Vancouver City Council

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

City Council Meeting Agenda
August 17, 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 onCVTV cable channels 23 / HD 323 and on www.cvtv.org.

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. August 17, 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 August 17, 2026. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on August 17, 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: 4:00-5:30 p.m.

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

2027 Housing and Urban Development Application Priorities and Scoring
(Approximately 30 minutes)

Samantha Whitley, Housing Programs Manager, samantha.whitley@cityofvancouver.us

Arts Hub Plan Update
(Approximately 1 hour, to immediately follow the previous workshop)

Kevin Kearns, David Perlick, Director of Parks, Recreation and Cultural Services, david.perlick@cityofvancouver.us

Council Dinner / Executive Session Re: Reviewing the Performance of a Public Employee (RCW 42.30.110(1)(g)) (5:30 - 6:30 PM)

Regular Council Meeting

6:30 PM
Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - August 10, 2026

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. Contract - Bid Award - SE McGillivray Blvd - Safety and Mobility Project - Bid #26-21 - C-102337

Staff Report: 162-26

Request: On August 17, 2026, award a construction contract for the SE McGillivray Boulevard Safety and Mobility project to the lowest responsive and responsible bidder, Jeffries Construction LLC, of Woodland, Washington, USA at their bid price of $5,482,629.11, which includes Washington State sales tax, and authorize the City Manager or designee to finalize and execute the same.

Jessica Hild, Senior Civil Engineer, Jessica.Hild@cityofvancouver.us

2. Contract – Professional Service Agreement between City of Vancouver and LSW Architects for Fire Stations #3 and #6 for RFQ 21-26 - C-102329

Staff Report: 163-26

Request: On Monday, August 17, 2026, authorize the City Manager, or designee, to finalize and execute a professional services agreement between the City of Vancouver and LSW Architects for an estimated amount not to exceed $1,144,806.08.

Lam Vuong, Facilities Capital Projects Manager, Lam.Vuong@cityofvancouver.us

3. Resolution - Vancouver Heights Senior Housing Partners Limited Partnership Disposition and Development Agreement

A RESOLUTION relating to the approval of a Land Disposition and Development agreement between the City of Vancouver and Vancouver Heights Senior Housing Partners Limited Partnership; establishing the terms and conditions under which the senior housing building on the Heights District Site P lot will be developed and ground leased by the City to Vancouver Heights Senior Housing Partners Limited Partnership; (the "Developer") and authorizing the City Manager to execute the disposition and development agreement.

Staff Report: 164-26

Request: On Monday, August 17, 2026, advance the resolution approving the Disposition and Development Agreement between the City of Vancouver and Vancouver Heights Senior Housing Partners Limited Partnership Disposition and Development Agreement (DDA) and authorizing the City Manager to execute the agreement, related implementation documents and certain amendments to the DDA, setting the date for the second reading and public hearing for Monday, August 24, 2026.

Amy Stewart, Real Estate Project Manager, amy.stewart@cityofvancouver.us

4. Ordinance Amending Vancouver Municipal Code 3.05 Procurement

AN ORDINANCE of the Vancouver City Council amending chapter 3.05 Vancouver Municipal Code (VMC) to change administrative responsibility for certain procurement actions; to provide clarity to other existing provisions; to provide for severability; and setting an effective date.

Staff Report: 165-26

Request: On Monday, August 17, 2026, advance the ordinance, set the date for the second reading and public hearing for August 24, 2026.

Geraldene Moyle, General Services Director, geraldene.moyle@cityofvancouver.us

5. Ordinance Authorizing the Implementation of 0.1% Public Safety Sales and Use Tax pursuant to RCW 82.14.345

AN ORDINANCE of the City of Vancouver, Washington, enacting an additional sales and use tax of one-tenth of one percent for criminal justice purposes as authorized by RCW 82.14.345; adding a new section to the Vancouver Municipal Code Chapter 5.98; providing for severability; and establishing an effective date.

Staff Report: 166-26

Request: On Monday, August 17, 2026, advance the ordinance, setting the date for the second reading and public hearing for August 24, 2026.

Troy Price, Police Chief, Erica Nilsen, Jaycee Elliott, Business Intelligence Analyst, troy.price@cityofvancouver.us, Jaycee.Elliott@cityofvancouver.us

6. Approval of the Claim Vouchers

Request: Approve claim vouchers for August 17, 2026.

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.

7. Ordinance Approving Mt. Hood Vista Preliminary Subdivision with Zone Change

AN ORDINANCE rendering findings and issuing a decision on the Mt. Hood Vista zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and an 82-lot subdivision; and providing for severability and an effective date.

Staff Report: 161-26

Request: On Monday, August 17, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Anthony Tortorici, Planner, Anthony.Tortorici@cityofvancouver.us

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Community Forum

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

Adjournment

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

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

CITY OF Vancouver WASHINGTON

2027 HUD Priorities, Scoring & Timeline

Samantha Whitley, Housing Programs Manager
Tasha Slater, Senior Housing Project Planner
Economic Prosperity and Housing
August 17, 2026

Agenda

2024-2028 Consolidated Plan

2027 Application Process & Timeline

Expected Resources & Set-asides

Prioritization & Scoring

Consolidated Plan Process

Multi-year, multi-layered, HUD-mandated cycle

- **Community Participation & Consultation:** Outreach to public and stakeholders
- **Needs Assessment:** Data collection and alignment with existing plans and surveys
- **Housing Market Analysis:** Housing inventory and homeless facilities
- **Strategic Plan Development:** Sets five-year priority needs, goals and outcomes
- **Annual Compliance:** Action Plan and CAPER include public & Council review

What This Required:

- 1 FTE dedicated for 18+ months
- Community forums, event tabling, surveys, neighborhood engagement, cross-sector advisory boards
- Council memos, workshops and public hearing
- Final goals, priorities, and strategies approved by Council

Consultation Requirements

Minimums detailed in 24 CFR 91.100

Housing, Health & Social Services

- Agencies serving children, elderly, disabled, HIV/AIDS or homeless
- Fair Housing & organizations representing protected classes

Homelessness Strategy

- Continuum of Care & agencies addressing housing, health, social service, victim services, employment, education
- Institutions (health care, mental health, foster care, corrections)
- Business and civic leaders

Required Since 2018

- Broadband providers & digital divide organizations
- Agencies managing flood areas, public land, or water resources
- Emergency management agencies

2024-2028 Goals & Outcomes to Date

Goal	5-Year Goal	Actual 2024	Actual 2025	Expected 2026
Rental Units Added	100	0	0	0
Rental Units Rehabilitated	50	0	0	0
Homeowner Housing Added	10	0	0	0
Homeowner Housing Rehabilitated	35	9	10	10
Direct Financial Assistance to Homebuyers	10	8	11	3
Tenant-Based Rental Assistance	250	39	32	45
Homeless Person Overnight Shelter*	400	0	0	0
Emergency Shelter/Transitional Beds Added*	50	0	0	0
Homelessness Prevention*	250	0	0	0
Public Service Activities other than Housing	20,000	3,332	244	525
Businesses Assisted	600	194	240	181
Public Facility or Infrastructure Activities	5,000	14,209	0	0

Outcomes do not include those achieved by HOME-ARP funded activities

Updates to 2027 Application Process

Updated Action Plan Timeline

Activity	Dates	Workdays	Status
Pre-applications open	10/1–10/23	17d	**Shortened**
Staff approval of pre-apps	10/26–10/30	5d	
Full application complete	11/2–12/11	29d	**Shortened**
Staff review / application corrections	12/14–1/8	20d	**Shortened**
Applications to Committee for review	1/12–2/19	29d	
Agency risk assessments	1/12–1/22	10d	
Applicant presentations	2/12	1d	HAC meeting
Draft Annual Action Plan (AAP)	2/22–3/19	15d	**Shortened**
Committee award recommendations	3/12	1d	HAC meeting
AAP published / 30-day comment period	3/22*–4/23	25d	HUD requirement
Send draft AAP and memo to Council	3/23	1d	**Added for earlier review**
Council public hearing & formal action	4/26	1d	**Moved up**
Action Plan finalized & submitted to HUD	5/14	1d	HUD deadline

Unlikely to have HUD funding amounts by this time

Expected Resources

CDBG — $1.7M

Community development, economic opportunities and public services

HOME — $1M

Affordable housing and rental assistance

HOME-ARP — $500,000

Supportive services for people experiencing homelessness

Funding Categories

CDBG, HOME & HOME–ARP combined totals

Funding Set-Asides

- Homeowner Rehab $250,000
- Capacity Building $255,000
- CHDO (Rental Housing) $320,000
- Section 108 Loan $340,000
- Administration $345,000

Competitive Housing Activities

- Public Service $140,000
- Rental Assistance $550,000
- Homeownership $250,000
- Homelessness Support $500,000

Economic Development

- Microenterprises only
  - 5 or fewer employees
- Priorities align with City's Economic Development Strategy
- Proposing $100,000 set aside for childcare-only assistance

Updated Scoring Criteria

25 points – objective/staff; 75 points – subjective/committee

Max	Criteria	Rationale
5	Committed match funds	Project does not rely solely on City support
10	Risk assessment score	Agency's ability to manage federal funding
10	Consolidated Plan goal	Ability to fill gap in ConPlan outcomes
15	Scope and capacity	Agency can deliver project at proposed scale
20	Need and plan alignment	Ties to community need and Consolidated Plan
15	Program impact	Breadth and depth of community benefit
10	Financial feasibility	Budget is realistic and sustainable
10	Readiness to begin	Project can start and spend on HUD's timeline
5	Collaboration	Coordinates with partners, avoids duplication

Next Steps

September	update guidelines
October	open applications
December	applications due
January – February	review applications
March	Action Plan shared
April	Public Hearing

Discussion

Vancouver Arts Hub Framework

David Perlick
Director, Parks, Recreation and Cultural Services

Stacey Donovan
Cultural Services Manager, Parks, Recreation and Cultural Services

Kevin Kearns
Capital Projects Project Manager, General Services

August 17, 2026

Agenda

- Framework Overview
- Community Priorities
- Operating Model
- Phase 1 Recommendations
- Cost Analysis
- Next Steps

Framework Overview

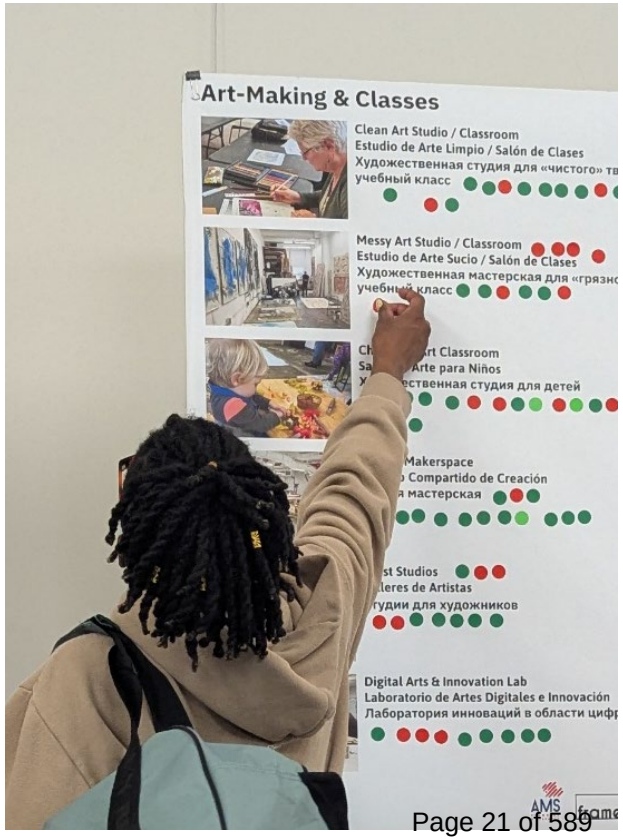
Coordinated operating and capital recommendations

- Builds on the reuse study and initial activation
- Community informed
- Aligns with best practices in comparable facilities
- Prioritizes core improvements that support innovation and growth
- Sets the stage for future investments

Community Priorities

Performance, community and multicultural events spaces

- Multicultural Events
- Gallery Exhibits
- Studio Theater
- Café/Retail
- Outdoor Performance
- Children’s Art
- Dance Studios



Operating Model Development

Guiding decisions with research and real-time learning

Best Practices:

- Researched 5 similar facilities
- All included City ownership role with operating partner(s)
- Identified best practices for nonprofit operator agreements

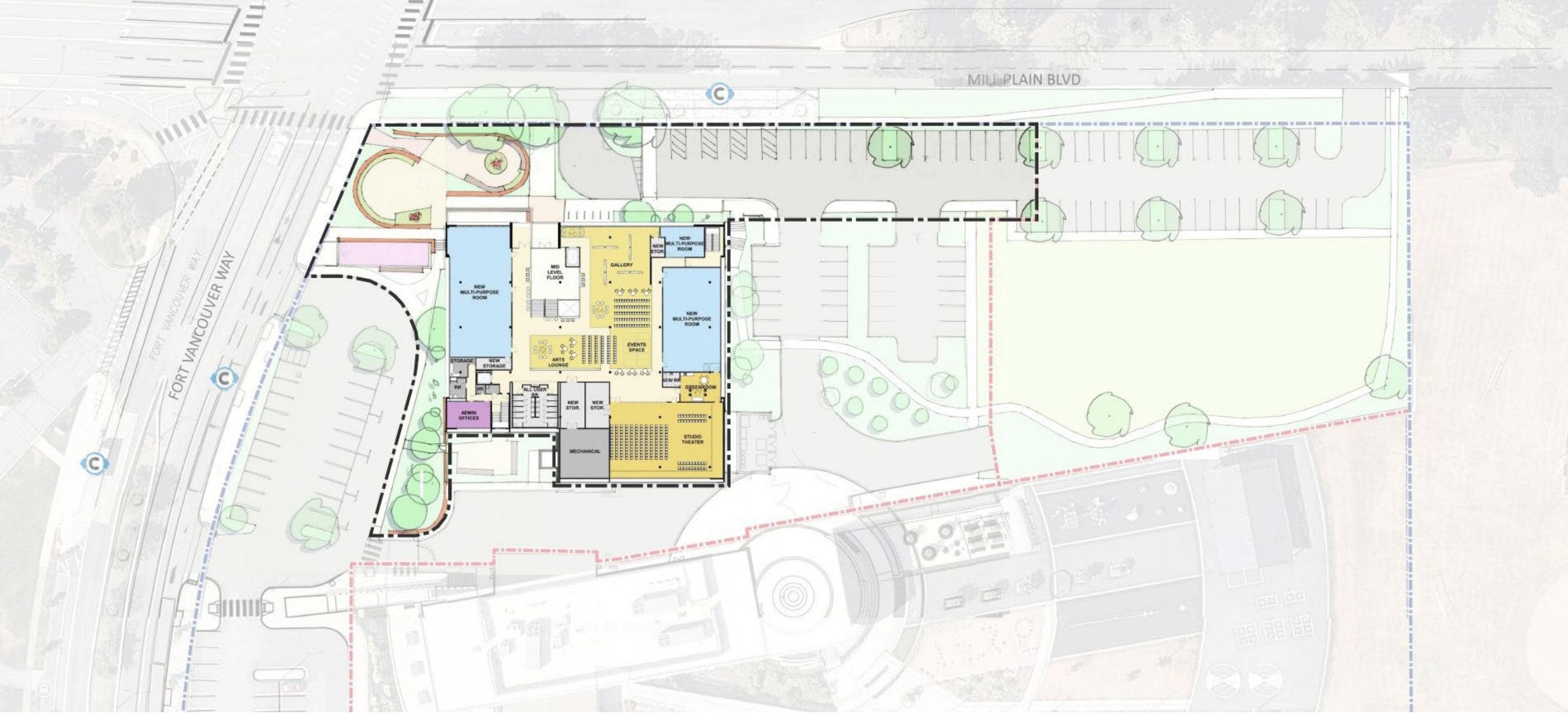
Current Activation:

- Insights from current operator
- Interviews with 18 users from 14 arts and culture organizations
- Inventory and review the spaces, activity types, building usage, and rate of growth from 2024-26

Proposed Operating Model

Updated approach based on best practices and the current activation

2022-23 Study Recommendation: High investment, high control	**2026 Updated Recommendation:** Shared investment, shared control
City Role • Operate and maintain the building • Manage all programming, rentals, and partnerships • Oversee revenue from classes, membership fees, and rentals	**Operator Role** • Single, mission-aligned nonprofit • Manage programming, rentals, day-to-day operations **City Role** • Maintain capital assets • Support operating costs with operator • Define direction, performance measures



Phase 1 Framework

Phase 1 Essential Improvements

- Improve ADA accessibility
- Seismic enhancements
- Improve energy performance and prepare building to support increased use
- Increase occupancy with improved egress and life safety upgrades
- New all-user restrooms

Phase 1
Lower Level

Program Spaces

- New multipurpose space
- Existing multipurpose spaces are updated
- Shared workshop

existing multipurpose space

new multipurpose space

admin offices

Phase 1
Upper Level

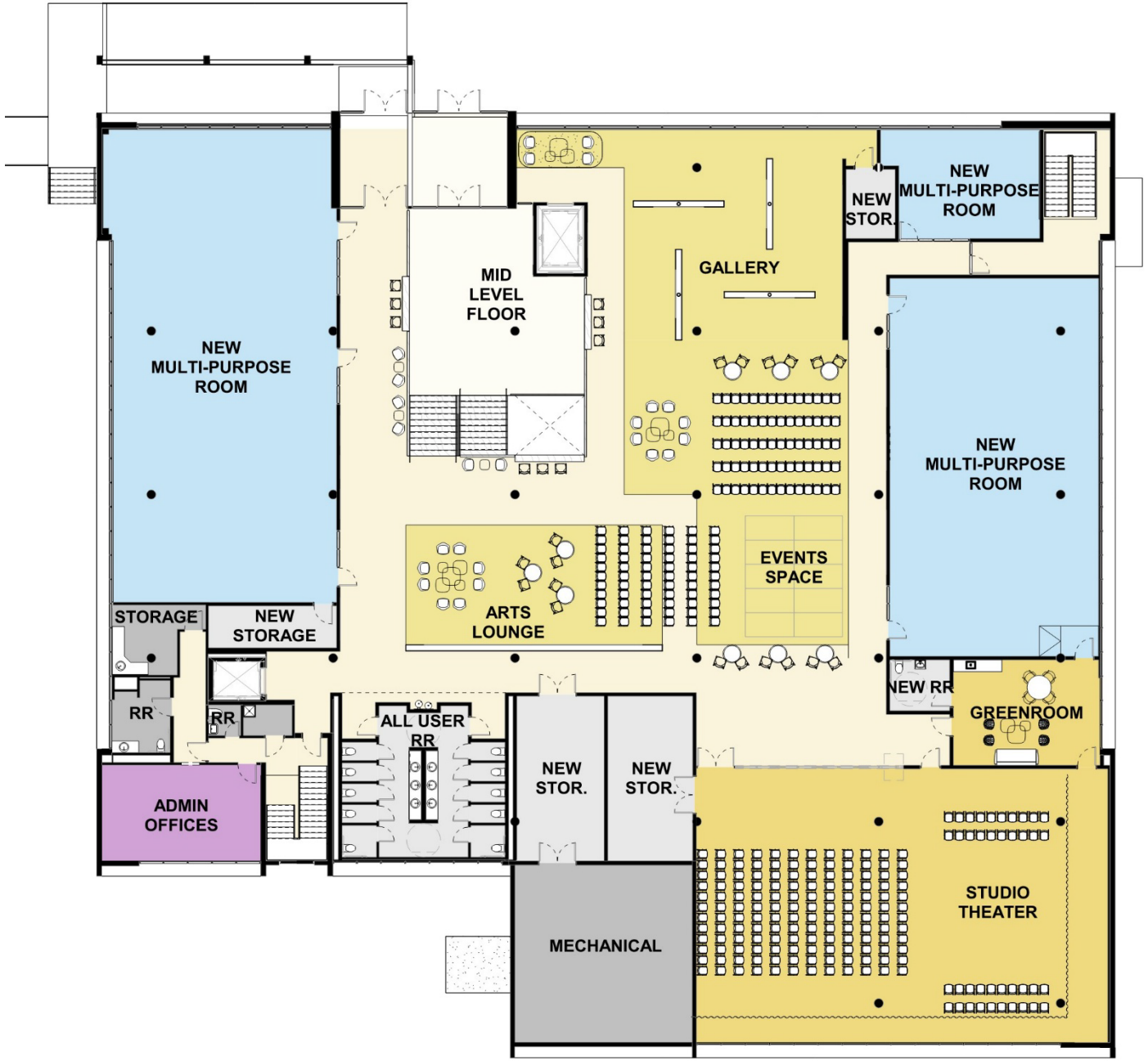
Program Spaces

- New multipurpose spaces
- New Studio Theater
- Flexible Gallery/Event Space

studio theater

new multipurpose space

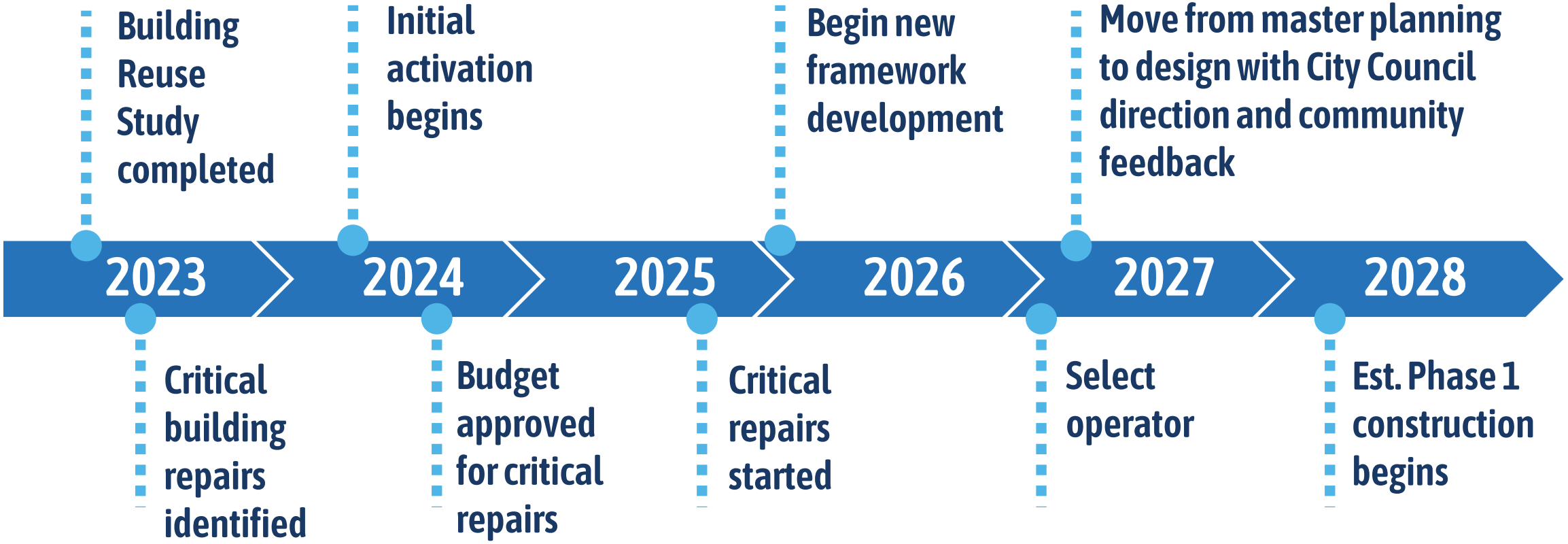
admin offices



Cost Analysis

	Cost estimates through 2028
Essential Improvements	$12.4M
Program Space Additions/Enhancements	$2.3M
Phase 1 Construction Cost	**$14.7M**
Completed Work	$2.7M
Soft Costs	$4.6M
Phase 1 Total Project Cost	**$22.0M**
Potential Future Investments	**$13.0M** additional

Arts Hub Timeline with Proposed Framework



Building activities and community outreach may continue until construction begins

Discussion and Next Touchpoints with Council

- Biennial budget submissions in capital and operating
- Review and approve the contract for the operator

CITY OF Vancouver WASHINGTON

Memorandum

Date: August 17, 2026

To: Mayor and City Council
Cc: Lon Pluckhahn, City Manager
Jeff Towery, Deputy City Manager
Lisa Brandl, Deputy City Manager

From: David Perlick, Director; Parks, Recreation and Cultural Services

Re: **Vancouver arts hub framework**

Executive Summary

The Vancouver arts hub is ready to advance from interim activation to a permanent community asset. Building on years of community engagement, operational research, and real-world experience operating the facility, staff recommend proceeding with Phase 1 improvements that address critical building infrastructure while creating flexible spaces for arts, culture, education, and community gathering. The recommendation also establishes a long-term operating model in which the City retains ownership and stewardship of the facility while a mission-aligned nonprofit operator manages programming and day-to-day operations, providing a sustainable framework that balances public accountability with community leadership.

The proposed Phase 1 construction cost is approximately $14.7 million, with a total project investment of approximately $22 million, including completed work, design, permitting, contingencies, and other soft costs. The recommendation focuses on the improvements necessary to successfully operate the arts hub and extend the building's useful life - through investments in accessibility, seismic resilience, life safety, and core building systems. While additional future improvements have been identified, they are not recommended at this time and should be evaluated after an operator has been selected and the renovated facility has been in operation. Staff recommend using this framework as guidance in the next stages of work: operator selection, detailed design and the development of the operating plan and budget.

Project Overview

The project has maintained a consistent purpose throughout its development: to create an accessible, flexible gathering place that supports artistic expression, lifelong learning, collaboration across disciplines and cultures, and a thriving creative economy. Interim activation has demonstrated growing demand for the facility while providing valuable insight into programming, operations, and building performance. Together, these experiences have informed a practical and financially responsible recommendation for the next phase of investment.

The recommended Phase 1 improvements focus on the foundational building infrastructure and program spaces needed to establish a successful, sustainable arts hub while preserving flexibility for future growth as community needs evolve.

Community Input

Community engagement has been conducted throughout the planning process and builds upon previous feasibility studies and project outreach. Feedback was gathered through interviews, focus groups, surveys, an open house, stakeholder meetings, and the experience of operating the Arts hub during interim activation.

Across all engagement efforts, participants consistently emphasized:

- Affordable and equitable access
- Flexible spaces that can adapt over time
- Inclusive programming that reflects Vancouver's diverse community
- Public gathering and event space
- Support for artists and arts organizations without duplicating existing services
- A recognizable civic destination for arts and culture

These priorities directly informed the recommended design and operational approach.

A detailed summary of community outreach and engagement findings is provided in the attached Outreach Report.

Operating Model

As part of this project, the City evaluated successful operating models used by comparable city-owned arts facilities throughout the United States. Research examined the relationship between public ownership, nonprofit operations, financial sustainability, governance, and community programming.

Based on this work, staff recommend a shared City/nonprofit operating model that balances public stewardship with community leadership. Under this approach:

- The City would retain ownership of the facility and responsibility for major capital investments.
- A single mission-aligned nonprofit operator would manage programming, rentals, partnerships, and day-to-day operations.
- The City would provide a defined operating subsidy, establish performance expectations, and monitor accountability through an operating agreement.

This model allows each partner to focus on its strengths while supporting long-term financial sustainability and broad community access.

This approach reduces implementation risk and strengthens the operating model while protecting the City's investment.

Phase 1 Improvements

Phase 1 prioritizes investments that improve the building's long-term safety, accessibility, and performance; prepare the building for increased use as an active hub of creativity; as well as those that would be costly or highly disruptive to complete after the building is occupied. These improvements include:

- ADA accessibility improvements
- Seismic strengthening
- Life safety and fire protection upgrades
- Increased building occupancy
- Replacement of aging mechanical, electrical, and plumbing systems
- Energy efficiency improvements
- All-user restrooms
- Hazardous materials abatement
- Technology and security upgrades

These improvements extend the useful life of the building while creating a safe, accessible, and efficient public facility.

Program Improvements

The recommended program supports a wide variety of artistic disciplines while allowing spaces to evolve over time. Key improvements include:

- Flexible multipurpose rooms
- Shared workshop space
- A studio theater supporting performances, rehearsals, and community events
- Expanded gallery space

- Flexible event and gathering space
- Administrative and support spaces
- Informal community gathering areas

Strategic zoning allows active and quieter uses to coexist while maintaining flexibility for future programming.

Site Improvements

Phase 1 also strengthens the site's identity as a civic destination by improving accessibility, pedestrian circulation, landscaping, public gathering areas, and the primary entrance along Mill Plain Boulevard. These improvements create a more welcoming arrival experience while establishing a cohesive campus identity.

Additional site enhancements have been identified as potential future investments but are not included in this recommendation. Future improvements should be evaluated after an operator is selected and the renovated facility has been in operation so long-term programming needs are better understood.

Cost Analysis

The recommended investment strategy prioritizes improvements necessary to successfully operate the arts hub while positioning the facility for future growth.

Estimated Phase 1 future construction costs total $14.7 million, including approximately:

- $12.4 million for essential building improvements
- $2.3 million for programming space additions and enhancements

Including completed work, design, permitting, contingencies, and other soft costs, the total Phase 1 project investment is approximately $22 million.

Staff have also identified approximately $13 million in potential future investments that could further expand the campus over time. These elements are intentionally not recommended as part of the current project because their scope will be better informed after an operator has been selected and the renovated facility has been in use.

Cost Evolution

The current recommendation builds upon the 2022 conceptual estimate while incorporating lessons learned through interim operations and updated building analysis.

Like the earlier concept, Phase 1 addresses the highest-priority building deficiencies, including accessibility, life safety, and seismic improvements. The current

recommendation also includes infrastructure work that would be significantly more expensive and disruptive if deferred until after occupancy.

Improvements that can reasonably occur in future phases have been intentionally deferred. For example, the recently completed roof does not include a solar array but is solar-ready, allowing future installation without major modifications.

This phased approach directs available funding toward the investments that provide the greatest immediate operational benefit while preserving flexibility for future enhancements.

Next Steps

If Council affirms the recommended direction, staff will:

- Advance design development and refine project costs.
- Initiate the operator selection process.
- Continue stakeholder engagement during design refinement.
- Pursue funding through the biennial budget process.
- Complete final design and construction documents.
- Begin construction and prepare for long-term operations under the selected operating model.

Recommendation

The proposed Phase 1 investment represents a practical and strategic next step in the evolution of the Vancouver arts hub. It reflects years of community engagement, lessons learned through interim activation, and research into successful operating models at comparable facilities. It is recommended that the City move forward with a single non-profit operator to advise on the design of a $22 million dollar renovation project.

By prioritizing essential infrastructure, flexible community spaces, and a sustainable operating partnership, the project establishes a strong foundation for a vibrant public arts facility while preserving flexibility for future investment as community needs continue to evolve.

Attachments: Vancouver Arts Hub Engagement Summary, prepared by Framework Cultural Placemaking

VANCOUVER ARTS HUB

ENGAGEMENT SUMMARY

Prepared by
Framework Cultural Placemaking

7/02/2026

VANCOUVER ARTS HUB ENGAGEMENT SUMMARY

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OUTREACH PLAN AND METHODOLOGY

An Outreach Plan for the Vancouver arts hub was prepared with input from the City of Vancouver and the design team, setting out goals and activities to be accomplished in the first phase of master planning for the arts hub.

Goals

+ Gather input in support the development of the design for the facility
+ Stay in touch with organizations that have been part of the discussion
+ Reach out to a targeted group of wider stakeholders that have not yet been part of the discussion on the Arts Hub
+ Engage with arts-related businesses to understand their issues and opportunities
+ Increase awareness broadly to grow potential users and audiences
+ Provide context for the project in terms of where we are in the process of decision-making and the phasing of the project so that expectations are realistic
+ Offer frequent and clear communication, with information available on where people can find out more information

Stakeholders and Methods for Engagement

Stakeholders for outreach were considered in three groups: key stakeholders have been providing programming at the arts hub or that may provide programming in the future; those with interest in the arts hub as part of Vancouver's arts and cultural communities, and the broader public. Previous stakeholders did not need new interviews but would be offered the opportunity to stay informed and add updates to previous input.

Key Stakeholders: Interviews

Intent: The intent of the interviews was to hear how the Arts Hub is currently being used, ideas for future uses, and operations options through interviews with current and prospective users. The conversations were intended to inform the building and site program and to guide design decisions.

Methodology: Framework participated in eleven selected interviews, led by AMS, focusing on issues related to community needs and program priorities. Summaries of the input and themes heard are included in this report.

Larger Group of Stakeholders: Focus Groups

Intent: The intent of the focus groups was to capture ideas and feedback from a more general group including both stakeholders who have not previously engaged in arts hub planning, and reengaging stakeholders that previously expressed interest or provided input.

Methodology: The plan for focus groups included compiling a comprehensive list of invitees, including disability advocates, and representatives of multiple ethnic groups, indigenous communities, youth, seniors, educational and history-centered institutions, and the LBGTQ communities.

Focus groups were held at multiple times and locations to accommodate different schedules, and invitees could select one of three focus groups to attend that was most convenient. A fourth focus group was held for members of the business community. Invitations were sent by the City of Vancouver, with an additional subsequent reminder. Twelve people accepted invitations to the general focus groups; 14 accepted invitations for the business-focused session.

Framework led the sessions, recorded input and produced meeting notes and a summary of themes heard.

Targeted interviews for the Black community

Intent: The intent of the targeted outreach was to ensure that Black organizational leaders were provided an opportunity to influence planning for the arts hub.

Methodology: Emails were sent to six Black-led organizations with an invitation to have one-on-one discussions. Two organizations responded, interviews were held and notes taken.

Stakeholders and Broader Public: Open Houses

Intent: The intent of the open houses is to educate the public about the current status of the project, gather ideas and feedback on program priorities, and provide an additional touch point for interviewees and focus group participants.

Methodology: The Open House was held in conjunction with a First Friday event at the arts hub. The event was open to all and broadly publicized, in addition to publicity for the event by theARTScentered, the public was invited to attend by the City of Vancouver through their web page and communication channels. People at the focus groups were told about the Open House and many offered to get word out to their constituencies. Subsequent open houses will be held later to share project progress.

Public: Broad Outreach

Intent: The intent of the broad outreach is to inform the full range of the community about the project and help garner enthusiasm for arts activities in Vancouver. For this early phase of the project, broad outreach is intended to offer the opportunity for input on desired programs; this input will be included in the decision-making on the master planning.

Methodology: Broad outreach included going out to a well-attended public event for intercept interviews and the ability to offer comments via a survey on the City's website.

Framework and project representatives from Opsis and the City attended the June 6, 2026 Farmers Market, had discussions with vendors and attendees, and had people fill out program preferences similar to the boards from the dot exercise at the Open House.

The City has a website with information on the arts hub and has offered an opportunity for people to weigh in on desired program and comment. During the recent engagement process, a link was added with the same program categories for people to express preferences.

Figure 1: The Open House was held on a First Friday event celebrating sculpture.

Engagement Team Roles

Framework led the engagement, coordinating with the City of Vancouver and working with Opsis on producing materials and staffing activities. Boards provided information on the overall project and the schedule. Participants provided input on program priorities on three boards, with categories of Art Making & Classes, Performance & Rehearsal, and Public Access & Display. Framework will create a summary of the input received. People were also encouraged to leave a haiku on their thoughts for the arts hub.

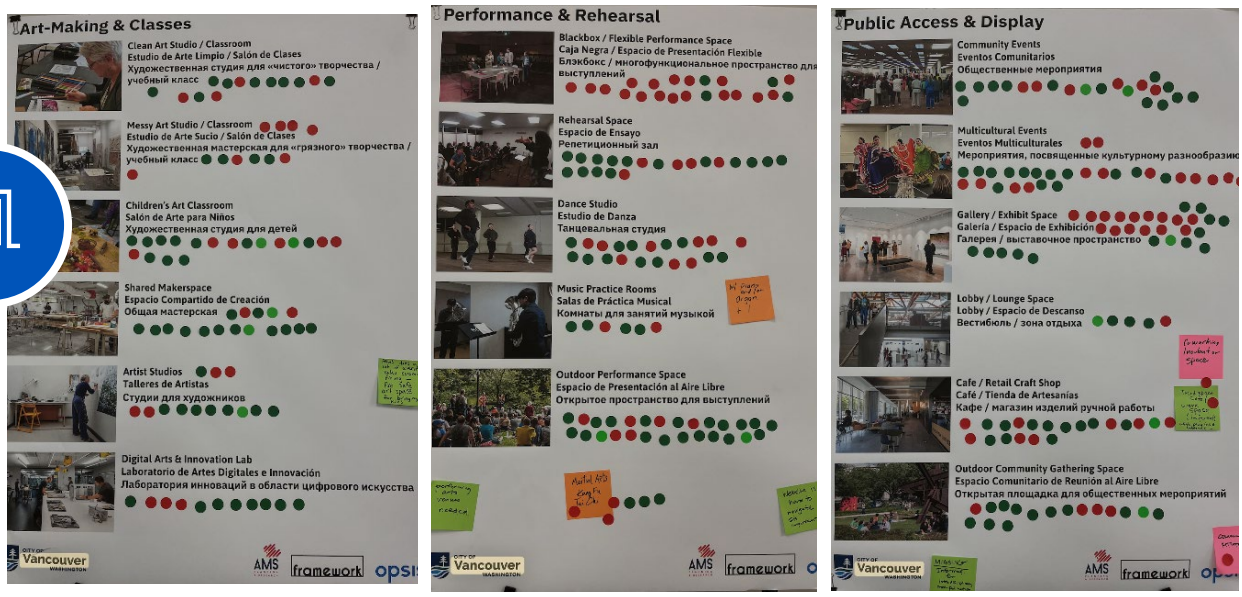
Metrics

During the outreach, we had 182 conversations and input responses. This data and these conversations built on and expanded previous outreach for needs and priorities for creative activities in Vancouver during 2022 and 2023 regarding the reuse of the Fort Vancouver Regional Library and the decision to create a hub for the arts.

Farmers Market	Focus Groups	Interviews	Survey	Open House
40	**18**	**31**	**43**	**50**
Response forms & numerous discussions with attendees	**Participants** in 4 focus groups	**Interviewees** across 23 interviews conducted by AMS[1]	**Responses** on City website hosted survey and in person events[2]	**Respondents** in program preference dot voting exercise
Vancouver Farmers Market	Multiple locations	Multiple Locations	Online survey, Farmers Market, First Friday	First Friday at the Arts Hub

[1] *Framework participated in 11 interviews with 14 interviewees*

[2] *135 people opened the survey link, 30 took the survey online, and an additional 13 people filled out the Building Opportunity Survey that mirrored the online survey at the Open House and Farmers Market*



First Friday Program Preference voting

Focus Group Participants

Vancouver Farmers Market

First Friday Arts Hub Event

OVERARCHING THEMES & IDEAS

Themes

Enthusiasm

Almost without exception, respondents who knew about or used the arts hub were enthusiastic about the activities going on there. The few negative responses were about the inability to access the arts hub when it was closed, and not enough information about what was going on.

Affordability

The importance of affordability was consistent across all input including both organizations currently using the arts hub and individuals interested in participating in activities. For those now using the facility, most indicated that they could not function without the level of affordability provided by the arts hub. Organizations using the arts hub have limited resources and often do not pay people running the organization or performers/participants. People interested in exploring creative activities for themselves or their children may have limited ability to afford classes or participate in groups.

Accessibility

Activities should be accessible in all ways –accessible to people of all abilities (ADA), accessible in terms of getting to the arts hub, and accessible from a financial standpoint. We heard from the blind and deaf community representatives about inclusion not only benefits those with different sensory abilities, but benefits everyone. The sculpture exhibit that was at the arts hub in May had work by the School for the Blind, and exemplified the value of accessibility, with touchable sculptures and tactile art.

Many people mentioned that the arts hub was accessible in terms of its location and the availability of parking.

Diversity: A Vibrant Mix of Uses

People spoke enthusiastically about the wide range of uses and users in the building, and exposure to what others are doing in a lively, creative environment. There is interest in “cross-pollination” of creative endeavors, of cooperation and sharing.

Visible and Welcoming to All

The building should be very recognizable and welcoming as an art space from the outside, and open for the public for extended hours. The public nature of the building and programs is essential and should be inviting to everyone whether they consider themselves artists or not. Transparency of creative endeavors and easily available public information about activities is also important.

Visibility included placing art outside the building to identify it as a creative space. Sculpture at the scale of cars passing by on Mill Plain Boulevard was often mentioned as a good opportunity for visibility.

Fitting into the Arts Ecosystem

Programs at the arts hub should fill existing needs in the community and not compete with already existing uses. For example, people felt that there were already options for using kilns and for glass blowing, and businesses specializing in framing. Needs mentioned included a flexible black box with a green room, art studios, children's art classes, music venues, and shared resources that support artmaking. A black box ranked the highest in terms of performing arts/rehearsal spaces at the Open House, followed by dance and rehearsal space. Gallery and exhibit space ranked highly at the Open House, People expressed that the arts hub could play a positive role in the arts ecosystem, increasing participation for people as audiences and creators.

Learning, Incubation, and Experimentation

The arts hub can offer low-barrier entry into creative activities for people to test their interest and be inspired by others. Children's art classes proved a top choice for the dot exercise at the Open House and the respondents at the Farmer's Market and was noted in interviews as a community need. Several organizations emphasized that affordable space allowed them to start up and grow, and to offer classes and programs at an affordable price.

Gathering and Sharing

Cultural uses are at the heart of many organizations in the interviews and focus groups, and they valued having space available for programs, classes, rehearsals, and gatherings. There was enthusiasm not only for supporting their own cultures, but for sharing with others.

Ideas

In addition to themes heard, there were valuable ideas of outside of the commonly mentioned themes.

Think of the arts hub as part of a network

The arts hub is one of a variety of community resources for arts, culture, history, and education. Its physical location has numerous advantages that should be capitalized on: a front door and entryway to the Fort; a neighbor to VITA and across the street from Clark College and the Marshall Center; and walkable (if not intuitively so) from Downtown. It is highly visible from Mill Plain Boulevard, and ample open space is nearby. In thinking about the arts hub as part of a network, the desired uses that can't be served through the arts hub may find a home in other venues or spaces, and the notion of "zero sum" diminishes. How can Vancouver's network of arts, culture, history, and education work together, communicate, and collaborate to the benefit of all? The idea of network can also help guide and magnify the funding that comes through Inspire Vancouver.

Play the role of convener

The idea of a hub and network is not only physical. A hub can also be a connector through communication and bringing people and organizations together. The business community focus group valued the opportunity to get together and expressed interest in future conversations. The City and/or the arts hub operator could play the role of convener for

bringing organizations and leaders together for communication, coordination, and potential collaboration.

Put art first for the site as well as the building

Many participants wanted the arts hub to be highly visible and recognizable as a beacon for arts and culture. Because the building façade's historic character will remain intact, the potential for visibility falls on the site. Bringing artists in at the master plan phase will integrate arts into both arts opportunities and program possibilities. Thinking about a signature sculpture should not be an afterthought, and an arts plan would be beneficial at the master planning stage. For example, benches can be designed by local artists, meeting specified City criteria for maintenance. Lighting can be designed to highlight art pieces. Infrastructure for arts activities (i.e. sinks, drains, power) can be considered in master planning.

Consider dedicated space for Black artists

The City should stay in communication with the Black community as programming decisions are made in the near term and the long term. One idea was a dedicated location for Black artists that not only offers a place to showcase their work and their presence, but also to signify that they are not only welcome but included.

Connect arts and healing

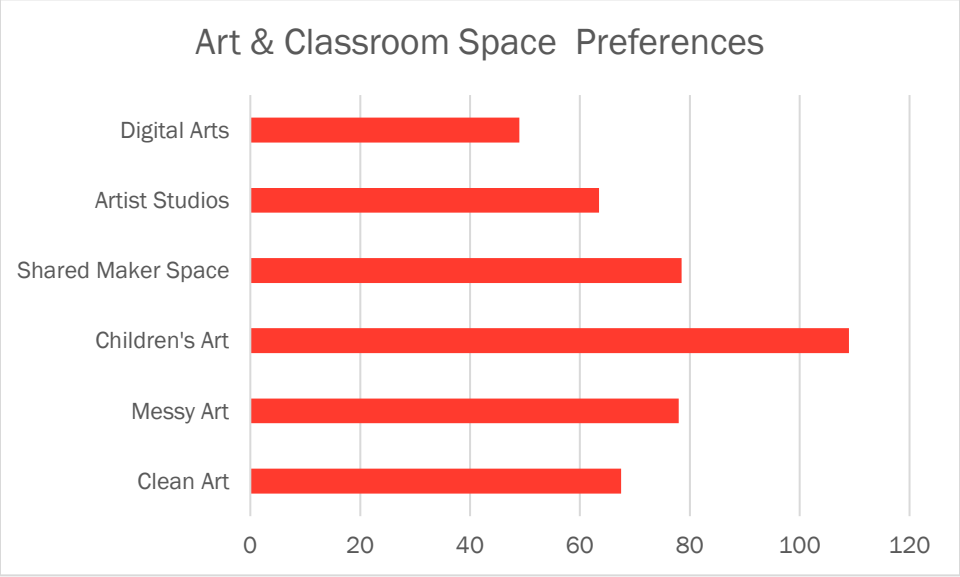
The idea of arts connected to well-being can be powerful and could be part of the programming of the arts hub. Arts therapy has benefits for mental and physical health for all ages. There also may be other sources of revenue to providing therapeutic programs.

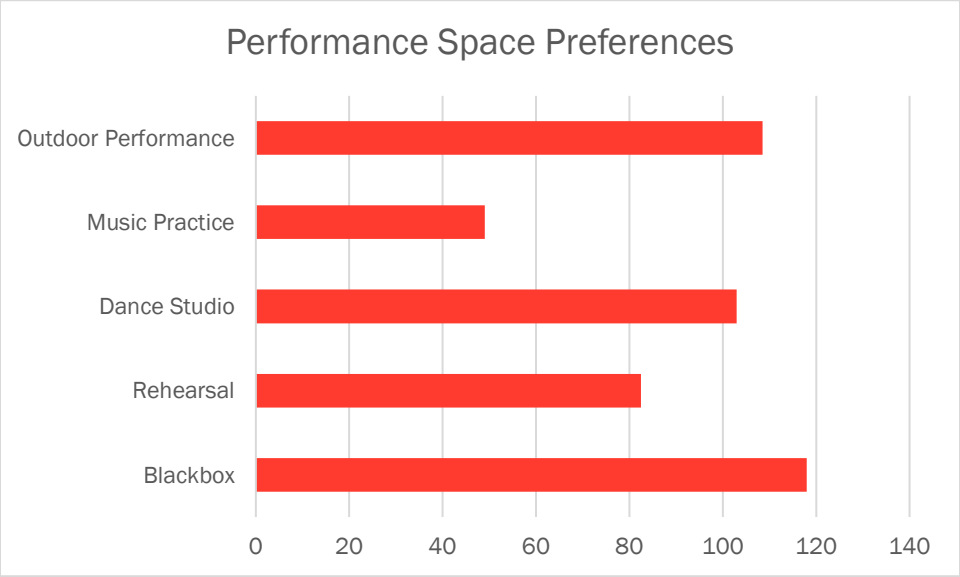
PROGRAM PREFERENCES

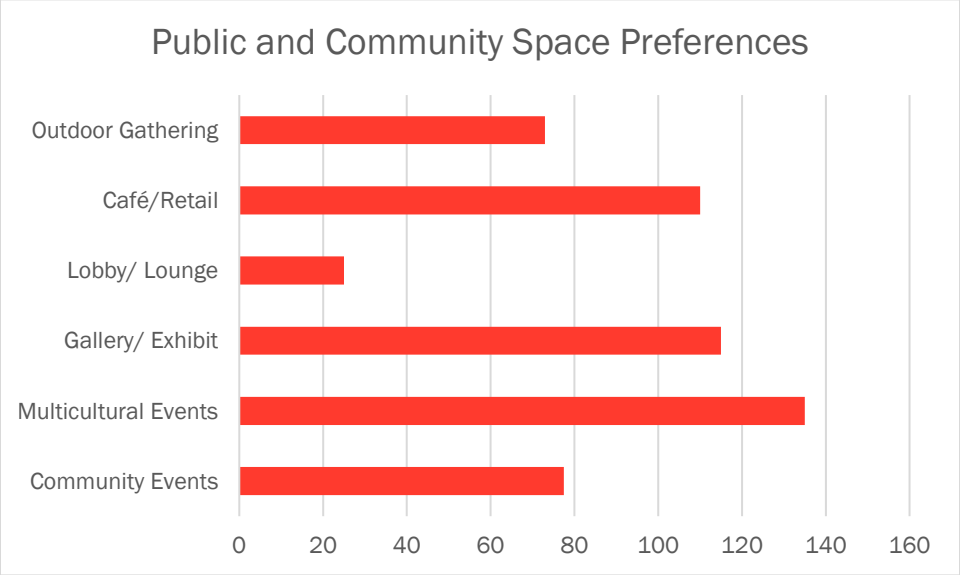
A primary goal of the outreach was to gather input from stakeholders and community members regarding needs for arts and cultural space, and their preferences for various activities and programs. This input is intended to support the development of the design for the facility in the master planning phase.

Combined input from community outreach, focus groups, interviews, and the broader public showed interest in uses across the spectrum of art spaces, but preferences did emerge. Uses were categorized into three groups: There was strong interest in art classes, especially for children. Flexible black box space, dance studios and outdoor performance areas all ranked high, and people expressed interested in multicultural events, exhibit space, and a café.

Given the breadth of demand, design should aim for spaces that are flexible and can play multiple roles.




Performance Space Preferences
Outdoor Performance
Music Practice
Dance Studio
Rehearsal
Blackbox
0
20
40
60
80
100
120
140


Public and Community Space Preferences
Outdoor Gathering
Café/Retail
Lobby/ Lounge
Gallery/ Exhibit
Multicultural Events
Community Events
0
20
40
60
80
100
120
140
160

APPENDIX

SUMMARY OF INTERVIEWS

Framework participated in eleven interviews with key stakeholders conducted by AMS April 9th and 10th, 2026. The interviews included a broad range of art forms and educational activities, focusing on current and potential users of the arts hub space. See AMS memo of May 12, 2026 for protocol.

Questions for interviews included:

+ Have you visited or participated in activities at the arts hub?
+ What needs do you have in terms of space for classes, artist studios, makerspace, rehearsal, events, performances, informal gathering / social space, cultural /commissary kitchen etc?
+ Noting that the arts hub cannot fill all community needs, what needs do you see in the community related to or adjacent to your work?
+ Is the arts hub a potential location for some of your activities in the near future or in the longer term?
+ Do you have thoughts on how to use the outdoor space around the building for activities or to make the arts hub more visible and inviting?
+ How should the arts hub support the variety of multicultural activities?
+ How can potential concerns / conflicts with other art organizations and businesses be minimized?

Interviewees:

Anime Big Band – **Vee Christie**
theARTScentered – **Christine Richardson**
Art at the Cave – **Sharon Svec**
Columbia Dance – **Becky Moore**
Columbia Fiber Arts Guild – **Brenda Marks and Sharon Sauerwald**
Confluence Project – **Leah Altman and Sarah Amalia Lawrence-Welch**
Drip Drop Studio – **Katie Wright**
Independent painting instructor – **Pamela Sue Johnson**
Native American Youth and Family Center – **Kim Harless**
Starboard Theater – **Gina George**
Vancouver Ballet Folklorico – **Anna and Mariana Cruz**

Themes

Interviewees expressed many similar comments regarding the civic vision for the arts hub:

Accessible

Activities should be accessible in all ways – Economically affordable, accessible to people of all abilities (ADA), accessible in terms of getting there (i.e. parking)

Affordable

This came up repeatedly, including low tuition for students, low rental rates for organizations and teachers. Many interviewees said that what they do is only possible because of the radical hospitality; their organizations have limited resources and often do not pay people running the organization or performers/participants.

A Vibrant Mix

People love the wide range of uses and users in the building, and exposure to what others are doing in a lively, creative environment.

Visible and Welcoming

The building should be very recognizable and welcoming as an art space from the outside, and open for the public for extended hours. The public nature of the building and programs is essential. Transparency and easily available information on activities is also important.

Fitting into the Arts Ecosystem

New arts hub programs should fill existing needs in the community and not compete with already existing uses.

Program and Design

Because the interviewees use or could possibly use space at the arts hub, questions were included about the kind of spaces they need, and the attributes of the spaces.

Sharable

Most interviewees would be willing to share space if needed. Some only need space for limited hours during the week, and don't mind others using the space at other times but may need storage space or other accommodations. The idea of a group sharing studio space also came up as a possibility.

Flexible

The space should accommodate lots of different uses and uses will change over time. Flexibility and adaptability are key.

Messy/Clean. Noisy/Quiet

Even with flexibility, distinct spaces will be needed to separate incompatible uses in terms of acoustics, vapors, etc.

Creating Infrastructure

The building and site should work as infrastructure for the needs of various activities over time, such as plumbing, power, etc.

Needs and Ideas

Interviewees had many relevant comments related to their perception of community needs and desires, program priorities, and design elements from their perspectives.

Overall

Shared Resources

A photo setup could be useful to many artists such as headshots for actors and photos of visual art pieces. It could also be a place to teach commercial photography.

Other shared resources mentioned included looms, a large light table, cutting board area, high-capacity copy machine, large format printer, binding materials, highcapacity cutter. A small computer room could be used for classes or workshops; hardware and software access can be a barrier for many creators.

Space Needs

Black box space came up repeatedly and seems to have demand. Ideally, it would seat up to 150 and have all the amenities of a professional black box (light, sound, booth, multiple entries, acoustic separation, etc).

Kitchen/Food

There is a range of interest in the need for kitchen facilities. While food is an important element in gathering and culture-sharing, some organizations could function well with only a small warming kitchen.

Designing for the Vulnerable

Consider safety and security, particularly for children and those with trauma-informed sensibilities. Perhaps some bathrooms are open to the public, others with limited access.

Visual Arts

Children's Art

There is a huge need for children's art opportunities. Spaces should be tailored for children (i.e. sink height) and partitions can help keep children in their space. Have places for parents.

Studio Space

Multiple interviewees expressed a need for artist studio space.

Retail Component

Some artists are interested in the ability to be able to sell some of their work. It would work much better for some people than art fairs.

Performing Arts

Shared Resources

Shared set-building and props space would be useful for multiple theater groups.

Front of House

Consider sequence for ticket sales, concessions. Can be simple.

Outdoor Space

Arts Branding

The site and building need to be recognizable as a welcoming arts space.

Landscape

Could be a showcase for plants that are important to Native culture.

Messy/Smelly Activities

Adjacent outdoor spaces could be helpful for the activities with heavy ventilation needs or are particularly messy.

Play

Some outdoor play area would be a plus for children's arts activities, maybe with the ability to use the VITA playground.

Arts vs Arts & Culture Naming

There was no consensus on the name of the arts hub. People perceive the meaning of both "arts" and "culture" in different ways, though "arts and culture" was generally felt to be more inclusive. Some interviewees felt that arts and culture are not really separable.

