visa payments	2,229.24		
		Payroll Total (Separate Excel Sheet)	Total of all payroll payments	4,753,416.98		
		Grand Total	All payments	11,195,212.74		

Payroll Council Report

Payroll council report for the period May 04, 2026 - May 10, 2026

This sheet provides a summary of all payroll-related check and EFT transactions processed during the reporting period. Each entry includes the transaction reference, date, description, and amount. This report is provided to Council to document all payroll transactions for the period.

This information is structured for accessibility and screen navigation.

Transaction Reference	Date	Explanation	Amount
3376 - 3392	05/08/26	May 08 Payroll	\$ 4,920.99
3349181 - 351149	05/08/26	May 08 Direct Deposits	\$ 4,748,495.99
		Total	\$ 4,753,416.98