Quotes

"Every time I come here, it's 'whoa, there's great things going on'!"

"We ran into the writers and they said, 'you're actors, we need readers!'"

"I've seen everyone thrive here"

"I heard a student say, 'this makes me feel alive, I haven't made art since high school'".

"A place to have a home is amazing"

"A floor you can get dirty is very valuable!"

Other Organizations and Individuals

When asked about who else to include in discussions about the arts hub, the following were suggested. Several interviewees said that they can put word out through their networks.

+ SWEC – Southwest Washington Equity Coalition
+ 4th Plain Forward would be good to talk to

+ Christian Barrios
+ Ricky Gaspar
+ Erin Aquarian

SUMMARIES OF FOCUS GROUPS & TARGETED INTERVIEWS

General focus groups were held at different times and locations to make attendance as convenient as possible. Focus Group 1 was held on Wednesday, May 20 at 4 pm at the arts hub; Focus Group 2 was held at the Firstenburg Community Center in East Vancouver on May 21 at 6 pm, and Focus Group 3 was at the arts hub at 8:30 am on Friday, May 22. For the three general focus groups, attendees were asked the following questions and discussion was encouraged.

Questions for general focus groups included:

+ *Tell us about the mission and activities of your organization*
+ *Have you visited or participated in activities at the arts hub?*
+ *What needs do you have in terms of space for classes, artist studios, makerspace, rehearsal, events, performances, informal gathering / social space, cultural /commissary kitchen etc?*
+ *Noting that the arts hub cannot fill all community needs, what needs to you see in the community related to or adjacent to your work?*
+ *Is the arts hub a potential location for some of your activities in the near future or in the longer term?*
+ *Do you have thoughts on how to use the outdoor space around the building for activities or to make the arts hub more visible and inviting?*
+ *How should the arts hub support the variety of multicultural activities?*
+ *How can potential concerns / conflicts with other art organizations and businesses be minimized?*

The Business Focus Group was held on Thursday, May 21, 2026 at the Slocum House. The business group was the most well attended, with eleven participants. Questions for the group included the following, with discussion encouraged.

Questions for business focus group included:

+ *Tell us about the mission and activities of your organization*
+ *Have you visited or participated in activities at the arts hub?*
+ *What needs do you have in terms of space for classes, artist studios, makerspace, rehearsal, events, performances, informal gathering / social space, cultural / kitchen etc?*
+ *What do you see as gaps in the city's arts and cultural spaces? How can the arts hub fill existing gaps without competing with current businesses?*

+ *What opportunities do you see for the arts hub to contribute to the vitality of Vancouver?*

Focus Group Notes #1

Attendees:

Chris Higley, President, Clark County Chapter, National Federation of the Blind
Hill Kent, Artist
Shauna Bilyeu, Executive Director, Washington School for the Deaf
Lauren Frankel, AMS
Bill Blake, AMS
Joe Baldwin, Opsis
Lesley Bain, Framework

Themes:

+ Shared spaces preferred over private spaces.
+ Be accessible for people who want to try out something creative.
+ There are many opportunities for "cross-pollination" and sharing art opportunities with people with different sensory abilities.
+ Different experiences can enrich everyone's lives through art.

Ideas:

+ Textured floor, walls
+ Tactile map at entry
+ More touchable art
+ Spaces that are inspiring (paint the walls)

Discussion:

CH: She has not been in the to the arts hub previously. She hopes to break down barriers for people with impaired sight.

HK: She is an artist and muralist, interested in making ecofriendly art. One of her murals is at the corner of Broadway and McCloughlin and she is facilitating a community mural. She has been doing things in the arts hub.

She focuses on visual artists but knows people from a lot of disciplines. She has been a teaching artist in A Reason to Survive in San Diego. Her favorite thing there was community maker space rather than small rooms. There's a place for people going into their own process, but the potential here is for groups spaces where people can inspire each other. That would include youth, elders, professionals, and life-long learners. In Portland more specific spaces; no darkroom in Vancouver. Messy is important. Fewer personal art spaces, more communal.

Q: How does the communal space work in the San Diego space? Lockers for smaller pieces, bigger things were left in place. There are after school programs for youth; the space was managed on a per-semester basis. It needed constant organization of materials. There were shop hours with managers per each discipline.

SB: We just finished a big project at the school. Deaf people do come together around visual art. We need space where groups can gather. Open spaces, larger space with visual connections. She doesn't know if there are gaps; deaf people like to do the same as hearing people.

CH: We could use a big room with different areas with different textures on the floor. Another idea is a tactile map of the space at the entry. We are hands-on people, and would be interested in woodworking, weaving, and tactile pictures. A lot of art is "don't touch" It would be great to have more art that could be touched.

She likes the idea of classes that can bring people in to experiment, try something out.

HK: Will there be meeting rooms? Is the program still malleable? Yes…

BB: is there something that it didn't have that would be a problem?

HK: There are plenty of spaces that have conference rooms but they're not inspiring. I want to paint the walls! So much about how murals have a positive impact. People try to tidy things up. Should be able to be messed up; movement.

BB: So it would be a fail if it didn't feel like a creative space.

Q: Visibility and Outdoor space:

HK: Sculpture outside! Art here! Make it unique. A landmark.

CH: Spaces outside to paint or do art.

Q: What opportunities are there to cross pollinate creative people who experience the world differently.?

SB: There is theater for the blind on east coast, theater for the deaf – there is a travelling group but not one here. ASL Poetry. Space for performances, teaching.

CH: Textured floors, 3-dimensional murals, touchable art.

JB: Universal design for a watch is a great example of something that is designed for people with sensory differences, but works well for everyone.

Focus Group Notes #2

Attendees:

Joanne Vo, Vietnamese Community of Clark County
Phung Ojala, Vietnamese Community of Clark County
Kevin Kearns, City of Vancouver
Steve Nelson, Opsis
Lesley Bain, Framework

Themes:

+ Enthusiasm for arts hub
+ Value of keeping culture strong
+ Value of multi-cultural collaboration
+ Food is important to culture
+ Affordability

Ideas:

+ Kitchen where they can cook together but without commercial permits

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Organization and activities

We are a Vietnamese nonprofit, created 40 years ago. Normally we have two cultural events: a children's festival in September and a Lunar new year celebration After Covid we added new programs, including youth development, Vietnamese language classes, lion dances, and computer skills. We've had a small group at a temple but the group gets larger, with 150 kids 60 volunteers. We moved to a community center and to space at Clark College It is the first year we are teaching music. We are really busy. We work with the City and different organizations to perform at events.

Discussion

The art hub is the right place. We use rooms for martial arts classes every Saturday. People love it and come often, hang out.

The art exhibit brought a lot of people. We worked with seven other groups--Korean, Laotian, Chinese, Tibetan, Thai, Japanese, Cambodia--presenting art. We had a blast! There was community dancing. We learned Tibetan dance. We showed the best of each culture and learned to respect other cultures. The only Cambodian group is in Portland. Tibetans are from a mix of places. The others are in Clark County.

It was the first time they brought together these various groups; everyone was so interested to join. We hope that working together built a bridge between different groups of people. Maybe 1,000 people came over the event. I could see people coming together to enjoy each other.

We have cooking class at 4th Plain Commons 4H. The 4th Plain Commons has a commercial kitchen but permits make limitations. The young people can't use the kitchen and need to watch on a monitor. As a result, they might move to another commercial kitchen at the food bank. Youth can't get permits to use the commercial kitchen. Kevin could look into the health department laws related to different categories of kitchens.

They would like to grow. They are thinking about art classes, with teachers that are interested in forming a group.

We've never have had our own space but wish we could. They need enough space for 10 activities at the same time, including a senior gathering space.

Clark College is expensive; rental $10-$15,000 a year. They don't charge tuition; all their classes are free.

They didn't know about Inspire Vancouver.

The dedication of the leaders has made the small community vibrant. We could do a lot more, but don't want to be overextended.

Q: Visibility and outdoors

The corner is a visibility opportunity and could have a big sculpture and landscape.

Q: Arts/Culture

Arts and culture intertwine. We can't separate them. There's dancing, music art, the art forms help us understand each other's cultures.

Q: How did you know about the arts hub?

I see what's going on through the website. I didn't know about the arts hub until I was involved.

Focus Group Notes #3

Attendees:

Leilani Casanova-Brunell, Kekukui Foundation
Tracy Fortmann, National Park Service
Lesley Bain, Framework
Steve Nelson, Opsis

Themes:

+ Flexibility, affordability
+ Need for black box
+ Think outside of the walls of the building itself
+ Don't compete with existing uses, fill the gaps

Ideas:

+ Thinking of a **network** of places, activities, and organizations supporting arts, heritage and culture.
+ Use the arts hub to "grow your own"

Discussion:

Lelani: The Kukui Foundation is the cultural home for people of the Hawaiian and Pacific Islander diaspora. Their mission is to perpetuate Hawaiian culture and create community. They have had their own cultural center for two years. There is a hula school, with classes multiple days a week and many students.

"We do this to fulfill what we love".

The 4 Days of Aloha is their signature event. At the festival there are cultural workshops, crafts, hula, workshops, hands-on learning, natural fabric dyes, pounded poi, and a chance to learn songs and dances. They do different things throughout the year. May Day is Lei Day. They hold a lot of activities at Clark College, which is expensive.

They have had challenges since covid.

They have a number of sponsors including Kona Beer Pa'I Foundation, and Columbia Bank.

They try to attend other community groups such as Columbia Play project and the YMCA to let people know about hula classes.

Tracy: She is envisioning a culturally focused center in south barracks. They are a culturally focused national park. There are many cultures represented—the Japanese connection is

strong, Russsian, Ukranian, many others. Talked about an area to roast pig, ways to accommodate Tribal groups.

The arts hub could be part of many facilities as a NETWORK. The links are strong and can be made stronger.

The site is the front door to the park. Think about the broader connections and pathways.

Rennaisance Trail.There is supposed to be a bridge replacement in 6 years, which will be a whole new entry into the park. It should support a welcoming, secure and safe, world-class, glorious park.

Keep it simple, not fancy. Don't bite off more than you can serve. Hearing the importance of affordability, no extra bells and whistles. There are Natl Park funders. Marine Headlands in California is a good example of a simple, but "raw bones" art facility.

The arts hub can't be an enclave for artists to hang out. It needs to bring in public and needs to be supported by the public. The City shouldn't just partner with the artists.

Engage, connect, have people go out from the arts hub. Think about going out beyond the walls.

Don't compete with existing activities. We have a County history museum; the hub doesn't need to compete or become them. With cultural and heritage, there are already groups that do that.

Esther Short being loved to death. Think about the future of nearby spaces; what should be done with Central Park? The city needs green space.

Marketing is important but there needs to be a real understanding of the realities. No free lunches anymore. There are artists out there who think that free space will just be delivered; that undermines the true potential of what the arts hub can be. Move to a new fully community embracing vision.

Kadence Collective doing a show at the Visitor Center

Lelani: Flexibility is very important. You also need to understand frequency, timing of usage.

Needs: KaKui could use a black box. Would also love to use green space.

We have three performance groups with 12-15 and adult groups of about 20. Maybe a big space would be better.

We would love to have a kitchen but it doesn't need to be a commercial kitchen.

Tracy: South Barracks 5th Street. Pierson Air Museum. The 991 Building was historically used to show propaganda films. Now it is used for ceremonies, weddings, dances, valentines ball and she see sthat continuing. They are still aiming to create a cultural center but not sure of the timeline. It is a difficult time for the National Park Service; they are at 50% staffing capacity.

If the building operator needs to get into the event business, maybe it should be designed and set up to accommodate future revenue-producing events?

Support young artists. Be an incubator. Have artists in residence. GROW YOUR OWN

Maybe you could have a pop-up anime store. Sponsor a Meet and Greet. Speed dating.

Lelani: Art and culture go hand in hand. Culture is about telling stories, interaction, and SHARING

Current barriers: It is not now a totally public building. For this month only it is open 10-3. The barrier is funding. How much money would it take to make it a public building? (That is what the current project is investigating)

Vancouver Arts Hub Business Focus Group

May 22, 2026

Attendees:

Lydia Fitzpatrick, Visit Vancouver 1 mo
Stephanie Will, Geme Art
Jennifer Will, Geme Art
Gene Will, Geme Art
Nathan LacQuaye – Kadence Collective. curated sculpture show
Ken Weiner – School of Rock
Michael Walker, Vancouver Downtown Association
Joshua, Our Third Space
Rio, Our Third Space
Leah Jackson, Niche Wine, former Angst gallery owner
Kris Heller – Metropolitan Arts, across from Kiggens. Outgrew building on Mill Plain.
Steve Nelson, Opsis
Lesley Bain, Framework
Melody Burton, City of Olympia

Themes:

+ Collaboration
+ Visibility
+ Affordability
+ The arts have public value.
+ Fill needed niches to complement rather than compete.
+ Serve the whole city.
+ Flexible performing art space is needed.

Ideas:

+ Bring together arts leaders as a convener.
+ Put information about the arts hub and its hours near the door.

Discussion

Q: The input we are looking for from you includes your understanding of the needs and priorities of the community and ways that the arts hub can add to and support that ecosystem of uses without competing with current program providers.

About their organizations:

Lydia has been with Visit Vancouver for only one month so brings a newcomers viewpoint.

They are interested in bring people in from a 50-mile radius and encouraging tourism. But they are also interested in the experience of the Vancouver community. They like the idea of connecting people, and finding ways that the arts can provide something exciting for people. Walkability is a huge issue, and they are excited about the Main Street project.

Geme Art: Three family members from Geme Art spoke about their business that has been in the downtown since 1978. Stephanie has taught classes at arts hub, and Jennifer has visited. Gene talked about the many changes he has seen over the years, and how the family got started in picture framing.

Nathan LacQuaye is from Kadence Collective, a membership-based arts collective on McLoughlin Boulevard. He was one of the curators for the sculpture show. They are a maker space for arts with kilns, woodworking, welding, and ceramic tools that members can use, and 24-hour access. They are very collaborative and have been in the neighborhood for many years.

Ken Weiner runs School of Rock. They are at Fishers landing and will be opening a new location in Salmon Creek. They want to be immersed in Vancouver's arts community. They offer classes and lessons, and students also play together in bands. There is an audition-based house band that has gigs. The school has150 students, including 30 adults.

They need places to play, and they have been hard to find in Vancouver.

Michael Walker is the Executive Director of Downtown Vancouver Association. They host the First Friday art walks. Arts are important for the downtown, and he is interested in partnerships.

Josh and Rio are from Our Third Space, a new venue with artist and community space in Downtown.

Leah Jackson wanted to let the group know that she had a bad experience, not being able to get into the building and being told she had to have special permission to come in. There was no information posted. She suggested that there be information about the hours that the building is open that is visible for people coming to the building.

Kris Heller is with Metropolitan Arts, across from Kiggens. They recently outgrew their building on Mill Plain.

General Discussion:

Q: What do you as the benefit of public investment in the arts?

There is value in providing things that are intriguing enough for people to make time for do them.

The biggest miss for the waterfront is the winter use.

Accessibility is important, walking isn't easy for everyone.

Cultural accessibility has public benefit, for example the Days of Aloha.

Q: Opportunities for the arts hub?

Geme – Knowing what is going on in the arts hub is important. I drive by multiple times a day. I can't tell if it's open. What's showing? It's hard to plan. There needs to be more advertising. There is parking, which is a huge benefit.

Nathan – I want people to come to the city for the art. Collaboration with hub is nice; it's a larger space.

Leah – The arts hub needs more visibility.

Ken - Vancouver is woefully deficient in a music venue. People come to cities for concerts. We have shows at local rock clubs. We have to use bars and grills in Vancouver, and now we have to go to Portland. It's a venue desert. He would like to have a music festival

Michael – Think beyond the walls. Partnerships, public art, promote the arts. We are talking about applying to become an official Creative District. The arts hub fills a missing puzzle piece. We serve downtown, but the hub is for the whole city. We had an informal arts district in the downtown – there were more galleries then, and we hoped the designation would reorient perceptions of the downtown. It wasn't ever ever formal. Having the arts hub as an institution that can help us could be powerful.

Josh Our Third Space has 5,000 sf of space divided up into a 1,400 sf venue, workshops, and a recording studio. We also have a storefront we rent out, currently to a tattoo collective. We offer all kinds of activities, and have a kitchen setup and a small liquor license. We want people the the option to do things in Vancouver. We are a new organization and want to add to what we do, including a tool library and maker space/project space. We want to make our venue capacity 100 person but need to get a change of occupancy permitted. We have comedy, game shows, Dandelion tea party.

The arts hub is citywide. It shouldn't compete. It can be an incubator and fill gaps in East Van and North Van. We should also be thinking about the proposed new performing arts center. Make sure the arts hub relevant, filling the niches such as shared resources, arts education, partnering with school district, fraternal organizations, and other adult organizations. Lean into larger spaces that other organizations can't provide.

Leah – in the old gallery space, we did poetry events, jazz concerts – they don't make money, but giving them a space is important. She focused on community art for display for a small fee with guest curators. Can't say enough about poetry.

The arts hub needs more on the outside!

Kris - They like to say they serve ages 3 – 103. Mini-performances for parents 30 people. There is a lack of performing arts space in the 250-300 seat range witha green room.

They do their Broadway shows at Magenta (capacity 138) but need to coordinate with Kiggens. It's fine but it means that they need to do shows in front of other sets. Kiggens too small for including a band. It was tight in their old space too. Vancouver needs a Brunish (Portland) but it's too expensive. Even when they sell out shows, they only end up making a few thousand dollars. We don't want to go to Portland; we want to serve SW Washington.

Doing things with school system at VSAA or Skyview is unaffordable. Can't buy rights. We don't make much money but have things we have to pay for. It costs over $6k to rent the space and we can't have liquor sales.

Working together to make something bigger than what we can do ourselves--that's what makes an arts community. It's not just about the presenters.

We have found that some of the best venues are converted spaces.

There is a fair amount of clay shops. Concern of leaning too hard into visual arts could be a concern.

Want a place to disseminate information. Businesses can go there as an additional resource to expand. Not "instead" of existing spaces, but a support of the businesses.

Main Street promise making it more usable for the businesses. Look to arts hub as a resource.

We need performing arts flex space that is also usable as music space. Collaboration is a big part of what is going to grow the arts community at all levels.

More regular events like First Fridays but it takes people to organize. We should come together for showcases.

Visibility and marketing are key.

We appreciate this chance to come together. A "hub" could include convening community arts leaders.

We should have a visitor center for the arts.

Several people have mentioned flexible performance space. Which amenities are most important?

Audio visual. Mobile lighting. Flexible seating. Like a convention center but more accessible.

Good acoustics, solid grid, solid electrics, masking. (theater)

Green room.

Solid portable stage (can be removed)

Safety.

Need to keep the costs down. Important for students to perform somewhere that's not school

You want community buy-in. A skeleton space will be fine to start with.

Theater - Scene shop! We've had to use people's garages. Something 8' tall.

Black Leader Interview #1

May 22, 2026

Attendees:

Bridgette Fahnbulle, Msanii Creative Expressions
Lesley Bain, Framework

Themes:

+ Affordability
+ Need for more cultural organizations and activities for the Black community
+ Welcoming and accessible
+ Collaboration

Needs:

+ Flexible space
+ Black box
+ Rehearsal room, classroom, workshop, informal gathering space

Ideas:

+ Art is Healing
+ African American Festival

About the organization:

Msanii Creative Expressions is a Vancouver-based organization dedicated to uplifting the Black community through art, storytelling, and cultural connection. Programs include Say it Loud open mic, which is done at the arts hub. They also put on poetry tribute nights, readers theater, historic storytelling, multicultural arts programming, youth and intergenerational engagement. They put on plays, using the Clark County museum.

Arts = healing.

Her organization, Msanii Creative Expressions, grew out of what she saw coming out of Covid while working in community health, especially within the African American community. She saw isolation, stress, grief and a lack of space for connection. That experience helped her see arts and storytelling differently—not just as entertainment, but as tools for healing, connection, and rebuilding community.

Vision

Inspired by Tacoma's Juneteenth celebration, they are starting an African American Heritage Festival for Vancouver. It will be a celebration featuring history, music, spoken word, food, storytelling, youth performances, healing and cultural pride. They will be testing it every year, looking to grow it into "the place to come" for festivals about African American heritage. The strategy is to attract people, learn, and grow. They already have a date for next year: Aug 4 2027.

Vancouver has lots of great festivals. With all these festivals, where are the African Americans?

Power line: *"Today it may be poetry night. Tomorrow it could be a city-recognized cultural tradition".*

The African American community in Vancouver:

Vancouver's Black population is about 3-5% but no one knows exactly. Although there are quite a few African Americans and people of mixed race there are very few cultural organizations in Vancouver. There are many more in Portland.

We know the other minority communities and value collaboration with them. We bring partnership energy!

Relationship to arts hub:

They use the arts hub now as the host for Say it Loud and are very positive about it.

What works: it is welcoming, intimate, downtown, accessible, and has multicultural potential.

Say: *"It feels approachable, not intimidating"*

Community Need:

There is a big need for African American wellness, for storytelling as healing. There is a need to reduce isolation, to build youth confidence, to make intergenerational connections, and have culturally relevant gathering spaces.

Say: "Sometimes healing starts with simply being heard".

Space Needs:

We need flexible space. Ideally it would be usable for performances, spoken word, poetry. It would have a backstage area for changing. A 150-seat black box would work well. They could use a rehearsal room, classroom, workshop and informal gathering space. What we could do! Inspire Vancouver grants could have a big impact.

Future:

Go outside the box. Make use of the outside, using imagery. Make cultural symbols visible.

How about a drive in on the west side?

Covered outdoor space would be great. The weather is not predictable, even in June.

Food crosses culture. She was part of creating a spice table, with spices that came from lots of different cultures. We had a potluck.

I want a place where it is safe to ask the difficult or awkward questions, to better understand each other.

Love the idea of cultural convening, of regular opportunities to get together with other cultural groups.

Naming:

The Hub is good.

Who else to talk to:

Have you contacted Black churches? We never had a black neighborhood. We come together at black churches, barber and beauty shops.

Black radio station1480 AM Interview community group on Sunday. Two Black newspapers - in Portland but Vancouver readership. School's Black student unions.

BRING SHARING.

Black Leader Interview #2

April 23, 2026

Attendees:

Loveita Morrison, Odyssey
Lesley Bain, Framework

Themes:

+ Affordability, need for resources

Needs:

+ Access to space and resources
+ Knowing about what is available

Ideas:

+ Artist material exchange
+ Dedicated space for Black culture/exhibits
+ Reach community through schools and children's activities
+ Combine music, art, and fashion

About the organization:

OWI Education Services is a Black-led, family-operated nonprofit based in Vancouver, Washington, dedicated to expanding equitable access to health, housing, and opportunity.

Through strong, collaborative partnerships, we support women's health, housing stability, and food sovereignty while using education to equip underrepresented communities with the tools, training, and spaces needed to advocate for a future rooted in equitable opportunities for success and collective well-being.

Q: What needs do you see?

Access is the number one barrier to doing art – need supplies, where to get them.

People need **resources**. Art supply would be good, Clay, resin, or an easel to rent.

Eugene has a second-hand art supply non-profit, MECCA (Materials Exchange Center for Artists) where artists can exchange supplies.

Affordability--would love spaces for people of color that can't afford the market. The $200 per month fee for Kadence Art Collective is a barrier for many. I'd love to see spaces for people of color that can't afford the market rate.

Opportunities and Ideas:

Clark County historic museum had a NAACP history exhibit curated by a Black woman, which is a good model. You could have a **dedicated area for local Black artists, young, emerging artists.** Let people know there's a place to show your work, it's a place to showcase, it is a creative place.

Give opportunities for low-income, amateur artists. I'd love to paint.

A lot of people just don't have the time

Engaging communities of color, a lot of people have kids – have free kid things.

For the adults, have something with wine and cheese

Have a gallery dedicated to artists of color

Designed for introverts as well as extroverts.

Make a time where **music and art and fashion** came together – create a vibe for arts.

Arts incubation center – great shows that might bring in income to keep building active and bring art together from diverse backgrounds.

Q: How to best connect with the Black community?

Go to them? Invite to Arts Hub?

Are you looking for the Black community for art or make sure people know about activities?

(yes, both). Get the programs first, then let people know about them.

Q: What are the best ways to let people know?

There is a lack of knowledge about what's available. As a nonprofit we reach out, including to schools, to people with other connections, people with cultural or religious organizations. They would help send out information.

We have a program that is an online community that lets people know about resources, lots of people interested but not a lot show up.

People can shape their ideas about participation over time. When there is momentum, they start to see the value of it.

Talk to leaders in an interview format. There have been so many listening sessions on housing, environmental health, etc etc We are asked to spend a lot of time on things that aren't going to happen, or that aren't central to what we do. For example, we were asked about the City's environmental justice priorities, and I wasn't sure what to say. Every time there is a thing they want to know about, there is a dinner; don't invite me to a dinner, just let me know what you want. **Don't just ask "hey what do you want?"**

Q: Who else to reach out to?

Black people are in a variety of organizations.

The best way is to **reach out to schools** through DEI inclusion offices

Diversify how to get input; you could use a digital suggestion box.

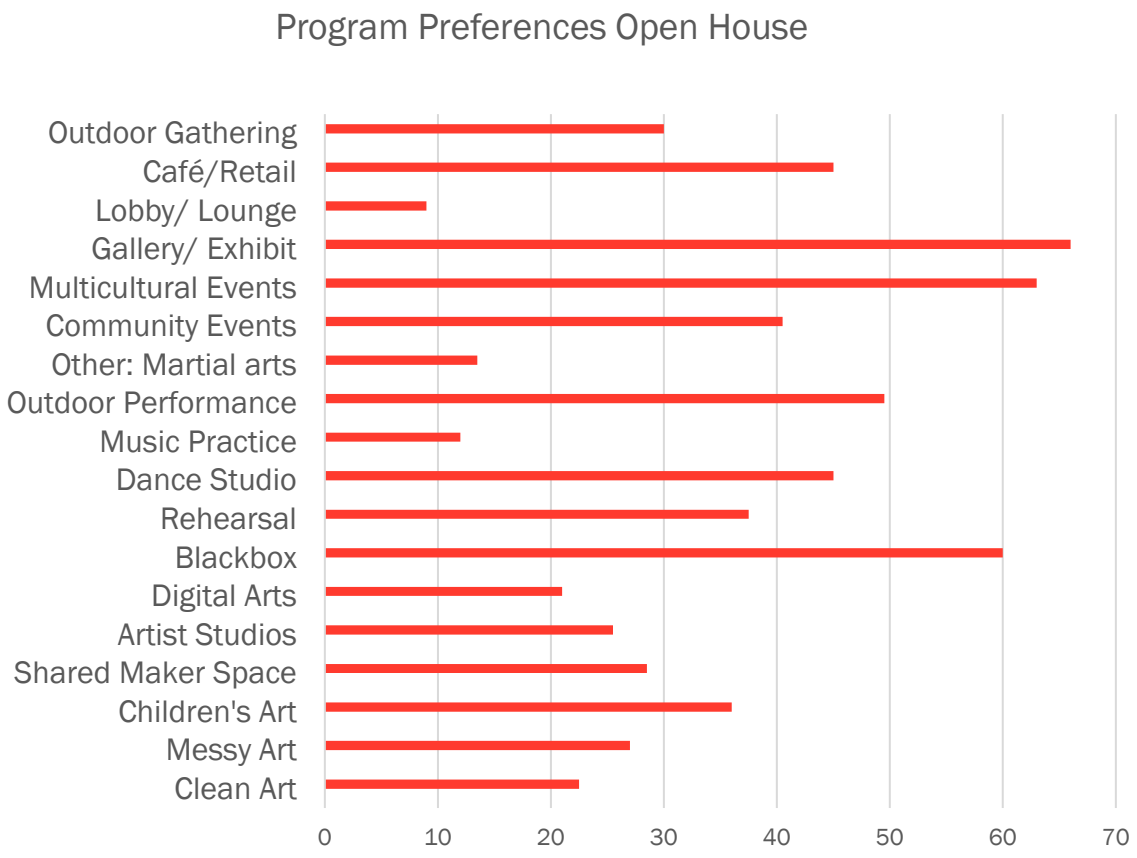
One of the hard parts of outreach is that post-Covid, some people don't want to do anything without compensation or incentive.

PUBLIC OPEN HOUSE SUMMARY

June 21, 2026

Program Preferences

Over fifty people weighed in on the dot exercise and had conversations with the team. Red dots were used to indicate first preferences for each board, with two green dots for second and third choices. The chart below showed weighted preferences from the exercise.



The input from the program preference exercise showed interest across the range of categories of visual arts/classes, performing arts/rehearsal, and public activities. Children's art classes ranked highest in the visual arts; in the performing arts category, a blackbox, outdoor performances, and a dance studio all ranked highly. Gallery/exhibit space and multicultural events were seen as highly desirable.

Conversation Highlights

In conversations with the design team, people were uniformly enthusiastic about the arts hub and its activities. They valued a welcoming space, the ideas of collaboration and creativity. People expressed interest in a variety of interests including visual arts, to music, martial arts, and co-working space. A numer of people had specific interest in the sculpture that was the theme of the evening and the current exhibit, and some had come from the region because of a connection to the exhibit.

"I love that it was a library; it's still about learning and growing".

"The arts hub has made it possible for our organization to grow".

"Performing arts venues are neeed in Vancouver".

"I need a venue to hold a birthday celebration of a local artist".

"The website is hard to navigate".

Haikus

The haikus were another way to express the desired feel of the arts hub. People were invited to share a haiku on rolls of paper; photos of the haikus are below. Themes were consistent with the desired feel of the arts hub expressed in other ways—creativity, inclusivity, and the value of the arts.

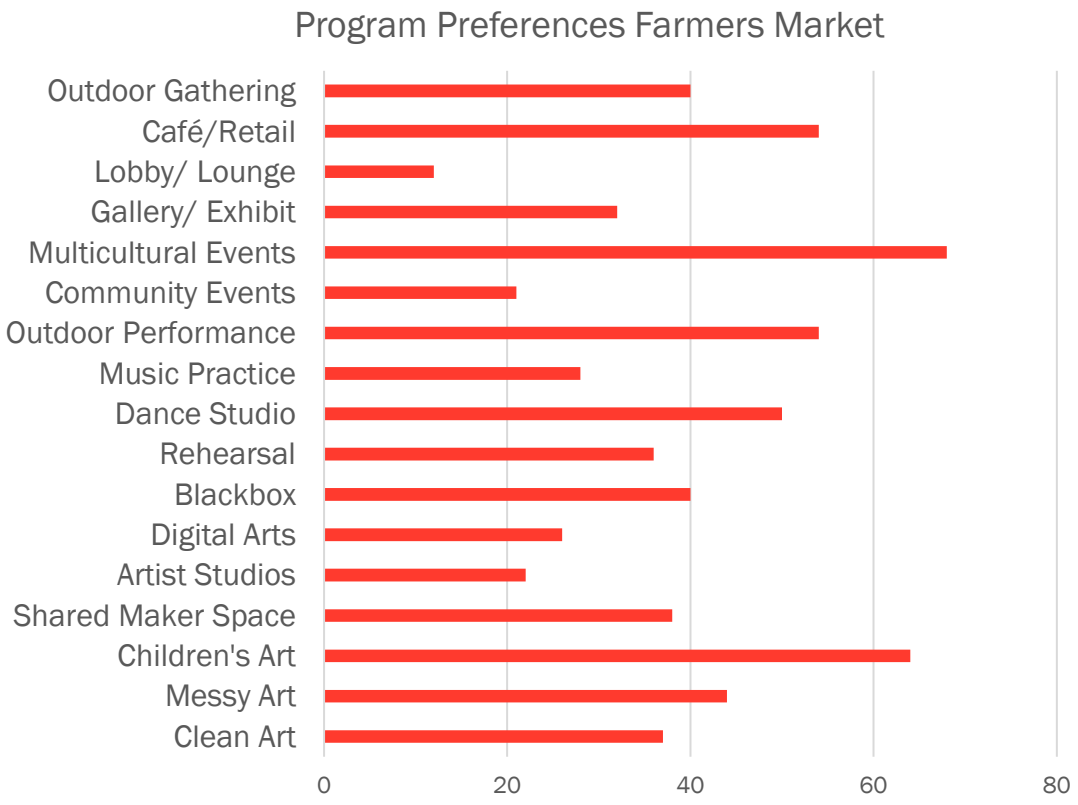
FARMERS MARKET INPUT SUMMARY

June 6, 2026

At the June 6, 2026 Vancouver Farmers Market Lesley Bain, Steve Nelson, and Kevin Kearns spoke to attendees and vendors, asking if they knew about the arts hub and requesting input on priorities. The Lemonade Day Junior Market was happening at the same time, with over 300 young entrepreneurs selling their own creations.

Preference Input

Forty people completed the preference forms. The preference forms had pages for Art-Making and Classes, Performance and Rehearsal, and Public Access & Display. The forms included English, Spanish, and Russian. Participants added check marks with numbers from one (highest preference) to three were for preferences on each page. The chart below showed weighted preferences from the exercise.



The input from the program preference exercise showed interest across the range of categories of visual arts/classes, performing arts/rehearsal, and public activities. Children's

art classes ranked highest in the visual arts, and the presence of the youth market may have increased the interest in children's art. However, children's art classes were also the most prioritized in the Open House results. In the performing arts category, outdoor performances and a dance studio ranked highly. Multicultural events was the most preferred category for public access, followed by Café/Retail.

Conversation Highlights

There were many brief discussions to let people know about the project; many were not aware of the arts hub. There were two particularly notable discussions.

We spoke with **Eric Matulich** of Portside Pottery, a community pottery studio in the industrial area west of Downtown founded in 2025. They offer pottery classes, workshops, and memberships, and are open 24/7. While they didn't need space at the arts hub, he is interested in collaboration among the ceramic artists in the area to have exhibitions.

Eric also mentioned an interesting idea that had not been heard previously, which is to consider adding **arts/music therapy.** Not only is it a needed use for many community members, it can also have a revenue component.

"I am excited about the arts hub"--**Eric Matulich** of Portside Pottery

Oguchukwu Amadioha talked with us about Nzuko Ndi Igbo of Oregon and Southwest Washington, an association of Igbo people, an ethnic group in Nigeria. He is looking for a venue for an event, Igbo Day 2026.

"I like the idea of a local community space for local artists to show their work plus spaces for performing artists to highlight their work. I also like the idea of having a space for children to show their work and also to sell. The Farmers Marked hosts a children's "maker market" that is well attended and very popular with loca folks in the community". –**Tom West, Artworks**, vendor

CITY WEBSITE INPUT SUMMARY

The City of Vancouver has a project page on the arts hub, and two engagement opportunities on their Be Heard website.

Open Ended Survey

The open-ended program preference question was opened by 135 people and received 30 comments, with program preferences tallied below. For the visual arts, studio and gallery space were the most frequently mentioned, followed by maker space, classrooms, and shared workspaces. Performance space was desired for a variety of uses, along with event space and rehearsal space. A café, retail, and lounge space were mentioned for community space.

Visual Arts	
Art Studios	10
Galleries	8
Maker space	5
Classroom space	3
Incubator/shared workspace	3
Outdoor workspace	2
Photography darkroom	1
Printmaking studio	1
Video production studio	1
Tool library	1
Performing Arts	
Performance Space	5
Event space	4
Dance Studio	2
Music Studio	2
Rehearsal space	2
Community Facilities	
Café, Food	3
Retail, Art Marketplace	3
Lounge	2
Kitchen	1

Ideas

Responses included the desire for a variety of kinds of events, including poetry jams, seasonal events, music, opportunities for creative conferences, and sound healing events. Several responses included ideas, and some longer responses for specific requests.

+ Permanent exhibit space for the Fort Vancouver Tapestry
+ Controls for volume level for the hard-of-hearing and those that are sensitive to sounds
+ Arts communication clearinghouse for Vancouver and all of Clark County
+ Bulletin board with information on local resources
+ Art technique/Art history book lending library
+ Art fair booths
+ Craft nights
+ Sewing machines and sergers
+ Appliance library and repair clinics
+ Address accessibility for wheelchair users at the Vine platform eastbound on Mill Plain

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+ *A listening room, for musicians. This would be a gathering and performance space with improvements that create quality sound. This could include wall, ceiling and floor treatments, symmetry of layout, thought to seating location, etc. It would be a space for listening closely to quality sound.*

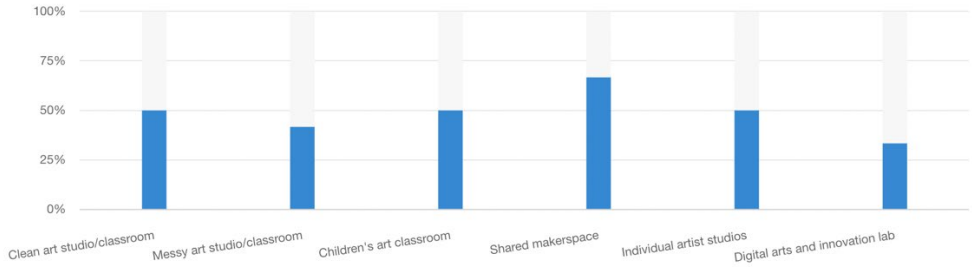
- *Posso criar uma arte autoral, colorida e Chris de identidade para ember e deixar as pessoas refletindo sobre esto*
- *A recital/lecture hall. Nothing crazy, but good enough for a piano or an open space for students to present works. Whether that be for voice, an instrument, acting classes, masterclasses, lectures, etc.*
- *I'd like to see the permanent installation of The Fort Vancouver Tapestry as a nod to the growth of this city, and as an inspiring backdrop to the continuing creativity of our citizens. A grant from the City Arts Commission started its creation in 1999 - it's certainly fitting that it be permanently housed here, and what better surroundings than a center for art and creativity?! Please take a look at fortvancouvertapestry.com*

Building Opportunity Program Survey

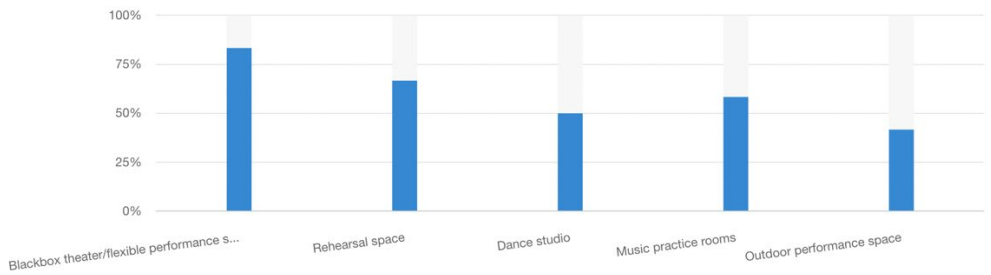
The Building Opportunity Survey was available on the website during the broad outreach in June; thirteen responses were received with preferences shown on the following charts. Preferences for art making were fairly consistent across the types of spaces, with some preference for maker space. A black box theater was slightly preferred for performing arts, with interest in all categories. For community spaces, people were most interested in large event spaces, gallery space and a café.

Survey responses are tallied as follows:

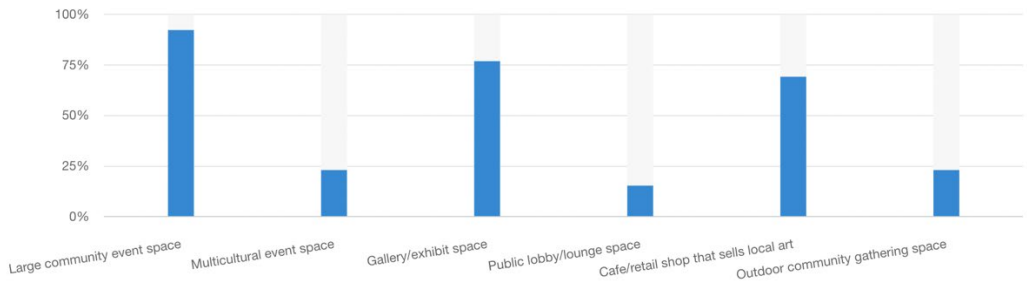
Which types of art-making and classroom spaces do you think are most important to include in the arts hub design? Please choose three.



Which types of performance and rehearsal spaces do you think are most important to include in the arts hub design? Please choose three.



Which types of public spaces do you think are most important to include in the arts hub design? Please choose three.



City Council Meeting Minutes

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

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

August 10, 2026

Workshops: 4:15-6:00 p.m.

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

The City Council Meeting was held on 8/10/2026 at 4:15 PM in the Vancouver City Hall, Council Chambers 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-08-10-26-2026081004/

Affordable Housing Fund Administrative Plan Funding
(Approximately 45 minutes)

Ian Alger, Housing Project Planner, Ian.Alger@cityofvancouver.us

Staff led Council through a discussion of the Affordable Housing Fund Administrative Plan Funding.

Councilmember Stober was absent from the workshop.

Multi-Family Tax Exemption Code Changes Re: House Bill 1491
(Approximately 1 hour, to immediately follow the previous workshop)

Patrick Quinton, Economic Development Director, Chim Chune Ko, Principal Project Manager, patrick.quinton@cityofvancouver.us, ChimChune.Ko@cityofvancouver.us

Staff led Council through a discussion of the Multi-Family Tax Exemption Code Changes Re: House Bill 1491.

Councilmember Stober was absent from the workshop.

Council Dinner / Closed Session Re: Collective Bargaining (RCW 42.30.140(4)) (6:00 - 6:30 PM)

Mayor McEnerny-Ogle announced the Council would be entering into closed session from 5:30-6:00 p.m. to discuss Collective Bargaining.

Regular Council Meeting

6:30 PM
Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

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

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/video/vancouver-city-council-08-10-26-2026081005/

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

Pledge of Allegiance

Call to Order and Roll Call

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

Present: *Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Hansen, Mayor McEnerny-Ogle*

Absent: *Councilmember Stober*

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and Yes: 6, No: 0, Abstaining: 0, to excuse Councilmember Stober from the Council Meeting. Absent from vote: Councilmember Stober.

Approval of Minutes

Minutes - July 20, 2026

Motion by Councilmember Fox, seconded by Councilmember Harless, and Yes: 6, No: 0, Abstaining: 0, to approve the Meeting Minutes of July 20, 2026. Absent from vote: Councilmember Stober.

Minutes - July 27, 2026

Motion by Councilmember Fox, seconded by Councilmember Harless, and Yes: 6, No: 0, Abstaining: 0, to approve the Meeting Minutes of July 27, 2026. Absent from vote: Councilmember Stober.

Minutes - August 3, 2026

Motion by Councilmember Hansen, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 0, to approve the Meeting Minutes of August 3, 2026. Absent from vote: Councilmember Stober.

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:

- *Nathan Gray, Eagle Scout of Scout Troop 358, Vancouver*

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

Consent Agenda

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

Council pulled items 2 and 6 for discussion.

Motion by Councilmember Fox, seconded by Councilmember Perez, and Yes: 6,

No: 0, Abstaining: 0, to approve Items 1, 3-5, and 7 on the Consent Agenda. Absent from vote: Councilmember Stober.

Motion by Councilmember Fox, seconded by Councilmember Perez, and Yes: 6, No: 0, Abstaining: 0, to approve Item 2 on the Consent Agenda. Absent from vote: Councilmember Stober.

Councilmember Hansen recused himself from Item 6. Council briefly discussed the item.

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 0, to approve Item 6 on the Consent Agenda. Absent from vote: Councilmember Stober.

Councilmember Hansen joined the Council once the vote was completed.

1. Construction Acceptance and Release of Retainage - SE 1st Street Phase 2 (177th Avenue to 192nd Avenue)

Staff Report: 156-26

Request: On Monday, August 10, 2026, accept the SE 1st Street Phase 2 Improvements Project as constructed by Colf Construction, LLC of Vancouver, Washington and authorize the release of retainage bond subject to receipt of all documentation required by law.

Bailey Pohl, Civil Engineer, Bailey.Pohl@cityofvancouver.us

Motion approved the request.

2. Construction Acceptance and Release of Retainage - NE 184th Avenue Extension

Staff Report: 157-26

Request: On Monday, August 10, 2026, accept the NE 184th Avenue Extension Project as constructed by Rotschy, Inc of Vancouver, Washington and authorize the release of retainage bond subject to receipt of all documentation required by law.

Bailey Pohl, Civil Engineer, Bailey.Pohl@cityofvancouver.us

Motion approved the request.

3. Construction Acceptance and Release of Retainage - Fourth Plain Road Diet F Street to Fort Vancouver Way

Staff Report: 158-26

Request: On Monday August 10, 2026, accept the Fourth Plain Road Diet Project as constructed by Western United Civil Group, LLC of Yacolt, Washington and authorize the release of retainage bond subject to receipt of all documentation required by law.

Bailey Pohl, Civil Engineer, Bailey.Pohl@cityofvancouver.us

Motion approved the request.

4. Grant Acceptance for Home Electrification and Appliance Rebates (HEAR) Program

Staff Report: 159-26

Request: On Monday, August 10, 2026, authorize the City Manager, or designee, to accept state grant funding and execute a grant agreement with Washington State Department of Commerce in the amount of $500,000 for the Home Electrification and Appliance Rebates (HEAR) program.

Bryan Monroe, Associate Housing Project Coordinator, bryan.monroe@cityofvancouver.us

Motion approved the request.

5. Resolution to Award the Grant for Home Electrification and Appliance Rebates (HEAR) Program

A RESOLUTION relating to residential energy efficiency; providing for adoption of funding awards from the Washington State Department of Commerce Home Electrification and Appliance Rebates (HEAR) Program authorizing the City Manager to negotiate and execute agreements and other related documents on behalf of the City of Vancouver consistent with Council-approved funding awards.

Staff Report: 160-26

Request: On Monday, August 10, 2026, finalize and approve the resolution authorizing the City Manager, or designee, to negotiate and execute an agreement with the Northwest Native Chamber for $500,000 to administer the Home Electrification and Appliance Rebates (HEAR) Program.

Bryan Monroe, Associate Housing Project Coordinator, bryan.monroe@cityofvancouver.us

Motion adopted Resolution M-4389 to approve the request.

6. Ordinance Approving Mt. Hood Vista Preliminary Subdivision with Zone Change

AN ORDINANCE rendering findings and issuing a decision on the Mt. Hood Vista zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and an 82-lot subdivision; and providing for severability and an effective date.

Staff Report: 161-26

Request: On Monday, August 10, 2026, advance the ordinance, setting the date for the second reading and public hearing for August 17, 2026.

Anthony Tortorici, Planner, Anthony.Tortorici@cityofvancouver.us

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

Motion approved the request.

7. Approval of the Claim Vouchers

Request: Approve claim vouchers for August 10, 2026.

Motion approved claim vouchers in the amount of $9,114,814.88.

Communications

A. From the Council

Councilmember Harless asked staff to bring a resolution in opposition to ballot initiatives IL26001 and IL26638. Councilmember Perez supported this. At the request of two Councilmembers, staff will bring the resolutions at a later date.

B. From the Mayor

C. From the City Manager

Commission on Aging Update

Mike Anderson, Vice Chair of the Clark County Commission on Aging, and Julie Donovan, Board Member of the Clark County Commission on Aging, discussed the Commission on Aging Update.

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 received testimony from the following community members regarding any matter:

- Daniel Woods, Vancouver

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

Adjournment

7:03 p.m.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Anthony Glenn, Deputy 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.

CITY OF Vancouver WASHINGTON

Staff Report: 162-26

To: Mayor and City Council
From: City Manager
Date: August 17, 2026

Subject

Contract - Bid Award - SE McGillivray Blvd - Safety and Mobility Project - Bid #26-21 - C-102337

Key Points

- On March 6, 2023, a City Council workshop was held on the Complete Streets - SE McGillivray Boulevard Safety and Mobility Project. City Council received periodic updates in 2023 and 2024 during the planning process.
- The Transportation and Mobility Commission (TMC) held 7 planning phase workshops in 2023, and held a public hearing for the design on February 6, 2024.
- The project will re-pave SE McGillivray Boulevard from SE Chaklov Drive to SE 164th Avenue. Re-striping of the corridor will create a 10-ft mobility lane, parking lane and buffer, and one travel lane in each direction. Curb ramps will be upgraded to meet Americans with Disabilities Act requirements (ADA).
- The project was advertised for bids, and seven bids were received on July 21, 2026.

Strategic Plan Alignment

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

Vibrant and Distinct Neighborhoods – a variety of accessible places and spaces

Present Situation

On July 21, 2026, the City received seven bids for the subject project. The bids ranged between $5,482,629.11 and $6,913,829.81. The low bidder was responsive. The bids were as follows:

SUMMARY OF BIDS	
BIDDER	**AMOUNT**
Jeffries Construction, LLC, Woodland, WA	$5,482,629.11
Western United Civil Group, LLC, Yacolt, WA	$5,517,478.25
Rotschy, Inc., Vancouver, WA	$5,752,336.73
Lakeside Industries, Vancouver, WA	$6,349,933.86
SLE Inc., Vancouver, WA	$6,504,199.55
Granite Construction, Vancouver, WA	$6,738,841.51
Interlaken Inc., Fairview, OR	$6,913,829.81

Engineers Cost Estimate	$5,750,000.00

Based on the current City Apprenticeship Policy, there is a minimum apprenticeship goal of 15% of the utilized labor hours for this project. Jeffries Construction, LLC will meet or exceed this goal.

Advantage(s)

Safer travel for vehicles, pedestrians, and bicyclists through the SE McGillivray Boulevard corridor.

Challenge(s)

1. Business and local traffic will be inconvenienced during the construction period.
2. Construction will generate noise and dust; however, the contractor will implement dust control and erosion control strategies.

Budget Impact

The project is currently funded through an Active Transportation Program (ATP) - Transportation Improvement Board (TIB) grant, the Vancouver Transportation Benefit District (TBD), and other local matching dollars. The project is included in the 2025-2026 biennial budget.

Prior Council Review

- Council workshop on the Complete Streets - SE McGillivray Boulevard Safety and Mobility Project on March 6, 2023
- Approval of the 2025-2026 biennial budget which included the referenced project
- Approval of the 2027-2032 Transportation Improvement Program (TIP), Resolution No. M-4386 (June 15, 2026)

Action Requested

On August 17, 2026, award a construction contract for the SE McGillivray Boulevard Safety and Mobility project to the lowest responsive and responsible bidder, Jeffries Construction LLC, of Woodland, Washington, USA at their bid price of $5,482,629.11, which includes Washington State sales tax, and authorize the City Manager or designee to finalize and execute the same.

Staff Contact

Jessica Hild, Senior Civil Engineer, Jessica.Hild@cityofvancouver.us

Attachments:

1. Attachment A - Contract
2. Attachment B - Vicinity Map

CONSTRUCTION CONTRACT # C-102337
BID 26-21: SE McGillivray Blvd Safety and Mobility Project

This Contract (hereinafter referred to as the "Contract") is entered into by and between the City of Vancouver, Washington, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as the "City") and Jeffries Construction LLC (hereinafter referred to as the "Contractor"). The City and the Contractor may be collectively referred to herein as the "Parties" or individually as a "Party."

WHEREAS, the City desires to engage the Contractor to provide public works construction and other related services for the work described herein;

WHEREAS, Contractor has agreed to offer its services to perform said work per the City issued Invitation to Bid (ITB) No. 26-21 and all addenda thereto, Contractor's Bid to said ITB, the Project Plan Set and Special Provisions, and City Council's approval on Monday, August 17, 2026 per Staff Report No. ##-##; and

WHEREAS, the Contractor represents by entering into this Contract that it is fully qualified to perform the work to which it will be assigned in a competent and professional manner, and to the standards required by the City.

NOW, THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached an incorporated and made a part hereof, the parties hereto agree as follows:

1. **STATEMENT OF WORK**: The Contractor hereby agrees to furnish all materials, labor, tools, machinery and implements of every description necessary to complete the work in a professional manner within the time limits stated in this Contract for the construction and installation of the following improvements and will make all necessary arrangements for the obtaining of permits from the United States, State of Washington, and/or any of its agencies as may be necessary to do the work required and covered by this Contract.

   This Contract provides for the improvements of SE McGillivray Blvd from SE Chaklov Dr to SE 164th Ave. Work includes re-striping of the corridor to include a 10ft wide mobility lane, curb ramp improvements, bus platforms, hydrant replacements and other work, all in accordance with the attached Plan Set, these Contract Provisions, and the Standard Specifications, hereinafter referred to as "Work."

   The Contract Work shall be Physically Complete within 120 Working Days from the Notice to Proceed.

2. **EFFECTIVE DATE:** This Contract is effective as of the last signature of the Contract.

3. **E-VERIFY PROGRAM:** Contractor shall register and enter into a Memorandum of Understanding (MOU) with the Department of Homeland Security E-Verify program within sixty days after execution of this Contract. Contractor shall ensure all Contractor employees and any subcontractor(s) assigned to perform work under this Contract are eligible to work in the United States. Contractor shall provide verification of compliance upon City request. Failure by Contractor to comply with this subsection shall be considered a material breach.

4. **CONTRACTOR RESPONSIBLITIES FOR SUBCONTRACTOR:** The Contractor shall include the language of this section in all tier subcontracts and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. The requirements of this section apply to all subcontractors regardless of tier. The Contractor shall require all subcontractors to comply with all federal, state and municipal laws, rules and regulations whatsoever.

   At any time of the subcontract execution, the Contractor shall verify that all tier subcontractors meet the following bidder responsibility criteria:

   a. Have a current certificate of registration in compliance with Chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal.
   b. Have a current Washington Unified Business Identifier (UBI) number.
   c. Have received training on the requirements related to public works and prevailing wage as required by RCW 39.04.350.
   d. Within the three-year period immediately preceding the date of the bid solicitation, not have been determined by a final and binding citation and notice of assessment issued by the department of labor and industries or through civil judgement entered by a court of limited or general jurisdiction to have willfully violated, as defined in RCW 49.48.082, any provision of Chapter 49.46, 49.48 or 49.52 RCW.
   e. If applicable, have:
      i. Industrial Insurance (worker's compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW.
      ii. A Washington Employment Security Department reference number, as required in Title 50 RCW.
      iii. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW.
      iv. An electrical contractor license, if required by Chapter 19.28 RCW.
      v. An elevator contractor license, if required by Chapter 70.87 RCW.
   f. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065(3).

5. **DELINQUENT STATE TAXES**: The Contractor shall not owe delinquent taxes to the Washington State Department of Revenue without a payment plan approved by the Department of Revenue.

6. **COMPENSATION AND SCHEDULE OF PAYMENTS**: In consideration of the promises and agreements of the Contractor as set forth herein, and in consideration of the faithful performance and furnishing of the work and materials required by this Contract to the satisfaction of the City, the City agrees to pay to the Contractor as prescribed in the

solicitation and Contractor's Bid, and in accordance with the ordinances of the City of Vancouver and the laws of the State of Washington, the following sum as indicated, which amount does include 8.7% Washington State Sales Tax (if applicable) $5,482,629.11 USD.

The amount finally to be paid is, however, variable upon the Work actually performed, and final payment will be made upon the basis of the amount of work performed and the materials furnished, and at the lump sum or unit prices fixed in the Contractor's Bid as modified by any and all approved Change Orders.

7. **CONTRACTOR'S INSURANCE**: The Contractor agrees to the following requirements relating to insurance coverage. Provide a Certificate of Liability Insurance. Said certificate must be provided on a standard "ACORD" form, or its equivalent, and must provide that coverage shall not be canceled or modified without 30 days prior written notice to the City of Vancouver.

   The City of Vancouver may inspect all policies, and copies shall be provided to the City upon request. The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48. The insurance must be provided by an insurer with a rating of A-: VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington (or issued as a surplus line by a Washington Surplus lines broker). The City reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

   The Contractor agrees to procure insurance coverage as required below:

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

COVERAGE	LIMITS OF LIABILITY
IV. Pollution Legal Liability	
Each Claim Annual Aggregate	$3,000,000 $6,000,000

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

a. City Listed as Additional Insured. The City of Vancouver, its Agents, Representatives, Officers, Directors, Elected and Appointed Officials, and Employees must be named as additional insured. The required Additional Insured endorsements shall be at least as broad as ISO CG 20 10 11 85, or its equivalent CG 20 10 07 04 and CG 20 37 07 04 must be included with the Certificate of Insurance.

b. Either the Commercial General Liability or the Worker's Compensation policy must be endorsed to include "Washington Stop Gap" insurance. The limits and aggregates referenced must apply to the Stop Gap coverage as well and must be indicated on the certificate.

c. Commercial General Liability insurance shall be written on coverage forms at least as broad as ISO occurrence form CG 00 01, including but not limited to liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations, personal and advertising injury, and liability assumed under an insured contract. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an equivalent endorsement.

d. The City of Vancouver shall be listed on the Certificate as Certificate Holder.

e. Cover Trigger: The insurance must be written on an "occurrence" basis. This must be indicated on the Certificate.

f. Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages required for Commercial General Liability and Auto Liability. Upon request of the City, the Contractor shall provide evidence of such insurance.

g. The Contractor shall keep this insurance in force during the term of the Contract and for thirty (30) days after the Physical Completion date. The Contractor shall provide the City and all Additional Insured with written notice of any policy cancellation, within two business days of their receipt of such notice.

h. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, suspend work or terminate the contract.

i. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

8. **CONTRACTOR'S BOND**: The Contractor agrees that before it undertakes performance of this Contract, it will file with the City a Performance Bond and a Payment Bond, in the forms prescribed by the City of Vancouver, in the full amount of the Contract price with a company authorized to do business in the State of Washington as a surety. The bonds shall comply with the laws of the State of Washington, especially with the provisions of Chapter 39.08 RCW.

9. **DISPUTE RESOLUTION**: In the event of a dispute between the Parties which cannot be resolved by the contract managers, the Contractor and the City shall review such dispute and may attempt to resolve the dispute. Any controversy or claim arising out of or relating to this Contract or alleged breach of this Contract that cannot be resolved by the Parties within 30 days of receipt of written notice may be submitted to mediation. If the dispute cannot be resolved through mediation, either party may initiate litigation pursuant to the governing law and venue provisions of this Contract. The Parties agree to pay their own attorneys' fees and expenses.

10. **GOVERNING LAW/VENUE**: This Contract shall be deemed to have been executed and delivered within the State of Washington, and the rights and obligations of the parties hereunder shall be construed and enforced in accordance with, and governed by, the laws of the State of Washington without regard to the principles of conflict of laws. Any action or suit brought in connection with this Contract shall be brought in the Superior Court of Clark County, Washington.

11. **EMPLOYMENT OF LABOR**: The Contractor agrees that all persons employed by the Contractor and by any of its subcontractor and any of their lower tier contractors in work performed pursuant to this Contract shall not be employed in excess of eight (8) hours in any day, except as provided or allowed by Chapter 49.28 RCW and WAC 296.127 and any amendment thereto.

12. **PAYMENT OF LABOR**: The Contractor agrees that all laborers, workers, or mechanics employed by it or by any subcontractor in the performance of this Contract will be paid not less than the prevailing wage rate for an hour's work, in accordance with the provisions of Chapter 39.12 RCW, and all rules and regulations promulgated pursuant thereto.

    The prevailing wage rates in effect at the time of the bid submittal deadline shall apply for the duration of the project, no matter how long it lasts. However, if the Contract is awarded more than six (6) months after the bids were due, the prevailing wage rates in effect on the award date shall apply.

    In case any dispute arises as to what the prevailing rate of wages for work of a similar nature are and such dispute cannot be adjusted by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the director's decision shall be final, conclusive and binding on all parties involved in the dispute.

13. **PAYMENT TO THE CONTRACTOR**: Progress payments to the Contractor shall be made within 30 days of a fully executed Pay Estimate pending all compliance with all contractual requirements. A sum equal to 5% may be reserved and retained from monies earned by the Contractor in accordance with Chapter 60.28 RCW. The City reserves the right to require Contractor to correct any submitted or paid erroneous invoices according to the rates set forth herein. City and Contractor agree that any amount paid in error by City does not constitute a change in the agreed upon amount; Contractor agrees to issue a refund of any of any overages paid in error by the City.

    Release of the retained percentage or the retainage bond shall be in accordance with Chapter 60.28 RCW. Every person performing labor or furnishing supplies toward the completion of said improvement of work shall have a lien upon said monies so reserved; provided, that such notice of the lien of such claimant shall be given in the manner provided in RCW 39.08.030 and within the time provided in Chapter 60.28 RCW as now existing and in accordance with any amendments that may hereafter be made thereto.

    No payment shall be made to the Contract, however, until the Contractor and all subcontractors who have performed work shall have filed and received approval of a Statement of Intent to Pay Prevailing Wage as required by RCW 39.12.040 from the Washington State Department of Labor and Industries. Said Contractor and all subcontractors shall also keep accurate payroll records for three years from the date of acceptance as described in RCW 39.12.120. A Contractor and all subcontractors shall, file a copy of its certified payroll records using the Department of Labor and Industries online system on a monthly basis. A Contractor's noncompliance with this section shall constitute a violation of RCW 39.12.050.

14. **INDEMNIFICATION**: Contractor agrees to indemnify, defend, save and hold harmless the City, its officials, employees and agents from any and all liability, including but not limited to demands, claims, causes of action, suits or judgements, claims of copyright or patent infringement, including costs, attorney fees and expenses incurred in connection therewith, or whatsoever kind or nature, arising out of, or in connection with, or incident to, the performance of services by Contractor pursuant to this Contract.

    In the event that any suit based on such a claim, demand, loss, damage, cost or cause of action is brought against the Contractor, the City retains the right to participate in said suit.

    This indemnity and hold harmless shall include any claim made against the City by an employee of the Contractor or subcontractor or agent of the Contractor, even if Contractor is thus otherwise immune from liability pursuant to worker's compensation statute, Title 51 RCW. To the extent that such liability arises from the concurrent negligence of both the City and the Contractor, such cost, fees and expenses shall be shared between the City and the Contractor in proportion to their relative degrees of negligence. This indemnity and hold harmless shall NOT apply in the case where liability arises from the sole negligence of the City. The Contractor specifically acknowledges that the provisions contained herein have been mutually negotiated by the Parties and it is the intent of the Parties that Contractor provide the broadest scope of indemnity permitted by RCW 4.24.115.

15. **OWNERSHIP OF RECORDS AND DOCUMENTS**: Any and all work product prepared by the Contractor in the course of performing this Contract shall immediately become the property

of the City. In consideration of the compensation provided for by this Contract, the Contractor hereby further assigns all copyright interests in such work product to the City. A copy may be retained by the Contractor. Previously owned intellectual property of Contractor or any third party, and any know-how, methodologies or processes used by Contractor to provide the services or project deliverables under this Contract shall remain property of the original City.

16. **PUBLIC DISCLOSURE COMPLIANCE**: The parties acknowledge that the City is an "agency" within the meaning of the Washington Public Records Act, Chapter 42.56 RCW, and that materials submitted by the Contractor to the City become public record. Such records may be subject to public disclosure, in whole or part and may be required to be released by the City in the event of a request for disclosure. In the event the City receives a public record request for any data or deliverable that is provided to the City and that is licensed from the Contractor, the City shall notify the Contractor of such request and withhold disclosure of such information for not less than five business days, to permit the Contractor to seek judicial protection of such information, provided that the Contractor shall be responsible for attorney fees and costs in such action and shall save and hold harmless the City from any costs, attorney fees or penalty assessment under Chapter 42.56 RCW for withholding or delaying public disclosure of such information.

17. **COOPERATIVE PURCHASING**: The Washington State interlocal Cooperation Act, Chapter 39.34 RCW, authorizes public agencies to cooperatively purchase goods and services if all parties agree. By having executed this Agreement, the Contractor agrees that other public agencies may purchase goods and services under this solicitation or contract at their own cost and without the City incurring any financial or legal liability for such purchases. The City agrees to allow other public agencies to purchase goods and services under this solicitation or contract, provided that the City is not held financially or legally liable for purchases and that any public agency purchasing under solicitation or contract file a copy of this invitation and such contract in accordance with RCW 39.34.040.

18. **AMENDMENTS**: All changes to this Contract, including changes to the statement of work and compensation, must be made by written Change Order and/or Amendment and signed by all parties to this Contract.

19. **AUTHORIZATION AND COMPLIANCE WITH THE LAW**: The Contractor certifies that the person signing the Contract is legally authorized to enter into this binding Contract and that the Contractor shall fully comply with all relevant, federal, state and municipal laws, rules, regulations and policies.

20. **CITY BUSINESS AND OCCUPATION LICENSE**: The Contractor will be required to obtain a business license when contracting with the City unless allowable exemptions apply. The Contractor shall contact the State of Washington Business License Service website or by phone at 800-451-7985, or the City's website to determine whether a business license is required pursuant to the Vancouver Municipal Code (VMC) Chapter 5.04.

21. **RELATION OF PARTIES**: The Contractor, its subcontractors, agents and employees are independent contractors performing services for the City and are not employees of the City; shall not as a result of this Contract, accrue leave, retirement, insurance, bonding or any

other benefits afforded to City employees; and, shall not have the authority to bind the City in any way except as may be specifically provided in the Statement of Work.

22. **ASSIGNMENT**: This Contract is binding on each party, its successors, assigns, and legal representatives and may not, under any circumstances, be assigned or transferred by either party without the other party's express written authorization.

23. **TERMINATION FOR CONVENIENCE**: The City, at its sole discretion, may terminate this Contract for convenience at any time for any reason deemed appropriate. Termination is effective immediately upon notice of termination given by the City.

    In the event this Contract is terminated prior to the completion of Work, Contractor will only be paid for the Work completed at the time of termination of the Contract.

24. **TERMINATION FOR CAUSE**: In the event the Contractor is, or has been, in violation of the terms of this Contract, including the solicitation, the City reserves the right, upon written notice to the Contractor, to cancel, terminate or suspend this Contract in whole or in part for default. Termination shall be effected by serving a notice of termination on the Contractor setting forth the manner in which the Contractor is in default. The Contractor will be paid only the contract price for services performed in accordance with the manner of performance set forth in the Contract.

    If it is later determined by the City that the Contractor had an excusable reason for not performing, such as a strike, fire or flood, or events which are not the fault of or are beyond the control of the Contractor, the City after setting up a new delivery or performance schedule, may allow the Contractor to continue work or treat the termination as a termination for convenience.

25. **OPPORTUNITY TO CURE**: The City at its sole discretion may in lieu of a termination allow the Contractor to cure the defect(s), by providing a "Notice to Cure" to Contractor setting forth the remedies sought by the City and the deadline to accomplish the remedies. If the Contractor fails to remedy to the City's satisfaction the breach or default of any of the terms, covenants, or conditions of this Contract within the time stated time, the City shall have the right to terminate the Contract without any further obligation to the Contractor. Any such termination for default shall not in any way operate to preclude the city from also pursuing all available remedies against the Contractor and its sureties for said breach or default, including but not limited to, termination of this Contract for convenience.

26. **WAIVER AND REMEDIES**: City's failure to enforce the terms or conditions herein or to exercise any right or privilege, or the City's waiver of any breach hereunder shall not thereafter waive any other term, condition or privilege, whether of the same or similar type. Remedies under this Contract are cumulative; the use of one remedy shall not be taken to exclude or waive the right to use another.

27. **ENTIRETY OF CONTRACT:** This Contract incorporates all the agreements, covenants and understanding between the parties hereto and are merged into this written Contract. No prior agreement or prior understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless set forth in this Contract.

28. **USE OF CITY'S NAME:** Contractor may not use any of City's name, trademark, service marks, or logo in connection with the services contemplated by this Contract or otherwise without the prior written permission of City, which permission may be withheld for any or no reason and may be subject to certain conditions.

29. **DEBARMENT:** The Contractor certifies that that it is not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any Federal, State or local department or agency.

30. **NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY**: During the term of this Contract, Contractor will not discriminate against any employee or applicant for employment in accordance with RCW Chapter 49.60, including, but not limited to creed, religion, race, color, age, sex, marital status, sexual orientation, sexual identity, pregnancy, military status, political ideology, ancestry, national origin, or the presence of any sensory, mental or physical disability, unless based upon a bona fide occupational qualification. The Contractor will take affirmative action to ensure that applicants and employees are treated fairly, without regard to their creed, religion, race, color, sex, national origin, or the presence of any sensory, mental or physical disability. Such action shall include all terms and conditions of employment, compensation and benefits, including apprenticeship.

31. **BINDING EFFECT:** The provisions, covenants and conditions in this Contract bind the parties, their legal heirs, representatives, successors and assigns.

32. **RATIFICATION:** Acts taken pursuant to this Contract but prior to its effective date are hereby ratified and confirmed.

33. **CONTRACT DOCUMENTS AND ORDER OF PRECEDENCE:** The complete Contract includes these parts, all of which are incorporated herein by reference, and any inconsistency in the parts of the contract shall be resolved by following this order of precedence (e.g., 1 presiding over 2, 2 over 3, 3 over 4, and so forth):

    1. Amendments to the Contract,
    2. This Contract,
    3. Contractor's Bid including all Addenda to the Solicitation,
    4. Special Provisions,
    5. Contract Plan Set,
    6. City of Vancouver Amendments to the specified WSDOT Standard Specifications,
    7. City of Vancouver Standard Plans,
    8. WSDOT Standard Specifications,
    9. WSDOT Standard Plans.

    On the Contract Plans, Working Drawings and Standard Plans, figured dimensions shall take precedence over scaled dimensions.

    Whenever reference is made in these Specifications or the Special Provisions to codes, rules, specifications and standards, the reference shall be construed to mean the code, rule, specification or standard that is in effect on the Invitation to Bid advertisement date, unless otherwise stated or as required by law.

If any part of the Contract requires Work that does not include a description for how the Work is to be performed, the Work shall be performed in accordance with standard trade practice(s). For purposes of the Contract, a standard trade practice is one having such regularity of observance in the trade as to justify an expectation that it will be observed by the Contractor in doing the Work.

34. NOTICES: All notices which are given or required to be given pursuant to this Contract shall be hand delivered, mailed postage paid or sent by electronic mail as follows:

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

For the Contractor:
Scott Jeffries
Jeffries Construction LLC
1615 Schurman Way
Woodland WA 98674
scottj@jcllcwa.com

The undersigned, as the authorized representatives of the City and Contractor respectively, agree to all of the terms and conditions contained in this Contract, as of the dates set forth below.

CITY OF VANCOUVER
A municipal corporation

Lon Pluckhahn, City Manager

Date

Attest:

Anthony Glenn, Deputy City Clerk

Approved as to form:

Nena Cook, City Attorney

CONTRACTOR:
Jeffries Construction LLC

Signature

Printed Name /Title

Date

City of Vancouver
Public Works

SE McGILLIVRAY BLVD.
SAFETY & MOBILITY PROJECT
SE CHKALOV DR. TO SE 164TH AVE.

CITY OF Vancouver WASHINGTON

Staff Report: 163-26

To: Mayor and City Council
From: City Manager
Date: August 17, 2026

Subject

Contract – Professional Service Agreement between City of Vancouver and LSW Architects for Fire Stations #3 and #6 for RFQ 21-26 - C-102329

Key Points

- Proposition 2 was passed in 2022 to fund fire and emergency services, including capital investments in new fire stations and seismic retrofits/expansions of existing stations.
- A competitive process reviewed seven qualified design firms, and LSW Architects was unanimously selected as the most qualified firm.
- The future stations will utilize and refine designs and lessons learned from Vancouver Fire Department Stations 1, 2, 8 and 11.
- Provide highly resilient essential facilities that promote physical and mental health, safety, and belonging of fire fighters, as well as meet City resiliency and sustainability goals.

Strategic Plan Alignment

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

Present Situation

The Vancouver Fire Department (VFD) is one of the busiest fire departments in the region, serving 89.2 square miles and almost 300,000 citizens. The City population has more than doubled since 1990, with emergency calls increasing an average of 5% per year. The Vancouver Fire Department has needed to grow in response to the increased demand. There has been significant investment in fire infrastructure over the past 20 years. These new stations will replace stations 3 and 6 and improve response capability as well as improve the reliability of the entire emergency response system.

In preparation for the design of Stations 3 & 6, a team led by LSW Architects completed feasibility studies to produce a series of site analyses to determine the suitability of the parcels for both Fire Station 3 & 6. On March 6, 2026, the City of Vancouver released a Request for Qualifications for the design team (RFQ 21-26). On April 8, 2026, the City received seven qualification statements. The qualification statements were evaluated based on the project approach and understanding, as well as capabilities and qualifications. The review panel met and the consensus of the review panel was to select LSW Architects for the project and award one contract with the expectation to complete work within schedule and budget.

The recent designs of Fire Stations 1, 2, and 11 were intended to be templates for future fire station construction in Vancouver. VFD will utilize and refine the designs from these recently constructed fire stations for Stations 3 & 6. This design re-use will reduce cost and to produce bid documents, incorporate lessons-learned during previous station construction, and improve upon a proven design that is functional and efficient.

The contract with LSW Architects is written for $1,040,732.80, which covers architectural and engineering design services thru Pre-Design and Schematic Design phases. Separating the project in distinct phases, due to its size, complexity, and scope, allows the project team to review the project scope and schedule before proceeding further along the design phases. Future Council review is anticipated upon completion of the Pre-Design and Schematic Design phase to fund the project through completion of construction. Request Council approval to fund the Pre-Design and Schematic phases, and the ability to increase the contract value up to a not to exceed amount of $1,144,806.08.

Advantage(s)

- Approval moves the project forward which aligns with strategic goals, priorities and voter approved initiatives.
- This project will utilize the design from previous VFD Stations 1, 2, 8, and 11 and use feedback to improve upon the design.
- Selected consultant is well versed in fire station design and understands Vancouver Fire Department operations.

Challenge(s)

Failure to approve does not move forward with capital investments approved under Proposition 2.

Budget Impact

The capital budget for Fire Stations 3 & 6 is in the approved 2025-2026 biennial budget.

Prior Council Review

- Resolution M-4155 authorizing presenting Proposition 2 to the public
- 2025-2026 City of Vancouver Biennial Operating and Capital Budget discussion

Action Requested

On Monday, August 17, 2026, authorize the City Manager, or designee, to finalize and execute a professional services agreement between the City of Vancouver and LSW Architects for an estimated amount not to exceed $1,144,806.08.

Staff Contact

Lam Vuong, Facilities Capital Projects Manager, Lam.Vuong@cityofvancouver.us

Attachments:

1. Attachment A - Contract

CITY OF VANCOUVER
SERVICES AGREEMENT
No. C-102329
RFQ #21-26 ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE RELOCATION OF FIRE STATIONS 3 AND 6

This Services Agreement ("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 ("City") and LSW Architects, PC a S-Corp organized under the laws of the State of Washington ("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 qualifications, numbered 21-26 ("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 Phase 1 Services described in this Agreement shall not exceed $ 1,040,732.80 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 specific task and/or sub-task, unless amended in writing. Contractor shall complete the Services stated within the number of hours identified for each task, and/or sub-task, or for the lump sum amount associated with a task. 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 task and/or sub-task. 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 task and/or sub-task. Compensation may be amended, at the City's sole discretion, for documentable circumstances not reasonably foreseeable to either party at the time the task and/or subtask is initiated, or for changes to the scope of services requested by City. All Deliverables (as defined in Section 6) must be acceptable to City in its sole discretion.

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, Lam Vuong, by email to lam.vuong@cityofvancouver.us and accpay@cityofvancouver.us or by mail to City of Vancouver, Lam Vuong, 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.

   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, 2030. The Parties may agree in writing to renew the

Agreement up to 2 additional years. The term and any renewal term 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 24 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. 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 attorney's

fees and consulting fees relating to (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).

13. 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
V. Professional Liability	
Policy shall include coverage for all claims for damages to person or property arising from the performance of this Agreement.	$5,000,000

In addition to the coverage and limits listed above the Contractor's insurance must all 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 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 - 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.

14. **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.

15. **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.

16. **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.

17. **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.

18. **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) (CRRA). Contractor must confirm with City whether Title VI is applicable under this Agreement.

19. **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.

20. **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.

21. **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.

22. **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.

23. **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.

24. **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:
Brent Young
LSW Architects, PC
610 Esther Street, Ste 200
Vancouver WA 98660
Email: byoung@lsw-architects.com

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

25. **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.

26. **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; 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.

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

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

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

30. **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.

31. **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.

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

33. **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.

34. **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

_____
Lon Pluckhahn, City Manager

_____
Date

Attest:

_____
Katie Shifley, City Clerk

Approved as to form:

_____
City Attorney's Office

CONTRACTOR:
LSW Architects, PC

_____
Signature

_____
Printed Name /Title

_____
Date

EXHIBIT “A”:
Scope of Work

The Contractor will provide architectural and engineering services for the planning, design, permitting, procurement, and construction phase services associated with the replacement of Fire Stations 03 and 06.

The project consists of the development of two new approximately 16,000 gross square foot fire stations located on separate sites within the City of Vancouver. The proposed Fire Station 03 site is located at 301 South Lieser Road, and the proposed Fire Station 06 site is located at 2606 and 2516 NE 112th Avenue. The facilities are intended to serve as modern, resilient essential facilities that support the operational needs of the Vancouver Fire Department and the surrounding community for the foreseeable future.

The City intends to deliver the project utilizing the General Contractor/Construction Manager (GC/CM) project delivery method, subject to approval through the Washington State Project Review Committee (PRC) process. The project is
anticipated to include collaboration among the City, the design team, the GC/CM, user groups, permitting agencies, utility providers, and other project stakeholders throughout planning, design, and construction.

Although the project will be managed as a coordinated effort, Fire Stations 03 and 06 are separate facilities located on separate sites and may proceed through design, permitting, procurement, and construction on different schedules. For budgeting, accounting, and invoicing purposes, each project will be tracked individually using the following Contractor project numbers.

- 20260025a – COV Station 03
- 20260025b – COV Station 06

To allow validation of project requirements, program needs, budget, schedule, site constraints, permitting considerations, and project delivery assumptions, LSW's services are divided into two phases.

Phase 1 - Services include Predesign/Programming, Concept Design, and Schematic Design for both fire stations. The purpose of Phase 1 is to validate the program, establish the Basis of Design, confirm project goals and priorities, evaluate design alternatives, support GC/CM procurement activities, and develop a preferred schematic design solution for each facility. Phase 1 is intended to establish the scope,

budget, schedule, and project delivery assumptions necessary to define subsequent design and construction phase services.

Upon completion of Phase 1, the City and Contractor will review the approved program, project scope, budget, schedule, permitting requirements, GC/CM recommendations, and other project considerations. Based upon this information, the Contractor will prepare a proposal for Phase 2 Services.

Phase 2 - Services are anticipated to include Design Development, Value Engineering and Risk Assessment, Construction Documents, Permitting, Procurement Support, Construction Administration, and Project Closeout. Phase 2 Services are not included in the Phase 1 authorization and will be authorized separately by amendment or additional service authorization.

The City has identified operational functionality, firefighter health and safety, post-disaster resiliency, accessibility, sustainability, durability, and long-term value as key project objectives. Through the planning and design process, the project team will work collaboratively with the City to validate project requirements, establish project priorities, evaluate alternatives, and develop design solutions that support these objectives while remaining responsive to budget, schedule, regulatory, and site constraints.

Existing Fire Stations 03 and 06 will remain operational during the planning, design, and construction of the replacement facilities. Occupancy and transition into the new facilities will occur upon completion of construction and acceptance by the City.

SUSTAINABILITY AND RESILIENCY

The City has identified sustainability, resiliency, firefighter health and safety, and long-term operational value as important project objectives. The project will be designed to comply with applicable energy code requirements, City policies, and other sustainability requirements in effect at the time of design. The design team will evaluate and incorporate sustainable design strategies that are feasible within the project's budget, schedule, and site constraints.

The City is not currently pursuing third-party sustainability certification. However, the project will emphasize durable, healthy, and high-performing building systems that support long-term operational efficiency, reduced maintenance requirements, and life-cycle value.

The City has also expressed a strong interest in creating facilities that promote firefighter wellness, safety, and a sense of belonging. Consistent with the operational mission of the Vancouver Fire Department, the design will support firefighter health, wellness, safety, and operational effectiveness while considering the unique needs of emergency response personnel.

Fire Stations 03 and 06 will be designed as essential facilities intended to support continuity of operations following a significant seismic event, consistent with applicable codes, regulations, and project requirements.

BUDGET

The City has established a preliminary total project budget of approximately $25,000,000 for each fire station. The total project budget includes construction costs, professional services, permitting fees, system development charges, testing and special inspections, furniture, fixtures and equipment (FF&E), Owner contingencies, escalation, and other project-related costs.

The preliminary hard construction budget for each fire station is estimated at approximately $18,000,000. This budget has been escalated to reflect the City's anticipated construction start date of mid-2028. For budgeting and planning purposes, the City has directed the Contractor to assume an annual construction cost escalation rate of six percent (6%) through the anticipated start of construction.

The Contractor will work collaboratively with the City and the GC/CM to support the City's budget objectives through a Target Value Delivery and design-to-budget process. Cost modeling, value analysis, constructability reviews, and budget reconciliation efforts will be performed at key project milestones to assist the City in evaluating design decisions and maintaining alignment with available project funding. The Contractor will assist the City in evaluating scope, quality, schedule, and budget trade-offs throughout the design process; however, the City retains responsibility for establishing the final project budget and determining the acceptable balance between project scope and available funding.

Construction cost estimates prepared by the Contractor and its consultants represent opinions of probable construction cost based upon information available at the time the estimate is prepared and are not guarantees of actual construction costs, bidding results, or market conditions. Actual construction costs may vary due to market conditions, labor availability, material pricing, regulatory requirements, procurement strategies, and other factors beyond the Contractor’s control.

Project Scope and Delivery Authorization

The services described herein establish the anticipated overall scope of the project. Compensation authorized under this Agreement is limited to Phase 1 Services unless otherwise amended in writing. Services associated with Phase 2 will be authorized separately following completion of Phase 1 and validation of the project program, scope, budget, schedule, and delivery assumptions.

Project Delivery

The City intends to deliver Fire Stations 03 and 06 utilizing the General Contractor/Construction Manager (GC/CM) project delivery method, subject to approval by the Washington State Project Review Committee (PRC). The City anticipates procuring a single GC/CM contractor to support the delivery of both fire station projects.

The City is anticipated to retain an Owner's Advisor to assist with the GC/CM procurement process, project governance, cost management, schedule oversight, and overall project delivery. The Owner's Advisor is expected to participate throughout planning, design, and construction as a member of the project team.

The design process is anticipated to incorporate collaboration among the City, the Owner's Advisor, the Contractor, the GC/CM, user groups, permitting agencies, utility providers, and other project stakeholders. The City intends to utilize Target Value Delivery principles and an integrated project approach to support budget stewardship, schedule management, constructability, and long-term project value.

The City may establish project advisory, review, or stakeholder groups to provide input and support project decision making throughout planning, design, and construction. The design team shall participate in project meetings, presentations, and review processes reasonably required to support the successful delivery of the project.

The Contractor and its consultants shall prepare drawings, specifications, and other design deliverables necessary to support permitting, procurement, and construction of the project. The timing, sequencing, and packaging of bidding, permitting, and construction activities may be adjusted by the City and GC/CM as the project develops. The Contractor shall reasonably support these efforts as part of the Services.

The City will provide overall project management and may utilize additional consultants to support project administration, cost management, construction

management, public communications, commissioning, special inspections, and other Owner-directed services.

The final scope of services, deliverables, and level of effort associated with each task may be refined to align with the approved project delivery approach, GC/CM process, and project requirements as the work progresses.

Task 1 – Overall Design Team Management
Task 2 – Concept Plan and Basis of Design Validation
Task 3 – Opportunities and Direction for Achievement of Project Goals
Task 4 – Development of Decision Processes and Design Tools Incorporating the Concepts of Target Value
Delivery / Design-to-Budget
Task 5 – Schematic Design Documents (30%)
Task 6 – Cost Model Development
Task 7 – Design Development Documents (60%)
Task 8 – Value Engineering and Risk Assessment
Task 9 – Construction Documents (90%, PS&E)
Task 10 – Permitting: Land Use, Engineering, Environmental, and Building
Task 11 – Construction Bidding, Design Support, and Construction Administration
Task 12 – Public Outreach Support Materials and Presentation Support
Task 13 – Equipment and Specialized System Design
Task 14 – Building Life Strategic Maintenance Planning and Budgeting
Task 15 – Project Closeout

CONTRACTOR TEAM

Architect of Record	LSW Architects, P.C.
Specialty Architect / Programming Lead	TCA Architecture + Planning Inc.
Civil Engineer / Land Use	Robertson Fick Engineering Inc.
Structural Engineering	PCS Structural Solutions Inc.
Mechanical, Electrical, Plumbing, Fire Protection, Lighting, Low Voltage & Commissioning	Interface Engineering Inc.
Landscape Architecture	Shapiro Didway Landscape Architects
Building Envelope Consulting	Element Building Envelope Consultants
Acoustic Design Consulting	Acoustic Design Studio, Inc.
Cost Estimating	Wiggins Preconstruction Services, Inc.
Surveying	Minister-Glaeser Surveying, Inc.

Geotechnical Engineering	Columbia West Engineering, Inc.
Archaeological Consulting	Archaeological Services, LLC
Traffic Engineering	Global Transportation Engineering, LLC
Trauma Informed Design Consultant	Shopworks Architecture, PLLC

SCOPE OF WORK

Services by Phase

Services are organized into Phase 1 and Phase 2. Compensation under this Agreement is limited to Phase 1 Services unless otherwise amended in writing. Phase 2 Services are included for planning purposes only and are anticipated to be authorized under a future amendment following completion of Phase 1.

LSW Architects shall serve as the Architect of Record and shall coordinate and manage the work of the architectural and engineering team throughout the duration of the project. Services will generally be provided in accordance with the following phases.

PRC & GC/CM

Contractor will assist the City throughout the PRC approval and GC/CM procurement process. Services include:

- Assisting the City with preparation of materials required to support the PRC application and presentation, including development of project information, delivery approach, and design team qualifications.
- Providing information regarding the design team's experience with GC/CM project delivery and participating in the PRC presentation, as requested by the City.
- Assisting the City in the preparation and review of the GC/CM Request for Qualifications (RFQ) and Request for Proposals (RFP), as requested.
- Participating as a technical advisor during the GC/CM procurement process, including review and evaluation of Statements of Qualifications (SOQs) and proposals.
- Attending GC/CM interviews, participating in evaluation discussions, and providing scoring and recommendations to the City based on the established selection criteria.
- Participating in contractor selection meetings and coordination activities leading to selection of the preferred GC/CM.
- Supporting the transition to preconstruction services following execution of the GC/CM Agreement.

Predesign / Programming (PD) – Phase 1

Validate and refine the City's program requirements, operational objectives, project priorities, and project budget. Review site opportunities and constraints, utility availability, applicable regulations, and permitting requirements. Coordinate Owner-authorized surveys, geotechnical investigations, and other supporting studies as required. Facilitate stakeholder and user group engagement activities. Prepare and document the project program, Basis of Design, project goals, and preliminary project implementation strategy.

Concept Design (CD) – Phase 1

Develop and evaluate conceptual site and building design alternatives for each fire station. Establish building organization, site circulation, operational relationships, and major building systems. Refine project goals and design criteria, evaluate alternatives, and prepare conceptual design documents suitable to support project decision-making, project budgeting, and pre-application discussions with regulatory agencies. Support pre-application meetings and related agency coordination activities as required.

Schematic Design (SD) – Phase 1

Prepare and document the preferred design solution to a schematic level of development. Coordinate architectural, civil, structural, landscape, mechanical, electrical, plumbing, telecommunications, security, and other required disciplines. Confirm major building systems and design approaches. Support Target Value Delivery, value analysis, cost reconciliation, and constructability review efforts in collaboration with the Owner, Owner's Advisor, GC/CM, and cost estimating team.

Phase Authorization

At the completion of Phase 1, the Owner and Architect will review the approved program, Basis of Design, project scope, budget, schedule, permitting strategy, and project delivery assumptions. Upon completion of this review, the Architect will prepare a proposal for Phase 2 Services. Phase 2 Services shall not proceed without written authorization from the Owner.

Design Development (DD) – Phase 2

Anticipated Phase 2 scope, subject to separate authorization

Advance the approved schematic design and further define building systems, site improvements, materials, and project components subject to separate authorization by the Owner. Coordinate all design disciplines and incorporate Owner review

comments. Participate in value analysis, constructability reviews, cost reconciliation efforts, and design suitable to support project approvals and progression into Construction Documents

Construction Documents (CD) – Phase 2
Anticipated Phase 2 scope, subject to separate authorization
Prepare permit, procurement, and construction documentation required for permitting, procurement, and construction. Coordinate all disciplines and incorporate applicable agency requirements. Participate in value analysis, cost reconciliation, and constructability review activities. Conduct quality control reviews and prepare Construction Documents suitable for permitting and construction.

Permitting and Procurement (PP) – Phase 2
Anticipated Phase 2 scope, subject to separate authorization
Support land use, engineering, environmental, utility, and building permit processes; however, permit approvals remain the responsibility of the applicable reviewing agencies. Respond to bidder questions, review substitution requests, and prepare addenda as required.

Construction Administration (CA) – Phase 2
Anticipated Phase 2 scope, subject to separate authorization
Provide construction contract administration services consistent with the standard of care for architects practicing in the State of Washington. Services include review of submittals, requests for information, substitution requests, applications for payment, and change proposals; attendance at construction meetings and site observations; interpretation of the Contract Documents; preparation of punch lists; and assistance with project closeout. The Architect shall not be responsible for construction means, methods, techniques, sequences, procedures, site safety, or the Contractor's performance of the Work. Construction Administration services are limited to observations of the Work for general conformance with the Contract Documents and shall not be construed as continuous on-site inspection.

Project Closeout (CO) – Phase 2
Anticipated Phase 2 scope, subject to separate authorization
Conduct substantial completion observations, prepare and distribute punch lists, review closeout documentation, review operation and maintenance manuals, coordinate Contractor-prepared record document requirements, and assist the City through final project completion.

Land Use and Entitlement Coordination

The project is anticipated to follow the City's standard land use entitlement process. During Phase 1, the Architect shall review applicable zoning and development requirements, identify potential entitlement considerations, coordinate with the City's planning staff, and support preparation for the City's pre-application review process.

> Phase 1 services include participation in one (1) pre-application meeting per station with the City of Vancouver and preparation of supporting exhibits and presentation materials reasonably required for that meeting. The purpose of the pre-application process is to identify applicable development standards, permitting requirements, site constraints, utility considerations, transportation requirements, environmental considerations, and other issues that may influence project scope, schedule, budget, or design.
>
> Based on feedback received during the pre-application process, the Architect shall assist the Owner in refining project assumptions and identifying anticipated permitting and entitlement requirements for Phase 2 services.
>
> Phase 2 services are anticipated to include support for land use, engineering, environmental, utility, and building permit applications, responses to agency review comments, and coordination with applicable authorities having jurisdiction. Phase 2 scope, subject to separate authorization.

Basic Services (included in Lump Sum Fee):

Basic Services include the professional architectural and engineering services customarily required for the overall planning, design, permitting, procurement support, construction administration, and closeout of Fire Stations 03 and 06. Under this Agreement, compensation is limited to Phase 1 Services unless otherwise amended in writing. Phase 2 Services are described for planning purposes only and will be authorized separately.

The descriptions contained herein are intended to provide a general summary of the services anticipated for each discipline. Detailed scopes of work, assumptions, deliverables, exclusions, staffing, and compensation for Contractor's consultants are provided in the consultant proposals attached as exhibits to this Agreement and incorporated herein by reference. In the event of a conflict between this Agreement and a consultant exhibit, the terms of this Agreement shall govern unless otherwise specifically stated.

Architectural Basic Services (LSW/TCA) *Scope of Work limited to Phase 1*
Architectural Basic Services include, but are not limited to:

- Programming validation and Basis of Design development
- Site planning and building design
- Building code analysis and accessibility coordination
- Sustainability planning and coordination, including facilitation of a sustainability charrette during Phase 1
- Participation in Target Value Delivery, value analysis, cost reconciliation, and constructability review efforts throughout the design process
- Interior design, finish selection, and coordination of Owner requirements
- Coordination of Trauma Informed Design, firefighter wellness, and design-for-belonging objectives
- Building and site signage and wayfinding coordination
- Coordination of Owner-furnished and Owner-installed equipment requirements (See also AS-15)
- Quality control and interdisciplinary design coordination
- Assistance in selecting the GC/CM as part of the GC/CM procurement process
- Renderings
    - Renderings will be developed to support stakeholder engagement, decision-making, public presentations, and communication of design intent throughout the project. To manage project budget and schedule, Basic Services include the preparation and updating of the following high-resolution renderings for each fire station:
        - Two (2) exterior viewpoints illustrating overall building massing, primary facades, site context, and arrival experience.
        - Two (2) interior viewpoints illustrating key operational and public-facing spaces.
    - The renderings will be initially developed during Schematic Design (SD) and updated during Design Development (DD) and Construction Documents (CD) to reflect the evolving design, material selections, and site development. The same viewpoints will generally be maintained throughout the project to facilitate review and comparison between milestones.
    - In addition to the renderings identified above, the design team may generate supplemental study images, sketches, massing views, diagrammatic perspectives, and draft renderings as working tools to evaluate design options and support project discussions. These study images are not intended to be presentation-quality deliverables.

- Renderings are intended to communicate design intent and are illustrative in nature. Final building appearance, materials, furnishings, landscaping, and site features may vary as the design progresses and during construction.
- Additional viewpoints, aerial renderings, animations, fly-throughs, virtual reality environments, expanded rendering packages, or additional high-resolution renderings beyond those identified above are not included in Basic Services and may be provided as an Additional Service.

Structural Services (PCS Structural Solutions)
Scope of Work limited to Phase 1
Structural engineering services include the analysis, design, and detailing of structural systems necessary to support the Project and satisfy applicable code requirements for essential facilities. Services include, but are not limited to:

- Structural system evaluation and selection during the Basis of Design, Concept Design, and Schematic Design phases
- Foundation design and coordination with geotechnical recommendations
- Design of gravity, lateral, and seismic force-resisting systems
- Structural design and detailing for building framing, foundations, retaining walls, equipment pads, and other structural elements required for the Project
- Design and coordination of structural systems necessary to support continuity of operations and post disaster functionality objectives
- Coordination of architectural, civil, mechanical, electrical, plumbing, and specialized building systems requiring structural support
- Evaluation and coordination of equipment loads, emergency power equipment, communications infrastructure, and other Owner-furnished systems impacting the structural design
- Participation in Target Value Delivery, value analysis, constructability reviews, and cost reconciliation efforts
- Preparation of structural calculations, drawings, specifications, and supporting documentation required for permitting, procurement, and construction
- Construction administration services including review of structural submittals, requests for information, shop drawings, deferred submittals, and field observations related to structural systems

Structural engineering services assume conventional building systems. The Phase 1 scope includes conceptual evaluation of a potential below-grade firefighter training

facility at Fire Station 03; however, detailed design of specialty training structures, communications towers, training towers, bridges, or other specialty structures not included in the approved project program is excluded from Basic Services and may require Additional Services.

Mechanical, Electrical, and Plumbing Engineering Basic Services (Interface)
Scope of Work limited to Phase 1
Mechanical, Electrical, and Plumbing (MEP) Basic Services include, but are not limited to:

- HVAC systems design and coordination
- Plumbing systems design and coordination
- Emergency power generation and distribution systems, including coordination of essential facility operational requirements
- Interior and exterior lighting design
- Lighting controls and energy code compliance documentation
- Building automation and Direct Digital Control (DDC) system design and coordination
- Coordination with the City's HVAC controls vendor to support integration of building systems, operational requirements, monitoring, and emergency response functions
- Sustainable design and energy performance coordination
- Telecommunications, low-voltage, and security systems coordination
- Coordination with the City's fire station alerting system vendor, including integration of Owner-provided systems such as the Locution Tap Out system and related operational interfaces
- Coordination of electrical, mechanical, and communications infrastructure required to support fire station alerting, dispatch notification, station communications, and other Owner-provided technologies
- Public safety radio and communications infrastructure coordination
- Fire sprinkler system Basis of Design and performance criteria for contractor-designed fire protection systems
- Fire alarm system design and coordination
- Coordination of system interfaces between emergency power, HVAC systems, building controls, fire alarm systems, communications systems, radio, distributed antenna system (DAS) and Owner-furnished equipment

The design team will coordinate with Owner-furnished equipment vendors and City-selected technology providers to facilitate integration of specialized fire station

systems. Detailed design and programming of proprietary Owner-furnished systems, including fire station alerting software, dispatch systems, communications equipment, and controls programming, are excluded unless specifically identified otherwise.

Civil Engineering Basic Services (Robertson Fick Engineering, PC)
Scope of Work limited to Phase 1
Civil engineering services include site development and utility design necessary to support the Project, including grading, drainage, stormwater management, utility design, vehicular circulation, pedestrian access, and related site improvements. Civil engineering services are generally limited to on-site improvements and the following anticipated right-of-way improvements:

- Driveway approaches and site access improvements
- Sidewalk, curb, and curb ramp modifications
- Utility service connections and extensions immediately adjacent to the site
- Signage and pavement marking improvements
- Street lighting coordination directly associated with the Project

The extent of off-site roadway improvements, utility upgrades, traffic signal modifications, frontage improvements, and other improvements beyond those identified above will be evaluated during the design and permitting process and may require additional services if found to exceed the assumptions established herein.

Included Additional Services (included in Lump Sum Fee):
The following additional services are included within the Architect's Lump Sum Fee and are provided in support of the Project. Detailed scopes of work are provided in the attached consultant exhibits.

AS-1 Landscape Architecture (Shapiro Didway)
Scope of Work limited to Phase 1
Landscape architectural services include site planning, planting design, irrigation concepts, hardscape design, site furnishings, screening, site amenities, and permitting support necessary to support project goals and applicable regulatory requirements.

Services include coordination of landscape design with civil engineering, stormwater management strategies, site circulation, utility infrastructure, and architectural design; development of planting concepts and material selections; site restoration; outdoor gathering spaces; bicycle parking amenities; and landscape documentation required for permitting and construction.

Landscape architectural services also include support for compliance with applicable City of Vancouver development standards, landscape regulations, and sustainability objectives. Detailed services, assumptions, deliverables, and exclusions are identified in the attached Shapiro Didway Landscape Architecture proposal.

AS-2 Acoustical Consulting (Acoustical Design Studio)
Scope of Work limited to Phase 1
Acoustical consulting services include acoustical analysis, design recommendations, and performance criteria development for building systems and occupied spaces requiring enhanced acoustical performance. Services include evaluation of apparatus bays, living quarters, sleeping rooms, dayrooms, offices, training spaces, fitness areas, meeting rooms, and other occupied spaces as appropriate for the Project.

Services include review and recommendations related to room acoustics, sound isolation, vibration control, mechanical system noise, exterior noise intrusion, building envelope acoustical performance, and mitigation of operational noise impacts associated with emergency response activities.

Acoustical consulting services also include coordination with architectural, structural, mechanical, electrical, and fire station alerting system design to support occupant comfort, speech intelligibility, privacy, sleep quality, operational effectiveness, and overall firefighter wellness objectives.

Detailed services, assumptions, deliverables, and exclusions are identified in the attached Acoustical Design Studio proposal.

AS-3 Building Envelope Consulting (Element)
Scope of Work limited to Phase 1
Building envelope consulting services include enclosure design review, technical consultation, detailing support, constructability review, quality assurance review, and construction phase support related to the building enclosure systems.

Services include review and recommendations regarding roofing systems, exterior wall assemblies, air and weather barriers, waterproofing systems, below-grade moisture protection, fenestration systems, thermal performance, condensation control, durability, maintainability, and overall enclosure performance.

Building envelope consulting services also include participation in design phase reviews, coordination with architectural and structural systems, support for enclosure-related specifications, review of critical details, and recommendations intended to improve long-term building performance, resiliency, energy efficiency, moisture management, and life-cycle value.

Construction phase services may include submittal review, responses to requests for information, site observations of enclosure-related work, and support of building enclosure commissioning activities as required. Building envelope consulting services do not include special inspections, materials testing, forensic investigations, or continuous construction observation unless specifically identified otherwise.

Detailed services, assumptions, deliverables, and exclusions are identified in the attached Element Building Envelope Consulting proposal.

AS-4 Independent Cost Estimating and Cost Reconciliation (Wiggins Preconstruction Services & Robertson Fick)
Scope of Work limited to Phase 1

Independent cost estimating and cost reconciliation services are included to support Target Value Delivery, value analysis, design-to-budget efforts, and informed project decision-making throughout the planning and design process.

Wiggins Preconstruction Services will provide independent construction cost estimating and cost reconciliation services for the overall building and site development scope of work. Robertson Fick will provide cost estimating assistance associated with civil and site development improvements, including site utilities, grading, stormwater infrastructure, paving, frontage improvements, and related civil work.

Services include preparation of opinions of probable construction cost, discipline-specific cost evaluations, cost reconciliation with estimates prepared by the GC/CM, identification of cost drivers, evaluation of value analysis opportunities, and support of project budget management efforts during key design milestones.

Cost estimating services are intended to assist the Owner and design team in evaluating project scope, quality, schedule, and budget considerations and maintaining alignment with the established project budget. Services may include participation in Target Value Delivery workshops, constructability reviews, value

analysis discussions, and budget reconciliation meetings with the Owner, Owner's Advisor, GC/CM, and project team.

Cost estimates prepared under this task represent professional opinions of probable construction cost based upon information available at the time the estimate is prepared and are not guarantees of actual construction costs, bidding results, subcontractor pricing, market conditions, or the Guaranteed Maximum Price (GMP). Detailed services, assumptions, deliverables, and exclusions are identified in the attached Wiggins Preconstruction Services and Robertson Fick proposals.

AS-5 Programming Support and Stakeholder Engagement (Core Team)
Scope of Work limited to Phase 1

Programming and stakeholder engagement services include facilitation of project programming activities, stakeholder meetings, user group engagement, and development of the Basis of Design for both Fire Stations 03 and 06. This effort will be led by TCA Architects and supported by LSW Architects, Shopworks Architecture, and the project consultant team.

Services include validation of the City's program requirements; stakeholder interviews and workshops; evaluation of operational workflows; identification of project goals and priorities; and documentation of functional, operational, and space planning requirements necessary to support the design process. The effort will be coordinated with the Trauma Informed Design and Design for Belonging consulting services provided by Shopworks Architecture.

Programming activities are intended to confirm project scope, establish design criteria, support budget and schedule development, align project objectives, and develop the Basis of Design for subsequent phases of work. The programming and stakeholder engagement effort is anticipated to occur during Phase 1 and be completed within approximately eight (8) weeks of Notice to Proceed. Services are limited to weekly Owner meetings, one stakeholder workshop, interviews, questionnaires, and related engagement activities identified in the attached consultant proposals. Public outreach administration, public relations, and communications services are excluded.

Timely participation by the City, Vancouver Fire Department, Owner's Advisor, and designated stakeholders is required to maintain the project schedule. Delays in providing requested information, review comments, decisions, or stakeholder

participation may impact the schedule and may require adjustment to the Architect's services and compensation.

AS-6 Energy Modeling and Sustainability Support (Interface Engineering, Inc.)
Scope of Work limited to Phase 1
Energy modeling and sustainability support services include energy code compliance analysis, whole-building energy modeling, life-cycle performance evaluations, and sustainability consulting necessary to support project goals, regulatory requirements, and the City's Green Building Policy.

Services include evaluation of building envelope performance, HVAC system alternatives, lighting systems, domestic hot water systems, renewable energy opportunities, electrification strategies, and other energy conservation measures intended to improve building performance, operational efficiency, resiliency, and long-term value.

Energy modeling will be performed during the Schematic Design phase to support design decision-making, sustainability goal setting, and evaluation of design alternatives. The energy model will be updated and confirmed at the completion of the Design Development phase based upon the approved building design and selected systems.

Sustainability support may include participation in the project sustainability charrette and coordination with the design team regarding energy efficiency, carbon reduction, durability, maintainability, and occupant wellness objectives.

The scope of services assumes that major building systems, building form, orientation, envelope performance criteria, and project scope will be substantially defined by the completion of Design Development. Significant changes to the
project scope, building systems, building configuration, or performance criteria after completion of Design Development may require additional energy modeling services and additional compensation.

Detailed services, assumptions, deliverables, and exclusions are identified in the attached Interface Engineering proposal.

AS-7 Land Use and Entitlement Support (Robertson Fick, Shapiro Didway, LSW)
Scope of Work limited to Phase 1

Land use and entitlement support services include coordination of the City's development review process and support for applicable land use, environmental, engineering, utility, and building permitting requirements. Services include preparation for and participation in pre-application meetings, coordination with City staff and reviewing agencies, and assistance with identifying permitting requirements, development standards, and project constraints.

Services may include support for site plan review, SEPA documentation, transportation review, utility coordination, landscape compliance, environmental review, and other entitlement processes determined to be required by the City during project development. The design team will assist in responding to agency comments and incorporating entitlement-related requirements into the project design.

This scope assumes one (1) pre-application meeting for each fire station site with the Authority Having Jurisdiction (AHJ). Permit approvals, agency determinations, and review timelines remain the responsibility of the applicable authorities having jurisdiction.
Detailed services, assumptions, deliverables, and exclusions are identified in the attached Robertson Fick and Shapiro Didway proposals.

AS-8 Archaeological and Cultural Resources Evaluation (Archaeological Services, LLC)
Scope of Work limited to Phase 1
Archaeological and cultural resource services include records research, site reconnaissance, agency coordination, and professional evaluation of archaeological and cultural resource considerations associated with project development and permitting requirements.

Services are intended to assist the Owner and design team in identifying potential archaeological, cultural, and historic resource constraints that may affect project planning, permitting, design, or construction activities. Recommendations may include additional investigation, agency consultation, tribal coordination, or mitigation measures if required by applicable regulations or reviewing agencies.

This scope assumes planning-level evaluation and permitting support only. Archaeological monitoring, excavation, data recovery, discovery response, tribal consultation beyond the scope identified in the attached proposal, or other mitigation measures required by regulatory agencies are not included unless specifically identified otherwise.

Detailed services, assumptions, deliverables, and exclusions are identified in the attached Archaeological Services, LLC proposal.

AS-9 Surveying Services (Minister & Glaeser Surveying)
Scope of Work limited to Phase 1
Surveying services include boundary, topographic, utility, and other surveys necessary to support project planning, design, permitting, and construction activities for both Fire Stations 03 and 06.

Services may include boundary determination, topographic mapping, identification of visible surface features, utility research and mapping, easement identification, right-of-way determination, and preparation of base mapping for use by the design team. Surveying services also include support for site development, entitlement activities, utility coordination, and preparation of permit documents.
For Fire Station 06, surveying services include preparation of the survey exhibit and legal mapping necessary to support the proposed lot consolidation of the project site. The City will be responsible for leading the lot consolidation process, including preparation and execution of the required applications, legal documents, fees, agency coordination, and formal submittals to the AHJ. Surveyor services are limited to providing the survey information, exhibits, plats, and supporting documentation reasonably required to facilitate the City's application.

This scope assumes conventional land surveying services necessary to support design and permitting. Property acquisition surveys, ALTA/NSPS Land Title Surveys, legal descriptions for property transfers (except as required to support the lot consolidation exhibit), monumentation beyond normal survey requirements, utility potholing, attendance at hearings, or other specialized surveying services are excluded unless specifically identified otherwise.

Detailed services, assumptions, deliverables, and exclusions are identified in the attached Minster & Glaeser Surveying proposal.

AS-10 Geotechnical Engineering (Columbia West)
Scope of Work limited to Phase 1
Geotechnical engineering services include subsurface exploration, laboratory testing, geotechnical evaluation, engineering recommendations, and technical support necessary to support planning, design, permitting, and construction of the Project. Services include foundation recommendations, seismic site characterization,

pavement design recommendations, earthwork recommendations, groundwater evaluation, construction considerations, and geotechnical consultation during design and construction.

The base scope assumes four (4) geotechnical borings at each project site, with boring locations to be coordinated with the Architect and Civil Engineer based on the anticipated building footprint and site improvements.

Services also include stormwater infiltration testing and associated engineering analysis necessary to support stormwater management planning, permitting, and civil design recommendations.

For Fire Station 03, the geotechnical engineer shall provide a preliminary evaluation of the feasibility of utilizing a ground-source heat pump (geothermal) system. Services shall include recommendations regarding the scope of additional geotechnical exploration, testing, and analysis necessary to evaluate vertical bore fields or other ground heat exchange systems, including anticipated testing methodologies, design considerations, and geotechnical constraints. Detailed geothermal system design and thermal conductivity testing are not included unless specifically authorized as an Additional Service.

For Fire Station 06, the geotechnical investigation shall include the installation and monitoring of piezometer(s) as necessary to evaluate groundwater conditions and slope stability associated with the sloping site. The geotechnical report shall include recommendations regarding groundwater conditions, long-term monitoring (if required), and the implications for site development, retaining structures, and foundation design.

Detailed services, assumptions, deliverables, and exclusions are identified in the attached Columbia West Geotechnical Engineering proposal.

AS-11 Traffic Engineering (Global Transportation)
Scope of Work limited to Phase 1
Traffic engineering services include traffic analysis, transportation impact evaluation, site access review, circulation studies, and support for applicable transportation and land use permitting requirements. Services also include evaluation of emergency vehicle access and egress operations, roadway safety considerations, and coordination with the City regarding transportation-related development requirements.

Services may include analysis and conceptual design support for traffic signal modifications, emergency vehicle preemption systems, roadway channelization, turn lane improvements, signage, pavement markings, and other transportation infrastructure determined to be necessary through the entitlement, permitting, or design process.

Final traffic signal design and permitting services are included only if determined to be required by the City and within the scope identified in the attached traffic engineering proposal.

AS-12 Building Commissioning Support (Interface Engineering, Inc.)
Anticipated Phase 2 scope, subject to separate authorization.
Building commissioning services include fundamental commissioning activities associated with building systems performance verification, functional testing, and occupancy readiness. Services include review of the Owner's Project Requirements (OPR), Basis of Design (BOD) documentation, commissioning planning, design phase reviews, construction phase commissioning support, functional performance testing, deficiency tracking, and final commissioning reporting.

Commissioning services are anticipated to focus on major building systems including HVAC systems, building automation and Direct Digital Controls (DDC), lighting controls, emergency power systems, domestic hot water systems, and other commissioned systems required by applicable codes, energy regulations, or project requirements.

Commissioning services are intended to support the Owner in achieving project performance goals, operational readiness, energy efficiency, system reliability, and continuity of operations. Detailed services, assumptions, deliverables, and exclusions are identified in the attached Interface Engineering commissioning proposal.

AS-13 Building Life Strategic Maintenance Planning and Budgeting Assistance
Anticipated Phase 2 scope, subject to separate authorization.
Provide assistance in the development of a long-term building asset management, maintenance, inspection, repair, replacement, and capital renewal plan to support the City's facility ownership, capital planning, and asset management objectives. Services may include evaluation of major civil, architectural, structural, mechanical, electrical, emergency power, and site systems and components; development of recommended maintenance and inspection schedules for major building systems and MEP equipment; identification of anticipated service lives and replacement cycles; and

preparation of maintenance task budgets and order-of-magnitude future capital expenditure projections.

Information developed under this task is intended to assist the City in understanding the long-term maintenance, repair, replacement, and renewal requirements associated with significant facility assets and building systems.

Deliverables may include a building life-cycle maintenance plan, maintenance and inspection recommendations, anticipated replacement schedules, maintenance task budgeting, and associated planning tools suitable for longterm facility planning and budgeting purposes.

This service is intended to provide planning-level guidance only and does not include preparation of a comprehensive facility condition assessment, computerized maintenance management system (CMMS), asset inventory database, detailed life-cycle cost analysis, or other specialized asset management services unless specifically identified otherwise.

Compensation for this service shall be based on an allowance and adjusted as necessary based on the final scope and level of effort requested by the Owner.

AS-14 Trauma Informed Design (Shopworks)
Scope of Work limited to Phase 1
Trauma Informed Design and Design for Belonging consulting services include stakeholder engagement, discovery interviews, goal-setting workshops, design reviews, and recommendations intended to support firefighter wellness,
health, safety, operational effectiveness, and a sense of belonging within the built environment.

Services include collaboration with City staff, fire department personnel, project stakeholders, and the design team to identify project values, operational priorities, and design opportunities that promote physical, emotional, and social well-being. Shopworks will assist the project team in establishing project-specific design goals and evaluating design solutions throughout the planning and design process to ensure alignment with those goals.

Consulting services are anticipated to include stakeholder interviews, facilitation of a trauma informed design workshop, preparation of findings and recommendations, participation in key project milestone reviews, and ongoing consultation regarding

design strategies that support resilience, inclusivity, workforce wellness, and long-term facility performance.

Trauma Informed Design consulting is advisory in nature and is intended to inform the design process. Detailed services, assumptions, deliverables, and exclusions are identified in the attached Shopworks Architecture proposal.

AS-15 Fire Station Equipment, Appliances & Specialty Equipment Specification (LSW/TCA)
Anticipated Phase 2 scope, subject to separate authorization.
This Additional Service includes assistance with the identification, coordination, and specification of Owner-Furnished Equipment (OFE), Owner-Furnished Contractor-Installed Equipment (OFCI), and specialty fire station equipment. Services will be led by TCA in coordination with LSW and the City.

Services include:

- Review of operational requirements and City standards.
- Development of equipment inventories and performance criteria.
- Coordination of utility requirements, clearances, mounting requirements, and space allocations with architectural and engineering disciplines.
- Integration of equipment requirements into the Contract Documents.
- Preparation of equipment schedules and outline specifications to support procurement and installation.

Assumptions:

- The Owner will be responsible for procurement, purchasing, delivery, installation management, training, and warranty administration of Owner-furnished equipment.
- The Contractor will be responsible for installation of designated Owner-furnished Contractor-installed equipment.
- Detailed procurement support, vendor evaluations, equipment selection assistance, mockups, factory visits, commissioning, and post-occupancy support are not included and may be provided as Additional Services.
- It is assumed that the City will utilize substantially the same equipment, appliances, furnishings, and specialty fire station equipment at both Fire Stations 03 and 06. Services are based on developing a single coordinated equipment package and specification approach for use at both facilities.

Significant deviations between stations, separate equipment standards, or station-specific equipment packages may require additional services.

AS-16 Information and Communications Technology (ICT) and Security Systems Design (Interface)

Anticipated Phase 2 scope, subject to separate authorization.

Provide design and coordination services for telecommunications, information technology, communications infrastructure, and electronic security systems. Services may include coordination with utility providers and Owner representatives; design of site telecommunications infrastructure, telecommunications rooms, backbone and horizontal cabling systems, equipment racks, pathways, grounding and bonding systems, device layouts, single-line diagrams, and technical specifications. Security system services may include access control, emergency lockdown/lockout functions, intrusion detection, video surveillance systems, associated device layouts, system diagrams, details, and technical specifications. This Additional Service includes coordination of ICT and security system requirements with the architectural, structural, mechanical, and electrical design disciplines.

AS-17 Record Documents

Anticipated Phase 2 scope, subject to separate authorization

Prepare Record Documents reflecting revisions issued by the Architect and Consultants during construction, including Architect's Supplemental Instructions (ASIs), Proposal Requests (PRs), Requests for Information (RFI) responses
resulting in drawing revisions, Change Orders, and other formally issued design modifications. The Record Documents will consist of the Contract Drawings and Specifications annotated to incorporate these design changes for the Owner's reference.

This service does not include field verification, documentation of actual installed conditions, incorporation of undocumented contractor modifications, review of contractor redlines, or preparation of certified as-built documents. Record Documents are intended to reflect changes issued by the Architect and Consultants during construction and shall not be relied upon as an accurate representation of existing conditions or the work as constructed.

AS-18 Community Outreach

The Owner will lead all public engagement and community outreach activities throughout the Project. LSW and our consultants will support the Owner by preparing presentation materials, participating in meetings, presenting project information, and

responding to questions related to the project scope, design concepts, schedule, and anticipated outcomes.

Phase 1 (Predesign, Programming, Concept Design, and Schematic Design)
Basic stakeholder coordination with adjacent property owners and ongoing neighboring developments is included as part of the Phase 1 scope of work. This includes outreach and coordination with adjacent property owners, including the Vancouver Housing Authority (VHA), to identify opportunities, constraints, and potential project interfaces that may influence site planning and project development. This coordination is intended to support planning and design and does not include formal public meetings or presentations.

Phase 2
Anticipated Phase 2 scope, subject to separate authorization
Formal public outreach activities are anticipated to occur following completion of the Schematic Design phase and are included in the Phase 2 scope of work. Services for each station include:

- Preparation of presentation and display materials to support public outreach activities.
- Participation in and support of up to one (1) community meeting/public open house.
- Participation in and support of up to one (1) City Council presentation.
- Coordination with the Owner regarding meeting agendas, presentation content, and outreach materials.
- Documentation of comments received during public outreach activities and incorporation of appropriate feedback into the design process.

Additional community meetings, workshops, stakeholder engagement sessions, public hearings, City Council presentations, or outreach efforts beyond those identified above shall be considered Additional Services.

Potential Additional Services *(Not included in the Lump Sum Fee and may be authorized by amendment to this Agreement.)*

- Project Review Committee (PRC) approval support and related presentations beyond those identified herein.
- Off-site utility extensions, relocations, upgrades, or capacity improvements, including power, telecommunications, natural gas, domestic water, fire water, sanitary sewer, and stormwater systems.

- Sustainability certification services, including LEED, Living Building Challenge, Net Zero, or other third-party certification programs.
- Additional energy modeling resulting from significant scope, system, or design changes after completion of Design Development.
- Additional value analysis, redesign, or cost reconciliation efforts resulting from Owner-directed changes to previously approved program requirements, project scope, budgets, or design decisions.
- Revisions required due to changes in laws, codes, regulations, utility requirements, or agency requirements enacted after commencement of the Services.
- Owner-requested changes to documents approved during prior phases of the Project.
- FF&E procurement, bidding, ordering, warehousing, delivery coordination, installation, inventory management, and related services.
- Schedule extensions, delays, resequencing, or additional services resulting from decisions not rendered in a timely manner by the Owner, Owner's consultants, utility providers, regulatory agencies, or the Contractor.
- Construction delivery methods other than GC/CM.
- Multiple permit packages, phased construction packages, early works packages, or multiple bid packages requiring additional coordination, documentation, or review by the Architect and consultants.
- Enhanced Construction Administration, including full-time site representation, increased site observations, expanded meeting participation, commissioning support beyond the included scope, claims support, dispute resolution, expert witness services, or forensic investigations.
- Specialty structures, communications towers, training towers, fueling facilities, solar photovoltaic systems, battery energy storage systems, or other program elements not identified in the approved Basis of Design.

Services Not Provided

- Detailed design, programming, configuration, or commissioning of the Locution Tap Out system or other proprietary fire station alerting systems. Coordination of Owner-provided systems is included.
- Hazardous materials investigations, testing, reporting, remediation design, or abatement services.
- Environmental site assessments (Phase I or Phase II ESA) unless specifically identified otherwise.

- Permit, review, utility connection, impact, development, mitigation, or agency fees.
- Special inspections, materials testing, commissioning services beyond those identified herein, or third-party quality assurance testing.
- Utility provider design, utility capacity studies, or utility construction services performed by utility companies.
- Preparation of separate bid set documents or distinct procurement packages.

Owner-Provided Services

The Owner shall provide or procure the following services:

- Overall project management through a third-party Owner's Representative.
- Special inspection and materials testing services.
- Public outreach, communications, media relations, and public notification activities, with limited support from the design team as identified herein.
- Fire station alerting systems (Locution), including procurement, vendor contracting, programming, and system commissioning.
- Furniture procurement, contracting, delivery, and installation.
- Staff relocation planning, operational transition planning, and move coordination.
- Utility account establishment, utility service applications, utility provider coordination, and utility service installation fees.
- Timely review of project documents, questionnaires, meeting materials, and design phase deliverables, including consolidated comments and decisions necessary to maintain the project schedule.
- Owner-furnished equipment and specialized operational equipment not specifically identified as part of the Architect's scope of services.

DELIVERABLES

The following deliverables are anticipated for the Project. Deliverables identified as Phase 2 are included for planning purposes only and are subject to separate authorization.

Phase 1 Deliverables

- Program Validation Report and Basis of Design
- Trauma Informed Design and Design for Belonging Findings and Recommendations Report
- Concept Design Documents, including site planning, building concepts, preliminary systems evaluation, and supporting graphics
- Pre-Application Meeting Documents and Presentation Materials
- Schematic Design Documents (30%)

- Schematic Design Cost Reconciliation and Value Analysis Documentation

Phase 2 Deliverables (Subject to Separate Authorization)

- Progress Design Development Documents
- Design Development Documents (60%)
- Land Use and Entitlement Submittal Documents
- Progress Construction Documents
- Permit Submittal Documents (90% PS&E)
- Bid / Procurement Documents incorporating permit review comments and Owner-directed revisions
- Issued for Construction (IFC) Documents incorporating approved permit documents and modifications resulting from the permitting process

If multiple permit packages, bid packages, phased construction packages, or early work packages are required, additional services may be required unless specifically identified otherwise. It is anticipated that the GC/CM or City of Vancouver will lead the division of work packages, scope delineation, and coordination of package interfaces, with support from the Architect and engineering consultants as required.

SCHEDULE

The following schedule is provided for planning purposes only and is based upon information available at the time of this proposal. Refer to the attached Project Schedule for additional detail. The schedule assumes timely review, decision-making, and participation by the Owner, Vancouver Fire Department, Owner's Advisor, GC/CM, utility providers, permitting agencies, and other project stakeholders.

The Architect does not control the duration of agency reviews, permitting processes, utility provider reviews, contractor procurement activities, construction activities, or other third-party actions that may affect the Project schedule. Delays beyond the Architect's control, changes in project scope, extended review periods, or revisions to previously approved decisions may require adjustments to the schedule, services, and compensation.

Phase 1 Services (Included in this Agreement)

Notice to Proceed (estimated)	Mid-August 2026
PRC Process	24 Weeks
Predesign / Programming & Concept (Stations 03 and 06)	10-12 Weeks
Schematic Design (Stations 03 and 06) 1	6 Weeks

Phase 2 Services (Subject to separate authorization)

Fire Station 03

Design Development	20 Weeks
Cost Reconciliation / GC/CM Review	6 Weeks
Construction Documents	20 Weeks

Permitting and Agency Review	16 Weeks
Procurement Support*	6 Weeks
Construction Administration	12 Months
Project Closeout	4 Weeks

Fire Station 06 (*anticipated to commence approximately 4 to 6 weeks after Fire Station 03)*

Design Development	20 Weeks
Cost Reconciliation / GC/CM Review	6 Weeks
Construction Documents	20 Weeks
Permitting and Agency Review	16 Weeks
Procurement Support*	6 Weeks
Construction Administration	12 Months
Project Closeout	4 Weeks

* Procurement documents are anticipated to be issued approximately six (6) weeks following permit submittal and may proceed concurrently with agency review activities.

The Phase 2 schedule is preliminary and will be refined following completion of Phase 1, selection of the GC/CM, confirmation of permitting requirements, and validation of project scope, budget, and delivery assumptions.

EXHIBIT “B”:
Fee Schedule

The Contractor shall provide the Basic Services and Included Additional Services identified herein for a Lump Sum Fee.

Phase 1 Services shall be compensated on a Lump Sum Fee basis as identified below. Phase 2 Services are not included in the Phase 1 fee and will be negotiated and authorized separately upon completion of Phase 1.

Additional Services authorized by the Owner shall be compensated on a Time-and-Materials basis at the hourly rates identified in Attachment 4 – LSW Hourly Fee Rates, plus approved consultant costs and reimbursable expenses. Consultant Additional Services shall be billed at cost plus ten percent (10%) to cover administration, coordination, and contract management.

Reimbursable expenses, including travel, lodging, meals, printing, shipping, permit document reproduction, and other project-related expenses authorized by the Owner, shall be billed at cost plus ten percent (10%).

The Contractor and its consultants shall invoice monthly based upon the percentage of work completed during the billing period. Lump Sum fees will be billed proportionally to progress achieved within each project phase. Additional Services and reimbursable expenses will be invoiced as incurred.

The Lump Sum Fee for Phase 1 Basic Services and Included Additional Services is:
Fire Station 03 (LSW Project No. 20260025a): $520,967.40
Fire Station 06 (LSW Project No. 20260025b): $519,765.40
Total Phase 1 Lump Sum Fee: $1,040,732.80

Fee Summary

Attachment 3 - Fee Summary
Fire Stations 3 & 6 Proposal

Fire Station 3 & 6 (Phase 1 - Predesign thru SD)

OWNER
City of Vancouver

1 BASIC SERVICE FEE						$633,700.00
ESTIMATED BASIC SERVICE FEE BREAKDOWN includes the usual and customary Arch, Struct, MEP and Civil						
		ARCHITECTURAL LSW + TCA	STRUCTURAL PCS	MEP/S Interface	CIVIL Robertson Fick	TOTAL
	Schematic Design	$396,000	$82,740	$127,600	$27,360	$633,700
	Design Development					$0
	Construction Documents					$0
	Permitting / Bidding					$0
	Construction Administration					$0
	Close out					$0
						$0
TOTAL		$396,000	$82,740	$127,600	$27,360	$633,700

*CA / Close out Fees are based on a 16-month duration.

2 INCLUDED ADDITIONAL SERVICES (Included in Lump Sum Fee)															$383,272.80
		ARCHITECTURAL LSW + TCA	STRUCTURAL PCS	MEP Interface	AS-1 LANDSCAPE Shapiro Didway	AS-2 ACOUSTICS Acoustic Design Studio	AS-3 ENVELOPE Element	COST ESTIMATING Wiggins	CIVIL / LAND USE Robertson Fick	ARCHAEOLOGY Archaeological Services	SURVEY Minister-Glaeser	GEOTECHNICAL Columbia West	TRAFFIC Global Transportation Engineering	TID Shopworks	TOTAL
	Schematic Design	$0.00	$0.00	$0.00	$15,378.00	$3,080.00	$11,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$29,458.00
	Design Development	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Construction Documents	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Permitting / Bidding	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Construction Administration	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Close out	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-4	Cost Estimating	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,466.00	$5,016.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,482.00
AS-5	Programming/Predesign & Concept Phase	$93,920.00	$0.00	$0.00	$2,200.00	$0.00	$0.00	$0.00	$27,896.00	$0.00	$0.00	$0.00	$0.00	$0.00	$124,016.00
AS-6	Energy Modeling and Sustainability Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-7	Land Use and Entitlement Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,272.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,272.00
AS-8	Archaeological and Cultural Resources Evaluation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17,515.30	$0.00	$0.00	$0.00	$0.00	$17,515.30
AS-9	Surveying Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$40,942.00	$0.00	$0.00	$0.00	$40,942.00
AS-10	Geotechnical Engineering	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,730.00	$0.00	$0.00	$59,730.00
AS-11	Traffic Engineering	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$24,227.50	$0.00	$24,227.50
AS-12	Building Commissioning Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-13	Building Life Strategic Maintenance Planning and Budgeting Assistance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-14	Trauma Informed Design	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$46,750.00	$46,750.00
AS-15	Fire Station Equipment, Appliances & Specialty Equipment Specification	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-16	Information and Communications Technology (ICT) and Security Systems Design	$0.00	$0.00	$11,880.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,880.00
AS-17	Record Documents	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-18	Community Engagement	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-19		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
															$0.00
															$0.00
TOTAL		$93,920.00	$0.00	$11,880.00	$17,578.00	$3,080.00	$11,000.00	$15,466.00	$41,184.00	$17,515.30	$40,942.00	$59,730.00	$24,227.50	$46,750.00	$383,272.80

3 REIMBURSABLE EXPENSES ESTIMATED BUDGET (All reimbursable expenses including renderings are passed through at cost plus 10%.)	$23,760.00

TOTAL ALL SERVICES INCLUDING REIMBURSIBLES	$1,040,732.80

**All Other Consultant Services 10% markup included

Fee Summary

Fire Station 06 (Phase 1 - Predesign thru SD)

OWNER
City of Vancouver

Attachment 3B - Fee Summary
Fire Stations 06 Proposal

1 BASIC SERVICE FEE						$311,750.00
ESTIMATED BASIC SERVICE FEE BREAKDOWN includes the usual and customary Arch, Struct, MEP and Civil						
		ARCHITECTURAL LSW + TCA	STRUCTURAL PCS	MEP/S Interface	CIVIL Robertson Fick	TOTAL
	Schematic Design	$198,000	$41,370	$57,800	$14,580	$311,750
	Design Development					$0
	Construction Documents					$0
	Permitting / Bidding					$0
	Construction Administration					$0
	Close out					$0
						$0
TOTAL		$198,000	$41,370	$57,800	$14,580	$311,750

*CA / Close out Fees are based on a 16-month duration.

2 INCLUDED ADDITIONAL SERVICES (Included in Lump Sum Fee)															$196,135.40
		ARCHITECTURAL LSW + TCA	STRUCTURAL PCS	MEP Interface	AS-1 LANDSCAPE Shapiro Didway	AS-2 ACOUSTICS Acoustic Design Studio	AS-3 ENVELOPE Element	COST ESTIMATING Wiggins	CIVIL / LAND USE Robertson Fick	ARCHAEOLOGY Archaeological Services	SURVEY Minister-Glaeser	GEOTECHNICAL Columbia West	TRAFFIC Global Transportation Engineering	TID Shopworks	TOTAL
	Schematic Design	$0.00	$0.00	$0.00	$6,633.00	$1,540.00	$5,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,673.00
	Design Development	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Construction Documents	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Permitting / Bidding	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Construction Administration	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Close out	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-4	Cost Estimating	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,733.00	$2,508.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,241.00
AS-5	Programming/Predesign & Concept Phase	$46,960.00	$0.00	$0.00	$1,100.00	$0.00	$0.00	$0.00	$14,938.00	$0.00	$0.00	$0.00	$0.00	$0.00	$62,998.00
AS-6	Energy Modeling and Sustainability Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-7	Land Use and Entitlement Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,136.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,136.00
AS-8	Archaeological and Cultural Resources Evaluation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,447.90	$0.00	$0.00	$0.00	$0.00	$9,447.90
AS-9	Surveying Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$19,756.00	$0.00	$0.00	$0.00	$19,756.00
AS-10	Geotechnical Engineering	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$32,285.00	$0.00	$0.00	$32,285.00
AS-11	Traffic Engineering	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,283.50	$0.00	$14,283.50
AS-12	Building Commissioning Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-13	Building Life Strategic Maintenance Planning and Budgeting Assistance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-14	Trauma Informed Design	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,375.00	$23,375.00
AS-15	Fire Station Equipment, Appliances & Specialty Equipment Specification	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-16	Information and Communications Technology (ICT) and Security Systems Design	$0.00	$0.00	$5,940.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,940.00
AS-17	Record Documents	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-18	Community Engagement	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-19		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
															$0.00
															$0.00
TOTAL		$46,960.00	$0.00	$5,940.00	$7,733.00	$1,540.00	$5,500.00	$7,733.00	$21,582.00	$9,447.90	$19,756.00	$32,285.00	$14,283.50	$23,375.00	$196,135.40

3 REIMBURSABLE EXPENSES ESTIMATED BUDGET (All reimbursable expenses including renderings are passed through at cost plus 10%.)	$11,880

TOTAL ALL SERVICES INCLUDING REIMBURSIBLES	$519,765.40

**All Other Consultant Services 10% markup included

Fee Summary

Fire Station 03 (Phase 1 - Predesign thru SD)

OWNER
City of Vancouver

Attachment 3A - Fee Summary
Fire Station 03 Proposal

1 BASIC SERVICE FEE						$321,950.00
ESTIMATED BASIC SERVICE FEE BREAKDOWN includes the usual and customary Arch, Struct, MEP and Civil						
		ARCHITECTURAL LSW + TCA	STRUCTURAL PCS	MEP/S Interface	CIVIL Robertson Fick	TOTAL
	Schematic Design	$198,000	$41,370	$69,800	$12,780	$321,950
	Design Development					$0
	Construction Documents					$0
	Permitting / Bidding					$0
	Construction Administration					$0
	Close out					$0
						$0
TOTAL		$198,000	$41,370	$69,800	$12,780	$321,950

*CA / Close out Fees are based on a 16-month duration.

2 INCLUDED ADDITIONAL SERVICES (Included in Lump Sum Fee)															$187,137.40
		ARCHITECTURAL LSW + TCA	STRUCTURAL PCS	MEP Interface	AS-1 LANDSCAPE Shapiro Didway	AS-2 ACOUSTICS Acoustic Design Studio	AS-3 ENVELOPE Element	COST ESTIMATING Wiggins	CIVIL / LAND USE Robertson Fick	ARCHAEOLOGY Archaeological Services	SURVEY Minister-Glaeser	GEOTECHNICAL Columbia West	TRAFFIC Global Transportation Engineering	TID Shopworks	TOTAL
	Schematic Design	$0.00	$0.00	$0.00	$8,745.00	$1,540.00	$5,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,785.00
	Design Development	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Construction Documents	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Permitting / Bidding	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Construction Administration	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Close out	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-4	Cost Estimating	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,733.00	$2,508.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,241.00
AS-5	Programming/Predesign & Concept Phase	$46,960.00	$0.00	$0.00	$1,100.00	$0.00	$0.00	$0.00	$12,958.00	$0.00	$0.00	$0.00	$0.00	$0.00	$61,018.00
AS-6	Energy Modeling and Sustainability Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-7	Land Use and Entitlement Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,136.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,136.00
AS-8	Archaeological and Cultural Resources Evaluation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,067.40	$0.00	$0.00	$0.00	$0.00	$8,067.40
AS-9	Surveying Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$21,186.00	$0.00	$0.00	$0.00	$21,186.00
AS-10	Geotechnical Engineering	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$27,445.00	$0.00	$0.00	$27,445.00
AS-11	Traffic Engineering	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,944.00	$0.00	$9,944.00
AS-12	Building Commissioning Support	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-13	Building Life Strategic Maintenance Planning and Budgeting Assistance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-14	Trauma Informed Design	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,375.00	$23,375.00
AS-15	Fire Station Equipment, Appliances & Specialty Equipment Specification	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-16	Information and Communications Technology (ICT) and Security Systems Design	$0.00	$0.00	$5,940.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,940.00
AS-17	Record Documents	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-18	Community Engagement	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
AS-19		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
															$0.00
															$0.00
TOTAL		$46,960.00	$0.00	$5,940.00	$9,845.00	$1,540.00	$5,500.00	$7,733.00	$19,602.00	$8,067.40	$21,186.00	$27,445.00	$9,944.00	$23,375.00	$187,137.40

3 REIMBURSABLE EXPENSES ESTIMATED BUDGET (All reimbursable expenses including renderings are passed through at cost plus 10%.)	$11,880.00

TOTAL ALL SERVICES INCLUDING REIMBURSIBLES	$520,967.40

**All Other Consultant Services 10% markup included

A RESOLUTION relating to the approval of a Land Disposition and Development agreement between the City of Vancouver and Vancouver Heights Senior Housing Partners Limited Partnership; establishing the terms and conditions under which the senior housing building on the Heights District Site P lot will be developed and ground leased by the City to Vancouver Heights Senior Housing Partners Limited Partnership; (the "Developer") and authorizing the City Manager to execute the disposition and development agreement.

Staff Report: 164-26

To: Mayor and City Council
From: City Manager
Date: August 17, 2026

Subject

Resolution - Vancouver Heights Senior Housing Partners Limited Partnership Disposition and Development Agreement

Key Points

- City staff request City Council adopt the attached resolution to approve the Disposition and Development Agreement between the City of Vancouver and Vancouver Heights Senior Housing Partners Limited Partnership for the development of a senior housing project on Site P in the Heights District.
- In August 2024, following a public review process led by the Heights Community Investment Committee, Related/Northwest Development LLC and Vancouver Housing Authority were selected as the preferred developer for Site P.
- The project, which is part of a two-building multigenerational affordable housing development, is located at E. Mill Plain Boulevard and Devine Road adjacent to the Park Hill Cemetery and consists of a mixed-use building with 51 affordable housing units and onsite resident services and activities.
- The terms of the Disposition and Development Agreement, which are outlined below, have been agreed to, subject to Council's approval.

Strategic Plan Alignment

Housing and Human Needs – meeting basic needs and partnering with organizations to support the community

Present Situation

In March 2024, the City and the Heights Community Investment Committee (HCIC) issued a Request for Proposals (RFP) for the first three development sites in the Heights District located along E. Mill Plain Boulevard and Devine Road, known as sites B, C and P. After two months of deliberation, the HCIC selected Related/Northwest Development LLC and Vancouver Housing Authority's (VHA) proposal for Site P in August 2024. The proposed project included 131-units of affordable housing across two buildings – one 80-unit building for families with household incomes at 50-60% of the Area Median Income (AMI) ("Family Building") and one 51-unit building for seniors with household incomes at 30-60% AMI ("Senior Building"). The City entered into an Exclusive Negotiation Agreement ("ENA") with Related/ Northwest Development LLC and VHA that set forth that the parties will negotiate the

terms of a Disposition and Development Agreement (DDA) for the development of Site P.

The site will be subdivided into two lots, one for each building, and the development of each building will be governed by separate development agreements and ground leases. Due to funding constraints, the development and construction of Site P will be phased, with the Family Building proceeding first. City Council approved the Family Building DDA on October 13, 2025, and the DDA for the Senior Building is now presented for City Council review and action. Once completed, the two buildings will create an intergenerational community that will provide organic opportunities for different generations to cohabitate and socialize through indoor and outdoor activities and amenities.

Vancouver Heights Senior Housing Partners Limited Partnership is a single purpose entity with Related Northwest/Development LLC and VHA as members of the company who will co-develop and co-own the building. They will partner with EngAGE NW to deliver onsite resident services and programming. The development team includes Hacker Architects, Emerio Design, GLI Advisors and Essex Construction. The buildings will be managed by Quantum Residential.

The Senior Building project will include the following.

- 51 housing units for seniors (55+) and restricted to households earning 30% to 60% AMI. Unit types range from studios to one and two bedrooms.
- Onsite resident services and activities provided by local non-profit, EngAGE NW, tailored to community needs.

The substantive terms of the DDA are listed below:

- The property will be ground leased for 99 years with the ground lease scheduled to close prior to the commencement of construction, estimated at Q2 2028. The ground lease terms are outlined below. City staff will return to City Council for review and approval of the ground lease prior to closing and the start of construction.
- The developer is obligated to meet key project milestones such as planning and permitting, award of funding and commencement and completion of construction. Construction is projected to start by or before July 31, 2028, and complete by or before July 31, 2030.
- The housing units must be affordable for at least 40 years, with the intent that the housing remains affordable in perpetuity pursuant to the continuation of favorable ground lease terms.
- The public benefits of the project include:
    - 51affordable housing units for seniors with household incomes between 30% and 60% AMI.
    - Environmentally friendly features, including a fully electric building, and sustainable, durable building materials and construction practices.
    - Diverse contracting initiatives to maximize opportunities for minority-owned, women-owned and emerging small businesses. Developer has agreed to award a minimum of 20% of subcontractor contracts to BIPOC, women-owned, and emerging small businesses and provide a minimum of 15% of workforce hours to apprentices. Where appropriate, the general contractor will right-size bid packages and conduct intentional

outreach to BIPOC, women-owned and emerging small business firms to promote competitive bidding opportunities.

The substantive terms to be included in the ground lease to be reviewed and approved by City Council prior to closing are:

- 99-year lease term estimated to begin in Q3 2028 prior to the construction start date.
- Rent equal to the appraised value of the property (using the value set forth in the February 25, 2025, appraisal prepared for the City by Colliers International) multiplied by a 5.7% cap rate. Rent will be adjusted annually by 3%.
- In order to facilitate development of affordable housing, the rent is discounted by 95% for the first 40 years of the lease term.
- No rent is due for the first 30 months of the lease term during construction and leasing until the project has positive cash flow.
- Rent will be reset at year 41 and will be recalculated based on a re-appraisal of the property and renewal of affordable housing commitments.

The total cost for the Senior Building project is estimated at $26.7 million ($524,000/unit). As detailed below, the project is supported by significant investment from the City to advance its development.

Land	$617,636*
Affordable Housing Fund	$2M
Impact Fee Reductions (Parks, traffic)	$223,934
Total	**$2.8M**

* Based on Senior Building's share of February 2025 appraisal. Share is valued at $676,000 less net present value of the discounted ground lease of $58,364.

The project also intends to leverage multiple public funding sources, including 9% Low Income Housing Tax Credits and financing from the Washington State Department of Commerce Housing Trust Fund. These are competitive programs with annual application cycles, and as such, the construction timeline is contingent upon the successful award of these funds.

With a total investment of $26.7 million and a total value of City investment of $2.8 million, the project achieves a leverage ratio on City funds of approximately 9:1. In addition to this economic return, this

project will deliver much-needed affordable housing and makes a significant contribution to the City's annual affordable housing goals.

Next steps

Separate approvals will be needed for the project to progress including:

- The City's independent regulatory review of land use, engineering and building permits, which are projected to be completed by or before Q1 2028.
- City Council's review of the ground lease, which is projected to take place in Q1 2028 prior to the start of construction.

Provided State public funding is secured in the 2027 funding cycle, construction can begin in 2028 and be completed by 2030.

Advantage(s)

1. Facilitates the implementation of the Heights District Plan.
2. Provides affordable housing across a range of income levels, addressing a desperate community need.
3. Offers opportunities for minority-owned contractors and apprentices.

Challenge(s)
The project requires significant financial commitment from the City, as well as receipt of competitive state housing subsidies and tax credits.

Budget Impact
The City's estimated investment in the project is approximately $2.8 million. As summarized above, this figure includes contributions from the Affordable Housing Fund, the value of the land and impact fee reductions as detailed above. In total, the project is expected to cost approximately $26.7 million.

Prior Council Review

- City Council Workshop on Heights developer selection on August 26, 2024
- City Council action on Heights Exclusive Negotiation Agreements on September 16, 2024
- City Council action on DDA for Family Building on October 13, 2025

Action Requested
On Monday, August 17, 2026, advance the resolution approving the Disposition and Development Agreement between the City of Vancouver and Vancouver Heights Senior Housing Partners Limited Partnership Disposition and Development Agreement (DDA) and authorizing the City Manager to execute the agreement, related implementation documents and certain amendments to the DDA, setting the date for the second reading and public hearing for Monday, August 24, 2026.

Staff Contact
Amy Stewart, Real Estate Project Manager, amy.stewart@cityofvancouver.us

Attachments:

1. Attachment A - Resolution
2. Attachment B - Disposition and Development Agreement

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION relating to the approval of a Land Disposition and Development agreement between the City of Vancouver and Vancouver Heights Senior Housing Partners Limited Partnership; establishing the terms and conditions under which the senior housing building on the Heights District Site P lot will be developed and ground leased by the City to Vancouver Heights Senior Housing Partners Limited Partnership; (the "Developer") and authorizing the City Manager to execute the disposition and development agreement.

WHEREAS, the City owns real property commonly referred to as the Heights District Site P located at E. Mill Plain Blvd and Devine Road in City of Vancouver, Washington, which is part of Clark County Tax Parcel 37909805 (the "Property") and represents one of the first redevelopment sites envisioned in the Heights District Plan adopted by City Council in August 2020; and

WHEREAS, on March 11, 2024, the City, in consultation with the City's advisory Heights Community Investment Committee, issued a "Heights District Request for Proposals" for the Property and, following a thorough public review process, selected Related/Northwest Development LLC, a California limited liability company (the general partner of the Developer), and Vancouver Housing Authority, a Washington municipal corporation and public housing authority, affiliates of Vancouver Heights Senior Housing Partners Limited Partnership as the preferred developer for the Property; and

WHEREAS, on September 27, 2024, the City and Related/Northwest Development LLC and Vancouver Housing Authority entered into an Exclusive Negotiation Agreement which was subsequently extended through September 30, 2026; and

WHEREAS, the City and Related/Northwest Development LLC and Vancouver Housing Authority have negotiated a Land Disposition and Development Agreement in the form attached hereto as "Exhibit A" between the City and Vancouver Heights Senior Housing Partners Limited Partnership that details the terms of the disposition and development of the Property into a mixed-use building with affordable housing and community serving commercial space; and

WHEREAS, a public hearing was duly noticed and held by the City Council on Monday August 24, 2026, regarding the approval of the attached Land Disposition and Development Agreement.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The City Council hereby authorizes the City Manager to execute on behalf of the City the Land Disposition and Development Agreement in substantially the form attached hereto as Exhibit "A" (the "DDA"). The City Manager is authorized to negotiate and execute any supplemental documents necessary to implement the DDA, as well as any amendments to the DDA, except those that extend deadlines for more than 180 days, modify the financial terms of the DDA, or that are inconsistent with the material substantive terms set forth in SR _____.

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of August, 2026.

_____
Anne McEnerny-Ogle, Mayor

Attest:

_____
Anthony Glenn, Deputy City Clerk

Approved as to form:

_____
Nena Cook, City Attorney

EXHIBIT A
LAND DISPOSITION AND DEVELOPMENT AGREEMENT
[SEE ATTACHED]

LAND DISPOSITION AND DEVELOPMENT AGREEMENT

BETWEEN

CITY OF VANCOUVER, WASHINGTON,
a Washington municipal corporation

AND

VANCOUVER HEIGHTS SENIOR HOUSING PARTNERS LIMITED PARTNERSHIP,
a Washington limited liability limited partnership

August 17, 2026

LAND DISPOSITION AND DEVELOPMENT AGREEMENT

THIS LAND DISPOSITION AND DEVELOPMENT AGREEMENT (this "DDA" or "Agreement") is made as of August 17, 2026 (the "Effective Date"), by and between CITY OF VANCOUVER, a Washington municipal corporation ("City"), and VANCOUVER HEIGHTS SENIOR HOUSING PARTNERS LIMITED PARTNERSHIP, a Washington limited liability limited partnership ("Developer"), and its permitted successors and assigns. City and Developer are each referred to in this Agreement individually as a "Party" and collectively as the "Parties".

RECITALS

A. These Recitals refer to and utilize certain capitalized terms that are defined in Article 1 of this Agreement. The Parties intend to refer to those definitions in connection with the use of capitalized terms in these Recitals.

B. City owns the real property commonly referred to as the Heights District, consisting of three development sites generally located at E. Mill Plain Boulevard and Devine Road in Vancouver, Washington. The three project sites are referred to individually as Site B ("B"), Site C ("C") and Site P ("P"), collectively as the "Sites" and identified in Exhibit A-1. The development of the Sites represents the first phase of redevelopment envisioned in the Heights District Plan ("District Plan") adopted by the City in August of 2020.

C. On March 11, 2024, the City, in consultation with the Heights Community Investment Committee ("HCIC"), issued a "Heights District Request for Proposals" (the "RFP") for the Sites and, following a thorough public review process, selected the Developer as the preferred developer for Site P.

D. This DDA is specifically for a portion of Site P, approximately 32,208 square foot site located at E. Mill Plain Blvd and Devine Road, Vancouver, WA part of Clark County Tax Parcel 37909805 (the "Property"). Site P is legally described on Exhibit A-2 attached hereto and the Property is depicted in Exhibit A-3 attached hereto.

E. As provided by the terms of this Agreement, the Parties anticipate that they will enter into a ground lease for the Property under the terms outlined in the Section 3.2

F. Consistent with the Heights District Plan and the current zoning designation for the Property, the Parties desire to cause the construction and development of the Property for the primary purposes of providing low-income housing and community amenities. The development shall include the construction of one mixed-use building with approximately 51 rent restricted housing units together with ground floor community serving commercial space (the "Improvements" or "Senior Housing Project"). The Parties acknowledge that another mixed-use building with approximately 80 rent restricted housing units will also be developed on Site P by an affiliate of the Developer ("Family Housing Project") prior to the Improvements. The City entered into a separate disposition and development agreement for the Family Housing Project dated October 13, 2025 ("Family Housing DDA") with the Developer's affiliate and anticipates both buildings being developed on Site P in phases with the Family Housing Project constructed

first, followed by the Senior Housing Project.

G. The Parties acknowledge that the Senior Housing Project may not be awarded Housing Trust Fund Program ("HTFP") financing from the Washington State Department of Commerce on or before the required Schedule of Performance Award of Funding date; therefore, the Developer will simultaneously pursue alternative financing plans independent of anticipated HTFP financing sufficient to replace HTFP.

H. The City and HCIC has determined that the Developer has the necessary expertise, skill and ability to carry out the commitments set forth in this Agreement and that this Agreement is in the best interests and will materially contribute to the City's economic development goals by the project aligning with the outcomes of the Heights District Plan and Heights Equitable Development Plan, specifically providing low-income housing.

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein by this reference, the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer agree as follows:

ARTICLE 1.
DEFINITIONS AND EXHIBITS

Section 1.1 Definitions.

In addition to the terms defined elsewhere in this Agreement, the following definitions apply throughout this Agreement.

(a) "Affordability Requirements" means the affordable housing requirements set forth in the Use provisions below.

(b) "Agreement" or "DDA" means this Land Disposition and Development Agreement, including the attached Exhibits and all subsequent operating memoranda and amendments to this Agreement.

(c) "Certificate of Occupancy" means the final certificate of occupancy issued by the City, or comparable City sign-off, on the substantial completion of construction of the Improvements.

(d) "City" means the City of Vancouver, Washington, a Washington municipal corporation, and its successors and assigns.

(e) "City Council" means the City Council of the City of Vancouver, Washington.

(f) "City Documents" shall mean, collectively, this Agreement, the Ground Lease, and all other documents required to be executed between Developer and City in connection with the transaction contemplated by this Agreement.

(g) "City Event of Default" has the meaning set forth in Section 7.3.

(h) "City Indemnitees" includes the City, and its council members, officers, agents, consultants, and employees, each an "Indemnified Party".

(i) "Closing Date" means the date of execution of the Ground Lease, which must be completed in accordance with the Outside Closing Date specified on the Schedule of Performance.

(j) "Construction Bonds" means the Developer's labor and surety bonds described in Section 2.5.

(k) "Construction Plans" means all construction documentation upon which Developer, and Developer's several contractors, shall rely on in building each and every part of the Improvements and shall include, but not necessarily be limited to, final architectural drawings, landscaping plans and specifications, final elevations, building plans and specifications (also known as "working drawings") and a time schedule for construction.

(l) "Deposit" means the Good Faith Deposit of Ten Thousand Dollars, made pursuant to the Exclusive Negotiating Agreement.

(m) "Developer" means Vancouver Heights Senior Housing Partners Limited Partnership, a Washington limited liability limited partnership ("Developer") and its permitted successors and assigns.

(n) "Developer's Affiliate" has the meaning set forth in Section 6.1.

(o) "Development" means the Improvements and related site improvements on the Heights District Site P.

(p) "Effective Date" has the meaning set forth in the first sentence of this Agreement.

(q) "Escrow" means the escrow established with the Title Company for the purpose of ground leasing the Property to Developer.

(r) "Event of Default" has the meaning set forth in Section 7.4.

(s) "Exclusive Negotiating Agreement" or "ENA" means that certain Exclusive Negotiating Agreement dated as September 27, 2024, as amended between the City and Related/Northwest Development LLC and Vancouver Housing Authority, affiliates of the Developer.

(t) "Family Housing Project" has the meaning set forth in Recital F.

(u) "Family Housing DDA" has the meaning set forth in Recital F.

(v) "Hazardous Materials" means any substance, material, or waste which is: (1) defined as a "hazardous waste," "hazardous material," "hazardous substance," "extremely hazardous waste," "restricted hazardous waste", "pollutant" or any other terms comparable to the foregoing terms under any provision of Washington law or federal law; (2) petroleum and any fraction thereof; (3) asbestos and asbestos containing materials; (4) polychlorinated biphenyls; (5) radioactive materials; (6) mold; (7) Methyl Tertiary Butyl Ether; or (8) determined by Washington, federal or local governmental authority to be capable of posing a risk of injury to health, safety, property, or the environment. Without limiting the foregoing, Hazardous Materials means and includes any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, a hazardous, toxic or radioactive substance, or other similar term, by any Hazardous Materials Laws including any federal, state or local environmental statute, regulation or ordinance presently in effect that may be promulgated in the future, as such as statutes, regulations and ordinances may be amended from time to time.

(w) "Hazardous Materials Laws" means all federal, state, and local laws, ordinances, regulations, orders and directives governing hazardous waste, hazardous substances, discharges of pollutants to soil or groundwater, wastewater discharges, drinking water, air emissions, Hazardous Materials releases or reporting requirements, Hazardous Materials use, storage or disposal, and employee or community right-to-know requirements related to Hazardous Materials and the work being performed under this Agreement.

(x) "Improvements" has the meaning set forth in Recital F.

(y) "Litigation Disclosure" means any pending actions, suits, arbitrations, claims or proceedings the City is subject to as described in Section 8.18(b)(6).

(z) "Memorandum of Disposition and Development Agreement" means the memorandum of Disposition and Development Agreement to be recorded against the Property. The form of the Memorandum of Disposition and Development Agreement is attached as Exhibit D.

(aa) "Memorandum of Ground Lease" means the memorandum of the Ground Lease to be recorded against the Property on the Closing Date. The form of the Memorandum of Ground Lease will be attached as an exhibit to the Ground Lease.

(bb) "Notice of Completion" has the meaning set forth in Section 4.14 below.

(cc) "Parties" means the City and Developer.

(dd) "Planned Public Improvements" means those public infrastructure improvements set forth in the Heights District Plan, including the Grand Loop that, upon securing funding, the City plans to construct as transportation infrastructure surrounding the Property, and improvements to the intersection at Mill Plain Blvd and Devine Road as depicted on the attached Exhibit E and more particularly described in Section 4.6.

(ee) "Property" has the meaning set forth in Recital D.

(ff) "Related Parties" shall mean, with respect to City, its council members, officers, agents, representatives, and employees and, with respect to Developer, its officers, directors, employees, shareholders, agents, and representatives.

(gg) "Release" for the purposes of Section 3.6(e), means any spillage, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, migrating, dumping, or disposing into the environment, including but not limited to the abandonment or discharging of barrels, containers, and other closed receptacles containing Hazardous Materials.

(hh) "Released Parties" has the meaning set forth in Section 3.6(d).

(ii) "Schedule of Performance" means the summary schedule of actions to be taken by the Parties pursuant to this Agreement to achieve development of the Improvements and ground leasing the Property to the Developer. The Schedule of Performance is attached to this Agreement and incorporated herein by this reference as Exhibit B. Any dates specified in the Schedule of Performance may be extended by written agreement of the Parties.

(jj) "Schematic Design" has the meaning set forth in Section 2.3 below.

(kk) "Senior Housing Project" has the meaning set forth in Recital F.

(ll) "Sites" has the meaning set forth in Recital B above.

(mm) "Summary of Sources and Uses" means the summary of sources and uses of capital financing and investment funding construction of the Improvements on the Property. The Summary of Sources and Uses is attached hereto and incorporated herein as Exhibit C. The Summary of the Sources and Uses may be amended by written agreement of the Parties, provided that such subsequent modifications that are agreed upon by the parties shall not require any amendment of this DDA.

(nn) "Term" has the meaning set forth in Section 1.3, below.

(oo) "Title Company" means the Vancouver, Washington office of Chicago Title/Fidelity National Title at 655 West Columbia Way, Suite 200, Vancouver, WA 98660, unless modified pursuant to Section 3.3.

Section 1.2 Exhibits and Schedules.

The following exhibits and schedules are attached to and incorporated in the Agreement:

Exhibit A-1:	Map of Site
Exhibit A-2:	Legal Description of Site P
Exhibit A-3:	Depiction of Property
Exhibit B:	Schedule of Performance
Exhibit C:	Summary of Sources and Uses

Exhibit D: Form of Memorandum of Disposition and Development Agreement
Exhibit E: Planned Public Improvements
Exhibit F: Grand Loop Plan
Exhibit G: Reserved

Schedule 5.6: City Self-Insurance Certification Letter
Schedule 7.11: Assignment of Plans Agreements
Schedule 8.18(b)(6): Litigation Disclosure

Section 1.3 Term.

The "Term" of this Agreement shall commence on the Effective Date and shall continue for a period of ten (10) years following the Effective Date or the earlier termination of this Agreement.

ARTICLE 2.
PREDISPOSITION REQUIREMENTS

Section 2.1 Conditions Precedent to Ground Leasing the Property.

The requirements set forth in this Article are conditions precedent to the City's obligations to ground lease the Property to the Developer, and all such conditions precedent must be satisfied in accordance with the dates set forth in the Schedule of Performance attached hereto as Exhibit B, as such times may be extended in writing by either Party. Performance and achievement of the actions set forth in this Article 2 constitute conditions precedent to ground leasing the Property. Satisfaction of these conditions depends on performance by Developer. Only the City can waive satisfaction of the conditions in this Article 2, and any such waiver must be in writing signed by the City Manager and approved as to form by the City Attorney.

Section 2.2 Summary of Sources and Uses.

The Developer shall submit a Summary of Sources and Uses, in a form acceptable to the City. The Parties hereby acknowledge that the Summary of Sources and Uses attached hereto as Exhibit C satisfies the requirements of this Section 2.2 and reflects the Financing Proposal provided by Developer pursuant to the ENA.

Section 2.3 Conceptual Site Plan and Design Considerations.

(a) As of the Effective Date and pursuant to the Schematic Plan and Master Plan provisions of the ENA, the Developer has delivered to the City, and the City has approved, a conceptual site plan and elevation drawings ("Schematic Design") for the Improvements to be developed on the Property for informational purposes only. While the City and HCIC may provide input or comments in their proprietary roles, formal approval of the Improvements shall occur solely through the applicable City permitting and entitlement processes, and nothing in this Section shall be construed to limit or modify such regulatory discretion.

(b) Any material changes to the Schematic Design must be shared with the City, in its proprietary role and the HCIC for informational purposes and comment. If the unit count or unit mix substantially changes from the Schematic Design the City in its proprietary role and the HCIC must be informed right away and offered an opportunity to comment. Developer shall consider all input in good faith, but final design determinations shall be governed by the applicable permitting process.

(c) For purposes of this Section 2.3, a material change shall mean any change which is expected to (i) substantially alter the appearance of the Development, (ii) change the unit-mix or unit count, (iii) materially reduce the quality of exterior materials, (iv) materially reduce the quality of amenities of the Development.

(d) For ease of coordination on the infrastructure improvements, both parties must share their respective design plans in both PDF and AUTOCAD format throughout the design process. Developer must submit its plans to the City to review in its proprietary role prior to planning and permit submission.

(e) For the purposes of this Section, City and HCIC must respond in writing within ten (10) business days from receipt of any plans from the Developer. If no response is delivered within said timeframe, City and HCIC shall be deemed to approve the design and/or any design changes.

Section 2.4 Financing.

All financing necessary to construct the Improvements shall be committed to the Project on or before the Award of Funding date specified on the Schedule of Performance and must be fully funded simultaneously with the Closing Date. By the Award of Funding date, Developer shall also submit to the City evidence reasonably satisfactory to the City that any conditions to the release or expenditure of funds as the sources of funds to pay the costs of constructing the Improvements have been met or will be met upon the Closing Date and subject to Developer's satisfaction of standard disbursement preconditions required to be satisfied on a periodic basis, for constructing the Improvements. Submission by Developer, and approval by the City, of such evidence of funds availability shall be a condition precedent to the City's obligation to close on the Ground Lease.

Section 2.5 Construction Bonds.

No later than the date set forth in the Schedule of Performance, Developer shall obtain a contractor's surety bond for payment of labor and materials and a performance and payment bond for construction of the Improvements, each in an amount equal to one hundred percent (100%) of the scheduled cost of construction of the Improvements (collectively, the "Construction Bonds"). Each bond shall name the City as co-obligee and shall be issued by a reputable insurance company licensed to do business in Washington with a minimum "Best" Insurance Guide rating of "A-VII" and otherwise reasonably acceptable to the City. The form of the surety bond and the performance bond shall be subject to the City's prior review and written approval, which shall not be unreasonably withheld, conditioned or delayed. Only upon final approval shall this condition be met. No work shall be initiated until approval of the Construction Bonds or other security has been

received.

Section 2.6 Obtain all Applicable Governmental Approvals.

(a) Within the time set forth in the Schedule of Performance, Developer shall use commercially reasonable efforts to obtain all necessary land use and governmental approvals required for the construction and operation of the Improvements ("Governmental Approvals"), including but not limited to City review and approval of a site plan and building permits. Only upon delivery of evidence of issuance of all applicable Governmental Approvals to the City shall the conditions of this Section be deemed met. If such evidence is not delivered within the time set forth in the Schedule of Performance, this Agreement may be terminated in accordance with the terms of Article 7 (subject to any notice and cure periods set forth therein).

Section 2.7 Building Permits.

(a) No later than the date set forth in the Schedule of Performance, Developer shall apply for a building permit allowing for the construction of the Improvements. After submitting the application for a building permit, Developer shall diligently pursue and obtain a building permit for the Improvements, and no later than the date set forth in the Schedule of Performance, Developer shall deliver evidence to the City that Developer is entitled to issuance of a building permit for the Improvements upon payment of permit fees. The City shall render all reasonable assistance (at no cost to the City) to Developer to obtain the building permit.

(b) Developer acknowledges that execution of this Agreement by the City does not constitute approval by the City of any required permits, applications, or allocations, and in no way limits the discretion of the City in the permit allocation and approval process for any the Improvements. However, City will use best efforts to expediently review and process building permit applications.

Section 2.8 Insurance.

Developer shall furnish to the City evidence of the builders risk insurance coverage meeting the requirements of Section 5.6 below, no later than the date set forth in the Schedule of Performance.

Section 2.9 Inspection of Property.

As of execution of this Agreement, Developer has made all such investigations regarding the Property, the suitability of the Property for development (including but not limited to investigation of environmental hazards, geologic conditions, soils conditions, or water conditions on or about the Property) as was required under the Exclusive Negotiating Agreement. The Developer did not submit an Unsuitability Notice (as defined in the Exclusive Negotiating Agreement) and is hereunder accepting title to the Property in an "as-is" condition as set forth in Section 3.6, hereof.

Section 2.10 Legal Lot.

The City will create a separate legal lot for the Property through a short plat process to create a separate unit of land which complies with all requirements of state and local law to be considered a legal lot capable of being ground leased. The Developer will present the configuration of the parcel as a to-be-created legal lot to the City for its review and approval. Thereafter, the City, at no cost to the Developer, will complete the platting process to deliver a new legal lot to the Developer. The City shall use commercially reasonable efforts to record the plat by the date set forth in the Schedule of Performance.

ARTICLE 3.
DISPOSITION OF PROPERTY

Section 3.1 Conditions for Ground Lease.

Provided the pre-disposition requirements set forth in Article 2 have all been satisfied and the additional closing conditions set forth in Section 3.4 have been satisfied, the City shall ground lease the Property to the Developer pursuant to the terms, covenants, and conditions of this Agreement.

Section 3.2 General Terms of Ground Lease.

(a) The term of the Ground Lease shall be ninety-nine (99) years commencing from the Closing Date.

(b) The annual Ground Lease rent shall be calculated by multiplying the appraised value of the Property by a cap rate of (5.7%) and discounted for the first forty (40) years of the lease term. As used in this Section 3.2, the "appraised value" means the as-restricted value set forth in the February 25, 2025 appraisal prepared on behalf of City by Colliers International Valuation & Advisory Services as increased annually by three percent (3%).

(c) Rent shall be abated for the first thirty (30) months from the Commencement Date (as defined in the Ground Lease) and discounted for the first forty (40) years of the term.

(d) Use of the Property subject to the Ground Lease shall be restricted to the Affordability Requirements and developed in accordance with the Schematic Design.

(e) At Closing, the Deposit shall be credited against the Rent in accordance with the ENA.

Section 3.3 Opening Escrow.

The Parties shall establish the Escrow with the Title Company. The Parties shall execute and deliver all written instructions to the Title Company to accomplish the terms hereof, which instructions shall be consistent with this Agreement. The Parties may submit their own escrow

instructions to Title Company provided such instructions are consistent with the terms of this Agreement. Upon request by Developer, the Title Company may be changed to a company requested by Developer, provided: (a) Developer makes the request prior to the opening of escrow; and (b) the company is approved by the City.

Section 3.4 Closing.

The Closing Date shall occur within thirty (30) days following the date on which all conditions precedent to Ground Lease set forth in Article 2 have been satisfied, but in no event later than the Outside Closing Date set forth in the Schedule of Performance, and only in the event that all conditions precedent set forth in Article 2 have been satisfied by the party required to perform or waived in writing by the other party as set forth herein.

(a) City Conditions to Closing. In addition to the conditions precedent to the Closing Date set forth in Article 2, the obligation of the City to Ground Lease the Property pursuant to this Agreement is subject to the satisfaction on or before the Closing Date (or such earlier date as is specifically set forth in this Agreement) of all of the following conditions precedent which conditions are for the benefit of the City only and the satisfaction of which may be waived only in writing by the City:

(1) Developer shall have furnished the City with evidence of the insurance coverage meeting the general insurance requirements set forth in Section 5.6.

(2) Developer shall have obtained approval of the Construction Plans from the City.

(3) Developer shall have executed and delivered to the City, the Memorandum of Ground Lease, and any other documents and instruments required to be executed and delivered, all in a form and substance satisfactory to the City.

(4) Developer has obtained Governmental Approvals necessary for the construction allowing for the construction of the Improvements as required under Section 2.6 above; provided however the Developer may satisfy this requirement with regards to the building permit, if the Developer provides the City with a permit ready letter from the City Building Department.

(5) There shall exist no condition, event or act which would constitute a material breach or default under this Agreement.

(6) All representations and warranties of Developer contained in any part of this Agreement shall be true and correct in all material respects.

(b) Developer Conditions to Closing. The obligation of Developer to ground lease the Property pursuant to this Agreement is subject to the satisfaction on or before the Closing Date (or such earlier date as is specifically set forth in this Agreement) of all of the following conditions precedent which conditions are for the benefit of Developer only and the satisfaction of which may

be waived only in writing by Developer:

(1) Delivery and execution by the City of all instruments and other items required to be delivered by City pursuant to this Agreement;

(2) City's warranties and representations set forth herein shall be true and correct as of the Closing Date;

(3) City shall have performed each and every obligation to be performed by the City pursuant to this Agreement; and

(4) As of the Closing Date, the Title Company shall have issued or shall have committed to issue, upon the sole condition of the payment of its regularly scheduled premium, a Title Policy as set forth in Section 3.5.

Section 3.5 Condition of Title.

(a) On the Closing Date, the Title Company shall be prepared to issue to Developer an ALTA extended coverage policy of title insurance and all endorsements required by Developer and its investors or lenders insuring Developer's ground leasehold title to the Property (the "Title Policy"), which shall be free and clear of all liens, encumbrances, clouds and conditions, rights of occupancy or possession, except:

(1) Applicable building and zoning laws and regulations;

(2) Any provisions of the Heights District Plan;

(3) The provisions of this Agreement;

(4) Any lien for current taxes and assessments or taxes and assessments accruing subsequent to recordation of the Memorandum of Ground Lease;

(5) Exceptions as listed in the Property preliminary title report and Title Company shall be irrevocably committed to issue to the Developer an ALTA extended coverage owner's policy of title insurance conditioned only upon the payment of the insurance premium.

Section 3.6 Condition of Property.

(a) **"AS IS" TRANSACTION. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT TO THE CONTRARY, DEVELOPER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT THE CITY IS GROUND LEASING THE ENTIRE PROPERTY ON AN "AS IS WITH ALL FAULTS" BASIS AND THAT DEVELOPER IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM THE CITY AS TO ANY MATTERS CONCERNING THE PROPERTY, INCLUDING WITHOUT**

LIMITATION: (A) THE QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, CLIMATE, AIR, WATER RIGHTS, WATER, GAS, ELECTRICITY, UTILITY SERVICES, GRADING, DRAINAGE, SEWERS, ACCESS TO PUBLIC ROADS AND RELATED CONDITIONS); (B) THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF SOILS, GEOLOGY AND GROUNDWATER; (C) THE DEVELOPMENT POTENTIAL OF THE PROPERTY, AND THE PROPERTY'S USE, HABITABILITY, MERCHANTABILITY, OR FITNESS, SUITABILITY, VALUE OR ADEQUACY OF THE PROPERTY FOR ANY PARTICULAR PURPOSE; (D) THE ZONING OR OTHER LEGAL STATUS OF THE PROPERTY OR ANY OTHER PUBLIC OR PRIVATE RESTRICTIONS ON THE USE OF THE PROPERTY; (E) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY APPLICABLE CODES, LAWS, REGULATIONS, STATUTES, ORDINANCES, COVENANTS, CONDITIONS AND RESTRICTIONS OF ANY GOVERNMENTAL OR QUASI- GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY; AND (F) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS ON, UNDER OR ABOUT THE PROPERTY. DEVELOPER AFFIRMS THAT DEVELOPER HAS NOT RELIED ON THE SKILL OR JUDGMENT OF THE CITY OR ANY OF ITS RESPECTIVE EMPLOYEES OR CONTRACTORS TO SELECT OR FURNISH THE PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT THE CITY MAKES NO WARRANTY THAT THE PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE. DEVELOPER ACKNOWLEDGES THAT IT SHALL USE ITS INDEPENDENT JUDGMENT AND MAKE ITS OWN DETERMINATION AS TO THE SCOPE AND BREADTH OF ITS DUE DILIGENCE INVESTIGATION WHICH IT SHALL MAKE RELATIVE TO THE PROPERTY AND SHALL RELY UPON ITS OWN INVESTIGATION OF THE PHYSICAL, ENVIRONMENTAL, ECONOMIC AND LEGAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, WHETHER THE PROPERTY IS LOCATED IN ANY AREA WHICH IS DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, DAM FAILURE INUNDATION AREA, EARTHQUAKE FAULT ZONE, SEISMIC HAZARD ZONE, HIGH FIRE SEVERITY AREA OR WILDLAND FIRE AREA, BY ANY FEDERAL, STATE OR LOCAL AGENCY). DEVELOPER UNDERTAKES AND ASSUMES ALL RISKS ASSOCIATED WITH ALL MATTERS PERTAINING TO THE PROPERTY'S LOCATION IN ANY AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA, DAM FAILURE INUNDATION AREA, EARTHQUAKE FAULT ZONE, SEISMIC HAZARD ZONE, HIGH FIRE SEVERITY AREA OR WILDLAND FIRE AREA, BY ANY FEDERAL, STATE OR LOCAL AGENCY.

(b) Survival. The terms and conditions of this Section shall expressly survive the Closing Date. The City is not liable or bound in any manner by any oral or written statements, representations or information pertaining to the Property, or any portion thereof, furnished by any contractor, agent, employee, servant or other person. Developer acknowledges that this as an "as is" transaction and any faults, liabilities, defects or other adverse matters that may be associated with the Property. Developer has fully reviewed the disclaimers and waivers set forth in this Agreement with Developer's counsel and understands the significance and effect thereof.

(c) Acknowledgment. Developer acknowledges and agrees that: (1) to the extent required to be operative, the disclaimers of warranties contained in this Section are "conspicuous" disclaimers for purposes of all applicable laws and other legal requirements; and (2) the disclaimers and other agreements set forth herein are an integral part of this Agreement, that the City would not have agreed to ground lease the Property to Developer pursuant to this Agreement without the disclaimers and other agreements set forth in this Section.

(d) Developer's Release of the City. Developer, on behalf of itself and anyone claiming by, through or under Developer hereby waives its right to recover from and fully and irrevocably releases the City, its council members, board members, employees, officers, directors, representatives, and agents (the "Released Parties") from any and all claims, responsibility and/or liability that Developer may have or hereafter acquire against any of the Released Parties for any costs, loss, liability, damage, expenses, demand, action or cause of action arising from or related to any of the following, except as expressly set forth in this Agreement to the contrary or to the extent directly caused by the willful misconduct or gross negligence of the Released Parties: (1) the condition (including any construction defects, errors, omissions or other conditions, latent or otherwise), valuation, salability or utility of the Property, or its suitability for any purpose whatsoever; (2) any presence of Hazardous Materials; and (3) any information furnished by the Released Parties under or in connection with this Agreement. Notwithstanding the generality of the foregoing, the foregoing waiver and release does not include any claims, responsibility, or liability to the extent related to the representations and warranties of City in this Agreement and in the Ground Lease.

(e) Scope of Release. The release set forth in this Section includes claims of which Developer is presently unaware or which Developer does not presently suspect to exist which, if known by Developer, would materially affect Developer's release of the Released Parties. Developer specifically waives the provision of any statute or principle of law that provides otherwise. In this connection and to the extent permitted by law, Developer agrees, represents and warrants that Developer realizes and acknowledges that factual matters now unknown to Developer may have given or may hereafter give rise to causes of action, claims, demands, debts, controversies, damages, costs, losses and expenses which are presently unknown, unanticipated and unsuspected, and Developer further agrees, represents and warrants that the waivers and releases herein have been negotiated and agreed upon in light of that realization and that Developer nevertheless hereby intends to release, discharge and acquit the City from any such unknown causes of action, claims, demands, debts, controversies, damages, costs, losses and expenses, except to the extent related to the representations and warranties of City in this Agreement and in the Ground Lease. Accordingly, Developer, on behalf of itself and anyone claiming by, through or under Developer, hereby assumes the above-mentioned risks and hereby expressly waives any right Developer and anyone claiming by, through or under Developer, may have.

Section 3.7 Delivery upon Closing Date.

The City shall deliver possession of the Property to Developer upon the Closing Date free and clear of all tenants and other occupants.

ARTICLE 4.
DEVELOPER CONSTRUCTION REQUIREMENTS AFTER CLOSING

Section 4.1 Construction Pursuant to Plans.

Unless modified by operation of Section 4.2, the Improvements shall be constructed substantially in accordance with the plans approved through the City's permitting process (the "Construction Plans") and the terms and conditions of the land use permits and approvals and building permits, including any variances granted. Any material changes to the Construction Plans that would affect the City's proprietary interests (e.g., affordability mix, unit count, or ground floor commercial use) shall be shared with the City for review and comment, but shall not require separate approval outside of the standard City permitting process.

Section 4.2 Change in Construction of Improvements.

(a) If Developer desires to make any material change in the Improvements which are not substantially consistent with the Construction Plans Developer shall submit the proposed change to the City and HCIC for its approval, which approval shall not be unreasonably withheld, conditioned or delayed. No change which is required for compliance with building or zoning codes or other government health and safety regulations shall be deemed material. If the Improvements, as modified by any such proposed change, will conform to the requirements of this Agreement, and the Construction Plans, the City shall approve the change by notifying Developer in writing. For purposes of this Section 4.2, a material change shall mean any change which is expected to (i) substantially alter the appearance of the Development, (ii) materially changes the unit-mix or unit count, (iii) materially reduces the quality of exterior materials, (iv) materially change the public amenities of the Development. Notwithstanding the foregoing, no change shall be deemed a "material change" if it is (A) required for compliance with building or zoning codes or other governmental health and safety regulations, (B) made in response to a requirement of a public or private lender, investor, or tax credit authority, or (C) a change in internal configurations, finishes, or systems that does not affect exterior appearance, unit count, or public amenities.

(b) Unless a proposed change is rejected by the City and HCIC within ten (10) working days (excluding City and other legal holidays), it shall be deemed approved. If rejected within such time period, the previously approved Construction Plans shall continue to remain in full force and effect. If accepted, the parties acknowledge that the Construction Plans shall be modified as necessary to reflect the accepted change to the Improvements. If the City rejects a proposed change, it shall provide Developer with specific reasons therefore and the Developer shall have the right to revise and resubmit its proposal to the City.

(c) The approval of changes in the Schematic Design and/or the Construction Plans by the City and HCIC pursuant to this Section shall be in addition to any approvals required to be obtained from the City pursuant to building permit requirements or the conditions of approval. Approval of changes in the Schematic Design and/or the Construction Plans by the City in its proprietary role shall not constitute approval of building permit requirements or conditions of approval by the City in its regulatory role and shall in no way limit the City's discretion in approving changes to the building permits or conditions of approval.

Section 4.3 Commencement of Construction of Improvements.

Developer shall commence construction of the Improvements no later than the date set forth in the Schedule of Performance as such times may be extended in writing by the Parties and subject to any notice and cure provisions hereunder.

Section 4.4 Completion of Construction of Improvements.

Developer shall diligently prosecute to complete the construction of the Improvements no later than the date set forth in the Schedule of Performance as such times may be extended in writing by the Parties and subject to any notice and cure provisions hereunder and subject to Force Majeure as defined in Section 8.24.

Section 4.5 Equal Opportunity and Diverse Workforce Plan.

(a) During the construction and operation of the Development discrimination on the basis of race, color, creed, religion, age, sex, gender, gender identity, gender expression, sexual orientation, marital status, pregnancy, national origin, ancestry, military and veteran status, or disability in the hiring, firing, promoting, or demoting of any person engaged in the construction or other work at the Property is not allowed.

(b) During the construction of the Development, Developer and the general contractor shall comply with all applicable nondiscrimination laws and policies, and shall create and implement a workforce and contracting plan that seeks to increase opportunities for Black Indigenous and People of Color (BIPOC) and women owned and small emerging businesses. The Developer and general contractor shall make good faith, commercially reasonable efforts to meet the following project-wide participation goals:

(1) General contractor must identify opportunities for smaller businesses and Disadvantaged Business Enterprises (DBEs).

(2) Where appropriate general contractor must create right sized bid packages to ensure accessibility for smaller businesses and DBEs.

(3) General contractor must conduct intentional outreach to BIPOC, women-owned and emerging small business firms prior to and through bidding process to offer equal opportunity.

(4) Minimum of 20% BIPOC, women owned, and emerging small businesses participation.

(5) Minimum of 15% apprenticeship participation.

The Developer is required to work with the City in connecting BIPOC, women owned and small emerging businesses using the City's local connections to ensure the above referenced goals

are met. The City and Developer shall review performance relative to these goals at regular intervals. Failure to meet the goals shall not, by itself, constitute a default under this Agreement, provided that the Developer demonstrates reasonable, good faith efforts to implement the measures in this Section and reports participation data as required.

Section 4.6 Planned Public Improvements.

Pursuant to the Heights District Plan, the City intends to complete the Planned Public Improvements and coordinate such construction with the Developer as follows:

(a) City will provide a joint utility trench plan for location of all dry utilities and will coordinate the design of the joint utility trench with Developer and Clark Public Utility District. City and Developer will collaborate on the design to ensure the Improvements' electrical needs are met. The City shall ensure that the Improvements' electrical and utility needs are met without imposing material additional costs or delays on the Developer.

(b) City plans to design and construct the undergrounding of overhead utility lines on the south side of E. Mill Plain Blvd and Devine Road south of E. Mill Plain Blvd and will seek reimbursement from the developer of the Family Housing Project for Site P's proportionate share of the costs in accordance with Section 4.9(e) of the Family Housing DDA. Timing of this work is to be determined, and City will use its best efforts to coordinate closely with Developer and will provide at least sixty (60) days advance written notice of the commencement of the work.

(c) City plans to design and construct improvements to the intersection of E. Mill Plain Blvd and Devine Road, including a new traffic signal, new paving, striping, bike and pedestrian facilities. The timing of these improvements is yet to be determined but the City will coordinate closely with the Developer and provide at least sixty (60) days advance written notice prior to commencement of the work.

(d) If any of the City's improvements described in this Section 4.6 interfere with access to the Property or impact the operations of the Improvements or causes any damage to the Improvements, City shall promptly reimburse Developer for any resulting, repair costs, delay costs, or other direct impacts, including costs, expenses or direct damages incurred by the Developer resulting from such damage, interference with access to the Property or adverse impact on the construction or operations of the Improvements.

Section 4.7 Compliance with Applicable Law; Prevailing Wage Requirement.

(a) Developer shall cause all construction to be performed in compliance with:

(1) All applicable laws, ordinances, rules and regulations of federal, state, county or municipal governments or agencies in effect as of the Effective Date or

that may be enacted hereafter, and

(2) All directions, rules and regulations of any fire marshal, health officer, building inspector, or other officer of every governmental agency now having or hereafter acquiring jurisdiction. The work shall proceed only after the payment of all applicable fees, procurement of each permit, license, or other authorization that may be required by any governmental agency having jurisdiction, and Developer shall be responsible to the City for the procurement and maintenance thereof, as may be required of Developer and all entities engaged in work on the Property, or any portion thereof.

(b) Unless the Improvements will be paid for in whole or in part out of public funds secured by the Developer, the construction required under this Agreement does not constitute a "public work" as none of the Improvements will be paid for in whole or in part by the City and, the Developer retains ownership of the Improvements. If and only to the extent the work performed under this Agreement is deemed a public work shall the provisions of this subsection (b) apply. If and only to the extent required by law, the Developer shall, and shall cause the contractor and subcontractors, to pay prevailing wages in the construction of the Improvements as those wages are determined.

(1) The State of Washington applicable prevailing wage rates for this project, which is located in Clark County, may be found at the following website address of the Department of Labor and Industries: https://fortress.wa.gov/lni/wagelookup/prvWagelookup.aspx.

(2) As applicable, Developer shall require that any construction contract include a requirement for the general contractor and each subcontractor to have on file current project specific "Statement of Intent to Pay Prevailing Wages" with the Washington State Department of Labor and Industries before payment will be made for work performed and require an approved "Affidavit of Wages Paid" form to be filed upon completion of the work performed.

(3) In case any dispute arises as to what the prevailing rates of wages for work of a similar nature are and such dispute cannot be resolved by the parties involved, the matter shall be referred to the director of the Department of Labor and Industries of the State of Washington for arbitration, and the L&I Director's decision shall be final, conclusive, and binding on all parties involved in the dispute.

(c) Developer shall indemnify, hold harmless and defend (with counsel selected by Developer and reasonably approved by the City) the City Indemnitees against any claim for damages, compensation, fines, penalties or other amounts arising out of the failure or alleged failure of any person or entity (including Developer, its contractor and subcontractors) to pay prevailing wages as determined pursuant to Chapter 39.12 RCW. The provisions of this Section shall survive expiration of the Term or other termination of this Agreement and shall remain in full force and effect.

Section 4.8 Progress Report.

Until such time as Developer has completed construction as evidenced by issuance of a Certificate of Occupancy by the City, Developer shall provide the City with quarterly progress reports, or more frequent updates if City reasonably requires, regarding the status of the construction of the Improvements.

Section 4.9 Developer Construction Responsibilities.

(a) It shall be the responsibility of Developer to coordinate and schedule the work to be performed so that commencement and completion of construction will take place in accordance with this Agreement.

(b) Developer shall be solely responsible for all aspects of Developer's conduct in connection with the Development, including (but not limited to) the quality and suitability of the plans and specifications, the supervision of construction work, and the performance of all architects, engineers, contractors, subcontractors, suppliers, consultants, and managers.

(c) As a condition of the Government Approvals, Developer shall be solely responsible for the design and construction of all onsite infrastructure improvements, including, without limitation, parking, landscaping, and all utilities serving the Improvements. All offsite infrastructure improvements—including, without limitation, driveway access to the Property, sidewalks, streetlights, street trees, public roadway improvements, and water, sewer, and electrical utilities, as depicted in Exhibit G—shall be designed and constructed as part of the Family Housing Project in accordance with Section 4.9(d) of the Family Housing DDA. All utility services shall be stubbed to the boundary of the Property to facilitate connection to the Improvements and access to the Property shall be provided prior to the start of construction of the Improvements.

(d) Any review or inspection undertaken by the City with reference to the Development is solely for the purpose of determining whether Developer is properly discharging its obligations to the City and should not be relied upon by Developer or by any third parties as a warranty or representation by the City as to the quality of the design or construction of the Development.

Section 4.10 Mechanic's Liens, Stop Notices, and Notices of Completion.

(a) If any claim of lien is filed against the Property, or any portion thereof, or the Improvements or a stop notice is issued affecting any portion of the Property, the City in connection with the Development, then Developer shall, within sixty (60) days after such filing or service, either pay and fully discharge the lien or stop notice, effect the release of such lien or stop notice by delivering to the City a surety bond from a surety reasonably acceptable to the City in sufficient form and amount, or provide the City with other assurance reasonably satisfactory to the City that the claim of lien or stop notice will be paid or discharged. Provided, however, that Developer shall have the right to contest in good faith any such liens or stop notice.

(b) If Developer fails to discharge any lien, encumbrance, charge, or claim in the manner required in this Section or obtain a surety bond, then in addition to any other right or remedy, upon prior notice to Developer, the City may (but shall be under no obligation to)

discharge such lien, encumbrance, charge, or claim at Developer's expense. Alternatively, the City may require Developer to immediately deposit with the City the amount necessary to satisfy such lien or claim and any costs, pending resolution thereof. The City may use such deposit to satisfy any claim or lien that is adversely determined against Developer; provided, however, that Developer shall be permitted to exercise any rights of appeal of such adverse determination

Section 4.11 Inspections.

Developer shall permit and facilitate, and shall require its contractors to permit and facilitate, observation and inspection at the Property by the City and by public authorities during reasonable business hours upon forty-eight (48) hours' prior written notice for the purposes of determining compliance with this Agreement.

Section 4.12 Information.

Developer shall provide any information reasonably requested by the City in connection with the Development; provided that Developer shall not be required to disclose any proprietary, confidential, or privileged information. The Developer may condition any disclosure on appropriate confidentiality protections and shall not be obligated to provide information that is protected by applicable law, contractual confidentiality obligations, or that could compromise Developer's competitive position.

Section 4.13 Records.

(a) Developer shall maintain complete, accurate, and current records pertaining to the Development for a period of five (5) years after the creation of such records and shall permit any duly authorized representative of the City to inspect and copy records upon reasonable prior notice to Developer. Such records shall include all invoices, receipts, and other documents related to expenditures associated with the implementation of this Agreement. Records must be kept accurate and current.

(b) The City shall notify Developer of any records it deems insufficient. Developer shall have thirty (30) calendar days after the receipt of such a notice to correct any deficiency in the records specified by the City in such notice, or if a period longer than thirty (30) days is reasonably necessary to correct the deficiency, then Developer shall begin to correct the deficiency within thirty (30) days and complete the correction of the deficiency as soon as reasonably possible.

Section 4.14 Notice of Completion.

(a) Promptly after completion of all the Improvements on the Property in accordance with the provisions of this Agreement relating solely to the obligations of Developer to construct the Improvements the City shall provide an instrument so certifying the completion of the Improvements (the "Notice of Completion").

(b) The Notice of Completion shall be conclusive determination that all covenants in

this Agreement with respect to the obligations of Developer to construct the Improvements have been met. Issuance of a Notice of Completion by the City, however, shall not constitute evidence of compliance with Developers' obligation to comply with the requirements of Section 4.9 and shall not terminate the obligations of Developer that survive the termination of this Agreement. The Notice of Completion shall not constitute evidence of compliance with or satisfaction of any obligation of Developer to any holder of a deed of trust securing money loaned to finance the Improvements.

Section 4.15 Construction Coordination.

(a) Access; Interference. Developer shall comply in all material respects with all applicable City permitting and construction requirements related to street closures, construction disturbances, and the maintenance of access to neighboring facilities and businesses. The Parties shall coordinate in good faith on construction sequencing to avoid conflicts with the Planned Public Improvements. Nothing in this Section shall impose additional permitting or operational obligations on Developer beyond those required under applicable laws or permits.

(b) Construction Traffic. The Parties shall agree to a route for the construction truck traffic to utilize during construction.

(c) Construction Worker Parking. Developer shall provide a construction worker parking plan to City for review and approval (such approval not to be unreasonably withheld, conditioned, or delayed) prior to commencement of construction.

(d) Planned Public Improvements. The City shall be responsible, at its sole cost and expense, for repairing or restoring any portion of the Property (including landscaping, improvements, and utilities) disturbed or damaged by its activities related to the Planned Public Improvements to a condition equal to that existed immediately prior to entry, promptly upon completion of its work. The City shall provide the Developer with no less than sixty (60) days' prior written notice of the commencement of construction, which notice shall include a detailed schedule, scope of work, site logistics plan, and safety protocols. Prior to any entry, the parties shall meet and confer to coordinate activities, establish access and staging protocols, and agree on measures to avoid interference with the Improvements.

ARTICLE 5.
ONGOING DEVELOPER OBLIGATIONS

Section 5.1 Applicability.

The conditions and obligations set forth in this Article 5 shall apply throughout the Term of this Agreement and the Ground Lease, unless a different period of applicability is specified for a particular condition or obligation.

Section 5.2 Use.

(a) Developer hereby agrees that, for the entire Term of this Agreement and the Ground

Lease (unless the affordability restrictions are otherwise modified pursuant to the terms of the Ground Lease), the Development will be used only for a community center and rent restricted housing with all units serving incomes at or below 80% Area Median Income (the "Affordability Requirements").

(b) Developer hereby agrees to provide ongoing community services through its non-profit partner, EngAGE, Inc, a Californian nonprofit corporation, or another nonprofit reasonably acceptable to the City (the "Service Provider"), including but not limited to health and wellness, finance, art and culture. The community services will be offered, first and foremost, to the residents free of charge and may be made available to the wider community from the dedicated ground floor service space of the building through regular activities, workshops and community events. The Developer and/or Service Provider are responsible for paying for all costs associated with these ongoing community services.

(c) During the Term, the Developer shall not use any portion of the Property for any prohibited use set forth in the Ground Lease without the prior written consent of the City, which consent shall be granted or denied at the City's sole and absolute discretion.

(d) The use requirements set forth in this Section shall be expressly incorporated into the Ground Lease and shall survive termination of this Agreement.

Section 5.3 Compliance with Covenants.

Developer agrees, for the entire Term of this Agreement, to maintain all interior and exterior improvements, including landscaping, of the Development in first-class condition, repair and sanitary condition (and, as to landscaping, in a healthy condition), and all applicable laws, rules, ordinances, orders, and regulations of all federal, state, municipal, and other governmental agencies and bodies having or claiming jurisdiction and all their respective departments, bureaus, and officials. Following the Closing Date, Developer shall comply with all standards and requirements for use, operation, maintenance, management and encumbrances of the Property and the Improvements.

Section 5.4 Taxes and Assessments.

(a) Developer shall pay all real and personal property taxes (to the extent that the Property is not fully exempt from property taxes), assessments, including the Heights Business Improvement Area Assessments detailed below, charges and any income, employment, old age benefit, withholding, sales, and other taxes assessed against it, or payable by it, at such times and in such manner as to prevent any penalty from accruing, or any lien or charge from attaching to any portion of the Property; provided, however, that Developer shall have the right to contest in good faith any such taxes, assessments, or charges. In the event Developer exercises its right to contest any tax, assessment, or charge against it, Developer, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered against it, together with all costs, charges and interest.

(b) The Property is subject to the Heights Businesses Improvement Area (Heights BIA)

(per Vancouver Municipal Code (VMC) Section 3.50). Developer will be assessed annually to cover the supplemental service costs for the public spaces in the Heights District (as described in VMC 3.50.030). Assessments will not be charged until the Grand Loop or the civic plaza have been constructed, and the Developer has executed the Ground Lease. This levy of assessment is made pursuant to VMC 3.50.040 to finance programs and services within the Heights District that are supplemental to services the City would ordinarily provide. Each property owner and ground lessee within the Heights Business Improvement Area will pay their proportionate share of the assessments into the Heights Business Improvement Area Fund established pursuant to VMC 3.50.050. Collection of Heights BIA special assessments shall be made in accordance with VMC 3.50.060, commencing in the calendar year in which the construction of the Grand Loop or the civic plaza has been completed and the Developer and the City have executed the Ground Lease, and no sooner than January 1, 2028. Developer will be assessed annually and billed semi-annually in an amount in accordance with VMC 3.50.040 at the then-current rate in effect at the time but projected to be $0.30 per one lot square feet with annual increases at 3% or per the Portland-Hillsboro-Vancouver Consumer Price Index, whichever is greatest. The City will establish a separate business improvement area entity who will administer the Heights BIA and who will function as the governing body. The Developer will enter into a separate agreement with the Heights BIA entity and such agreement will dictate the administration of the Heights BIA in a similar manner to the terms described in VMC 3.50.

Section 5.5 Hazardous Materials.

(a) Covenants.

(1) No Hazardous Materials Activities. Developer hereby represents and warrants to the City that, at all times from and after the Closing Date, Developer shall not cause or permit any portion of the Property or the Improvements thereon to be used as a site for the use, generation, manufacture, storage, treatment, release, discharge, disposal, transportation or presence of any Hazardous Materials except for Hazardous Materials typically used in the construction and operation of the Development in compliance with Hazard Material Laws.

(2) Hazardous Materials Laws. Developer hereby represents and warrants to the City that, at all times from and after the Closing Date, Developer shall comply and cause the Property and the Improvements thereon, to comply with all applicable Hazardous Materials Laws.

(3) Notices. Developer hereby represents and warrants to the City that, at all times from and after the Closing Date, Developer shall immediately notify the City in writing of: (A) the discovery of any Hazardous Materials on or under the Property, particularly associated with the discovery or any new release of Hazardous Materials on or under the Property except for Hazardous Materials typically used in the construction and operation of the Development in compliance with Hazard Material Laws.; (B)reserved;; (C) any knowledge by Developer that the Property does not comply with any Hazardous Materials Laws; (D) any directives, corrective action orders, requests, claims or actions pending or threatened against Developer, the Property, the Improvements thereon, or the

City by any Governmental Authorities or any third-party or entity relating to Hazardous Materials or pursuant to any Hazardous Materials Laws, or arising from claims of nuisance, or damage to property or personal injury relating to Hazardous Materials associated with the Property or the Improvements thereon (collectively "Hazardous Materials Claims").

(4) Remedial Action. In response to the presence of any Hazardous Materials on, under or about the Property, or migrating from the Property, Developer shall immediately take, at Developer's sole expense, all action to assess, investigate, remedy or remove the Hazardous Material, or take any action required by any Hazardous Materials Laws or to comply with any directives, or corrective action orders, requests, from any Governmental Authority, or to comply with any judgment, consent decree, settlement or compromise with respect to any Hazardous Materials Claims.

(b) Indemnity. At all times from and after the Closing Date, Developer shall indemnify, defend, and hold the City Indemnitees, harmless from and against any and all losses, costs, claims, damages, liability, and judgments, including reasonable attorney's fees, with the counsel of City's choice, and costs incurred to hire environmental consultants incurred by or asserted against any Indemnified Party in connection with, arising out of, in response to, or in any manner relating to the violation of any Hazardous Materials Law, any Release, or threatened Release of Hazardous Materials, any condition of pollution, contamination or Hazardous Materials-related nuisance on, under or from the Property occurring after the Closing Date due to Developer's operations, or arising out of or in response to any Hazardous Materials Claims except as directly caused by the City's willful misconduct or gross negligence. Developer shall have no obligation to indemnify the City for any pre-existing Hazardous Materials present on, under, or from the Property prior to the Closing Date. This obligation to indemnify and defend the City Indemnitees contained in this shall survive termination of this Agreement.

At all times from and after the Closing Date, the City shall indemnify, defend, and hold the Developer, harmless from and against any and all losses, costs, claims, damages, liability, and judgments, including reasonable attorney's fees, with the counsel of Developer's choice, and costs incurred to hire environmental consultants incurred by or asserted against the Developer in connection with, arising out of, in response to, or in any manner relating to the violation of any Hazardous Materials Law, any Release, or threatened Release of Hazardous Materials, any condition of pollution, contamination or Hazardous Materials-related nuisance on, under or from the Adjacent Parcel, or arising out of or in response to any Hazardous Materials Claims. This obligation to indemnify and defend the Developer contained in this shall survive termination of this DDA.

(c) No Limitation. Developer hereby acknowledges and agrees that Developer's duties, obligations and liabilities under this Agreement, including, without limitation, under subsection (b) above, are in no way limited or otherwise affected by any information the City may have concerning the Development and/or the presence within the Development of any Hazardous Materials, whether the City obtained such information from Developer or from its own investigations.

Section 5.6 Insurance Requirements.

(a) Builders Risk. Until final completion of construction of the Improvements, the construction is at the risk of Developer. Developer shall (or shall cause its general contractor to) purchase and maintain Builders Risk insurance upon the work at the site to the full insurable value until completion of construction of the Improvements. Said insurance will insure against the perils customarily insured against in such Builders Risk policies, including flood (if the Development is located within the 100-year flood plain) for physical loss and damage. The insurance shall include damages, losses and expenses arising out of or resulting from any insured loss or incurred in the repair or replacement of any insured property.

(b) Property Insurance. Following completion of construction, Developer shall, at all times, maintain Cause of Loss – Special Form property insurance upon any buildings and facilities, including any permanent additions and improvements thereto, of which the Property form a part, in an amount equal to the full replacement cost thereof or with lesser limits as agreed by both City and Developer. Such insurance shall contain an agreed valuation provision in lieu of any co-insurance clause, an ordinance and law endorsement, debris removal coverage, business interruption coverage, extra expense coverage and a waiver of subrogation endorsement. Any and all payments from said policies or certificates of insurance, indemnity bonds and similar securities shall be made payable to and deposited with Developer or as required by its mortgagee(s). Further, and to the extent commercially available, all such policies shall contain a provision whereby the same cannot be canceled or modified unless City is given at least thirty (30) Days prior written notice of such cancellation or modification. Developer shall be responsible for the insurance premium and any deductible.

(c) Liability. Developer shall maintain, with financially sound and reputable insurers (see below), commercial general liability insurance written on an "occurrence" policy form with coverage at least as broad as ISO CGL form CG 0001, including contractual liability, against claims for bodily injury, property damage, and personal injury occurring on or about the Property or in any way relating to or arising out of Developer's use or occupancy of the Property with minimum limits as provided in the Ground Lease, which amount shall be consistent with commercially reasonable insurance standards but in no event shall be less than the Minimum Coverage Amount set forth in the Ground Lease. Developer shall be named as an additional insured with coverage at least as broad as form ISO CG 2026 – Designated Person or Organization, without modification, affording coverage regardless of the additional insureds' sole or concurrent negligence. Such insurance shall be endorsed to provide that the insurance shall be primary to and not contributory to any similar insurance carried by City and shall contain a severability of interest or cross liability clause.

(d) Business Interruption Insurance. Developer shall maintain business interruption insurance through the Term of the Ground Lease. Coverage will include payment to the City of the amount of annual Rent then payable to City for a period of at least six (6) months.

(e) Miscellaneous.

(1) Insurance Carrier Requirements. Developer's insurance carrier(s), for all insurance referenced in the Ground Lease, shall be a reputable insurance company licensed to do business in the State of Washington. Developer's insurance carrier(s) shall

have a minimum A-VIII rating as determined by the then current edition of Best's Insurance Reports published by A.M. Best Co.

(2) Certificates of Insurance. To establish that Developer's insurance obligations have been met, Developer shall provide City with certificates of insurance prior to or at the Lease Term Commencement Date and renewals thereof prior to expiration of existing policies. Certificates of insurance shall have a copy of additional insured endorsement in favor of Lessor attached and, to the extent commercially available, provide that the policies are not subject to cancellation or material change without at least thirty (30) Days advance written notice to City.

(3) Umbrella or Blanket Coverage. Developer shall be entitled to provide insurance coverage which it is obligated to carry pursuant to the terms of the Ground Lease under a blanket or umbrella insurance policy.

(4) Workers Comp and Employers Liability. At all times that Developer directly retains employees, Developer shall provide workers' compensation coverage, pursuant to statutory requirements. Developer further agrees to maintain Employers Liability Act ("ELA") or Stop Gap coverage as required by law of at least the Minimum Coverage Amount set forth in the Ground Lease.

(5) Automobile Liability. At all times that Developer owns at least one automobile, Developer shall provide Automobile Liability insurance with coverage at least as broad as Business Automobile Liability ISO form CA 0001, covering all owned, non-owned and hired automobiles brought on the Property, with coverage of at least the Minimum Coverage Amount set forth in the Ground Lease.

(6) Waiver of Subrogation. Notwithstanding anything in this Agreement to the contrary, neither party, nor its Related Parties is, nor, in case of Agreement, its assignees, shall be liable to the other party or to any insurance company (by way of subrogation or otherwise) insuring the other party, for any loss or damage to any building, structure or other property (whether real or personal) arising from any cause that (i) would be insured against under the terms of any property insurance required to be carried hereunder (or, with respect to City, which a reasonably prudent owner of real property similar in size, type, use, location, and quality as the Property would carry), or (ii) is insured against under the terms of any property insurance actually carried, regardless of whether the same is required hereunder, even though such loss or damage might have been occasioned by the negligence of such party or its Related Parties. Each party shall notify their respective insurance companies of this waiver of any rights of subrogation that such companies may have against Lessor or Lessee, as the case may be and shall obtain any necessary endorsement to avoid such waiver's invalidating the policy in whole or in part. Further, neither party nor the Related Parties shall be liable for: (1) any such damage caused by other lessees or persons in, upon or about the Property, or caused by operations in construction of any private, public or quasi-public work; or (2) consequential damages, including lost profits, of either party or any person claiming through or under Developer or City as applicable.

(7) Failure to Maintain. City shall have the right to force place any insurance required to be maintained by Developer hereunder if Developer fails to obtain same within thirty (30) Days of receipt of written notice of such failure, and the costs of such force placed insurance shall be an Additional Charge.

(f) City Insurance. City shall maintain in effect at all times insurance coverage consistent with the coverage customarily carried by ground lessors of property comparable in size, type, quality and location as the Property, including but not limited to (1) commercial general liability insurance with limits of no less than Ten Million and 00/100 Dollars ($10,000,000) per occurrence and annual aggregate, which may be comprised of both primary and excess layers, and (2) pollution liability insurance with limits of not less than One Million and 00/100 Dollars ($1,000,000.00) per claim and Two Million and 00/100 Dollars ($2,000,000.00) aggregate. Such insurance carriers shall have an A.M. Best rating of not less than "A-" and Financial Size Category Rating of not less than "VIII" according to the latest edition of Best's Key Rating Guide. Notwithstanding the foregoing, City self-insures consistent with the parameters set forth in Schedule 5.6. So long as City complies with Schedule 5.6, City shall be deemed to comply with this section.

Section 5.7 Audits.

Upon five (5) business days' prior written notice from the City, the Developer shall make available for examination at reasonable intervals and during normal business hours to the City all books, accounts, reports, files, and other papers or property with respect to all matters covered by this Agreement, and shall permit the City to audit, examine, and make excerpts or transcripts from such records. The City may make audits of any conditions relating to this Agreement. The City agrees to treat information obtained from the Developer during any audit with confidentiality, subject to the City's legal obligations including under the Public Records Act. Disclosure of information by the City shall not be prohibited if that disclosure is of information that is or becomes a matter of public record or public knowledge as a result of the closing of the transaction or from sources other than the City or its agents, employees, contractors, consultants or attorneys.

ARTICLE 6.
RESTRICTIONS ON ASSIGNMENT

Section 6.1 Permitted Assignment.

Developer is permitted to partially or wholly assign this Agreement, and the rights of Developer in connection therewith to a "Developer's Affiliate" without the prior written consent of City, provided that Developer shall be afforded no consideration for such assignment and provided that Developer delivers written notice no later than ten (10) days prior to the effective date of such assignment, which notice shall provide reasonable evidence to City that the assignee is a "Developer Affiliate" as defined herein. For purposes of this section, "Developer's Affiliate" means (a) any entity that directly or indirectly controls, is controlled by, or is under common control with Developer; or (b) any entity at least a majority of whose economic interest is owned by Developer, with the term "control" meaning the power to direct the day-to-day management of

such entity through voting rights, ownership, or contractual obligations.

Section 6.2 Prohibited Assignment.

Except as otherwise provided in this Article, Developer, shall not assign its rights under this Agreement without the prior written consent of City, which consent may be granted, denied or conditioned in City's sole and absolute discretion. Notwithstanding the foregoing, no assignment or transfer shall relieve the assigning Party from its obligations under this Agreement unless expressly agreed to in writing by City.

ARTICLE 7.
DEFAULT AND REMEDIES

Section 7.1 General Applicability.

The provisions of this Article shall govern the Parties' remedies for breach or failure of this Agreement.

Section 7.2 No Fault of Parties Prior to Closing.

(a) If Developer, despite good faith and diligent efforts, is unable to satisfy all of the conditions precedent to the City's obligation to ground lease the Property as set forth in Article 2 by the dates set forth in the Schedule of Performance this Agreement may be terminated by written notice to the other party.

(b) If Developer fails to secure HTFP financing by the Award of Funding milestone date on the Schedule of Performance, the parties may mutually agree to either extend the Schedule of Performance dates by twelve (12) months, thereby allowing the Developer to secure funding through the subsequent HTFP funding cycle or may mutually agree to terminate this Agreement. If the Parties agree to extend the Schedule of Performance dates, the Developer is allowed one more HTFP funding cycle for a total of three funding rounds to satisfy Section 2.4. If Developer fails to satisfy Section 2.4 on a third attempt, this Agreement may be terminated at the election of either Party by written notice to the other Party. If the Parties agree to extend the Schedule of Performance dates, the Developer is required to present to the City an alternative funding plan that does not rely upon HTFP, that is acceptable to the City to prevent delay.

(c) If this Agreement is terminated due to the happening of either of the above mentioned events, after termination, neither party shall have any rights against or liability to the other under this Agreement, except that the waiver and indemnification provisions of this Agreement that recite that they survive termination of the Term or of this Agreement shall survive such termination and remain in full force and effect.

Section 7.3 Fault of City.

(a) Except as to events constituting a basis for termination under Section 7.2, the following events each constitute a City Event of Default (subject to any applicable notice and cure period) and a basis for Developer to take action against the City:

(1) The City, without good cause, fails to ground lease the Property to Developer within the time and in the manner set forth in this Agreement and Developer is otherwise entitled by this Agreement to such transaction; or

(2) The City breaches any other material provision of this Agreement.

(b) Upon the happening of any of the above-described events, Developer shall first notify the City in writing of its purported breach or failure, giving the City forty-five (45) days from receipt of such notice to cure or, if cure cannot be accomplished within forty-five (45) days, to commence to cure such breach, failure, or act. In the event the City does not then so cure within said forty-five (45) days, or if the breach or failure is of such a nature that it cannot be cured within forty-five (45) days, the City fails to commence to cure within such forty-five (45) days and thereafter diligently complete such cure within a reasonable time thereafter but in no event later than one hundred twenty (120) days, then Developer shall be afforded the following exclusive remedies and shall be entitled to a return of the Deposit:

(1) Terminating in writing this Agreement, however, that the waiver and indemnification provisions of this Agreement that recite that they survive termination of the Term or of this Agreement shall survive such termination and remain in full force and effect; or

(2) Prosecuting an action for specific performance.

(c) Notwithstanding anything to the contrary set forth in this Agreement:

(1) If all conditions precedent to the City's obligation to enter into the Ground Lease under Article 2 have been waived or satisfied, and the City, despite its good faith efforts and for reasons beyond its reasonable control, is unable to ground lease the Property to Developer, then, in lieu of any other remedies, the Developer shall be entitled to reimbursement from the City of its reasonable, documented, out-of-pocket costs and expenses directly incurred in connection with the Development, including without limitation permitting fees, application fees, design fees, and consultant costs associated with the design and permitting of the Development, to the extent actually paid by Developer prior to termination.

(2) If all such conditions have been waived or satisfied and the City, without good cause, willfully fails to ground lease the Property to Developer, then Developer may pursue any remedies available at law or in equity, including an award of monetary damages.

Section 7.4 Fault of Developer.

(a) Except as to events constituting a basis for termination under Section 7.2, the

following events each constitute an Event of Default (subject to any applicable notice and cure period) and a basis for the City to take action against Developer:

(1) Developer fails to exercise good faith and diligent efforts to satisfy, within the time set forth in the Schedule of Performance and in the manner set forth in Article 2 one or more of the conditions precedent to the City's obligation to ground lease the Property to Developer pursuant to this Agreement; or

(2) Developer has satisfied all preconditions set forth in this Agreement to commencement of construction of the Improvements by the Closing Date but refuses to close on the Ground Lease within the time periods and under the terms set forth in Article 3; or

(3) Developer constructs or attempts to construct the Improvements in violation of Article 4; or

(4) Developer upon execution of a Ground Lease abandons or suspends construction of the Improvements prior to completion of all construction for a period of sixty (60) days after written notice by the City of such abandonment or suspension; or forth in Article 4; or

(5) Developer fails to substantially comply with any obligation or requirement set forth in this Agreement; or

(6) A transfer or assignment of this Agreement or the rights of Developer in connection therewith occurs, either voluntarily or involuntarily, in violation of Article 6;

(7) Any representation or warranty contained in this Agreement (including those listed in Section 8.18) or in any application, financial statement, certificate or report submitted to the City in connection with this Agreement proves to have been incorrect in any material and adverse respect when made; or

(8) A court having jurisdiction shall have made or entered any decree or order: (i) adjudging Developer to be bankrupt or insolvent: (ii) approving as properly filed petition seeking its reorganization of Developer or seeking any arrangement for Developer under the bankruptcy law or any other applicable debtor's relief law or statute of the United States or any state or other jurisdiction; (iii) appointing a receiver, trustee, liquidator, or assignee of Developer in bankruptcy or insolvency or for any of their properties; or (iv) directing the winding up or liquidation of Developer, if any such decree or order described in clauses (i) to (iv), inclusive, shall have continued unstayed or undischarged for a period of ninety (90) days unless a lesser time period is permitted for cure under any other mortgage on the Property, in which event such lesser time period will apply under this subsection (9) as well; or Developer has admitted in writing its inability to pay its debts as they fall due or shall have voluntarily submitted to or filed a petition seeking any decree or order of the nature described in clauses (i) to (iv), inclusive; or

(9) Developer shall have been dissolved or shall have voluntarily suspended its business; or

(10) Developer breaches any other material provision of this Agreement and any applicable cure period for such breach shall have expired.

(b) Upon the happening of any of the above-described events, the City shall first notify Developer in writing of its purported breach, failure or act above described, giving Developer in writing forty-five (45) days from receipt of such notice to cure, or, if cure cannot be accomplished within said forty-five (45) days, to commence to cure such breach, failure, or act. In the event Developer fails to cure within said forty-five (45) days, or if such breach is of a nature that it cannot be cured within forty-five (45) days, Developer fails to commence to cure within said forty-five (45) days and diligently complete such cure within a reasonable time thereafter but in no event later than one hundred twenty (120) days, then the City shall be afforded all of its rights at law or in equity, including an award of monetary damages, and the right to exercise any or all of the following remedies:

(1) Termination of this Agreement by written notice to Developer; provided, however, that the City's remedies pursuant to this Article 7 or any other City Document and the waiver and indemnification provisions of this Agreement that recite that they survive termination of the Term or of this Agreement shall survive such termination and remain in full force and effect;

(2) Prosecuting an action for damages or specific performance; and

(3) If the uncured default occurs prior to the issuance of a Certificate of Occupancy for the Improvements, exercising the City's rights under the Construction Bonds; it being understood that the remedies secured by the Construction Bonds will automatically terminate after the issuance of a Certificate of Occupancy for the Improvements.

Section 7.9 Remedies Cumulative.

No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise. Neither the failure nor any delay to exercise any such rights and remedies shall operate as a waiver thereof, nor shall any single or partial exercise of any such right or remedy preclude any other or further exercise of such right or remedy, or any other right or remedy.

Section 7.10 Waiver of Terms and Conditions.

No waiver of any default or breach by Developer hereunder shall be implied from any omission by the City to take action on account of such default if such default persists or is repeated,

and no express waiver shall affect any default other than the default specified in the waiver, and such waiver shall be operative only for the time and to the extent therein stated. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition. The consent or approval by the City to or of any act by Developer requiring further consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar act. The exercise of any right, power, or remedy shall in no event constitute a cure or a waiver of any default under this Agreement nor shall it invalidate any act done pursuant to notice of default, or prejudice the City in the exercise of any right, power, or remedy hereunder or under this Agreement, unless in the exercise of any such right, power, or remedy all obligations of Developer to City are paid and discharged in full.

Section 7.11 Assignment of Plans.

If this Agreement is terminated pursuant to Section 7.2 or Section 7.4, and City requests copies of plans, specifications and/or third party reports obtained in connection with the Development, (collectively, the "Section 7.11 Documents"), Developer shall promptly deliver to the City, within ten (10) days of City's request, copies the requested Section 7.11 Documents but only upon full reimbursement by the City of the costs incurred by Developer in connection with the preparation, acquisition, and development of the requested Section 7.11 Documents. To the maximum extent permitted under such documents or any applicable security instrument, the delivery of the Section 7.11 Documents shall be accompanied by an assignment in a the form of an assignment agreement approved by the City, of Developer's right, title and interest in the Section 7.11 Documents; provided however, that that such documents shall be delivered strictly on an "AS-IS" basis, without representation or warranty of any kind, express or implied, as to their accuracy, completeness, validity, quality, or fitness for any particular purpose and any use of the Section 7.11 Documents by the City or any other person shall be without liability of any kind to Developer, its consultants or its employees as to the quality, validity, or usability of the Section 7.11 Documents. The City acknowledges and accepts the form CAD/BIM electronic file transfer agreements provided by the Architect and Civil Engineer, copies of which are attached as Schedule 7.11 ("Assignment of Plans Agreements"). The Parties agree to execute such forms or substantially similar documents at the time of file exchange, and to comply with the usage and indemnity conditions set forth therein.

Section 7.12 No Consequential Damages.

Notwithstanding anything to the contrary elsewhere in this agreement or provided for under any applicable law, neither City or Developer shall, in any event, be liable to the other party, either in contract, tort or otherwise, for any consequential, incidental, indirect, special or punitive damages from such other person, including loss of future revenue, income or profits, diminution of value or loss of business reputation or opportunity relating to the default or alleged breach hereof, whether or not the possibility of such damages has been disclosed to the other party in advance or could have been reasonably foreseen by such other party.

ARTICLE 8.
GENERAL PROVISIONS

Section 8.1 Notices, Demands and Communications.

Formal notices, demands, and communications between the City and Developer shall be sufficiently given if and shall not be deemed given unless dispatched by registered or certified mail/return receipt, or delivered personally, to the principal offices of the City and Developer as follows:

CITY:

City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995
ATTN: Patrick Quinton, Economic Development Director
Email: Patrick.Quinton@cityofvancouver.us

WITH A COPY TO:

City of Vancouver
PO Box 1995
Vancouver, WA 98668-1995
ATTN: Becky Rude, Deputy City Attorney
Email: Becky.Rude@cityofvancouver.us

DEVELOPER:

Vancouver Heights Senior Housing Partners Limited Partnership
208 SW 1st Avenue, Suite 240
Portland, OR 97204
ATTN: Stef Kondor, Executive Vice President, Development
Email: SKondor@related.com

WITH A COPY TO:

Bocarsly Emden Cowan Esmail & Arndt LLP
Attention: Nicole Deddens
633 West Fifth Street, Suite 5880
Los Angeles, CA 90071

Such written notices, demands and communications may be sent in the same manner to such other addresses as the affected party may from time to time designate by mail as provided in this Section 8.1. No party shall evade or refuse delivery of any notice.

Section 8.2 No Personal Liability.

No member, official, employee or agent of the City shall be personally liable to Developer, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to Developer or successor or on any obligation under the terms of this Agreement.

No partner, director, employee or agent of the Developer shall be personally liable to City, or any successor in interest, in the event of any default or breach by the Developer or for any amount which may become due to City or successor or on any obligation under the terms of this Agreement.

Section 8.3 Conflict of Interest.

No member, official, employee or agent of the City shall make any decision relating to this Agreement which affects their personal interests or the interest of any corporation, partnership, association in which they are directly or indirectly interested in.

Section 8.4 Enforced Delay.

In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or defaults are due to war; insurrection; protests, strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of god; acts of the public enemy; epidemics or pandemics; quarantine restrictions; freight embargoes; governmental restrictions or priority; litigation (including suits filed by third parties concerning or arising out of this Agreement); weather or soils conditions which, in the opinion of Developer's contractor, will necessitate delays; inability to secure necessary labor, materials or tools; acts of the other party; acts or failure to act of any public or governmental agency or entity (other than the acts or failure to act of the City); or any other causes (other than Developer's inability to obtain financing for the Improvements) beyond the control or without the fault of the party claiming an extension of time to perform. An extension of time for any cause will be deemed granted if notice by the party claiming such extension is sent to the other within fifteen (15) days from the date the party seeking the extension first discovered the cause and such extension of time is not rejected in writing by the other party within fifteen (15) days of receipt of the notice. Times of performance under this Agreement may also be extended in writing by the City and Developer. In no event shall the cumulative delays exceed one hundred eighty (180) days, unless otherwise agreed to by the Parties in writing.

Section 8.5 Inspection of Books and Records.

Upon request, Developer shall permit the City to inspect at reasonable times during business hours and on a confidential basis those books, records and all other documents of Developer necessary to determine Developer's compliance with the terms of this Agreement. Developer also has the right at all reasonable times during business hours to inspect the public books, records and all other documentation of the City pertaining to its obligations under this Agreement.

Section 8.6 Title of Parts and Sections.

Any titles of the articles, sections or subsections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any part of its provision.

Section 8.7 General Indemnification.

Each Party (the "Indemnifying Party") agrees to indemnify, protect, hold harmless and defend (by counsel reasonably satisfactory to the other Party) the Other Party (the "Indemnified Party") from all suits, actions, claims, causes of action, administrative proceedings, arbitrations, enforcement actions, costs, demands, judgments and liens arising out of Indemnifying Party's performance or non-performance under this Agreement, or any other agreement executed pursuant to this Agreement, or arising out of acts or omissions of any of Indemnifying Party's contractors, subcontractors, or persons claiming under any of the aforesaid, except to the extent directly caused by the Indemnified Party's willful misconduct or gross negligence or breach of this Agreement. The provisions of this Section shall survive expiration of the Term or other termination of this Agreement and shall remain in full force and effect.

Section 8.8 Applicable Law.

This Agreement shall be interpreted under and pursuant to the laws of the State of Washington.

Section 8.9 Venue.

In the event any legal action is commenced to interpret or to enforce the terms of this Agreement or to collect damages as a result of any breach thereof, the venue for such action shall be the Superior Court of the County of Clark, or where otherwise appropriate, exclusively in the United States District Court, Western District of Washington

Section 8.10 No Brokers.

The City represents that it has not had any contact or dealings regarding the Property, or any communication in connection with the subject matter of this transaction, through any real estate broker or other person who can claim a right to a commission or finder's fee except as agreed to in writing by the City and Developer. Developer represents, warrants, and agrees that it has a real estate broker that Developer is obligated to pay any real estate commission in connection with the transactions contemplated by this Agreement. If any broker or finder makes a claim for a commission or finder's fee based upon a contact, dealings, or communications, Developer shall indemnify, defend with counsel of the City's choice, and hold the City harmless from all expense, loss, damage and claims, including the City's attorneys' fees, if necessary, arising out of the broker's or finder's claim, except as directly cause by the City's willful misconduct or gross negligence. The provisions of this Section shall survive expiration of the Term or other termination of this Agreement and shall remain in full force and effect.

Section 8.11 Severability.

If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the parties have been materially

altered or abridged by such invalidation, voiding or unenforceability.

Section 8.12 Binding Upon Successors.

(a) This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors in interest and assigns of each of the parties hereto except that there shall be no transfer of any interest by any of the parties hereto except pursuant to the terms of this Agreement. Any reference in this Agreement to a specifically named party shall be deemed to apply to any successor, heir, administrator, executor or assign of such party who has acquired an interest in compliance with the terms of this Agreement, or under law.

(b) The covenants and restrictions set forth in this Agreement shall run with the land and shall bind all successors in title to the Property. However, on the termination of this Agreement, such covenants and restrictions shall expire. Each and every contract, deed, or other instrument hereafter executed covering any portion of the Property shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions, regardless of whether such covenants or restrictions are set forth in such contract, deed, or other instrument, unless the City expressly releases any portion of the Property from the requirements of this Agreement.

Section 8.13 Independent Parties; No Joint Venture.

Nothing in this Agreement is intended to or does establish the parties as partners, a joint venture, or principal and agent with one another.

Section 8.14 No Third-Party Beneficiaries.

No person or entity other than the City, Developer, and their permitted successors and assigns shall have any right of action under this Agreement

Section 8.15 Time of the Essence.

In all matters under this Agreement, the parties agree that time is of the essence.

Section 8.16 Action by the City.

Except as may be otherwise specifically provided in this Agreement or any another City Documents, whenever any approval, notice, direction, finding, consent, request, waiver, or other action by the City is required or permitted under this Agreement or any other City Documents, such action may be given, made, or taken by the City Manager, or by any person who shall have been designated in writing to Developer by the City Manager, without further approval by the City Council. Any such action shall be in writing in a form approved by the City Attorney.

Section 8.17 Discretion Retained by City.

The City's execution of this Agreement does not constitute approval by the City and in no

way limits the discretion of the City in the permit and approval process in connection with development of the Improvements.

Section 8.18 Representations and Warranties.

(a) Developer Representations and Warranties. Developer hereby represents and warrants to the City as follows as of the Effective Date and throughout the Term, unless otherwise specified below:

(1) Organization. Developer is a duly organized, validly existing limited liability partnership, or such other entity approved by the City, and is in good standing under the laws of the State of Washington and has the power and authority to own its property and carry on its business as now being conducted.

(2) Authority of Developer. Developer has full power and authority to execute and deliver this Agreement, and all other documents and instruments to be executed and delivered, pursuant to this Agreement, and to perform and observe the terms and provisions of all of the above.

(3) Authority of Persons Executing Documents. This Agreement and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Developer, and all actions required under Developer's organizational documents and applicable governing law for the authorization, execution, delivery and performance of this Agreement and all other documents or instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been duly taken.

(4) Valid Binding Agreements. This Agreement and all other documents or instruments which have been executed and delivered pursuant to or in connection with this Agreement constitute or, if not yet executed or delivered, will when so executed and delivered constitute, legal, valid and binding obligations of Developer enforceable against it in accordance with their respective terms.

(5) No Breach of Law or Agreement. Neither the execution nor delivery of this Agreement or of any other documents or instruments executed and delivered, or to be executed or delivered, pursuant to this Agreement, nor the performance of any provision, condition, covenant or other term hereof or thereof, will conflict with or result in a breach of any statute, rule or regulation, or any judgment, decree or order of any court, board, commission or agency whatsoever binding on Developer, or any provision of the organizational documents of Developer, or will conflict with or constitute a breach of or a default under any agreement to which Developer is a party, or will result in the creation or imposition of any lien upon any assets or property of Developer, other than liens permitted or established pursuant hereto.

(6) Compliance with Laws; Consents and Approvals. The construction

of the Improvements will comply with all applicable laws, ordinances, rules and regulations of federal, state and local governments and agencies and with all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency.

(7) Pending Proceedings. Developer is not in default under any law or regulation or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Developer, threatened against or affecting Developer, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Developer, materially affect Developer's ability to develop and operate the Improvements as required under this Agreement.

(8) Financial Statements. The financial statements of Developer and other financial data and information furnished by Developer to the City fairly present the information contained therein. As of the date of this Agreement, there has not been any adverse, material change in the financial condition of Developer from that shown by such financial statements and other data and information.

(9) Sufficient Funds. As of the Closing Date, the Developer will hold sufficient funds or binding commitments for sufficient funds to enter into the Ground Lease and complete the construction of the Improvements on the Property in accordance with this Agreement.

(10) No Reliance on Planned Public Improvements. Developer is entering into this Agreement for the purpose of constructing the Improvements and accessing the Ground Lease and is not relying on the City being required to deliver the Planned Public Improvements as a condition of Developer's performance hereunder.

(b) City's Representations and Warranties. City represents and warrants to Developer as follows:

(1) That this Agreement constitutes the valid and binding obligation of City and, upon approval by the Vancouver City Council, is enforceable against City in accordance with its terms, subject to bankruptcy, insolvency and similar laws affecting the enforcement of creditors' rights generally and general equitable principles.

(2) City is a Washington first-class charter city, validly formed and duly established as a Washington municipal corporation under the laws of the State of Washington.

(3) Pursuant to approval by the Vancouver City Council, City has full power and authority to enter into and perform this Agreement.

(4) The execution and delivery of this Agreement, delivery of money and all required documents, City's performance of this Agreement and the transaction

contemplated hereby have been duly authorized by the requisite action on the part of City.

(5) Neither the execution nor delivery of this Agreement, nor the transaction contemplated by this Agreement will, to City's knowledge, conflict in any material respect or constitute a breach under any agreement or instrument by which City or the Property is bound.

(6) Except as disclosed in writing to Developer at or before Closing on Schedule 8.18(b)(6) (the "Litigation Disclosure") attached hereto, there are no pending actions, suits, arbitrations, claims or proceedings, at law or in equity, including without limitation, any action or proceeding for condemnation, affecting the Property or in which City is, or, to the best of City's knowledge, will be, a party by reason of City's ownership of the Property.

Section 8.19 Complete Understanding of the Parties.

This Agreement and the attached exhibits constitute the entire understanding and agreement of the parties with respect to the matters set forth in this Agreement.

Section 8.20 Entry by the City.

Developer shall permit the City, through its officers, agents, or employees, at all reasonable times during business hours, and upon at least 48 hours prior written notice to Developer, to enter into the Development: (a) to inspect the work of construction to determine that the same is in conformity with the requirements of this Agreement; and (b) following completion of construction and subject to the rights of tenants under their leases and any applicable landlord tenant laws, including without limitation rights of tenants to receive prior written notice with respect to inspection of residential units, to inspect the ongoing operation and management of the Development to determine that the same is in conformance with the requirements of this Agreement. Developer reserves the right to have a representative of Developer accompany City during any inspection by City. Developer acknowledges that the City is under no obligation to supervise, inspect, or inform Developer of the progress of construction, or operations and Developer shall therefore not rely upon the City for that purpose. Any inspection by the City during the construction is entirely for its purposes in determining whether Developer is in compliance with this Agreement and is not for the purpose of determining or informing Developer of the quality or suitability of construction. Developer shall rely entirely upon its own supervision and inspection in determining the quality and suitability of the materials and work, and the performance of architects, subcontractors, and material suppliers.

Section 8.21 Amendments.

The Parties can amend this Agreement only by means of a writing executed by all Parties.

Section 8.22 Implementation Agreements.

The Parties acknowledge that the provisions of this Agreement require a close degree of

cooperation and that new information and future events may demonstrate that changes are appropriate with respect to the details of performance of the Parties under this Agreement. The Parties desire, therefore, to retain a certain degree of flexibility with respect to the details of performance for those items covered in general terms under this Agreement. If and when, from time to time, the Parties find that mutually acceptable refinements or adjustments are desirable, such refinements or adjustments shall be accomplished through operating memoranda or implementation agreements approved by the Parties which, after execution shall be attached to this Agreement as addenda and become a part hereof. Operating memoranda or implementation agreements may be executed on the City's behalf by the City Manager, or the City Manager's designee. In the event a particular subject requires notice or hearing, such notice or hearing shall be appropriately given. Notwithstanding the foregoing, nothing in this Section shall be deemed to require the City to consider any request by Developer for a waiver of any particular obligation as set forth herein.

Section 8.23 Multiple Originals; Counterparts.

This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

Section 8.24 Force Majeure.

If, after the Effective Date of this Agreement, either Party is prevented or delayed from performing any act or discharging any obligation under this Agreement, excluding any monetary obligations, when and to the extent such failure or delay is caused by or results from acts beyond either Party's reasonable control, including, without limitation, pandemics, epidemics or similar global infection outbreak; fire, flood, earthquake or explosion; strikes or labor disputes; materials or equipment embargoes or blockades; acts of God; war, invasion, or hostile government actions, civil commotion or other casualty; legal actions attacking the validity of this Agreement, the City's authority to develop the Property, or the Developer's occupancy of the Property, or any other similar casualties beyond the reasonable control of the Party affected, except casualties directly or indirectly resulting from the acts or omissions of that Party ("Force Majeure"), the Party impacted shall be excused from performance of the act for the period of the delay, and the period for performance of the act shall be extended for a period equivalent to the period of the delay. If the party claiming excuse or delay of performance by Force Majeure fails to notify the other party and provide appropriate evidence of such qualifying event within thirty (30) days of commencement of the Force Majeure event, that party shall not be exempted from its liability for failure of performance or complete performance, or the necessity of delay in fulfilling its obligations. The party affected by Force Majeure shall make reasonable efforts to reduce the consequences of the Force Majeure and resume the performance of all relevant obligations as soon as possible after the termination of Force Majeure. If the party affected by Force Majeure fails to resume performance of the relevant obligations after the reasons for the temporary exemption from performance of the obligations due to Force Majeure cease, such party shall be liable to the other party in this regard.

[Remainder of Page Intentionally Blank; Signatures Follow]

IN WITNESS WHEREOF, the City and Developer have executed this Agreement in triplicate on or as of the Effective Date.

DEVELOPER:

VANCOUVER HEIGHTS SENIOR HOUSING PARTNERS LIMITED PARTNERSHIP,
a Washington limited liability limited partnership

BY: RELATED/VANCOUVER HEIGHTS SENIORDEVELOPMENT CO., LLC,
a California limited liability company, its general partner

By:_____
By: Ann Silverberg, President_____

STATE OF WASHINGTON)
) ss.
County of Clark)

On this _____ day of _____, 2026, before me personally appeared Ann Silverberg, to me known to be the President of the Related Vancouver Heights Senior Development Co., LLC, a California limited liability company, as the General Partner of Vancouver Heights Senior Housing Partners Limited Partnership, a Washington limited liability limited partnership, which has executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
(Signature of Notary Public)

_____
(Printed Name of Notary Public)

_____
(Place of Residence of Notary Public)

(notary seal or stamp)

My Commission Expires:_____

CITY:

CITY OF VANCOUVER, WASHINGTON,
a Washington municipal corporation

By: _____
By: Lon Pluckhahn, City Manager

ATTEST:

By:_____
By: Anthony Glenn, Deputy City Clerk (or Designee)

APPROVED AS TO FORM:

By:_____
By: Nena Cook, City Attorney

STATE OF WASHINGTON)
) ss.
County of Clark)

On this _____ day of _____, 2026, before me personally appeared Lon Pluckhahn, to me known to be the City Manager of the City of Vancouver, a Washington municipal corporation, which has executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
(Signature of Notary Public)

_____
(Printed Name of Notary Public)

_____
(Place of Residence of Notary Public)

(notary seal or stamp)

My Commission Expires:_____

EXHIBIT A-1

MAP OF SITE

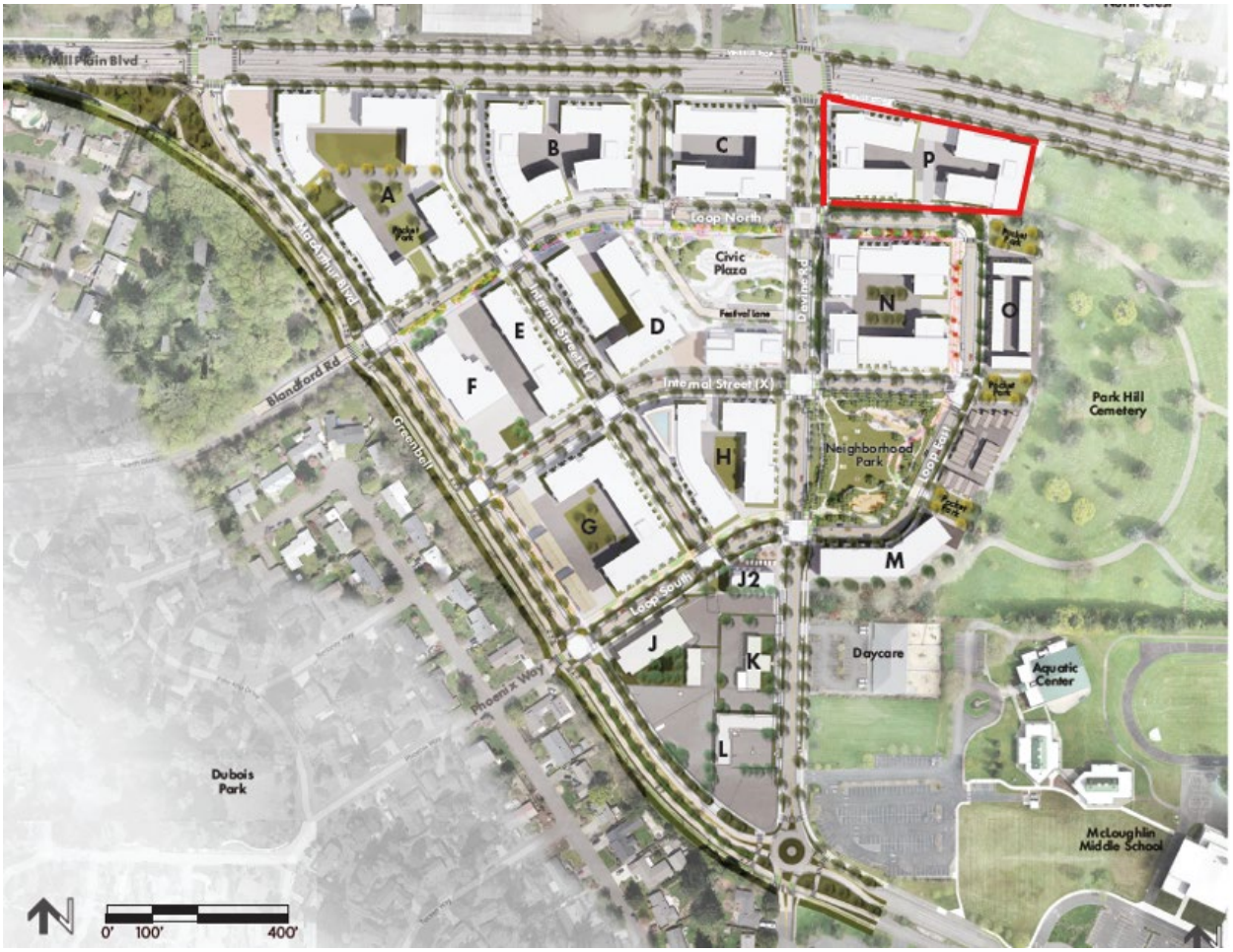


EXHIBIT A-2

LEGAL DESCRIPTION OF THE SITE P

City of Vancouver Property Description
Parcel "P"
Legal Description

Being a portion of that tract of land conveyed to the City of Vancouver as described in Auditor's File Number 5505392, Clark County Deed Records, and being a portion of the John Nye Donation Land Claim located in the Southwest one-quarter of Section 30, Township 2 North, Range 2 East of the Willamette Meridian, City of Vancouver, Clark County, Washington and being more particularly described as follows:

COMMENCING FROM the Northeast corner of Lot 3 of that Short Plat recorded in Book 2, Page 243, Short Plat Records of Clark County, Washington;

Thence North 01°30'02" East, along the westerly right-of-way line of Devine Road, 529.07 feet to a point;

Thence South 88°29'58" East, leaving said Westerly right-of-way line, 60.00 feet to a point on the Westerly line (also being a point on the easterly right-of-way line of Devine Road) of that parcel described in said Auditor's File Number 5505392;

Thence continuing South 88°29'58" East, leaving said Westerly line, 19.50 feet to an angle point on a proposed right-of-way line and the **TRUE POINT OF BEGINNING** of the herein described property;

Thence continuing South 88°29'58" East, along said proposed right-of-way line, 270.00 feet to an angle point;

Thence South 81°31'15" East, continuing along said proposed right-of-way line and its Easterly extension thereof, 155.73 feet to a point on the Easterly line of that parcel described in said Auditor's File Number 5505392;

Thence North 19°54'58" East, along the Easterly line of said parcel, 150.88 feet to a point on a proposed right-of-way line;

Thence North 75°53'25" West, along said proposed right-of-way line (said line being 64.50 feet southerly of when measured parallel with the centerline of E. Mill Plain Boulevard), 185.40 feet to the beginning of an 1868.50 foot radius curve to the left;

Thence continuing along said proposed right-of-way line and the arc of said 1868.50-foot radius curve to the left (said arc being 64.50 feet southerly of when measured parallel with the centerline of E. Mill Plain Boulevard), through a central angle of 08°42'14" (the chord of which

bears North 80°14'32" West, 283.12 feet) an arc distance of 283.39 feet to a point of non-tangency;

Thence South 45°23'00" West, continuing along said proposed right-of-way line, 16.05 feet to an angle point, said point being 19.50 feet Easterly of when measured perpendicular to the Easterly right-of-way line of Devine Road;

Thence South 01°30'02" West, continuing along said proposed right-of-way line (said line being 19.50 feet Easterly of and parallel with the Easterly right-of-way line of Devine Road), 193.80 feet to the **TRUE POINT OF BEGINNING** of the herein described property;

Contains in all 80,172 square feet, more or less.

Together with and/or subject to easements of record as applicable.

See Exhibit Map attached hereto

REGAN F. SCHALLER
STATE OF WASHINGTON
54471
REGISTERED
PROFESSIONAL LAND SURVEYOR

Digitally signed by Regan Schaller
Date: 2024.03.08 14:56:29 -08'00'

EXHIBIT A-3

DEPICTION OF PROPERTY

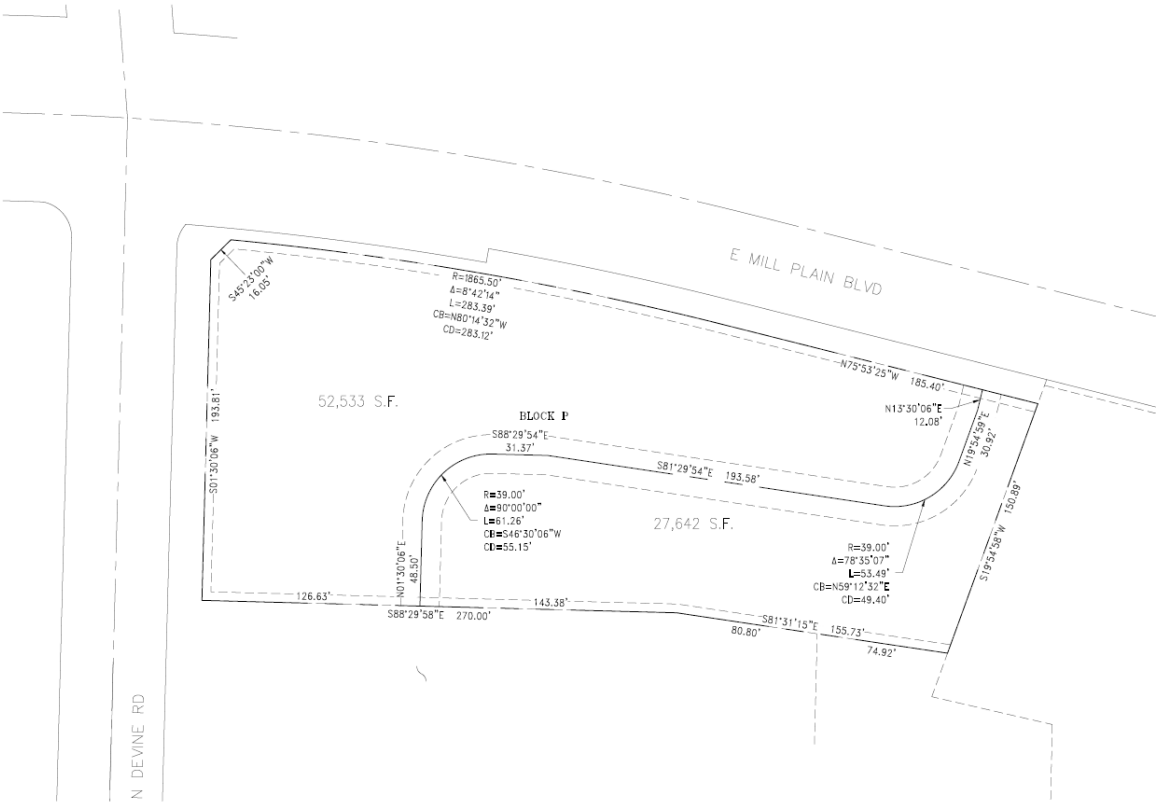


EXHIBIT B

SCHEDULE OF PERFORMANCE[1]

Milestone	Date
Land Use Application	By or before June 30, 2027
Land Use Approval	By or before November 30, 2027
Permit Application	By or before December 31, 2027
Permit Approval	By or before May 31, 2028
Award of Funding	By or before June 30, 2028
Outside Closing Date	By or before July 30, 2028
Obtain Construction Bonds	By or before June 30, 2028
Issuance of Certificate of Insurance	By or before June 30, 2028
Plat Recordation	By or before November 30, 2026
Commencement of Construction	By or before July 31, 2028
Completion of Construction	By or before July 31, 2030

[1] Dates can be extended by 12-months pursuant to section 7.2(b).

EXHIBIT C

SUMMARY OF SOURCES AND USES

SOURCE	AMOUNT
9% LIHTC	$13,418,518
Permanent Debt	$2,961,420
Vancouver Affordable Housing Fund	$2,025,000
WA State Housing Trust Fund	$6,597,931
Deferred Developer Fee	$1,700,000

EXHIBIT D

FORM OF MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Vancouver

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

MEMORANDUM OF LAND DISPOSITION AND DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT (the "Memorandum") is made as of _____, 2026, by and between the City of Vancouver, Washington, a Washington municipal corporation, and Vancouver Heights Senior Housing Partners Limited Partnership, a Washington limited liability limited partnership. The parties entered into that certain Land Disposition and Development Agreement, dated as of _____ __, 2026, as such may be amended from time to time (the "Agreement").

The Agreement imposes certain conditions (including but not limited to, construction requirements, operating and use restrictions and covenants, and transfer restrictions) on the real property described in Exhibit A attached hereto and incorporated herein (the "Property"). The Agreement is a public document and may be reviewed at the office of the City Clerk.

This Memorandum shall incorporate herein all of the terms and provisions of the Agreement as though fully set forth herein. This Memorandum is solely for recording purposes, and shall not be construed to alter, modify, amend or supplement the Agreement, of which this is a memorandum.

This Memorandum may be executed in counterparts, each of which shall be deemed an original.

[Remainder of Page Intentionally Blank; Signatures Follow]

IN WITNESS WHEREOF, the parties have caused this Memorandum to be duly executed as of the date first above written.

DEVELOPER:

VANCOUVER HEIGHTS SENIOR HOUSING PARTNERS LIMITED PARTNERSHIP, a Washington limited liability limited partnership

BY: RELATED/VANCOUVER HEIGHTS SENIOR DEVELOPMENT CO., LLC,
a California limited liability company, its general partner

By:_____
By: Ann Silverberg, President

CITY:

CITY OF VANCOUVER, WASHINGTON,
a Washington municipal corporation

By:_____
By: Lon Pluckhahn, City Manager

ATTEST:

By:_____
By: Anthony Glenn, Deputy City Clerk (or Designee)

APPROVED AS TO FORM (CITY ATTORNEY'S OFFICE:

By:_____
Name:_____
Title:_____

[SIGNATURES MUST BE NOTARIZED]

MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT
EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY

The land is situated in the City of Vancouver, County of Clark, State of Washington, and is described as follows:

[TO BE INSERTED]

EXHIBIT E

PLANNED PUBLIC IMPROVEMENTS

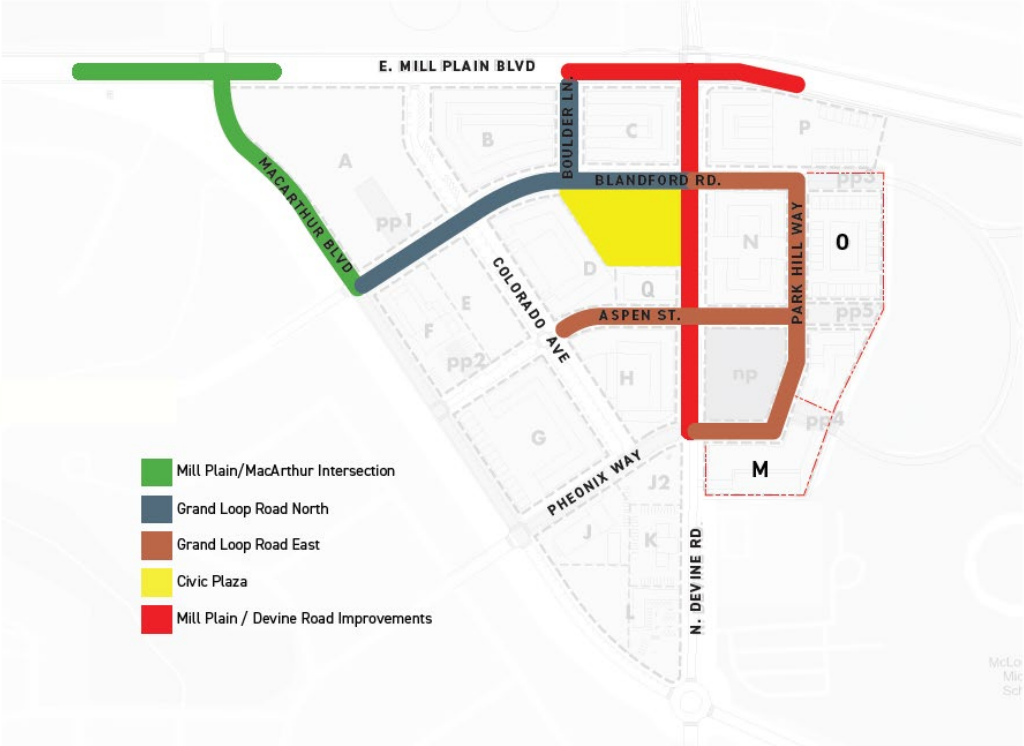
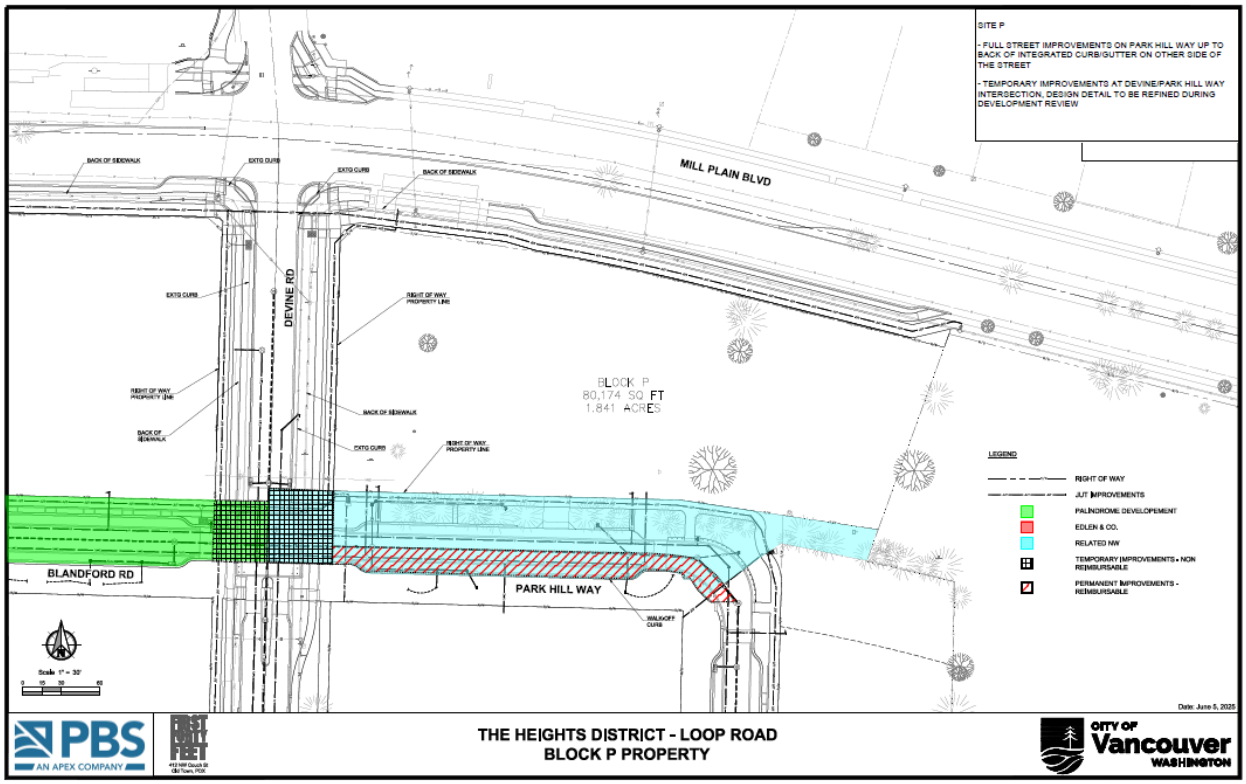


EXHIBIT F
RESERVED

EXHIBIT G

DEPICTION OF OFFSITE INFRASTRUCTURE IMPROVEMENTS*



*To be completed with Family Housing Project

SCHEDULE 5.6

CITY SELF-INSURANCE CERTIFICATION LETTER

CITY OF Vancouver WASHINGTON

Risk and Safety Department

Re: Certification of Self-Insurance
To Whom It May Concern:

Please allow this letter to confirm the City of Vancouver is currently self-insured up to One Million Dollars ($1,000,000 SIR) for bodily injury and/or property damage to third parties for accidents stemming from City operations. Additionally, the City purchases excess liability coverage beyond the $1M SIR totaling Twenty Million Dollars ($20,000,000). The current policy term is 10/1/2024 through 9/30/2025.

The City of Vancouver also carries an Inland Marine auto policy. Our current policy maintains limited liability of $10,000,000 for City owned equipment and $250,000 for leased or rented equipment. Our current auto policy is written by AGCS Marine Insurance Company, policy number MXI93045147.

Furthermore, this letter is also to serve as confirmation that the City of Vancouver is currently self-insured up to Two Million Dollars ($2,000,000 SIR) for Workers' Compensation. Additionally, the City purchases excess Workers' Compensation coverage beyond the $2M SIR.

If additional information is required, please contact the undersigned at brent.waddle@cityofvancouver.us.

Regards,

Brent Waddle
Risk and Safety Manager

P.O. Box 1995 | Vancouver, WA 98668-1995 | 360-487-8000 | TTY: 711 | cityofvancouver.us

SCHEDULE 7.11

ASSIGNMENT OF PLANS AGREEMENTS

7.11.1 Emerio Electronic File Release

7.11.2 Ground Workshop CAD Transfer Agreement

7.11.3 Hacker Architects CAD/BIM Transfer Agreement

SCHEDULE 8.18(B)(6)

LITIGATION DISCLOSURE

[TO BE UPDATED BY CITY AT CLOSING]

AN ORDINANCE of the Vancouver City Council amending chapter 3.05 Vancouver Municipal Code (VMC) to change administrative responsibility for certain procurement actions; to provide clarity to other existing provisions; to provide for severability; and setting an effective date.

Staff Report: 165-26

To: Mayor and City Council
From: City Manager
Date: August 17, 2026

Subject
Ordinance Amending Vancouver Municipal Code 3.05 Procurement

Key Points

- Vancouver Municipal Code (VMC) provisions direct how purchases for the City must be made, and chapter 3.05 currently states the Finance Director has authority to direct how procurement is accomplished.
- The City Manager recently determined procurement should operate under General Services.
- The VMC should be amended to reflect this administrative decision.

Strategic Plan Alignment
High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation
The City Manager recently determined that oversight and management of the City's Procurement Department should move from the Finance Department to the General Services Department. That transition is in process.

Chapter 3.05 VMC assigns responsibility and authority for procurement to the Finance Director in various places. The VMC must be amended to reflect the change from being under the Finance Director to General Services.

Rather than changing the authority to the General Services Director, this Ordinance would instead change the authority to the City Manager or designee, which is consistent with Vancouver Charter Sections 3.03 (City Manager Powers and Duties), and with RCW 35.18.010 (general law on city manager authority) and RCW 35.18.060 (city manager authority). The City Manager can then administratively delegate to staff as appropriate so the duties and responsibilities can be performed under their oversight.

There are several other minor, non-substantive Code cleanup items to improve readability.

Advantage(s)

1. Would change the Code so it aligns with the Vancouver Charter and RCW.

2. Would allow greater administrative flexibility and oversight for City Manager.

Challenge(s)
None

Budget Impact
There would be no change in budgeting or expenditure of funds.

Prior Council Review
Ord. M-4417, 2023; Ord. M-4173, 2016; Ord. M-3960, 2010; Ord. M-3592, 2002; and Ord. M-3129, 1994.

Action Requested
On Monday, August 17, 2026, advance the ordinance, set the date for the second reading and public hearing for August 24, 2026.

Staff Contact
Geraldene Moyle, General Services Director, geraldene.moyle@cityofvancouver.us

Attachments:
1. Attachment A - Ordinance

8/17/26
8/24/26

ORDINANCE M - _____

AN ORDINANCE of the Vancouver City Council amending chapter 3.05 Vancouver Municipal Code (VMC) to change administrative responsibility for certain procurement actions; to provide clarity to other existing provisions; to provide for severability; and setting an effective date.

WHEREAS, chapter 3.05 VMC provides policy direction from City Council to administrative staff within constraints established by state law and the Vancouver Charter; and

WHEREAS, previous amendments to chapter 3.05 VMC have stated that the City's finance director or designee have authority to carry out the requirements in that chapter. The City Manager recently determined that responsibility for all procurement responsibilities should instead be assigned to the General Services Department, which is in the process of being completed; and

WHEREAS, numerous references within chapter 3.05 VMC must be changed to reflect this administrative decision; and

WHEREAS, RCW 35.18.010 states in pertinent part: "The council shall appoint an officer whose title shall be "city manager" who shall be the chief executive officer and head of the administrative branch of city or town government. The city manager shall be responsible to the council for the proper administration of all affairs of the city or town."; and

WHEREAS, similarly, the Vancouver Charter consistently implements these statutory

requirements. Charter Section 3.03, City Manager Powers and Duties, includes the following:

"The city manager shall be head of the administrative branch of the city government and shall be responsible to the city council for the proper administration of all affairs of the city…."; and

WHEREAS, to be consistent with the Vancouver Charter and state law, and for better administrative efficiency, this Ordinance changes all references from finance director or designee to city manager or designee. The City Manager can then administratively oversee and delegate this authority as contemplated by the Charter and state law; and

WHEREAS, on August 24, 2026, City Council conducted the public hearing allowing all interested persons an opportunity to be heard on this issue; and

WHEREAS, the City Council has determined that it is in the public's interest to amend chapter 3.05 VMC as stated below and adopts these recitals as findings of fact for this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Amending Chapter 3.05 Vancouver Municipal Code. Chapter 3.05 Vancouver Municipal Code is amended as follows:

3.05.010 Purpose.

It is the purpose of this chapter to prescribe and establish comprehensive policies for the purchase and/or lease of all materials, supplies, equipment and services, including professional services, and for procurement of contracts for public works and capital improvements.

3.05.015 Federal funding and grants.

When procuring property or services under a federal award, the city will comply with the requirements of the Code of Federal Regulations (CFR), 2 CFR §§ 200.318 through 200.326 contract provision. Purchases made or work performed with federal grant funds must follow the standards identified in the Federal Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (OMB Title 2, Subtitle A, Chapter 11, Part 200.)

3.05.020 Responsibility for procurement.

For purposes of this chapter, actions authorized or required by the City shall be done by the City Manager, which also includes a designee authorized to act on behalf of the City Manager. The City Manager is responsible for all city government purchasing and public work construction contract procurements.

The City Manager is authorized to promulgate written rules and regulations as necessary for the administration of this chapter. Such rules and regulations also shall provide for a system of procurement for purchases and contracts of an amount below the competitive bid limits. Such system shall include, but not be limited to, formal and informal quotes, requests for proposal, local purchase orders, purchases from published price lists, and other appropriate provisions of a similar nature.

3.05.030 Emergency procurement authorization.

The City Manager is authorized to make all emergency procurements, except those for public works which are governed by VMC 3.05.240, upon a written finding that emergency conditions exist. Procurements under this section are exempt from competitive procurement requirements. Such emergencies may include, but are not limited to, unforeseen circumstances beyond the control of the city:

1. Which present a real, immediate threat to the proper performance of essential functions; or
2. Which will likely result in material loss or damage to property, bodily injury, or loss of life if immediate action is not taken.

3.05.035 Local vendors.

Bids and price quotes shall be solicited whenever possible from vendors located in the city of Vancouver. However, pursuant to the City Charter and Washington law on competitive procurement, the City may not favor local businesses in the award of competitively awarded contracts. The City Manager may adopt administrative procedures in which the City can consider sales tax and other locally generated tax revenues referenced in RCW 39.30.040 may be considered in determining the lowest bid for the purchases of supplies, materials and equipment.

3.05.040 Special market conditions.

The City Manager is authorized to make purchases which are subject to special market conditions as set forth below by negotiation without competitive bid; provided, that the purchases are subject to city council approval under VMC 3.05.100, 3.05.210 or 3.05.240 prior to the making of such purchase, which approval may be continuing as to the special market condition. Special market conditions include the following examples set forth below:

1. When a purchase or service is clearly limited to a sole source or supply;
2. When an item required is of special design, shape or manufacture to match or fit in with an existing installation or standardization plan and competitive bidding is determined by the City Manager to be impracticable;
3. For procurements that the City Manager determines to be an obvious bargain in surplus or used material, supplies or equipment;
4. Insurance and bonds;
5. *Repealed by M-4417.*
6. Securities and investment purchases;
7. *Repealed by M-4417.*
8. *Repealed by M-4417.*
9. *Repealed by M-4417.*
10. Software licenses and maintenance fees;
11. *Repealed by M-4417.*
12. *Repealed by M-4417.*
13. *Repealed by M-4417.*

The City Manager may, in accordance with RCW 39.30.045 , purchase any supplies, materials or equipment at auctions conducted by the government of the United States or any agency thereof, any agency of the state of Washington, any municipality or other governmental agency, or any private party without being subject to public bidding requirements if the items can be obtained at a competitive price.

3.05.050 Unauthorized purchases.

Except as provided in this chapter, or as provided in rules and regulations promulgated pursuant to VMC 3.05.020, no city employee shall lease, purchase or contract on behalf of the city or make any contract within the purview of this chapter other than through the procurement services and their staff. Any lease, purchase or contract made contrary to the provisions hereof shall not be approved by any city officer and the city shall not be bound thereby, except insofar as may be required or provided by law.

3.05.055 Contract amendments.

A. Contract amendments that do not change the total value of the contract may be approved by the City Manager.

B. Contracts not requiring approval by the city council may be amended by the City Manager to increase the contract amount up to a total value which would require city council approval in accordance with rules and regulations adopted under VMC 3.05.020.

C. Contracts requiring approval by the city council may be amended by the city manager or designee to increase the contract amount up to 10 percent of the initial value of the contract. Any increases above 10 percent of the initial value of the contract shall require city council approval.

D. This section does not apply to contracts for public works projects. Amendments to contracts for public works projects shall be in the form of a change order approved in accordance with rules and regulations adopted by the city manager.

3.05.060 Formal contract approval and signing requirements.

All contracts for the purchase of supplies, materials, services, and the lease or lease/purchase of equipment or public works required by this chapter shall be approved as to legal form by the city attorney or their designate. Such contracts shall be executed on behalf of the city by the mayor, city manager, director or designate as appropriate and in accordance with this chapter and with rules and regulations adopted under VMC 3.05.020.

3.05.070 Equipment leases and lease/purchase agreements.

The lease of equipment shall, for the purposes of this chapter, be deemed to be the equivalent of a purchase of equipment, whether or not an option to purchase is included in the lease. Lease contracts shall be approved and signed as provided in Section 3.05.060.

3.05.090 Interlocal or intergovernmental cooperative purchasing.

A. The City may enter into interlocal governmental cooperative purchasing agreements with other public agencies similarly authorized when the best interests of the city of Vancouver would be served thereby. Any cooperative purchasing agreement shall set forth the purposes, powers, rights, objectives and responsibilities of the contracting parties and shall be governed by the requirements of Washington state law in regard to competitive bidding, when applicable.

B. The City Manager is further authorized to make purchases of supplies, materials or equipment:

1. Under a contract entered into by another state or local governmental agency subject to compliance with RCW 39.34.030; and
2. Through or from the federal government under the authority of RCW 39.32.070 through 39.32.090.

C. The City Manager is authorized to make purchases of supplies and services available to local governments through the federal General Services Administration ("GSA") pursuant to 40 U.S.C. 502.

D. Such purchases as described in subsections (A) through (C) of this section are authorized as an exception to the competitive bidding requirements of the City Charter.

E. Where the value of the purchases as described in subsections (A) through (C) of this section is in excess of $300,000, the city manager shall present the proposed purchase contract, along with the recommendations of the department or departments concerned, to the city council for its authorization to enter into such purchase.

3.05.095 Debarment – Suspension.

A. Pursuant to the City Charter and this chapter, the city attempts only to solicit offers from, award contracts to, and consent to subcontracts with responsible contractors. In the event that an illegal, improper, or unethical practice has occurred, debarment and suspension are discretionary actions that are appropriate means to effectuate the city's goal.

B. Vendors, contractors, subcontractors, or principals (contractor) of a business that have been debarred or suspended by the city are excluded from entering contracts with the city, and the city shall not solicit offers from, award contracts to, or consent to subcontracts with debarred or suspended contractors and the principals. involved; except if the City Manager waives this requirement if it is determined, in consultation with the city attorney, that there is a compelling reason for such action, and the city manager is informed of such action.

C. *Causes for debarment or suspension.* A vendor, contractor, subcontractor, or principal of a business (collectively "contractor") may be debarred or suspended for any of the following reasons:

1. The commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public contract or subcontract;
2. The commission of embezzlement, theft, forgery, bribery, falsification of records, perjury, or receiving stolen property;
3. The commission of a serious offense that indicates a lack of business integrity or business honesty that may seriously affect the present responsibility of a contractor; or
4. The violation of the terms of any public contract or subcontract so as to result in serious and direct consequences for the public entity letting the contract, including, but not limited to, a history of a failure to perform or unsatisfactory performance of, one or more contracts.

D. *Investigation and notice of intent to debar or suspend.* The City Manager may initiate an investigation and, if warranted, and after consultation with the city attorney and notice to the city manager, provide notice to a contractor of the city's intent to debar or suspend said person and/or entity from bidding on and contracting with the city for a specified period. The notice may specify corrective actions or conditions for lifting the suspension or debarment. The notice shall provide that the debarment or suspension becomes effective within 10 business days unless the person or entity appeals said action to a hearing examiner appointed pursuant to chapter 2.51 VMC. The City Manager is authorized to adopt rules consistent with this section for the purpose of carrying out the provisions of this chapter.

E. *Filing an appeal.* An appeal from a notice to debar or suspend shall be in writing, signed by the person appealing, and shall be filed with the Procurement Manager no more than 10 business days from the date the notice to debar or suspend is served personally on the contractor or after the city deposits the notice in the U.S. mail addressed to the contractor. The written appeal shall state the name and address of the contractor and shall list grounds for the appeal, including any alleged error of fact or law in the notice of intent to debar or suspend. Failure to appeal constitutes a waiver of all right to an administrative hearing and determination of the debarment or suspension.

F. *Hearing procedures.* The prehearing procedures of VMC 22.03.030 shall apply to debarment and suspension proceedings except those of VMC 22.03.030(A)(3) specific to nuisance vehicles. The hearing procedures of VMC 22.03.040 shall govern hearings regarding debarment and suspension except those of VMC 22.03.040(B) pertaining to nuisance vehicles and those of VMC 22.03.040(C) pertaining to burden of proof.

G. *Burden of proof.* The city has the burden of proof in appeal hearings. The city must prove by a preponderance of credible evidence that the contractor has committed any act(s) set forth in subsection C of this section.

H. *Period of debarment or suspension.* Debarment shall be for a period commensurate with the gravity of the causes therefor; provided, that in no instance shall debarment extend for a period longer than five years unless the contractor has failed to satisfy any condition of debarment or implement any required corrective action. Suspension shall be for a temporary period commensurate with the gravity of the causes therefor; provided, that in no instance shall a suspension extend for a period longer than 12 months unless the contractor has failed to satisfy any condition of suspension or implement any required corrective action.

I. *Court review.* Court review of the decisions of the hearing examiner shall be sought within 30 days by appropriate legal action filed in the Clark County Superior Court.

3.05.100 Competitive process – Purchase of supplies, materials or equipment.

The city may use competitive sealed bidding or competitive sealed proposals for any purchase of supplies, materials or equipment, including lease or lease/purchase of equipment.

Any purchase of supplies, materials or equipment, including lease or lease/purchase of equipment where the cost thereof exceeds $300,000, must be approved by the city council and may use either a competitive sealed bidding or a competitive sealed proposal process.

Purchases of supplies, materials or equipment, including lease or lease/purchase of equipment where the cost thereof is $300,000 or less but more than $50,000, may be approved by the director or designate, and may use either a competitive sealed quotation or a competitive sealed proposal process.

Purchases or supplies, materials or equipment, including lease or lease/purchase of equipment where the cost thereof is $50,000 or less but more than $10,000, may be approved by the director or designate, and must be made by obtaining at least three documented quotes in accordance with rules and regulations adopted under VMC 3.05.020.

Purchases of supplies, material or equipment, including lease or lease/purchase of equipment where the cost thereof is $10,000 or less, may be approved by the director or designate, and need not involve competitive solicitation.

3.05.110 Notice to potential bidders or proposers.

Notice of call for bids or solicitations for proposals for supplies, materials or equipment shall be advertised for contracts expected to exceed $300,000. The deadline for receiving bids or solicitations for proposals shall be stated in the call for bids or solicitations for proposals. The director or designate shall determine the manner and means for advertising that in their judgment will attract qualified bids or proposals, including but not limited to posting on websites, publication in newspapers or journals, or other means.

3.05.120 Cancellation of invitation to bid or request for proposals.

An invitation to bid or request for proposals may be canceled at the discretion of the Director or designate. The reasons therefore shall be made part of the bid or proposal file. Each invitation to bid or request for proposals issued by the City shall state that the invitation to bid or request for proposals may be canceled and that the City reserves the right to reject any and all bids or proposals.

3.05.130 Bids and proposals to comply with regulations.

All bids and proposals must comply with the terms of the notice of invitation to bid or request for proposal document(s), the specifications and any other conditions issued or published by the City in connection therewith.

3.05.140 Submission of bids and proposals.

For a competitive sealed bidding process, each bid shall be submitted sealed to the office of the Procurement Manager at any time within regular business hours by such date, time, and location, and identified as instructed in the solicitation document(s). Bids shall be opened in public by the Procurement Manager, at the time and place stated in the call for bids. The Procurement Manager shall tabulate the bids. The Procurement Manager shall make recommendations to the City Manager or designate, who shall seek approval for award of contract per Section 3.05.100. For a competitive sealed proposal process, each proposal shall be submitted sealed to the office of the Director or designate at any time within regular business hours by such date, time, and location, and identified as instructed in the solicitation document(s). No public opening is required; however, a list of received proposals shall be made available, identifying the proposer's name and address. The selection of the successful proposer(s) shall be done by a selection committee and shall be based upon a set of pre-determined criteria, including, but not limited to any combination of proposer ability, capacity, experience, reputation, responsiveness to time limitations, responsiveness to solicitation requirements, quality of previous performance, compliance with statutes and rules, cost, or other criteria relevant to obtaining value for the City in procurement of the particular materials, supplies, equipment or services other than

professional services. The Director or designate shall make a recommendation to the City Manager or designate, who shall seek approval for award of contract per Section 3.05.100.

3.05.150 Award or rejection of bids or proposals.

For contracts exceeding $300,000, the city manager shall present the bids received or the apparent successful proposal to the city council at a regular meeting. In the case of a sealed competitive bid, the council shall award the bid to the lowest responsive and responsible bidder. In the case of a competitive sealed proposal, the city council shall award to the highest scored, responsive and responsible proposer. The city council may reject any and all bids or proposals when it finds that the public interest will be served thereby. If the city council finds reason to reject any or all bids or proposals, appropriate findings shall be made and these shall be set forth in the city council minutes.

3.05.160 Award to other than low bidder.

For contracts exceeding $300,000, bids awarded to a bidder other than the lowest bidder in price, findings shall be made which shall be stated as the city council's findings and be set forth in the city council's minutes. This section does not affect the use of other solicitation methods where price is not the only consideration.

3.05.200 Services – Defined.

The phrase "services" means services which provide professional or technical expertise to accomplish a specific study, project, task, or other work, and excludes the engagement of special assistant city attorneys or attorneys to represent or advise the city in a given situation, investigative services, and/or expert witnesses, which shall be by rules adopted by the city attorney and approved by the city manager.

3.05.210 Competitive solicitation and approval of professional service contracts.

All contracts for services where the cost thereof exceeds $300,000 must be approved by the city council and shall be made by competitive sealed proposal process.

All contracts for services where the cost thereof is $300,000 or less but more than $50,000 may be approved by the director or designate, and shall be made by competitive sealed proposal process.

All contracts for services where the cost thereof is $50,000 or less may be approved by the director or designate, and need not involve competitive solicitation.

The selection processes described herein shall be followed for the procurement of services with the following exceptions:

1. Emergency contracts;
2. Sole source contracts;
3. Services of licensed architects, engineers or landscape architects;
4.. Other specific contracts in the discretion of the City Manager when they determine that a competitive solicitation process, quote or informal quote process outlined herein is not appropriate or cost effective.

3.05.220 Competitive solicitation--Process.

The solicitation shall be made using a formal process providing an equal and open opportunity to qualified parties and culminating in a selection based on criteria which may include such factors as the consultant's fees or costs, ability, capacity, experience, reputation, responsiveness to time limitations, responsiveness to solicitation requirements, quality of previous performance, and compliance with ordinances and rules relating to contracts for services and consistent with state laws and City ordinances including those related to affirmative action and equal opportunity.

3.05.225 Contracts for architectural and engineering services.

Contracts for professional architectural or engineering services shall follow the procedural requirements of Chapter 39.80 RCW.

3.05.240 When bids required for public works and improvements.

A. Except when otherwise authorized herein or by VMC 2.12.080 or 3.05.030, or Chapters 39.04 and 39.28 RCW relating to emergency public works or other applicable general state law as now enacted, or as hereafter amended, all public works and improvements shall be done by contract. Such contracts shall be awarded pursuant to public notice and call for competitive bids. Provided, that small works and limited public works may be done pursuant to VMC 3.05.330; and provided further, that the city may have public works performed by city employees during any biennial budget period which are cumulatively equal to a dollar value which does not exceed 10 percent of the total public works construction budget of all city departments, including any amount in a supplemental public works construction budget and any amount of public works that the city has a county perform under RCW 35.77.020 for that biennial budget period. In addition to the biennial percentage limitation, city employees will not perform such public work whenever the estimated cost of such public work or improvement, including the cost of labor,

materials and supplies, equipment and applicable Washington State and local sales tax, will exceed the sum of $150,000 if more than a single craft or trade is involved with the public works project, or $75,500 if a single craft or trade is involved with the public works project or the public works project is street signalization or street lighting. A "public works project" means a complete project as defined in VMC 3.05.241.

B. When any emergency requires the immediate execution of such public work, the city shall comply with the provisions of RCW 35.22.620(6), 39.04.280, and VMC 2.12.080 as now or hereafter amended. The City Manager shall within two weeks following award of an emergency public work contract enter into the public record written findings of the existence of an emergency. Entry into the public record may be by written report to the city manager and city council, posting on the city website or such other means as are practicable under the circumstances.

C. Notice of call for bids shall be given by posting thereof in a public place in the city and by publication in a newspaper of general circulation within the city once each week for two consecutive weeks. The deadline for receiving bids shall be not less than 13 days from the date of first publication; except that notice by publication may be given in the manner authorized by RCW 39.28.020(5) or other general state law when applicable. Provided, that prior to notice of call for bids, the City may require any and all potential bidders interested in bidding on a public works project to participate in a prequalification process. The prequalification process shall be to ensure that each such bidder(s) has the means, plans, equipment and experience to bid and complete the project. The director of public works is authorized to, and shall, develop written procedures for the administration of such prequalification process.

3.05.241 Cost of public work or improvement defined.

The cost of any public work or improvement for the purposes of this chapter shall be the aggregate of all amounts to be paid for labor, material and equipment on one continuous or interrelated project where work is to be performed simultaneously or in close sequence; provided, that the cost of water services and metering equipment furnished in the course of water service installation from the utility-owned main to and including the meter box assembly shall not be included as a part of the aggregate cost as provided herein. The breaking down of any public work or improvement into units, or accomplishing any public work or improvement by phases, for the purpose of avoiding the minimum dollar amount prescribed in this chapter, is contrary to public policy and is prohibited.

3.05.242 Equality of opportunity to participate.

All contracts by and between the City and contractors for any public work or improvement exceeding the sum of ten thousand dollars, or fifteen thousand dollars for construction of water mains, shall comply with RCW 35.22.650 relating to minority businesses and minority employment and all such contracts shall comply with the City workforce diversity program established pursuant to Ordinance M-3082.

3.05.250 Cancellation of invitation to bid.

An invitation for bids on a public works project or improvement may be canceled at the discretion of the City Manager and the reasons for doing so shall be made part of the contract file. Each invitation for bids issued by the City shall state that the invitation may be canceled. Notice of cancellation shall be sent to all parties that have been provided with a copy of the invitation. The notice shall identify the invitation for bids and state briefly the reason for cancellation.

3.05.260 Bids to comply with regulations.

All bids offered by persons, associations or corporations on a public works project or improvement shall comply with the terms of the notice of invitation for bids and the specifications or general conditions issued or published by the City in connection therewith, and with all applicable state laws relating to public works contracts, the terms of which shall be deemed included in such specifications or general conditions whether or not they are expressly set out therein.

3.05.270 Bidder (contractor) qualification.

Each public works bidder bidding on a contract in excess of $300,000 may be required to submit to the Procurement Manager satisfactory evidence that the bidder has sufficient means, plans, equipment and experience to enable the bidder to undertake and successfully complete the work specifications. The City may accept as satisfactory evidence and contractor's certification that the bidder/contractor is prequalified for similar work by the Washington State Department of Transportation.

3.05.280 Bid deposits, performance bond and non-collusion affidavit for public works improvement projects.

Each public works bidder on projects in excess of three hundred thousand dollars shall make a deposit in the form of a certified check or of a bid bond in an amount equal to not less than five percent of the total bid, which percentage shall have been specified in the call for bids. As part of

any bid submitted, the bidder shall be required to warrant that the bid is a genuine bid, and submit on a form approved by the City Attorney a declaration under penalty of perjury under the laws of the State of Washington that he has not entered into collusion with any other bidder or any other person. The successful bidder shall furnish a performance bond, payment bond or both a payment and performance bond in an amount equal to the total amount of the contract; provided that the City may accept such lesser or alternative payment and performance security as is authorized by RCW 39.08.010 for certain public works contracts.

3.05.290 Bid opening.

Each bid shall be submitted sealed to the Procurement Manager at any time within regular business hours and shall be identified as "bids" on the envelope. Bids shall be opened in public at the time and place stated in the call for bids. The director or designate shall tabulate the bids. The director or designate shall make appropriate recommendations to the city manager or their designee.

3.05.300 Award or rejection of bids.

The city council shall award the contract to the lowest responsible bidder or may reject any and all bids when it finds that the public interest will be served thereby.

For contracts for public works and improvements of $300,000 or less, the City Manager shall, subject to review of any bidder protest submitted in conformity with RCW 39.04.105, award the contract to the lowest responsible bidder based on the criteria set forth in VMC 3.05.310 or may reject any and all bids when they find that the public interest will be served thereby. The City shall provide the protesting bidder with not less than two business days' notice of the intent to award the bid to another bidder and to execute a contract.

3.05.310 Standards for determining lowest responsible bidder.

A. *Public works - State mandated criteria.* In determining lowest responsible bidder for a public works project, in addition to price, the criteria for bidder responsibility set forth in RCW 39.04.350(1) and RCW 39.06.020 shall be considered.

B. *Public works - Supplemental criteria.* Supplemental criteria for bidder responsibility for public works projects may be considered and shall be set forth in the applicable bid documents.

C. *Responsible bidder criteria.* The following may also be considered by the City in determining bidder responsibility for all City procurements:

1. The ability, capacity and skill of the bidder to perform the contract;
2. Whether the bidder can perform the contract promptly, or within the time specified, without delay or interference;
3. The character, integrity, reputation, judgment, experience and efficiency of the bidder;
4. The quality of performance of any previous contract by the bidder;
5. The previous and existing compliance by the bidder with state and federal laws and regulations and with local ordinances relating to contracts;
6. The sufficiency of the financial resources and ability of the bidder to perform the contract;
7. The quality, availability and adaptability of the materials, supplies or equipment to the particular use required;
8. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
9. The number and scope of conditions attached to the bid;
10. Compliance with Section 3.05.242 and all affirmative action requirements insofar as permitted by Law.

3.05.320 For contracts awarded by the City Council to contractor other than low bidder.

When the contract is not awarded to the lowest bidder in price, the reasons for making the award otherwise shall be stated as the council's findings and be set forth in the City Council's minutes for projects in excess of three hundred thousand ($300,000) dollars or in a written finding by the Director or designate for projects of three hundred thousand ($300,000) dollars or less. In the event award to other than the low bidder in price is on account of a determination that a bidder has not met bidder responsibility criteria for the project, and if the bidder has filed a timely bidder responsibility appeal pursuant to RCW 39.04.350, the City shall not execute a contract with any other bidder until two business days after the bidder determined to be not responsible has received the final determination.

3.05.330 Small works roster.

For public works in which the estimated cost is $300,000 or less, the city may use a small works roster or rosters or limited public works as an alternative to bidding in accordance with RCW 39.04.152, as amended; provided, that in such case, the City Manager shall prescribe policies and procedures to implement small works roster and limited public works programs in accordance with law.

All contracts for public works where the cost thereof is $300,000 or less but more than $50,000 may be approved by the City Manager, and shall be made by the small works roster contract procedures in accordance with RCW 39.04.152, as amended.

The city shall award all contracts under this section to the lowest responsible bidder as defined in VMC 3.05.310; provided, however, that the city reserves its right under applicable law to reject any and all bids, and also to waive "minor irregularities if in the public interest."

3.05.340 Competitive bidding – When required by federal or state regulations.
Whenever the conditions of an intergovernmental agency or of a county, state or federal grant establish competitive bidding procedures and requirements inconsistent with the procedures and requirements of this chapter, the conditions of such grant shall apply to public works projects and purchases to be paid for in full or in part by moneys received from such grant.
To ensure compliance with this section, the director or designate having responsibility for the public improvement shall advise the Procurement Manager as to the source of funding for each public works or improvement project together with any specific procurement requirements or conditions of the funding or grant contract.

Section 2. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance or its application to any person or circumstances is determined by a court with jurisdiction to be invalid, that order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts of the Ordinance to any other person or circumstances and, to this end, the provisions of each clause, sentence, paragraph, section or part of this Ordinance are severable.

Section 3. Effective Date. This Ordinance shall be in effect five days after adoption.

SIGNED this 24th day of August, 2026.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Anthony Glenn, Deputy City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

AN ORDINANCE of the City of Vancouver, Washington, enacting an additional sales and use tax of one-tenth of one percent for criminal justice purposes as authorized by RCW 82.14.345; adding a new section to the Vancouver Municipal Code Chapter 5.98; providing for severability; and establishing an effective date.

Staff Report: 166-26

To: Mayor and City Council
From: City Manager
Date: August 17, 2026

Subject

Ordinance Authorizing the Implementation of 0.1% Public Safety Sales and Use Tax pursuant to RCW 82.14.345

Key Points

- **New State Funding Mechanisms** – ESHB 2015 established the Local Law Enforcement Grant Program and authorized eligible cities to levy a 0.1% sales and use tax dedicated to criminal justice and public safety.
- **Vancouver's Eligibility Confirmed** – On June 25, 2026, Vancouver received confirmation from the CJTC of compliance with ESHB 2015, qualifying for both the grant program and the sales and use tax.
- **Increasing Public Safety Demands** – Vancouver is experiencing rising demand for police services due to population growth, service complexity, technology modernization needs, and evolving state training requirements, while General Fund revenues remain constrained.
- **Strategic Staffing and Funding Initiatives** – The Police Community Advisory Committee recommends funding 13 sworn personnel via Proposition 5, pursuing grant funding for 16 new entry-level officers, and implementing the 0.1% sales and use tax to sustain these positions and support operational and technology needs.

Strategic Plan Alignment

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

High Performing Government – a government that is reliable, fiscally responsible, equitable, and open to compromise

Present Situation

During the 2025 legislative session, the Washington State Legislature enacted ESHB 2015, creating two new funding mechanisms for public safety: the Local Law Enforcement Grant Program (administered by the Criminal Justice Training Commission, CJTC) and the authority for eligible cities to levy a 0.1% sales and use tax dedicated to criminal justice and public safety.

Eligibility for the sales and use tax is contingent upon successful qualification for the grant program. On June 25, 2026, Vancouver received confirmation from CJTC of compliance with ESHB 2015, establishing eligibility for both the grant and the tax.

Vancouver faces rising demand for public safety services due to population growth, increasing service complexity, technology modernization needs, and evolving state training requirements. General Fund revenues are limited by statutory property tax growth caps and economic fluctuations.

As recommended by the Police Community Advisory Committee to the City Manager and City Council, the Vancouver Police Department is working to achieve adequate staffing to meet the community demands for police services. The Police Community Advisory Committee's recommendations include the passage of Proposition 5 providing funding for 13 sworn personnel, the pursuit of statewide grant funding made available to qualifying agencies through ESHB 2015, and the implementation of the 0.1% sales and use tax established via ESHB 2015 pursuant to RCW 82.14.345. Vancouver has applied for CJTC limited-term grant funding to support hiring 16 new entry-level officers, which would provide partial funding for salaries, benefits, equipment, vehicles, and temporary expansion of the backgrounds unit to expedite hiring.

Adopting the 0.1% public safety sales and use tax will establish a reliable funding stream to maintain the 16 entry-level police officer positions sought through Vancouver's grant application, while also supporting operational needs and technology upgrades. The ordinance would authorize Vancouver to impose the tax, with the Washington State Department of Revenue responsible for administration and collection.

Advantage(s)

- **Supports Police Staffing** – Provides Vancouver with the necessary matching funds required by the CJTC award to support 16 new entry-level police officer positions during the limited-term grant and sustain the positions beyond the term of the grant.
- **Enhances Operations and Technology** – Facilitates investment in operational improvements and modernization of police technology, supporting more effective and efficient public safety services.
- **Shared Tax Burden** – Provides a reliable, ongoing stream of revenue dedicated to criminal justice and public safety from contributions of residents and visitors, reducing the financial load on any single group.
- **Fulfills the Public Safety Funding Strategy** – Completes the final component of the funding strategy as recommended by the Police Community Advisory Committee and endorsed by City Council.

Challenge(s)

- **Regressive impact** – Sales tax can disproportionately affect lower-income residents.
- **Revenue volatility** – Tax revenue can fluctuate with economic cycles and consumer spending.

Budget Impact

- **Estimated Annual 0.1% Sales Tax Revenue** – $6.0 million
- If adopted, revenues would be deposited into a dedicated Public Safety Fund or similar restricted account and appropriated through the City's annual budget process. Funds may be used only for criminal justice and public safety purposes consistent with statute.
- Implementation costs are expected to be minimal, as the Washington State Department of

Revenue administers collection.

Prior Council Review
7/13/2026 – Public Safety Sales Tax Workshop

Action Requested
On Monday, August 17, 2026, advance the ordinance, setting the date for the second reading and public hearing for August 24, 2026.

Staff Contact
Troy Price, Police Chief, Erica Nilsen, Jaycee Elliott, Business Intelligence Analyst, troy.price@cityofvancouver.us, Jaycee.Elliott@cityofvancouver.us

Attachments:
1. Attachment B - HB 2015 Sales Use Tax Approval Notification Letter - Vancouver
2. Attachment A - Ordinance

WASHINGTON STATE
CRIMINAL JUSTICE TRAINING COMMISSION
Jerrell C. Wills, Interim Executive Director

19010 1st Avenue South • Burien, WA 98148 • Phone: 206-835-7300 • www.cjtc.wa.gov

June 25, 2026

ELECTRONICALLY DELIVERED

Jaycee Elliott
Business Intelligence Analyst
Vancouver Police Department
605 East Evergreen Boulevard
Vancouver, WA 98661
Jaycee.elliott@cityofvancouver.us

Dear Ms. Elliott:

Congratulations! The Washington State Criminal Justice Training Commission is pleased to inform you that your sales and use tax verification submittal for the Public Safety Funding Program – ESHB 2015 has received final approval.

This submittal also qualifies your law enforcement agency to apply for one of our Public Safety Funding grants through our website at www.cjtc.wa.gov. If you have questions, please contact us at cjtchb2015@cjtc.wa.gov.

Again, congratulations. We look forward to working with you.

Sincerely,

Ed Wade
Acting Deputy Director

cc: Gail Stone, Program Manager, Budget Unit

08/17/2026 (Date of First Reading)
08/24/2026 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE of the City of Vancouver, Washington, enacting an additional sales and use tax of one-tenth of one percent for criminal justice purposes as authorized by RCW 82.14.345; adding a new section to the Vancouver Municipal Code Chapter 5.98; providing for severability; and establishing an effective date.

WHEREAS, the State of Washington enacted House Bill 2015 in 2025 to provide qualifying Washington Cities the ability to establish new local option sales and use tax of one-tenth of one percent (0.1%) for criminal justice purposes; and

WHEREAS, the City Council seeks to enhance criminal justice funding; and

WHEREAS, the City Council finds that the City of Vancouver, through its law enforcement agency, the Vancouver Police Department, meets the requirements to receive a grant from the Local Law Enforcement Grant Program set forth in RCW 82.14.345; and

WHEREAS, the City of Vancouver receives distributions from the sales and use tax authorized by RCW 82.14.450 for public safety; and

WHEREAS, City of Vancouver voters have not repealed by referendum the criminal justice sales tax imposed pursuant to RCW 82.14.340 or rejected a ballot proposition to impose the public safety sales tax authorized by RCW 82.14.450 in the previous 12 months;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. **Findings.** The City Council adopts the above recitals and the information in SR_____ as findings and makes the following additional findings:

A. The City Council finds that the City of Vancouver, through its law enforcement agency, the Vancouver Police Department, meets the requirements to receive a grant from the Local Law Enforcement Grant Program authorized by RCW 82.14.345, having:

1. Issued and implemented policies consistent with RCW 43.17.425 and 10.93.160, and the Office of the Attorney General's *Keep Washington Working Act* guide, model policies, and training recommendations for state and local law enforcement agencies;

2. Participated in commission trainings as required by RCW 43.101.455 and 36.28A.445;

3. Issued and implemented policies and practices regarding use of force and de-escalation tactics consistent with RCW 10.120.030 and the office of the attorney general's model policies, and all other commission and attorney general model policies regarding use of force for law enforcement, including, but not limited to, duty to intervene and training and use of canine teams;

4. Implemented use of force data collection and reporting consistent with chapters 10.118 and 10.120 RCW when the program is operational, as confirmed by a notice from the attorney general's office to all police chiefs and sheriffs;

5. Issued and implemented policies and practices consistent with chapters 7.105 and 9.41 RCW and the commission model policies and training addressing firearm relinquishment pursuant to court orders;

6. A 25 percent officer completion rate with the commission's 40-hour crisis intervention team training;

7. A 100 percent officer compliance rate for those officers required to complete trauma-informed, gender-based violence interviewing, investigation, response, and case review training developed or approved by the commission pursuant to RCW 43.101.272 and 43.101.276, and if requested by the commission, participated in agency case reviews;

8. Received funding from a sales and used tax authorized pursuant to RCW 82.14.450;

9. A chief of police who is certified by the criminal justice training commission, and who has not been convicted of a felony anywhere in the United States or under foreign law, or been convicted of a gross

misdemeanor involving moral turpitude, dishonesty, fraud, or corruption; and

10. Issued and implemented policies and practices that prohibit volunteers who assist with agency work from enforcing criminal laws, other than for assistance with special event traffic and parking, including engaging in pursuits, detention, arrests, the use of force, or the use of deadly force; carrying or the use of firearms or other weapons; or the use of dogs to track people or animals other than for purposes of search and rescue; and that set forth the required supervision of volunteers, including that they must be clearly identifiable by the public as distinguishable from peace officers and any identifying insignia must be officially issued by the agency and only used when on duty.

B. The City of Vancouver has provided the criminal justice training commission with a detailed staffing plan specifying the following:

1. The total number of commissioned officers currently employed by the agency;

2. The total number of specially commissioned officers currently employed by the agency;

3. The total number of co-response teams established within the agency and what staffing are included in each co-response team;

4. The total number of administrative staff currently employed by the agency;

5. The number of officers on flexible work schedules;

6. The average 911 response rate of the agency over the 12-month period immediately preceding the month in which the city is submitting documentation to the criminal justice training commission; and

7. The average case closure rate of the city over the 12-month period immediately preceding the month in which the city is submitting documentation to the criminal justice training commission.

C. The City Council directs the City Manager to submit required documentation to the criminal justice training commission demonstrating that the City of Vancouver meets the requirements of RCW 43.101.540

Section 2. **Additional Sales Tax Imposed.** There is hereby added to The City of Vancouver Municipal Code Chapter 5.98 a new section, to be codified as VMC 5.98.028 – Criminal Justice Sales Tax – State of Washington Grant Program, that shall read as follows:

5.98.028 Criminal Justice Sales Tax – State of Washington Grant Program

A. Tax Imposed. To provide funding for criminal justice purposes as authorized by RCW 82.14.345, an additional one-tenth of one percent (0.1%) sales and use tax is hereby levied, fixed, and imposed on all taxable events within the City of Vancouver as defined in chapter 82.08, 82.12, or 82.14 RCW.

B. Applicability of the Tax. The tax shall be imposed upon and collected from those persons from whom sales tax or use tax is collected in accordance with chapter 82.08 or 82.12 RCW, and shall be collected at the rate of one-tenth of one percent (0.1%) of the selling price in the case of a sales tax, or value of the article used, in the case of a use tax.

C. Additional Tax. The additional sales and use tax shall be in addition to all other existing sales and use taxes currently imposed by the City of Vancouver.

Section 3. **Notice to Department of Revenue.**

The City Clerk is directed to submit this ordinance to the Department of Revenue and take all steps necessary to implement and collect the tax imposed by this Ordinance beginning on January 1, 2027.

Section 4. **Severability.**

If any clause, sentence, paragraph, section, or part of this ordinance or the application thereof to any person or circumstances shall be adjudged by any court of competent jurisdiction to

be invalid, such order or judgment shall be confined in its operation to the controversy in which it was rendered and shall not affect or invalidate the remainder of any parts thereof to any other person or circumstances and to this end the provisions of each clause, sentence, paragraph, section or part of this law are hereby declared to be severable.

Section 5. **Effective date**. This ordinance shall become effective thirty (30) days after adoption.

DATE OF FINAL PASSAGE at a Regular Meeting of the Vancouver City Council: _____.

SIGNED this _____ day of _____, 20__.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Anthony Glenn, Deputy City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE of the City of Vancouver, Washington, enacting an additional sales and use tax of one-tenth of one percent for criminal justice purposes as authorized by RCW 82.14.345; adding a new section to the Vancouver Municipal Code Chapter 5.98; providing for severability; and establishing 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: City Manager
Date: August 17, 2026

Subject
Approval of the Claim Vouchers

Action Requested
Approve claim vouchers for August 17, 2026.

Attachments:
1. August 17, 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: $ 5,212,948.48

On Council Meeting Date: Monday, August 17, 2026

Mayor _____

Council Member _____

Council Member _____

Auditing Officer Cyndi A. Turner

Reporting Period	Payment Categories	Payment Categories Total
August 03, 2026 - August 09, 2026	Accounts Payable Checks (See Attached)	$ 5,175,773.31
August 03, 2026 - August 09, 2026	Hansen City Payments (See Attached)	34,901.03
August 03, 2026 - August 09, 2026	Visa Refunds (See Attached)	2,274.14
August 03, 2026 - August 09, 2026	Payroll Checks (See Attached)	-
	TOTAL	**$ 5,212,948.48**

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
Supplier Payment	Check	32547	8/5/2026	1,274.27	Accurate Corporate Services Inc	
Supplier Payment	Check	32548	8/5/2026	67.20	Airgas, Inc	
Supplier Payment	Check	32549	8/5/2026	440.00	AKS Engineering & Forestry LLC - Remit-To: Tualatin Address	
Supplier Payment	Check	32550	8/5/2026	8,211.88	Allegis Group Holdings Inc - Remit-To: TekSystems Inc - Atlanta	
Supplier Payment	Check	32551	8/5/2026	2,101.77	Andy Kapana	
Supplier Payment	Check	32552	8/5/2026	2,149.63	Anne K Love Adele P Edwards	
Supplier Payment	Check	32553	8/5/2026	6,019.23	Arborscape Ltd Inc	
Supplier Payment	Check	32554	8/5/2026	1,440.30	Bach West Food Equipment Group LLC	
Supplier Payment	Check	32555	8/5/2026	945.47	Bounce-N-Battle LLC	
Supplier Payment	Check	32556	8/5/2026	5,147.00	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	32557	8/5/2026	2,111.86	Carahsoft Technology	
Supplier Payment	Check	32558	8/5/2026	21,560.03	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	32559	8/5/2026	369.27	Cintas	
Supplier Payment	Check	32560	8/5/2026	97.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	32561	8/5/2026	11,734.97	Clark County Public Utility District No. 1	
Supplier Payment	Check	32562	8/5/2026	400.00	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	32563	8/5/2026	61,910.69	Clary Longview LLC	
Supplier Payment	Check	32564	8/5/2026	5,827.86	Clifford & Martin, Inc	
Supplier Payment	Check	32565	8/5/2026	14,999.89	Columbia Cascade Company	
Supplier Payment	Check	32566	8/5/2026	21,344.71	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	32567	8/5/2026	216.71	Deep Roots Pest and Wildlife Innovations LLC	
Supplier Payment	Check	32568	8/5/2026	1,400.00	Dennis Chong	
Supplier Payment	Check	32569	8/5/2026	535.50	Dominic Hunter	
Supplier Payment	Check	32570	8/5/2026	1,000.00	Donald Lane Riggs	
Supplier Payment	Check	32571	8/5/2026	816.75	EMS Technology Solutions LLC	
Supplier Payment	Check	32572	8/5/2026	4,987.78	Esix Sportswear	
Supplier Payment	Check	32573	8/5/2026	1,055.12	EVH, Inc.	
Supplier Payment	Check	32574	8/5/2026	57.25	Experian Marketing Solutions - Remit-To: Experian - Los Angeles	
Supplier Payment	Check	32575	8/5/2026	2,695.02	Fenton Transcription, LLC	
Supplier Payment	Check	32576	8/5/2026	300.00	Fort Vancouver Pipe Band	

*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	32577	8/5/2026	142,867.70	GBD Architects	
Supplier Payment	Check	32578	8/5/2026	3,356.20	Harry Lawn and Power	
Supplier Payment	Check	32579	8/5/2026	9,896.09	Herrera Environmental Consultants Inc	
Supplier Payment	Check	32580	8/5/2026	395.52	J-2 Blueprint Supply Co.	
Supplier Payment	Check	32581	8/5/2026	3,000.00	Jack M Litman Phd	
Supplier Payment	Check	32582	8/5/2026	32,388.98	Janus Youth Programs Inc	
Supplier Payment	Check	32583	8/5/2026	63,171.54	Key Code Media, Inc	
Supplier Payment	Check	32584	8/5/2026	28,753.08	King County Directors Association Purchasing Department	
Supplier Payment	Check	32585	8/5/2026	1,681.20	L.N. Curtis & Sons	
Supplier Payment	Check	32586	8/5/2026	585.89	Lakeside Industries Inc - Remit-To: Lakeside - LB Seattle	
Supplier Payment	Check	32587	8/5/2026	33,064.94	Lower Columbia Estuary Partnership	
Supplier Payment	Check	32588	8/5/2026	2,428.75	Maul Foster & Alongi Inc	
Supplier Payment	Check	32589	8/5/2026	1,359.66	Naegeli Reporting Corporation	
Supplier Payment	Check	32590	8/5/2026	25,423.32	National Hose Testing Specialties, Inc.	
Supplier Payment	Check	32591	8/5/2026	445.36	National Safety Inc	
Supplier Payment	Check	32592	8/5/2026	42,605.00	Newco Inc.	
Supplier Payment	Check	32593	8/5/2026	1,258.12	Northwest Natural Gas Company - Remit-To: NW Natural - Portland	
Supplier Payment	Check	32594	8/5/2026	10,172.51	Parametrix, Inc	
Supplier Payment	Check	32595	8/5/2026	11,244.50	Parkeon	
Supplier Payment	Check	32596	8/5/2026	105.00	Porter W Yett Company	
Supplier Payment	Check	32597	8/5/2026	1,721.40	Public Safety Testing Inc	
Supplier Payment	Check	32598	8/5/2026	398.45	Putt Putt to Go LLC	
Supplier Payment	Check	32599	8/5/2026	8,160.00	SafeFire LLC	
Supplier Payment	Check	32600	8/5/2026	14,216.90	Selectron Technologies, Inc	
Supplier Payment	Check	32601	8/5/2026	6,276.96	Simplot AB Retail Inc	
Supplier Payment	Check	32602	8/5/2026	18,195.88	State of Washington Department of Natural Resources - Remit-To: Dept of Natural Resources - Box 47041	
Supplier Payment	Check	32603	8/5/2026	17.27	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	32604	8/5/2026	76.11	Stericycle Inc - Remit-To: Shred-It	
Supplier Payment	Check	32605	8/5/2026	10,963.04	SWARCO McCain, Inc.	
Supplier Payment	Check	32606	8/5/2026	2,436.23	TMG Services Inc	
Supplier Payment	Check	32607	8/5/2026	51.00	Totalsir 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	32608	8/5/2026	462.83	Towing and Recovery Services, Inc.	
Supplier Payment	Check	32609	8/5/2026	2,860.26	Traffic Safety Supply Co Inc	
Supplier Payment	Check	32610	8/5/2026	326.70	Triple J Enterprises, Inc.	
Supplier Payment	Check	32611	8/5/2026	80.06	Vestis Group, Inc - Remit-To: Vestis - Pasadena	
Supplier Payment	Check	32612	8/5/2026	2,293.76	Walter E Nelson Company	
Supplier Payment	Check	32613	8/5/2026	231,886.10	Western Equipment Distributors - Remit-To: Western Equipment - Los Angeles	
Supplier Payment	Check	32614	8/5/2026	42,943.08	Western Systems Inc	
Supplier Payment	Check	32615	8/5/2026	43,521.16	West Yost & Associates Inc.	
Supplier Payment	Check	32616	8/5/2026	50.00	William Gunderson	
Supplier Payment	Check	32617	8/5/2026	107.15	WVP of Washington PC	
Miscellaneous Payment	Check	32618	8/5/2026	465.26	Guardian Fire Protection, Inc.	FRI-352822 (jobsite: 14602 NE Fourth Plain Blvd D)
Miscellaneous Payment	Check	32619	8/5/2026	1,734.00	HYDRO TECH FIRE PROTECTION, INC	FRI-384971 (jobsite: 5333 NE 94th Ave B. Vancouver, WA)
Miscellaneous Payment	Check	32620	8/5/2026	100.00	Image Neighborhood	2026 Resource Conservation Challenge
Miscellaneous Payment	Check	32621	8/5/2026	458.00	Jane Cha	Account Credit Refund
Miscellaneous Payment	Check	32622	8/5/2026	100.00	Landover Sharmel Neighborhood Association	2026 Resource Conservation Challenge
Miscellaneous Payment	Check	32623	8/5/2026	740.52	Maricela Ramirez	Claim Payment - DOI: 05/26/2026 - RISK
Miscellaneous Payment	Check	32624	8/5/2026	1,636.99	Point Monitor Corporation	FRI-385204 (jobsite: 5333 NE 94th Ave B.)
Miscellaneous Payment	Check	32625	8/5/2026	751.97	Professional Credit Service	Refund duplicate payment to INV#00054382, Cust#0003027.
Miscellaneous Payment	Check	32626	8/5/2026	598.44	Squires Electric	MPE-367907 (jobsite: 1205 E 33rd ST)
Miscellaneous Payment	Check	32627	8/5/2026	30.00	Steven Wong	Refund Parking Fee Lot 18 P3
Miscellaneous Payment	Check	32628	8/5/2026	61.00	Summit Construction Inc.	Refund duplicate payment to INV# 77091334
Miscellaneous Payment	Check	32629	8/5/2026	132.00	Walmart	Refund of duplicate payment to INV# 77061061
Ad Hoc Payment	Check	32630	8/5/2026	553.89	4KD Llc or Randy Christopher	5913 NE 58TH AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	32631	8/5/2026	88.14	Bunten,Kevin Ray	Utility Refunds: 0069053808-03

*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	32632	8/5/2026	51.88	Clark,Caterina C	7909 NE 19TH CIR ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	32633	8/5/2026	76.03	Conservice	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	32634	8/5/2026	123.00	Conway,Jesse	Utility Refunds: 0044000400-01 Consolidated refund created from multiple refunds
Ad Hoc Payment	Check	32635	8/5/2026	318.80	Corrales,Miguel or Julie	3809 SE 189TH AVE ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32636	8/5/2026	132.00	David L or Marcio Rodrigo Heard	9819 NE 112TH CIR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	32637	8/5/2026	23.26	Decknadel,Becky Sue	3920 E 18TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	32638	8/5/2026	111.98	Denham,Leslie	18429 SE 44TH LN ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32639	8/5/2026	40.02	Denham,Leslie or Brent	18429 SE 44TH LN ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32640	8/5/2026	709.14	Heard,David L	9819 NE 112TH CIR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	32641	8/5/2026	228.88	Heilman,Anthony	8800 NE PIERCE DR ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	32642	8/5/2026	152.15	Issler,Edgar S	12204 SE 7TH ST ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32643	8/5/2026	66.56	James or Jenna Robertson	3708 NE 56TH ST ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	32644	8/5/2026	1,497.72	Jessica or Joseph Jacoby	2404 NE 187TH PL ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	32645	8/5/2026	297.90	Jones,Alexander P or Stephanie M	8301 NE 163RD AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32646	8/5/2026	238.46	Katherine Quist or Naomi Dehning	2605 SE BALBOA DR ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32647	8/5/2026	154.87	Khristie or Couper Millar	2101 NE 118TH PL ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	32648	8/5/2026	66.95	Kopf,Michelle	1904 W 22ND ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	32649	8/5/2026	226.00	Livingston,Matthew	8007 NE 21ST WAY ,VANCOUVER,WA,98664
Ad Hoc Payment	Check	32650	8/5/2026	247.00	Matthews,Stacey or Will	16002 NE 47TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32651	8/5/2026	49.61	Michael Or Linda Palandri	3110 SE BAYPOINT DR ,VANCOUVER,WA,98683
Ad Hoc Payment	Check	32652	8/5/2026	2,709.00	Miller,Harold	711 W 33RD ST ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	32653	8/5/2026	104.83	Paggett,Donson or Mary	10021 NE 121ST CT ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32654	8/5/2026	187.02	Patricia or Mark Case	1204 SE 132ND AVE ,VANCOUVER,WA,98683

*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	32655	8/5/2026	6.99	Ryann Mannos or Leslie Padilla	3712 R ST ,VANCOUVER,WA,98663
Ad Hoc Payment	Check	32656	8/5/2026	72.31	Shaylen Chen or Devin Purdy	9604 NE 72ND ST ,VANCOUVER,WA,98662
Ad Hoc Payment	Check	32657	8/5/2026	250.13	Smith,Jeremy or Nakeshia	16424 NE 45TH ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32658	8/5/2026	161.54	Susee,Elina	12900 NE 5TH ST ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	32659	8/5/2026	141.80	Suzuki,Samuel	2210 NE 115TH CT ,VANCOUVER,WA,98684
Ad Hoc Payment	Check	32660	8/5/2026	60.96	Tibbits,Barbara	15807 NE NOBLE ST ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32661	8/5/2026	43.83	Turquoise,Donna	8412 NE 141ST AVE ,VANCOUVER,WA,98682
Ad Hoc Payment	Check	32662	8/5/2026	396.58	Vancouver Housing Authority	2200 NORRIS RD ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	32663	8/5/2026	200.00	Vanderloo,Robin or Wayne	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	32664	8/5/2026	2.70	Wallway,Merelyn	2323 GENERAL ANDERSON ,VANCOUVER,WA,98660
Ad Hoc Payment	Check	32665	8/5/2026	2.18	Wise Move Property Management	2323 NE GENERAL ANDERSON AVE ,VANCOUVER,WA,98661
Ad Hoc Payment	Check	32666	8/5/2026	240.48	Zabolotskiy,Sergey	16409 NE 79TH ST ,VANCOUVER,WA,98682
Expense Payment	Check	32667	8/5/2026	19.49	Charles Masi	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362638	8/6/2026	75.00	Cody Cresap	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362639	8/6/2026	100.00	Jeff Lynch	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362640	8/6/2026	301.73	Robert Snow	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362641	8/6/2026	301.00	Douglas Van Aalst	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362642	8/6/2026	301.00	Tanner Muonio	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362643	8/6/2026	17.62	Zachary Allred	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362644	8/6/2026	0.01	Lori Severino	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362645	8/6/2026	240.00	Joshua Miller	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00362646	8/6/2026	292.50	Jeramiah Cooper	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362647	8/6/2026	256.88	Chad Williams	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-00362648	8/6/2026	292.50	Jacob Mahan	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362649	8/6/2026	292.50	Erik Schoolfield	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362650	8/6/2026	312.50	Matt Hoover	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362651	8/6/2026	222.50	Daphine Harris	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362652	8/6/2026	292.50	James Sheckells	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362653	8/6/2026	222.50	Ryan Starbuck	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362654	8/6/2026	210.00	Timothy Kays	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362655	8/6/2026	407.63	Robert Block	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00362656	8/6/2026	312.50	Brad Hunt	Travel Advance
Expense Payment	Direct Deposit	EFT-00362657	8/6/2026	128.00	Jose Huertos-Amaro	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362658	8/6/2026	17.50	Frank Dick	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362659	8/6/2026	136.00	Justin Walker	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00362660	8/6/2026	44.45	Arline Gonzalez	Employee Reimbursement
Supplier Payment	EFT	EFT-00362661	8/6/2026	41,714.73	Northwest Staffing Resources Inc - Remit-To: Northwest Staffing Resources	
Supplier Payment	EFT	EFT-00362662	8/6/2026	1,220.00	Eurofins Eaton Analytical, LLC	
Supplier Payment	EFT	EFT-00362663	8/6/2026	7,429.83	Tapani Inc	
Supplier Payment	EFT	EFT-00362664	8/6/2026	22,500.00	Sparks Sullivan LLC	
Supplier Payment	EFT	EFT-00362665	8/6/2026	215.00	Matrix Logic Corporation	
Supplier Payment	EFT	EFT-00362666	8/6/2026	4,440.00	PointNorth Consulting, Inc.	
Supplier Payment	EFT	EFT-00362667	8/6/2026	217,261.73	Colf Construction LLC	
Supplier Payment	EFT	EFT-00362668	8/6/2026	9,946.00	United Site Services of Nevada, Inc.	
Supplier Payment	EFT	EFT-00362669	8/6/2026	4,500.00	Andrews Terry Jeffers LLP	
Supplier Payment	EFT	EFT-00362670	8/6/2026	303.52	Lasko Printing Specialties Inc	
Supplier Payment	EFT	EFT-00362671	8/6/2026	3,000.00	Pacific Talent Inc	
Supplier Payment	EFT	EFT-00362672	8/6/2026	10,790.49	JRT Mechanical Inc	
Supplier Payment	EFT	EFT-00362673	8/6/2026	648.72	Lakeyland Inc	
Supplier Payment	EFT	EFT-00362674	8/6/2026	2,236.18	Bound Tree Medical LLC	
Supplier Payment	EFT	EFT-00362675	8/6/2026	27,867.45	Northwest Royal Home Care	
Supplier Payment	EFT	EFT-00362676	8/6/2026	283.00	Coffman Engineers Inc	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00362677	8/6/2026	136.11	Distinctive Landscape LLC	
Supplier Payment	EFT	EFT-00362678	8/6/2026	38.45	Ziply Fiber	
Supplier Payment	EFT	EFT-00362679	8/6/2026	2,006.00	Rapid Response Bio Clean Inc.	
Supplier Payment	EFT	EFT-00362680	8/6/2026	25,000.00	Vancouver Downtown Association	
Supplier Payment	EFT	EFT-00362681	8/6/2026	79,144.50	Consor North America Inc - Remit-To: Consor North America	
Supplier Payment	EFT	EFT-00362682	8/6/2026	41,704.50	Metereaders LLC	
Supplier Payment	EFT	EFT-00362683	8/6/2026	1,690.75	Otak Inc	
Supplier Payment	EFT	EFT-00362684	8/6/2026	4,114.50	Marten Law LLP	
Supplier Payment	EFT	EFT-00362685	8/6/2026	3,282.72	PBS Engineering and Environmental Inc	
Supplier Payment	EFT	EFT-00362686	8/6/2026	446.51	W.B. Sprague Co. Inc. - Remit-To: Sprague - Seattle	
Supplier Payment	EFT	EFT-00362687	8/6/2026	2,432.98	Lockwood Contractors LLC	
Supplier Payment	EFT	EFT-00362688	8/6/2026	3,332.87	Harry's Key Service Inc	
Supplier Payment	EFT	EFT-00362689	8/6/2026	7,399.00	Todd Anhony Magliocca	
Supplier Payment	EFT	EFT-00362690	8/6/2026	42,078.48	McKinstry Co., LLC	
Supplier Payment	EFT	EFT-00362691	8/6/2026	1,750.00	BLX Group LLC	
Supplier Payment	EFT	EFT-00362692	8/6/2026	3,049.20	Hero Fencing LLC	
Supplier Payment	EFT	EFT-00362693	8/6/2026	13,191.00	Mayer Reed Inc.	
Supplier Payment	EFT	EFT-00362694	8/6/2026	135,745.65	SDB Inc	
Supplier Payment	EFT	EFT-00362695	8/6/2026	20,303.86	Copiers Northwest Inc.	
Supplier Payment	EFT	EFT-00362696	8/6/2026	4,165.00	Atlas Technical Consultants LLC	
Supplier Payment	EFT	EFT-00362697	8/6/2026	4,770.00	City Electric Co	
Supplier Payment	EFT	EFT-00362698	8/6/2026	439,519.28	Midway Underground LLC	
Supplier Payment	EFT	EFT-00362699	8/6/2026	9,523.20	Commonstreet Consulting, LLC	
Supplier Payment	EFT	EFT-00362700	8/6/2026	207,530.00	Stellar J Corporation	
Supplier Payment	EFT	EFT-00362701	8/6/2026	61,614.20	Wilson Oil Inc. - Remit-To: Wilson Oil Inc	
Supplier Payment	EFT	EFT-00362702	8/6/2026	1,383.81	Columbia West Engineering	
Supplier Payment	EFT	EFT-00362703	8/6/2026	104,432.98	MacKay & Sposito, LLC	
Supplier Payment	EFT	EFT-00362704	8/6/2026	434.50	Pacifica Law Group LLP - Remit-To: Pacifica Law Group	
Supplier Payment	EFT	EFT-00362705	8/6/2026	340,053.56	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	EFT	EFT-00362706	8/6/2026	1,420.00	Performance Occupational Health Services, LLC	

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INVOICE PAYMENTS REPORT

Payment Category	Payment Type	Transaction Reference	Payment Date	Payment Amount	Payment Payee	Memo
Supplier Payment	EFT	EFT-00362707	8/6/2026	1,484.41	Evoqua Water Technologies LLC	
Supplier Payment	EFT	EFT-00362708	8/6/2026	2,415.00	Brad Piesch Aggressive Enterprises, Inc	
Supplier Payment	EFT	EFT-00362709	8/6/2026	5,069.75	Pitney Bowes Inc	
Supplier Payment	EFT	EFT-00362710	8/6/2026	21,523.89	FuelCare Inc	
Supplier Payment	EFT	EFT-00362711	8/6/2026	164.25	SiteCrafting Inc	
Supplier Payment	EFT	EFT-00362712	8/6/2026	11,053.97	Council for the Homeless	
Supplier Payment	EFT	EFT-00362713	8/6/2026	7,682.13	Work Right NW	
Supplier Payment	EFT	EFT-00362714	8/6/2026	8,868.11	Wager Audio Inc	
Supplier Payment	EFT	EFT-00362715	8/6/2026	9,263.81	Thrive2Survive	
Supplier Payment	EFT	EFT-00362716	8/6/2026	2,080.00	Rotschy Inc	
Supplier Payment	EFT	EFT-00362717	8/6/2026	412.50	Afghan Associates Inc	
Supplier Payment	Manual Wire		8/1/2026	16,767.19	Global Payments Inc	
Supplier Payment	Manual Wire		8/3/2026	32,381.97	Liberty Mutual Group Inc.	
Supplier Payment	Manual Wire		8/3/2026	51,556.67	State of Washington Department of Revenue	
Supplier Payment	Manual Wire		8/3/2026	1,143,797.53	State of Washington Department of Labor & Industries	
Supplier Payment	Manual Wire		8/3/2026	2,414.78	Internal Revenue Service	
Supplier Payment	Manual Wire		8/5/2026	643,991.03	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire		8/5/2026	288,006.57	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire		8/5/2026	653.05	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire		8/5/2026	6,032.50	U.S. Bank National Association	
Hansen Refunds	City Payments		8/10/2026	34,901.03	City Payments	Posted 08/03/26 - 08/09/26
VISA Refunds	Credit Card		8/10/2026	1,398.98	City Payments	Park Class Refund FCC - 08/03/26 - 08/09/26
VISA Refunds	Credit Card		8/10/2026	561.16	City Payments	Park Class Refund MCC - 08/03/26 - 08/09/26
VISA Refunds	Credit Card		8/10/2026	314.00	City Payments	Park Class Refund Special Events - 08/03/26 - 08/09/26
		Payment Category	**Description**	**Total Amount**		
		Checks	Total of all check payments	999,327.12		
		Direct Deposit	Total of all direct deposit payments	4,776.82		
		EFT	Total of all EFT payments	1,986,068.08		
		Manual Wire	Total of all manual wire payments	2,185,601.29		

*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
		Hansen Total	Total of all hansen payments	34,901.03		
		VISA Total	Total of all visa payments	2,274.14		
		Payroll Total (Separate Excel Sheet)	Total of all payroll payments	-		
		Grand Total	**All payments**	**5,212,948.48**		

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

Payroll Council Report

Payroll council report for the period August 03, 2026 - August 09, 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
N/A	N/A	No payroll this period	$ -
		Total	**$ -**

AN ORDINANCE rendering findings and issuing a decision on the Mt. Hood Vista zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and an 82-lot subdivision; and providing for severability and an effective date.

Staff Report: 161-26

To: Mayor and City Council
From: City Manager
Date: August 17, 2026

Subject
Ordinance Approving Mt. Hood Vista Preliminary Subdivision with Zone Change

Key Points

- The applicant, Ginn Group LLC, requests approval of a preliminary subdivision to create 82 single-family residential lots and a concurrent zone change from R-9 (Lower Density Residential) to R-17 (Lower Density Residential) on approximately 7.52 acres located at 15301 NE 34th Street.
- The proposed subdivision and zone change were reviewed for compliance with the applicable approval criteria of the Vancouver Municipal Code, including consistency with the Comprehensive Plan, Vancouver Strategic Plan, subdivision regulations, and other applicable development standards.
- The Hearing Examiner determined the proposal satisfies the applicable approval criteria, subject to the conditions of approval, and recommends that City Council approve the preliminary subdivision and zone change.

Strategic Plan Alignment
Housing and Human Needs – meeting basic needs and partnering with organizations to support the community

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

Present Situation
Ginn Group, LLC requests approval of a preliminary subdivision to create 82 single-family residential lots and a concurrent zone change from R-9 (Lower Density Residential) to R-17 (Lower Density Residential) on approximately 7.52 acres located at 15301 NE 34th Street. The proposal is consistent with the site's Comprehensive Plan designation.

Because the proposal includes a concurrent standalone zoning map amendment and preliminary subdivision, the applications were processed through a Type IV review pursuant to VMC 20.210. A public hearing was conducted before the Hearing Examiner, who considered the staff report, public testimony, and the applicable approval criteria before issuing Findings, Conclusions, and a Recommendation that the proposal satisfies the approval criteria, subject to the conditions of approval, and should be approved by City Council.

Notice of the applications and public hearing was provided in accordance with Vancouver Municipal

Code requirements. During the review process, public comments generally focused on residential density, traffic, parking, tree preservation, and neighborhood compatibility. These issues were considered through the Hearing Examiner process and are addressed in the Findings, Conclusions, and Recommendation.

City Council is the final decision-making body for the proposed zone change and preliminary subdivision and will consider the Hearing Examiner's Findings, Conclusions, and Recommendation before taking final action.

Advantage(s)

1. Implements the purpose of the R-17 zoning district by allowing residential development at a density consistent with the City's Comprehensive Plan and adopted development regulations.
2. Creates 82 new single-family residential lots within an area planned and served for urban residential development.
3. Utilizes existing public infrastructure and incorporates required transportation, utility, and stormwater improvements to serve future development.

Challenge(s)

The development will generate additional vehicle trips on the surrounding transportation network. The City's review determined the existing and planned transportation system has adequate capacity to accommodate the anticipated increase in traffic, subject to the required improvements and conditions of approval.

Budget Impact

None

Prior Council Review

Council Consent Agenda - August 10, 2026

Action Requested

On Monday, August 17, 2026, upon second reading and a public hearing, finalize and approve the ordinance.

Staff Contact

Anthony Tortorici, Planner, Anthony.Tortorici@cityofvancouver.us

Attachments:

1. Attachment A - Presentation
2. Attachment B - Ordinance
3. Attachment C - Hearing Examiner Order
4. Attachment D - LUP-85799 Staff Report
5. Attachment E - LUP-85799 Staff Report Exhibits

CITY OF Vancouver WASHINGTON

Mt. Hood Vista Subdivision and Zone Change

Anthony Tortorici
Planner 3
Community Development Department
August 17, 2026

Request

- Approval of a preliminary subdivision to create 82 single-family residential lots and;
- Concurrent zoning map amendment from R-9 (Lower Density Residential) to R-17 (Lower Density Residential).
- Preliminary subdivision with concurrent zoning map amendment: Type IV

Process

- SEPA Determination of Nonsignificance (DNS) March 17, 2026, and Final DNS issued April 9, 2026
- Notice of Application issued April 8, 2026
- Comment period held until May 8, 2026
- Public hearing conducted before Hearings Examiner on June 16, 2026, with recommendation of approval issued on June 30, 2026.

Applicable Regulations

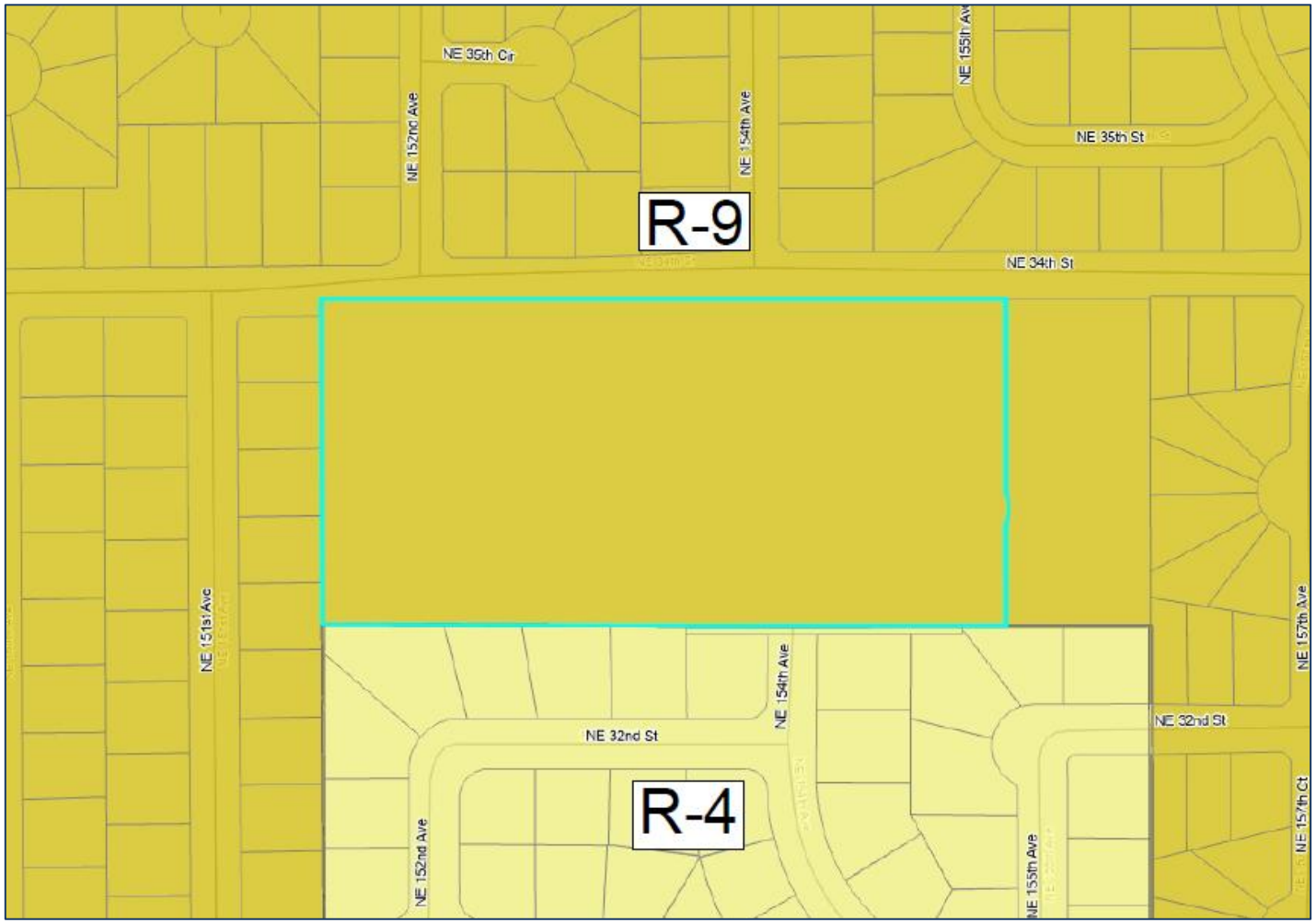
- VMC 20.285 Text and Map Amendments
- VMC 20.320 Subdivisions
- VMC 20.740 Critical Areas Protection
- VMC 20.927 Narrow Lot Developments
- Title 11 – Streets and Sidewalks
- Title 14 – Water and Sewers
- Title 16 – Fire
- Title 17 – Buildings and Construction

Site

- 7.52 acre-lot located at 15301 NE 34th Street
- Property ID 164329000

Zoning

- R-9 zoning
- R-4 to the south
- Low Scale Neighborhood effective 7/31/2026



Zoning Analysis

Table 20.410.050-1 Development Standards in Lower Density Residential Zones

Standard	R-9	R-17
Minimum Lot Size	5,000 sq. ft.	2,000 sq. ft.
Maximum Lot Size	7,400 sq. ft.	5,000 sq. ft.
Maximum Lot Coverage	50%	65%
Minimum Lot Width	45’	25’

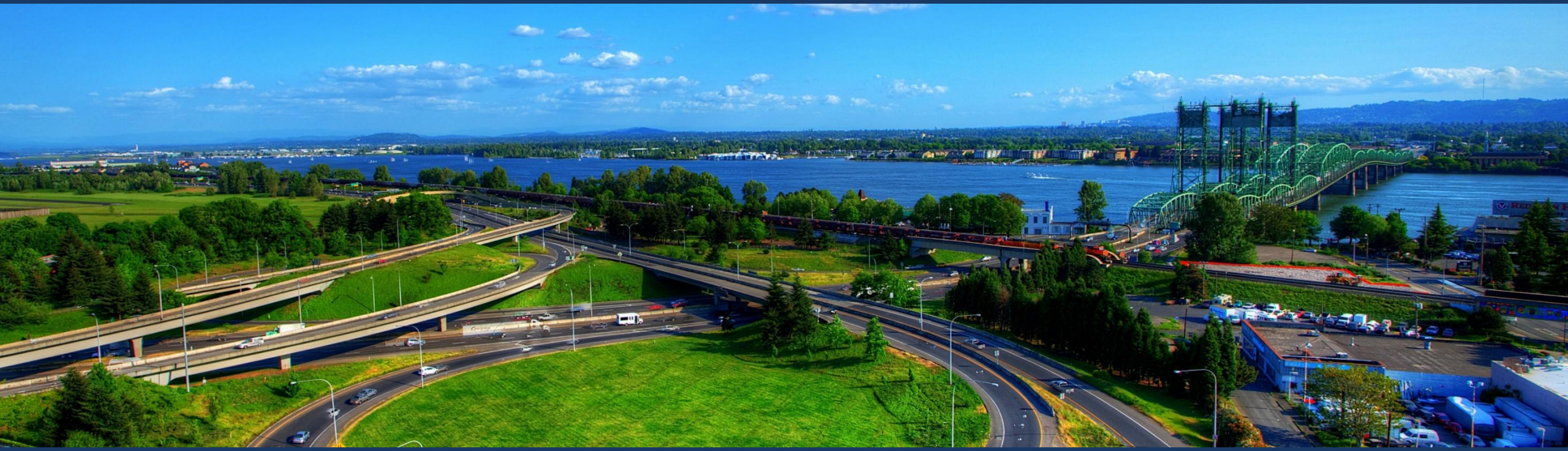
Preliminary Subdivision

N

Recommendation

The Hearing Examiner recommends approval of the applications subject to the conditions noted in the Hearing Examiner Recommendation to City Council and staff report.

Thank You



anthony.tortorici@cityofvancouver.us | 360.487.7893 | cityofvancouver.us

08/10/2026 (Date of First Reading)
08/17/2026 (Date of Public Hearing)

ORDINANCE NO. M- [Ordinance Number]

AN ORDINANCE rendering findings and issuing a decision on the Mt. Hood Vista zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and an 82-lot subdivision; and providing for severability and an effective date.

WHEREAS, on June 16, 2026, a hearing was held before the Vancouver Hearings Examiner regarding the approval of the zone change from R-9 Lower Density Residential to R-17 Lower Density Residential and 82-lot subdivision for the Mt. Hood Vista Subdivision with Zone Change, and

WHEREAS, on June 30, 2026, the Vancouver Hearing Examiner recommended approval of the zone change from R-9 Lower Density Residential to R-17 Lower Density Residential and 82-lot subdivision for the Mt. Hood Vista Subdivision with Zone Change under File PRJ-169743/LUP-85799, and

WHEREAS, the zone change and subdivision is consistent with the Comprehensive Plan and the underlying zoning of the property.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Findings.

I. The Vancouver Hearing Examiner has found that all of the following criteria have been met, with conditions:

Pursuant to VMC 20.285.060, the approval criteria for a standalone zoning map amendment (i.e., a map amendment not involving a comprehensive plan amendment) require demonstration of the following:

1. How the proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and
2. That a change in circumstances has occurred since the existing designation was established.

Pursuant to VMC 20.320.040, to obtain approval of a preliminary subdivision, the Applicants must demonstrate compliance with the following criteria:

A. Public facilities provision. Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans;

B. Proposed improvements. Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable;

C. Open space and dedications. Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations;

D. Physical characteristics. The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited, to topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands;

E. Re-platting of existing subdivisions. When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval;

F. Compliance with all requirements of this title. The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval;

G. Compliance with State requirements. That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

H. Narrow Lot Additional Criteria. Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet additional criteria of VMC 20.927.030.A, B, and C.

Pursuant to VMC 20.740.060, any activity subject to VMC 20.740 must comply with the following criteria:

A. Avoid Impacts. The Applicant shall first seek to avoid all impacts that degrade the functions and values of (a) critical area(s). This may necessitate a redesign of the proposal.

B. Minimize Impacts. Where avoidance is not feasible, the applicant shall minimize the impact of the activity and mitigate to the extent necessary to achieve the activity's

purpose and the purpose of this ordinance. The applicant shall seek to minimize the fragmentation of the resource to the greatest extent possible.

C. Compensatory Mitigation. The applicant shall compensate for the unavoidable impacts by replacing each of the affected functions to the extent feasible. The compensatory mitigation shall be designed to achieve the functions as soon as practicable. Compensatory mitigation shall be in-kind and on-site, when feasible, and sufficient to maintain the functions of the critical area, and to prevent risk from a hazard posed by a critical area to a development or by a development to a critical area.

D. No Net Loss. The proposal protects the critical area functions and values and results in no net loss of critical area functions and values.

E. Consistency with General Purposes. The proposal is consistent with the general purposes of this chapter and does not pose a significant threat to the public health, safety, or welfare on or off the development proposal site.

F. Performance Standards. The proposal meets the specific performance standards of Fish and Wildlife Habitat Conservation Areas VMC 20.740.110, Frequently Flooded Areas VMC 20.740.120, Geologic Hazard Areas VMC 20.740.130, and Wetlands VMC 20.740.140, as applicable.

Pursuant to VMC 20.927.030, in order for the City to grant approval of a preliminary short subdivision or subdivision that proposes narrow lots, the Applicant shall demonstrate compliance with the following criteria:

A. Conflicts on narrow lots shall be eliminated. The development has been designed to eliminate conflicts between on-site and off-site improvements and features associated with narrow lots. Specifically, the location, size, and design of features including

driveways, public and private utilities (water, fire hydrants, sewer, roof infiltration, gas, cable, phone, electricity, etc.), on-street parking spaces, street trees, existing trees, light poles, common mailboxes, street signs, etc., shall be considered in the design of the development and coordinated to eliminate conflicts with one another and meet minimum spacing requirements.

B. Adequate guest parking shall be provided. The development has been designed to provide for at least one guest parking space for every three narrow lots in the development. Such spaces may be located on-street (on local access or loop classification roadways only) or in common parking areas subject to the development standards of VMC 20.927.040.A(2).

C. Solid waste and recycling collection and access shall be provided. The development shall be designed to provide for safe access and maneuvering by solid waste and recycling collection vehicles to designated collection points for each lot.

II. City Council hereby adopts the foregoing findings and the findings of the Vancouver Hearings Examiner contained in the Findings, Conclusions, and Recommendation, which are attached hereto and hereby incorporated by reference, as its own.

III. City Council further finds that, consistent with the incorporated Hearings Examiners Findings, Conclusions, and Recommendation, that appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.

Section 2. Legal Description.

The legal description of the lands referred to in the ordinance is as follows:

Tax Lot 164329000, located in the NW Quarter of Section 24, Township 2N, Range 2E of the Willamette Meridian, Clark County, Washington.

Section 3. Approval Granted.

Based upon the foregoing findings, as well as the findings contained in Staff Report No. PRJ-169743/LUP-85799, which are hereby incorporated by reference, approval of the Mt. Hood Vista zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and approval of an 82-lot subdivision is hereby granted, with the conditions outlined in the Hearing Examiner's Findings, Conclusions, and Recommendation, incorporated above by reference.

Section 4. Severability.

If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder or the application of the provisions to other persons or circumstances is not affected.

Section 5. Effective date.

This ordinance shall take effect fifteen (15) days after passage and publication.

DATE OF FINAL PASSAGE by the Vancouver City Council: _____.

SIGNED this _____ day of _____, 20__.

_____

Anne McEnerny-Ogle, Mayor

Attest:

_____

Anthony Glenn, Deputy City Clerk

Approved as to form:

_____

Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. _____

AN ORDINANCE rendering findings and issuing a decision on Mt. Hood Vista zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and an 82-lot subdivision.

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.

BEFORE THE LAND USE HEARING EXAMINER
OF THE CITY OF VANCOUVER, WASHINGTON

Regarding application for Preliminary Subdivision and Zone Map Amendment	)	HEARING EXAMINER
.	)	.RECOMMENDATION TO CITY COUNCIL
	)	
	)	PRJ-169743/LUP-85799
Mt. Hood Vista Subdivision	)	

APPLICANT:	Chad Stewart, Ginn Group LLC, 502 NE 72nd St., Vancouver, WA 98665
OWNER:	Intelli LLC, 2004 Senter Road, San Jose, CA 95112
LOCATION OF PROPOSAL:	5301 NE 34th St., Vancouver, WA 98682. Tax lot 164329000. Located within the NW ¼ of Section 24, Township 2N, Range 2E
SUMMARY OF REQUEST:	Subdivide a single 7.52-acre lot into 82 single-family residential lots. The applicant is requesting a zone change from R-9 to R-17, concurrent with this proposal. The proposal is subject to a Type IV process.
PROJECT:	Mt. Hood Vista Subdivision with Zone Change PRJ-169743/LUP-85799
SEPA DETERMINATION:	Final Determination of Nonsignificance
APPROVAL CRITERIA:	VMC 20.285 Text and Map Amendments VMC 20.320 Subdivisions
PUBLIC HEARING:	June 16, 2026 at 6:00 p.m.

RECORD CLOSED:	June 16, 2026
STAFF REPORT:	June 2, 2026 Prepared by Anthony Tortorici, Planner/Case Manager
SUMMARY OF RECOMMENDATION:	The Hearing Examiner recommends **APPROVAL**, subject to forty-eight (48) proposed conditions of approval

SUMMARY

The applicant proposes the subdivision of an approximately 7.52-acre lot into 82 single-family residential lots for detached single-family residences, and requests a zoning map amendment from R-9 to R-17. Because both the existing and proposed zoning districts have an Urban Lower Density Comprehensive Plan designation, a comprehensive plan amendment is not required. A preliminary subdivision is reviewed pursuant to a Type III process and a zoning map amendment is a Type IV process. Under VMC 20.210.020.D, both applications are subject to Type IV review. The Hearing Examiner held a public hearing and considered the record and testimony in preparing this Recommendation to City Council for a final decision. VMC 20.210.020.B.4.

The subject property is generally flat and developed with several existing structures and radio transmission towers that will be removed. Surrounding development is primarily comprised of single-family residential, with a church located to the east of the site. Access is proposed from NE 34th Street, which abuts the site on the north, and NE 154th Avenue, with associated frontage

improvements, roadway extensions, internal public streets and a public alley with a 20-foot right-of-way, utilities, and stormwater infrastructure proposed to serve the development. Water and sewer lines will be extended to the individual lots. Stormwater will be collected, treated and then routed to infiltration trenches throughout the site. An Oregon white oak located on the western portion of the site is proposed to be retained, along with 9 other large, mature trees. Mitigation is required for impacts to multiple offsite intersections. One intersection is proposed to be improved, and the applicant will pay proportionate share fees for other impacted intersections at the time of building permit issuance. Ex. B.

The applicant proposes zero-lot line development[1] for most of the lots pursuant to VMC 20.910. It has demonstrated the proposal will comply with the criteria for preliminary subdivision in VMC 20.320, additional narrow lot criteria in VMC 20.927 and infill development criteria in VMC 20.920. The requested zone change may be approved under the change of circumstances of the current housing crisis and the proposed R-17 district more closely matches the comprehensive plan than the existing R-9 district.

Public comment at and prior to the public hearing raised concerns about: (a) traffic/safety impacts; (b) lot size, density and infill development; (c) incompatibility with existing neighborhoods; (d) inadequate infrastructure; (e) increased impermeable surfaces creating heat islands; (f) loss of

[1]The applicant's burden of proof statement says that side yard setbacks in the development will either be 0 or 5'. The 5' side yards will be protected with a covenant to keep them free of any permanent obstructions. Building walls on zero-foot setbacks will be constructed of fire resistive construction per the IRC or IBC. Ex. B.

trees and tree canopy; (g) overflow parking; and (h) impacts on nearby parks, a nearby church and potential dangers to children and other pedestrians. Commenters were also generally against the proposed rezone from R-9 to R-17. A petition was circulated in opposition to the proposal, garnering hundreds of signatures. Ex. N. Multiple members of the public participated in the public hearing, providing testimony in opposition to the proposal.

The Hearing Examiner considered all public comment, the exhibits in the record, the staff report, and testimony at the public hearing. With respect to the density-related concerns, the proposal is consistent with applicable R-17 zoning regulations with and meets criteria for infill and narrow lot subdivision. Per VMC 20.410.040, minimum and maximum density factors only apply to planned developments, density transfers, and cottage clusters; none of these are proposed by the applicant. The number of lots that may be created by a subdivision is based on the underlying zone's lot width, depth and area standards. The lots created will be consistent with the R-17 dimensional standards. Alleged impact to the character of surrounding neighborhoods is not a criterion for approval or denial of a preliminary subdivision. While the Hearing Examiner understands the general concerns expressed in opposition to more intensive residential development, this is a policy issue the City Council has been weighing in the context of the current, urgent need for additional housing. Where, as here, a proposed subdivision complies with all applicable code criteria, the application cannot be conditioned or denied on this basis.

Substantial evidence in the record shows that traffic and safety impacts have been studied by the applicant and impacts to multiple offsite intersections will be mitigated. The applicant's traffic study (Ex. K) was reviewed by qualified staff at the City of Vancouver; no additional traffic analysis is required. The applicant indicated it will work with City engineering staff regarding potential traffic calming measures such as speed bumps. Compliance with proposed conditions of approval will ensure that the design and layout of the proposed subdivision will comply with all applicable requirements, including parking and landscaping/trees. Commenters' concerns about adequacy of existing infrastructure and increased heat islands and loss of shade are policy decisions for the Council that cannot be addressed in the context of this application. They are not bases on which the proposal may be conditioned or denied under existing regulations. *See* VMC 20.320.020.A.2 ("The hearings examiner shall approve, approve with conditions or deny an application for a subdivision preliminary plat by means of a Type III procedure, pursuant to VMC 20.210.060, using approval criteria contained in VMC 20.320.040, and additional requirements of Chapter 20.920 VMC if a qualifying infill development or Chapter 20.927 VMC if a narrow lot development").

The Hearing Examiner finds and concludes that the applicant has met its burden of proving consistency of the subdivision proposal with all applicable criteria for approval of a Type III preliminary subdivision (VMC 20.320) with additional infill subdivision requirements (VMC 20.920), narrow lot requirements (VMC 20.927) and zero-lot line requirements (VMC 20.910). Parking and landscaping will meet minimum standards. With compliance with conditions of

approval, the proposal will comply with applicable development standards and applicable provisions governing concurrency, water and sewer, solid waste disposal, parking and loading, tree conservation, landscaping, water supply, fire access and fire protection and impact fees. The proposal is consistent with the Comprehensive Plan and with RCW Chapter 58.17, governing subdivisions. The majority of public comments in opposition require policy considerations by the City Council. The proposed preliminary subdivision must be reviewed in accordance with existing regulations.

The Hearing Examiner recommends the City Council approve the applications based on the findings, conclusions and analysis herein. The applicant has met its burden of proving consistency of the subdivision proposal with all applicable criteria. The requested zone change is supported by a change of circumstances resulting from the current housing crisis, and the finding that the proposed R-17 zoning is more consistent with the comprehensive plan than the current R-9 zoning.

PUBLIC HEARING AND RECORD

An open record, quasi-judicial public hearing on the Application commenced at approximately 7:20 p.m., on Tuesday, June 16, 2026, following another item on the agenda. The hearing took place in an online format using the Microsoft Teams platform with City Staff serving as the host. Applicant representatives provided testimony and presented the proposal. The City appeared through Anthony Tortorici, Planner/Case Manager, Charles Ray, urban forester, and Eric Hahn, senior civil engineer. Many interested citizens provided testimony in opposition to the proposal. City of Vancouver Hearing Examiner, Stephanie Marshall, presided.

A verbatim recording was made of the public hearing and all testimony was taken under oath. Documents considered include the Staff Report dated June 2, 2026 (Ex. 1), exhibits A through Q thereto, and the applicant's presentation at the public hearing (Ex. 2). The public hearing and the record were closed at the conclusion of all testimony. All exhibits and records of testimony are filed at the City of Vancouver.

At the beginning of the hearing, the Examiner described how the hearing would be conducted and how interested persons could participate. The Examiner disclaimed any *ex parte* contacts, bias, and conflicts of interest. The following is a summary of selected testimony and evidence offered at the public hearing.

Applicant's Presentation. Morgan Chadwick presented a slide show and testimony overviewing the applicant's proposal. Mr. Chadwick stated that the applicant has reviewed the staff report and recommended conditions of approval and agrees with the recommendations therein. He addressed the approval criteria for narrow lot subdivisions. There will be no conflicts with the narrow lots and adequate guest parking will be provided. Mr. Chadwick testified that a proposed alley will be public and there will be a private stormwater facility. He also addressed a tree grove that will be maintained in a separate tract by the homeowners association. Mr. Chadwick noted that the proposed subdivision is within walking distance to Diamond Park to the west. Bussing will be provided for school children.

Mr. Chadwick addressed the rezone request from R-9 to R-17. He noted that the City recently approved a new zoning map following its comprehensive plan update. The ordinance will take effect

on July 31, 2026. Among other things, the new legislation follows years of planning and is intended to address the housing crisis. The City policies are to promote density without delay. The change in circumstances supporting a zone change is the current housing crisis.

City's Presentation. Anthony Tortorici, Planner and Case Manager on the file, presented the staff report and a slide show of the proposal. With respect to critical areas, he stated that an Oregon white oak tree on the property will be preserved. Radio towers and structures will be removed before development. Mr. Tortorici noted that the zoning to the north is R-9 and to the south is R-4. He also addressed the review process for the applications. In this Type IV process, following the hearing examiner's hearing, a recommendation to City Council will be made. The Council will make a final decision on the applications.

With respect to the zone change application, Mr. Tortorici noted that no update to the comprehensive plan map is required. The proposed new zone is classified as Urban Low Density, as is the current R-9 zoning. He testified that the proposed R-17 zoning is more consistent with the comprehensive plan than the current R-9 zoning. It will help address ongoing housing needs and will allow for more compact development and greater lot coverages. Mr. Tortorici stated that the topics raised in public comment were primarily concerns regarding density, traffic and preservation of trees.

Public Testimony. Twelve members of the public provided testimony at the public hearing. Comments included the following: (1) impact on the future character of housing/lack of compatibility with existing neighborhoods; (2) a desire for reduced density alternatives; (3) objections to infill

development and small lots; (4) inadequate pedestrian infrastructure (safe crossings and traffic calming devices) and resulting safety hazards; (5) increased traffic, cut-through traffic, inability to make certain turns at intersections; (6) concerns that traffic impacts have not been fully evaluated; (7) concerns regarding impermeable surfaces with associated heat sink effects on the environment, increased ambient temperatures and negative health effects; (8) concerns regarding removal of trees/tree canopy, resulting in removal of shade and impacts on carbon sequestration; (9) concerns that development is preceding necessary supporting infrastructure (sidewalks, street lights, postponement of 28th Street project) and lack of maintenance of existing infrastructure; (10) impacts to Diamond Park; (11) objections to the requested rezone; (12) concerns regarding parking; (13) impacts on nearby church, including potential risks to children; (14) questions regarding original plan to maintain trees in two areas of the property (SW and NE corners); (15) conflict between removal of trees and the City's desire to have more tree canopy; (16) signatures on a petition opposing the rezone (375 signatures); and (17) comments that trees should be retained to preserve habitat and beauty.

City's Response. On rebuttal, Anthony Tortorici addressed concerns regarding density, noting that the City establishes dimensional standards with which a proposed preliminary subdivision must comply. He also testified that the City cannot require additional open space or reduced density under the adopted, applicable code provisions. Mr. Tortorici did note that one proposed lot is larger than

allowed. This proposed lot is nondevelopable and the homeowners' association will be required to retain control of this common space.

Charles Ray, an urban forester with the City testified that the City understands "heat islands" and noted that it is a valid concern. However, the applications are reviewed pursuant to approval criteria; the applicant has demonstrated compliance with applicable code provisions regulating trees and vegetation. Mr. Ray also testified that, in his professional opinion, it is not feasible to retain all trees due to grading and utilities work on the site. He further noted that tree canopy goals are not a requirement at this time.

Eric Hahn, a senior civil engineer with the City who was part of the review team on the application, addressed commenters' traffic concern. He testified that the spacing of the street network is good and volumes are very low. Therefore, the streets have a good ability to absorb increased traffic. Mr. Hahn also addressed comments regarding the intersection at 34th Street and noted that the signalization was unfunded originally. He said he does not see an unsafe situation. Mr. Hahn stated that the City will work with the developer regarding potential traffic calming devices, but that warrants are not yet met. There are few cars that travel at high speeds, but they are monitoring the situation.

Applicant's Response. Jason Taylor provided the applicant's testimony on rebuttal. He stated that the application will meet all current standards. He also commented that the applicant has a history of working with Mr. Hahn at the City regarding mitigation, such as speed bumps.

Mr. Taylor addressed questions about two areas of the property in which to retain trees. He clarified that the City originally asked whether trees could be retained in the NE corner, as well as the SW corner – it was not originally proposed by the applicant. He also stated that retention of both corners would result in the loss of proposed numbers of lots.

Having considered testimony at the public hearing and reviewed the record, the Hearing Examiner enters the following Findings of Fact, Conclusions of Law and Recommendation.

FINDINGS OF FACT

1. Any Findings of Fact contained in the foregoing Summary and/or Public Hearing and Record Sections are incorporated herein by reference and adopted into these Findings of Fact.

2. The applicant proposes the subdivision of an approximately 7.52-acre lot into 82 single-family residential lots. It also requests a standalone zoning map amendment from R-9 to R-17 concurrent with the subdivision application. Both the existing and proposed zoning districts have an Urban Lower Density Comprehensive Plan designation; therefore, a comprehensive plan amendment is not required. The proposal is subject to a Type III subdivision process and Type IV standalone zoning map change that proposes to shift from one residential zoning designation to the next most intensive designation.

3. Per VMC 20.320.080.D.1, a Type II Plat Alteration is required to vacate and reestablish access and utility easements for the existing plat. The applicant is submitting a separate application for this for this process. Ex. B.

4. The applicant is also proposing to modify the roadway section of NE 33rd Street, NE 152nd Avenue, and NE 155th Avenue. Ex. L. Standard plan T10-15B requires a minimum 50-foot full-width right-of-way with a 5-foot curb and planter and 5-foot detached sidewalk on either side with 1 foot of clear space behind the sidewalk. The applicant is proposing to replace the 5-foot curb and planter and 5-foot detached sidewalk on one side of the road with a rolled curb per standard plan number T01-01A, attached 5-foot sidewalk, and 5-foot clear space behind the sidewalk along one side of the roadway. This modification is proposed along one side of the frontages of the narrow lots in the subdivision along NE 33rd Street, NE 152nd Avenue, and NE 155th Avenue. The section details and plans showing exact locations where the modified section will be used are shown in the preliminary plans for the subdivision. Ex. C.

5. The proposed modification removes the planter strip on one side of the roadway and creates a clear zone at the back of sidewalk instead. Due to the narrow lot development, if a planter was provided on the frontage of the narrow lots, most of the area would be taken up by driveways and utilities. Ex. L. To meet the applicable standards, the applicant would need to plant street trees outside of the planter strip behind the detached sidewalk. The lengths of planter strip between driveways would be 7.5 feet wide, not including the required 3-foot driveway wing on either side of the driveway. At the back of curb, the planter strip will be as little as 1.5 feet wide. Where water meters are placed at the back of curb in the planter strip, there would be little room for street trees to also be planted with all the constraints. Ex. L.

6. The applicant is also requesting to fill the 1-foot clear space on either side with sidewalk on the standard curb side and planter on the rolled curb side. This will include a 28-foot roadway, one side with rolled curb, attached 5-foot sidewalk and 5-foot planter strip and the other with curb and gutter, 5.5 foot planter strip with curb and detached 5-foot sidewalk.

A. Procedural History

7. A pre-application conference was held on May 8, 2025 (Case No. PIR-80566). The applicant submitted an application on February 25, 2026 (LUP-85799). The City determined the application fully complete on March 25, 2026. By electing to use the concurrent review process, the Applicant waived all land use review timelines within Title 20. Ex. 1; Ex. A. Permit ENG-85798 was issued on March 25, 2026.

8. When the city must approve more than one application for a given development, all applications required for the development pursuant to this chapter may be submitted for review at one time. When more than one application is submitted for a given development, and those applications are subject to different types of procedure, then all the applications are subject to the highest type of procedure that applies to any of the applications; provided, however that each development application shall only be subject to the relevant criteria applicable to that development application. VMC 20.210.020.D. Therefore, the proposal is subject to a Type IV process. City staff provided a recommendation to the Hearings Examiner, who now provides this Recommendation to City Council.

9. A Staff Report was issued on June 2, 2026. Ex. 1. Staff recommended approval of the Application based on affirmative findings in the Staff Report, subject to 48 proposed conditions of approval. *Id*. Staff's recommendation reflects review of comments received during the comment period. The applicant accepted staff's findings and the conditions proposed in the Staff Report.

10. Notice of the application and hearing procedures were sent out on April 8, 2026, and was completed by city staff in accordance with VMC 20.210.060(E). Ex. E. A required 30-day public comment period following the mailing and publication of the Notice of Application was provided in accordance with VMC 20.210.060(F). Notice of SEPA DNS was sent on March 17, 2026. Ex. F.

11. The City held a Public Hearing on June 16, 2026 at 6:00 p.m.; Vancouver Hearing Examiner Stephanie Marshall presided.

12. City staff determined in affirmative findings in the Staff Report that the proposal does or can comply with applicable regulations, code criteria and standards and that all potential impacts will be mitigated by requirements of the code. Ex. 1. The Examiner adopts and incorporates by reference the affirmative findings in the Staff Report as her own, as modified in these Findings.

B. Property Location, Characteristics and Surrounding Properties

13. The site is generally flat and developed with several existing structures and radio transmission towers proposed for removal with redevelopment of the site. Exs. A, B and D. Access to the development is proposed from NE 34th Street and NE 154th Avenue, with associated frontage improvements, roadway extensions, internal public streets and a public alley, utilities, and

stormwater infrastructure proposed to serve the development. *Id*. An Oregon white oak located on the western portion of the site is proposed to be retained. *Id*. No other known critical areas are located on the site. Ex. 1.

14. General Site Information is set forth on pages 3-4 of the Staff Report (Ex. 1):

Zoning District	R-9
Adjacent Zoning Designation	R-9 to the north, east and west. R-4 to the south
Comprehensive Plan Designation	Urban Low Density (UL)
Parcel Size	7.52 acres
Adjacent Land Uses	Residential to the north, south and west. A church is to the east.
Access Roads	NE 34th Street
Existing Vegetation	Grasses, shrubs and trees
Existing Structures	Non-residential structures and radio towers
Topography	Relatively flat
Geologic Hazards	No mapping indicators
Seismic Hazard	Very low
Habitat and Species Impacts	No mapping indicators
Flood Plains	Outside flood area
Wetlands	No mapping indicators
Archaeology	Moderate-High, High
Drainage Basin	Burnt Bridge Creek
Soils	Non-Hydric /LIB
Park Impact Fee District	District C
School Impact Fee District	Evergreen
Impacted Schools	Burton, Pacific, Evergreen
Traffic Impact Fee District	Pacific
Transportation Analysis Zone	1743
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver
Neighborhood Association	Parkway East

15. The proposed development is located over 1 mile away from Burton Elementary, Pacific Middle School and Evergreen High School. Students living in the future development will be bused to schools. Ex. B.

C. Environmental

16. The State Environmental Policy Act (SEPA), Chapter 43.21C RCW (Revised Code of Washington), codified in VMC Chapter 20.790, requires the City to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. A SEPA Determination of Nonsignificance (DNS) was issued March 17, 2026. Ex. F. After the public comment period, the Determination of Nonsignificance was retained. A SEPA Final Determination of Nonsignificance was issued April 9, 2026, with an appeal period concluding on April 23, 2026. Ex. G. No appeals were received.

D. Agency Comment

17. Clark County Public Health: CCPH issued a Development Review Evaluation for the project dated May 30, 2026. Ex. J.

18. On-Site Sewage Treatment Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17): Public sewer service is proposed and required for this development. No operational on-site sewage systems (OSS) were observed in the field by CCPH staff during a May 30, 2025 field evaluation or indicated in County records. OSS components may exist on the development parcel. Any OSS tanks or drywells discovered during development, must be properly abandoned per CCC

24.17.210, with written notification provided to CCPH and Online RME Pumper Reports or pumper receipts attached. All abandoned OSS tanks, whether filled or removed, shall be accounted for within written abandonment notifications submitted to CCPH. The proposed development must be served by public sewer. A copy of the final acceptance letter (or equivalent) from the sanitary sewer purveyor shall be submitted to the City of Vancouver Community Development Department with the final plat. Proposed conditions of approval to address CCPH's comments are included with this Recommendation.

19. Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17): Public water service is proposed and required for this development. No water wells were indicated as present within the development parcel in County records nor observed in the field by CCPH staff during a May 30, 2025 field evaluation. Water wells may exist at the site. Any water wells discovered during development must be legally decommissioned by a licensed well driller per WAC 173-160-381 prior to final plat approval, with written notice provided to CCPH and decommissioning well logs attached. Decommissioned water well locations must be marked on the final plat. The proposed development must be served by public water. A copy of the final acceptance letter (or equivalent) from the water purveyor shall be submitted to the City of Vancouver Community Development Department with the final plat. Proposed conditions of approval to address CCPH's comments are included with this Recommendation.

20. Department of Ecology: A letter was received from the Washington Department of Ecology dated March 30, 2026, during the SEPA comment period. The email contains the following standards for hazardous waste and toxics reduction:

> The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.
>
> Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition . The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at katy.harvey@ecy.wa.gov.

The email contains the following standards for solid waste management:

> All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

Proposed conditions of approval to address Ecology's comments are included with this Recommendation.

E. Public Comment

21. Public comments, electronic and written, were received during the 30-day public comment period. VMC 20.210.060.F. The messages raised concerns related to residential density,

parking and traffic, and tree preservation. Ex. M. A signed petition in opposition to the proposed development also was received during the public comment period. Ex. N. At the public hearing, twelve people provided testimony, all in opposition to the proposal.

22. Compatibility with other existing neighborhoods is not a criterion for preliminary subdivision approval. Where an applicant meets all criteria for approval of a preliminary subdivision and, in this case, infill criteria and narrow lot criteria, the application must be approved. VMC 20.320.020.A.2. Because the applicant is not proposing a planned development, cottage cluster or density transfer, maximum and minimum density factors do not apply. VMC 20.410.040. The proposed number of lots is based on the R-17 zoning district's lot width, depth and area standards. To the extent the density comments relate to the requested zone change from R-9 to R-17, the City Council may consider such comments in its review. The record demonstrates that the criteria for approval of a zone change are met given the change of circumstances of the current housing crisis, of which the Council is aware and addressing through new legislation. This warrants more opportunities for creation of additional housing units within the city. The record shows that the proposed R-17 zoning district more closely matches policies in the comprehensive plan to address housing concerns than the existing R-9 district.

23. Comments regarding infrastructure, safety and circulation will be addressed through proposed conditions of approval, requiring the applicant to mitigate numerous off-site intersections. The applicant's traffic report was reviewed by City staff. Trip counts were calculated based on the

standard Institute of Transportation Engineers (ITE) Trip Generation Manual using Land Use Code 210 (Single-Family Detached Housing). Ex. K; Ex. 1. Eric Hahn provided testimony at the public hearing regarding the warrants for signalization of intersections and discussed that certain traffic calming measures may be considered by the applicant when warrants are reached. Mr. Hahn also testified that the street network has ample capacity for additional vehicles. The Hearing Examiner understands that commenters may disagree that proposed mitigation is adequate, but no evidence was presented to demonstrate potential intersection failures or to undermine the conclusions reached by the applicant's traffic engineer, which report was reviewed and approved by City engineering.

24. As Charles Ray, urban forester, addressed in his testimony, City Council is aware of the heat island effect and that removal of trees and/or increasing impervious surfaces could have such an impact. Commenters' concerns about the number of trees being removed, impact on tree canopy, and creation of additional impervious surfaces do not undermine the evidence that the applicant will meet all tree retention and landscaping requirements set forth in the VMC and will manage stormwater runoff from impervious surfaces. To the extent commenters believe the existing regulations do not adequately protect public health, safety and welfare resulting from infill subdivisions like the one proposed, these are policy considerations for the City Council to make in consideration of future legislation. The proposal must be reviewed pursuant to the VMC provisions in effect on the date the application was determined to be complete. Where the applicant demonstrates compliance with such regulations, the City does not have authority to condition or deny the

application based on unwritten standards or considerations.

25. Enforcement-related issues related to parking and/or observation of speed limits, etc. are not bases on which the proposal may be conditioned or denied. VMC 20.320.020.A.2 ("The hearings examiner shall approve, approve with conditions or deny an application for a subdivision preliminary plat by means of a Type III procedure, pursuant to VMC 20.210.060, using approval criteria contained in VMC 20.320.040, and additional requirements of Chapter 20.920 VMC if a qualifying infill development or Chapter 20.927 VMC if a narrow lot development").

F. Applicable Regulations

26. VMC Chapters: 11.70 Transportation Concurrency; 11.80 Street and Development Standards; 11.90 Construction in the Right of Way; 14.04 Water and Sewer Use Regulations; 14.16 Water and Sewer Service Connections; 14.24 Erosion Control; 14.25 Stormwater Control; Title 16 Fire; Title 17 Building; 20.210 Decision Making Procedures; 20.285 Text and Map Amendments; 20.320 Subdivisions; 20.410 Lower Density Residential Districts; 20.710 Archaeological Resource Protections; 20.740 Critical Areas Protection; 20.770 Tree, Vegetation and Soil Conservation; 20.790 SEPA Regulations; 20.910 Exceptions and Interpretations; 20.915 Impact Fees; 20.920 Infill Development Standards; 20.925 Landscaping; 20.927 Narrow Lot Developments; 20.945 Parking and Loading; and 20.970 Solid Waste Disposal and Recycling.

27. In addition to the VMC provisions set forth in above, the proposal must be consistent with the City of Vancouver Comprehensive Plan, Public Works Publications: General Requirements

& Details for Water Main Construction; and General Requirements & Details for Sewer Main Construction, RCW 58.17.110 and the Manual on Uniform Traffic Control Devices.

G. Text and Map Amendments

28. VMC 20.285.060 Approval Criteria – Standalone Zoning Map Amendments Zoning map amendments not involving associated comprehensive plan map amendments shall demonstrate the following:

1. How the proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and
2. That a change in circumstances has occurred since the existing designation was established.

29. The general intent of the zone includes allowances for smaller lots and homes (including townhomes). The intent of the new R-17 zone, adopted in 2022, and the proposed development is to provide efficient middle housing. Ex. B. The applicant's narrative states, "Well-planned site-specific rezone requests are a way to increase the housing supply in the urban areas of the city. This increase in housing supply will help improve affordability within the city. Approval of this rezone request will result in a development that can be served by existing urban public services and will provide more flexibility in density and housing types, resulting in more affordable housing." Ex. B.

30. The City adopted the 2023-2029 Strategic Plan that included eight focus areas. The applicant's narrative (Ex. B) addresses the proposal's consistency with five applicable focus areas:

Transportation and Mobility
The development will improve NE 34th Street abutting the site as well and provide internal streets with sidewalks that will improve pedestrian mobility in and around the site. The site is in an

established residential area with established roadways; this development will build upon the existing infrastructure and provide additional connections through the site which will provide quick and efficient vehicular access to and from the site. C-Tran bus routes 74 and 30 are approximately 0.4 miles east and 0.5 miles south of the site, respectively, and would be within a 10 minute walk from the site. The site is within the urban areas of the County and there is adequate roadway infrastructure to support the proposed development.

Housing and Human Needs
The proposed development would bring an additional 82 single-family homes to the market. These homes would be affordable to a large portion of the community as they would be smaller efficient homes on compact lots. These proposed homes would contribute to the diverse range of housing options within the city and help make home ownership attainable.

Vibrant and Distinct Neighborhoods
The proposed development will provide new residential homes within the existing residential neighborhood. The new proposed homes will provide smaller lots providing a wider range of housing in the area.

Safe and Prepared Community
Emergency services will be provided by the Vancouver Police Department and Fire District. The nearest Fire Station is 1.6 miles to the southeast of the site. The proposed site is also within an urban area that is served by public water. The site will be designed with fire hydrants that meet the spacing requirements of the current fire codes. The proposed homes will also meet the current building codes that continually include updates that improve the performance of buildings during natural disasters, including earthquakes.

Climate and Natural Systems
The proposed site development will include energy efficient homes. This will likely include smaller homes that maximize the utility of spaces while cutting down on overall building size. The homes will also be equipped with high-efficiency heat pump HVAC and water heater systems. The HVAC systems will include air conditioning to improve livability during the summer months. The site design will also retain 10 larger existing trees that provide habitat as well as shading for the area. 227 trees are also proposed to be planted to improve long-term tree canopy over the site. The site will include stormwater systems that will collect and treat stormwater from pollution generating surfaces. All stormwater is proposed to be infiltrated into the ground.

2022 Housing Code Update

In response to the 2016-2021 strategic plan and the 2016 Affordable Housing Task Force recommendations, the City Council studied and approved housing code updates in 2022. This code update resulted in the creation of the R-17 zone to provide additional housing options and improve affordability within the city.

The Housing Code Updates webpage states the following as a purpose of the update:

"Vancouver, like many communities, is facing a housing crisis. As the city continues to grow, there is a desire and need for new types of housing that would allow residents to live more affordably while also maintaining neighborhood livability. However, current city zoning rules prohibit many of these housing options. Changes to the development code can create opportunities for the private sector to deliver a more diverse, affordable housing stock."

The project goals of the housing update are stated as the following: "The goal of the project is to update City codes to allow for different, smaller and more affordable types of housing choices. Many are recommended in the Affordable Housing Task Force report (2016) and many are similar to what is allowed in Clark County and other Washington cities nearby and statewide."

The specific goals include:

- Allowing for the development of diverse housing types to meet changing demographic needs and consumer preferences
- Expanding market rate, middle income, and affordable housing choices
- Maintaining neighborhood livability with incremental, rather than wholesale, change
- Providing more opportunities for people to live near where they work and attend school, and reduce costly commutes
- Facilitating development in areas with full existing public services

The current proposal is consistent with this plan and will help meet the city's goals. The subdivision proposal associated with the zone change will accomplish the following:

- The project will add diversity to the housing options in the immediate vicinity of the site.
- It will provide middle income housing geared toward families wanting to live in the City of Vancouver.
- The rezone is an incremental change in density and will blend with existing development in the immediate area.
- The site is located in the middle of the urban area of Vancouver and is surrounded by existing development.
- The project is in an area with full existing public services.

31. **Greater Consistency with Applicable Policies of the Vancouver Strategic Plan and Comprehensive Plan**. The applicant's request is consistent with the purpose of the existing Comprehensive Plan designation: Both the R-9 and R-17 zones are Urban Lower Density, though the R-17 zone was adopted in 2022 and does not appear in the 2021 text above. The general intent of the zone includes allowances for smaller lots and homes (including townhomes). The intent of the new R-17 zone and the proposed development is to provide efficient middle housing.

32. The request furthers the Community Development policies on page 1-14 to 1-15 of the Comprehensive Plan: "*CD-2 Efficient development patterns Encourage efficient development throughout Vancouver to ensure achievement of average density of 8 units per acre set by countywide planning policies. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly transportation and transit services*." The site is in an urban area and with access to all required urban services including adequate transportation services. The nearest public transportation is approximately 0.5 miles to the east along NE 162nd Avenue and 0.5 miles south along NE 28th Street. This is within a 10 minute walk from the site.

33. "*CD-3 Infill and redevelopment- Where compatible with surrounding uses, efficiently use urban land by facilitating infill of undeveloped properties, and redevelopment of underutilized and developed properties. Allow for conversion of single to multi-family housing where designed to be compatible with surrounding uses.*"

34. The applicant proposes a relatively small infill project, where the intent is to convert the existing underutilized land into an efficient housing project. In addition, the request fulfills both CD-9, facilitating compatible uses adjacent to each other, and CD-10, placing housing near services (complementary land uses).

35. Chapter 3 of the Comprehensive Plan contains the City's Housing element. The Plan recognizes the need for diverse housing: "*As the baby boom generation ages over the next 20 years, there is likely to be a greater need and demand for smaller units, retirement homes, and assisted living*." Page 3-3: The plan notes that most residential housing is single-family housing (57%). Id. Housing affordability is also a City concern: "*The Growth Management Act requires local jurisdictions to demonstrate that regulations allow and encourage housing for all economic segments of the community. Table 3-3 provides a breakdown of local households by income ranges, and the general share of Vancouver housing they can afford to buy or rent without having to spend more than 30% of their income*."

36. Several policies would be furthered by the applicant's request, including:

• H-1 Housing options: "Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners."

• H-2 Affordability: "Provide affordable housing by formulating innovative policies, regulations and practices, and establishing secure funding mechanisms. Target affordability programs toward households with incomes below the median."

37. The Hearing Examiner finds the proposed zoning map amendment to R-17 is more consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan than the existing R-9 zoning designation. The subject property is designated Urban Lower Density under the Comprehensive Plan and is located within an urbanized area surrounded by existing residential development and urban services. While both the existing R-9 and proposed R-17 zones are consistent with the Urban Lower Density designation, the proposed R-17 zoning more effectively advances adopted city policies supporting housing diversity, infill development, efficient urban land use patterns, and utilization of existing public infrastructure and services.

38. The R-9 zoning district is intended to accommodate detached single dwellings on lots with a minimum size of 5,000 square feet at densities ranging from 5.9 to 8.7 units per net acre. In comparison, the R-17 district is intended to accommodate more compact detached and attached single dwelling development on lots with a minimum size of 2,000 square feet at densities ranging from 8.8 to 21.8 units per net acre. The R-17 district also allows reduced minimum lot widths and increased lot coverage standards intended to facilitate compact urban residential development patterns. The proposed subdivision density of approximately 14.5 units per net acre falls within the permitted density range of the R-17 district while remaining consistent with the Urban Lower Density Comprehensive Plan designation.

39. The proposal represents an increase in residential density within an area already served by transportation, water, sewer, and other urban facilities. Staff further finds the proposal more

effectively implements adopted housing policy direction reflected in the city's 2022 housing code updates, which were intended to expand opportunities for smaller lot development and more diverse housing types within existing urban neighborhoods. For the foregoing reasons, the first criterion for approval of a text and map amendment in VMC 20.285.060(1) is met.

40. **Change in Circumstances**. The housing and affordability crisis represents a change in circumstance since the existing zoning designation was established. Well-planned site-specific rezone requests are a way to increase the housing supply in the urban areas of the city. This increase in housing supply will help improve affordability within the city. Approval of this rezone request will result in a development that can be served by existing urban public services and will provide more flexibility in density and housing types, resulting in more affordable housing. For these reasons, the Hearing Examiner finds the second criterion for approval of a text and map amendment in VMC 20.285.060(2) is met.

H. Preliminary Subdivision Standards

41. VMC Chapter 20.320 governs subdivisions. Per VMC 20.320.020.A.2, the hearing examiner shall approve, approve with conditions or deny an application for subdivision preliminary plat by means of a Type III procedure using approval criteria contained in VMC 20.320.040. An applicant must demonstrate compliance with six (6) approval criteria for a preliminary subdivision in VMC 20.320.040 as set forth in the following findings.

42. Public facilities provision: "*Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans*." There are adequate public facilities at or near the site to support the development as follows. Mitigation is required for impacts to multiple offsite intersections. One intersection is proposed to be improved, and the applicant will pay proportionate share fees for other impacted intersections. At the time of building permit, traffic impact fees will also be paid. Exhibits B and K. Public water access is available at the site and there is adequate capacity to support the development with minimal impacts. On-site stormwater will be managed according to the applicable standards. Any offsite impacts will be negligible. A grading plan was included with the application. Ex. C. A SWPPP is included in the Stormwater report. Ex. O. Applicable regulations will be followed to minimize the risk of erosion related impacts. Public sanitary sewer is available at the site and will be extended to serve all the proposed lots. The Hearing Examiner finds that, as conditioned, the proposal will meet this criterion, subject to civil plan review. This criterion will be met.

43. Proposed improvements: "*Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable*." The Hearing Examiner finds

that the proposed improvements, with compliance with proposed conditions of approval, are consistent with the city's current ordinances, standards, and plans. This criterion will be met.

44. Open space and dedications: "*Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations*." Impact fees will be paid for parks and schools to offset the potential impacts. This criterion will be met with compliance with proposed conditions of approval.

45. Physical characteristics: "*The design of the proposed short subdivision or subdivision-site has taken into consideration the physical features of the site including but not limited to topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands*." The Hearing Examiner finds that the subdivision design has taken into account the physical characteristics of the site. 10 large trees are proposed to be retained, including an Oregon White Oak tree. This criterion will be met with compliance with proposed conditions of approval.

46. Re-platting of existing subdivisions: "*When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval*." There are two existing subdivision conditions that apply to the proposed project that the applicant proposes to remove through a Plat Alteration process, addressed below in VMC 20.320.080.D. This criterion will be met.

47. Compliance with all requirements of this title: "*The proposed short subdivision or subdivision complies with all applicable requirements of this title unless modified through the approval*." The Hearing Examiner finds that, with compliance with proposed conditions of approval, the proposed subdivision will comply with all applicable requirements of VMC Title 20. This criterion will be met.

48. Compliance with state requirements: "*The proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110*." The comprehensive plan identifies goals and policies that guide development in the City of Vancouver for the benefit of the public health, safety and general welfare. The proposed plat complies with these goals and policies by providing new housing units affordable to a large segment of the population at anticipated densities; by providing the necessary infrastructure to serve the development, including the payment of impact fees for schools, parks and transportation; and by demonstrating all applicable laws can be complied with as conditioned. The proposed plat will assist in the expansion of the city's housing supply; it will facilitate development in an area that is largely developed and has urban services; it will implement city goals promoting development while limiting urban sprawl. Based on the foregoing findings, the Hearing Examiner finds that this project complies with RCW 58.17.110, which meets this criterion.

49. Narrow Lot Additional Criteria: Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet additional criteria of VMC 20.927.030.A, B and C. These criteria apply to the proposal and are addressed in the findings below.

50. The Hearing Examiner finds that substantial evidence in the record supports a finding that the proposed preliminary plat satisfies the approval criteria of VMC 20.320.040. The proposal includes adequate provisions for public facilities, utilities, stormwater, transportation improvements, easements, and other required infrastructure consistent with applicable city regulations and standards. The subdivision design appropriately responds to the physical characteristics of the site and applicable development standards of the Vancouver Municipal Code.

51. VMC 20.320.070.A Subdivision Layout and Required Improvements.

(1) Principles of acceptability. The short subdivision or subdivision shall conform to the comprehensive plans. The short subdivision or subdivision shall conform to the requirements of the state law and to the standards established by this title. These include:

a) Street improvement standards. *All proposed streets and street improvements shall comply with the provisions of Title 11 and approved transportation standards details on file with Transportation Services*. The Hearing Examiner finds that with compliance with proposed conditions of approval, the proposal will comply with this criterion.

b) Blocks. *The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography*. Block lengths proposed provide for convenient access and circulation. This criterion is met.

c) Blocks – sizes. *Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or topographical condition justifies variation. The recommended minimum distance between intersections of arterial streets is 1,800 feet. Minimum length of a block shall not be less than 180 feet*. The site is surrounded by existing development and NE 34th Street to the north. NE 154th Avenue will be extended from the south to provide circulation and improve block length. This criterion is met.

d) Easements

1) **Utility lines.** *Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider*. Easements are shown on plan for access and utilities.

2) **Watercourses.** *If a subdivision is traversed by a watercourse, such as a drainage way, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15 feet on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required*.

3) **Pedestrian/bicycle ways in and through residential subdivisions.** *In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 16 feet shall be required through the middle of the block when required by the*

Transportation Manager for public convenience and safety; 12 feet of the 16-foot corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. When required by the Transportation Manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

Easements for access and utilities are shown on plans. Ex. C. Utility easements will be reviewed and approved by the appropriate utility provider. The Hearing Examiner finds that with compliance with proposed conditions of approval, the proposal will comply with this criterion.

e) Flag lots. *Flag lots may be permitted, provided that the minimum width of the flag stem is 15 feet for a single lot and 20 feet for a shared flag access. No more than four lots may be accessed from a single flag stem*. Four flag lots are proposed; this criterion will be met with compliance with proposed conditions of approval.

f) Lot side lines. *Side lines, as far as practical, shall run at right angles to the street on which the lot faces*. The side lot lines run at right angles to the proposed streets. This criterion is met.

g) Lot frontage. *With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20 feet*. All lots in the proposed subdivision meet the minimum frontage requirements of 20 feet. This criterion is met.

h) Parks and playgrounds. *The review authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision*. Park impact fees will be paid at the time of building permit issuance for each lot. This criterion will be met with compliance with proposed conditions of approval.

i) Narrow Lots. *Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet the development standards of VMC 20.927.040*. The narrow lots comply with VMC 20.927 as further discussed below. This criterion is met.

j) Existing trees. *All subdivision developments shall comply with the tree and vegetation management provisions contained in VMC Chapter 20.770 Tree Conservation*. With compliance with proposed conditions of approval, the proposal will comply with VMC 20.770. Existing trees have been addressed in the applicant's Tree Plan (Ex. C), discussed in more detail in the findings below. This criterion will be met.

52. The Hearing Examiner finds that substantial evidence in the record supports a determination that the proposed subdivision satisfies the technical standards of VMC 20.320.070 and is generally consistent with applicable city standards and is designed to provide adequate circulation, access, utility service, and site functionality. Compliance with applicable provisions of VMC Title 20 is discussed in the findings below and subject to proposed conditions of approval.

53. VMC 20.410.020 List of Lower Density Residential Districts. R-17: Low-Density Residential District. The R-17 zoning district is designed to accommodate detached and attached

single dwellings with or without accessory residential units at a minimum lot size of 2,000 square feet and a density of 8.8 to 21.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. Per Table 20.410.030-1, Single Dwellings, Detached are permitted outright in the R-17 zoning district.

54. VMC 20.410.040 Minimum and Maximum Densities. The proposal does not trigger the minimum and maximum density factors in VMC 20.410.040 because applicant does not propose a planned development governed by VMC Chapter 20.260, density transfer, cottage cluster development and because an existing dwelling will not be retained on a lot larger than the maximum lot size. Table VMC 20.410.040-1, footnote 1. Lots must meet minimum dimensional standards and lot size requirements of the underlying zoning district. Nonetheless, the applicant included density calculations based on R-17 zoning in its burden of proof. Ex. B. Based on a net developable area of 5.64 acres, the proposal will result in a density of 14.5 units per acre, within the minimum and maximum allowable density of 8.8 units/net acre and 21.8 units/net acre (49-123 units). Ex. B.

55. VMC 20.410.050 Development Standards Development standards for the R-17 Low-Density Residential district are applicable to the proposal. Table 20.410.050-1. Compliance with requirements for garages (.050(a)), main entrances (.050(b)), front façade variety (.050(c)) and alleys (.050(d)) will be verified at building permit review. Narrow lot development standards are discussed in the findings below. VMC 20.410.050(e). As a proposed condition of approval, the applicant should be required to demonstrate compliance with proposed driveway development standards prior to civil

plan approval. VMC 20.410.050(f). Compliance with solid waste requirements is discussed in the findings below. VMC 20.410.050(g).

56. VMC Table 20.410.050-1

Development Standards in Lower-Density Residential Zones

Standard	Existing Zone (R-9)	Proposed Zone (R-17)
Minimum Lot Size[5]	5,000 SF	2,000 SF
Maximum Lot Size	7,400 SF	5,000 SF
Maximum Lot Coverage	50%	65%
Minimum Lot Width[5]	45’	25’
Minimum Lot Depth[5]	65’	65’
Minimum Setbacks		
Front Yard	10’[6]	10’[6]
Rear and Through Yards[4]	5’	5’
Side Yard	0’/5’[2]	0’/5’[2]
Street Side Yard	8’	8’
Garage from Public/Private Street ROW or Sidewalk Easement	18’	18’
Garage from Alley[3]	5’	5’
Maximum Height	35’	35’

Minimum Off-Street Parking	1	1
Minimum Landscaping	10%	10%

[1] Subject to VMC 20.910.050.
[2] For each additional 10 feet of building height, or fraction thereof, over 25 feet, add two feet to the setback to a maximum of 10 feet on each side or rear yard.
[3] There must be a minimum of 20 feet maneuvering space from entrance edge of the carport or garage to opposite edge of the alley.
[4] A through lot will be treated as an interior rear yard, especially with respect to placement of principal and accessory structures, location of parking and height of fences only when there is no vehicular access to the abutting street. If access occurs then the through lot yard will be treated in all respects as a front yard.
[5] Smaller lot sizes and dimensions may be allowed subject to Chapter 20.920 VMC, Infill Development Standards.
[6] Covered porches, eaves, bay windows, columns, or other structural extensions may extend up to five feet into the front setback or in accordance with VMC 20.910.040(A).

57. The preliminary plat demonstrates that all lots comply with the minimum and maximum lot size requirements of the R-17 zoning district, except for Lot 33. Exs. A, B and C; Ex. 1. The maximum lot size of the R-17 zoning district is 5,000 square feet. Lot 33 is proposed to be 12,874 square feet. A proposed condition of approval requires that, prior to civil plan approval, the applicant shall adjust lot sizes so all lots are within the minimum and maximum lot size range of the R-17 zoning district. All lots meet or exceed the minimum lot width and depth standards of the R-17 zoning district. Exs. A, B and C; Ex. 1. Lot coverage, setbacks, building height, and minimum landscaping will be checked at the time of building permit review.

58. VMC 20.710 Archaeological Resource Protection. The site is mapped Moderate-High for Archaeological Probability. Ex. B. An archaeological pre-determination report was provided by the applicant and forwarded to the city's contracted archaeologist for review. The archaeological

predetermination report consisted of background research, a pedestrian survey, and subsurface testing, and identified no significant archaeological resources within the project area. While one isolated CCS flake (45CL1611) was documented, the report notes that the artifact's origin is uncertain due to the prevalence of naturally occurring material, extensive prior ground disturbance, and evidence of mechanical crushing. The flake was documented with the Washington State Department of Archaeology and Historic Preservation (DAHP) on an archaeological isolate inventory form "out of an abundance of caution." The investigation concluded that the site has been substantially disturbed, and that no further archaeological work is recommended. The city's contracted archaeologist reviewed the report and fieldwork, determined that the predetermination adequately addressed the study objectives, and concurred that no additional archaeological work is necessary. The requirements of VMC 20.710 have been met.

59. VMC 20.740 Critical Areas Protection. City of Vancouver staff utilize Clark County's MapsOnline to determine if a project site contains critical areas. The resource shows no mapped critical areas on tax lot 164329000. The applicant discovered an Oregon white oak tree on the west end of the site. Oregon white oaks are categorized as priority habitat by the Washington Department of Fish and Wildlife and critical areas by the City of Vancouver. The applicant is proposing to protect and retain the Oregon white oak.

60. VMC 20.740.030(C) Exemptions from Requirement to Obtain a Critical Areas Permit. Per VMC 20.740.030(C)(1), a proposal is exempt from obtaining a permit, but requires a

Statement of Exemption, if the on-site critical area will be avoided, subject to the following criteria:

> i. The critical area(s) and buffer(s) has/have been identified in the field, clearly mapped by a qualified professional, and documented by a limited-scope critical areas report (for example, a wetland boundary delineation without categorization or functional assessment, but with the minimum documentation necessary to justify the boundary location).
>
> ii. The site plan and preliminary plat show a development envelope that demonstrates that all activity will take place outside critical areas and buffers.
>
> iii. The boundaries of the development envelope are clearly outside of all maximum critical areas and all maximum buffers.

61. The landscape and tree plan identifying the Oregon white oak is stamped by Christopher A Baumann, a licensed landscape architect in the State of Washington. Ex. C. The Oregon white oak is clearly mapped on the provided plans and addressed in the applicant's narrative, which satisfies the requirements of a limited-scope critical areas report. Ex. C.

62. The preliminary plat depicts the dripline of the Oregon white oak but does not clearly depict a development envelope demonstrating that all activity will take place outside of the tree's dripline. A proposed condition of approval requires that, prior to civil plan approval, depict a development envelope demonstrating all activity takes place outside of the Oregon white oak dripline within Lot 41. With compliance with proposed conditions of approval, the proposal will be consistent with VMC 20.740; a critical areas permit is not required because the applicant qualifies for an exemption under VMC 20.740.

63. <u>VMC 20.770 Tree, Vegetation, and Soil Conservation</u>. Per VMC 20.770.080.A, a

minimum of 30 tree units per acre is required for new development. For a 7.52 acre site, 226 tree units are required. Retained existing trees account for 100 tree units and 126 new tree units are proposed, meeting the requirement of 226 tree units. Urban Forestry has reviewed the proposal for compliance with VMC 20.770 and determined that the applicable requirements have been met. The Hearing Examiner concurs.

64. VMC 20.910 Exceptions and Interpretations. The applicant indicates that most lots will utilize zero lot line standards. The following conditions shall exist before issuance of any building permit for zero lot line development:

A. *Side-yard setbacks*. The setback on the adjacent lot to the zero setback side yard lot shall be either zero or at least 5 feet; for exceptions. VMC 20.902.020 VMC.

B. *Covenants*. Covenants running with the land, approved by the City Attorney, which guarantee that the opposite side yard setback of not less than 5 feet shall be kept perpetually free of permanent obstructions (for exception, see VMC 20.902.020), shall be filed with the deed(s) or noted on a plat.

C. *Building Walls*.

1. The building wall on the zero-foot yard setback shall be constructed of window-free, fire resistive construction per the Building Code standards of Title 17, no portion of which shall project over any property line. The construction shall be subject to review by the Building Official.

2. Covenants running with the land, approved by the City Attorney, shall convey a 4-four-foot maintenance easement with a 1-1/2-foot encroachment into the easement provision, in order to permit variations in design from the adjoining lot. No windows shall be allowed along this wall in any case.

3. Zero lot line (common-wall) construction may be permitted, provided adjoining walls are fire- resistive and constructed according to the standards of sound transmission,

per the Building Code standards of Title 17. Common walls must be attached a minimum 60% of the length of the entire building wall.

D. *Exception*. Zero lot line development standards do not apply to free-standing fences and/or walls that are not directly connected to a roof structure.

With compliance with proposed conditions of approval, the requirements of VMC 20.910 will be met.

65. VMC 20.915 Impact Fees. This project is subject to park, transportation, and school impact fees. The site is in the Evergreen School District, requiring $6,432 per single-family dwelling unit; Park District C, requiring $6,130 per dwelling unit; and the Pacific Transportation Zone, requiring $420 per average daily trip (ADT). Impact fees will be calculated at current rate in effect at the time of building permit submittal and collected prior to building permit issuance unless approved to be deferred per VMC 20.915.075 or VMC 20.915.076. Impact fee deferrals require a signed agreement and lien document. With compliance with proposed conditions of approval, the proposal will be consistent with VMC 20.915.

66. VMC 20.925 Landscaping. A total of 10 percent of the net lot area of each lot must be landscaped. Compliance with this standard will be verified at the time of building permit review. Ex. 1. Per VMC 20.925.060, all development projects fronting on a public street or a private street approved after the adoption of this Title shall be required to plant street trees in accordance with the standards in VMC 20.925.060(C). Urban Forestry has reviewed this proposal for compliance with VMC 20.925 and determined that the applicable requirements have been met. The Hearing Examiner concurs. With compliance with proposed conditions of approval, the proposal will comply with the

requirements of this section.

67. VMC 20.927 Narrow Lot Development Standards. The approval criteria and development standards of this chapter apply to any residential short subdivision or subdivision, including infill development, which has one or more narrow lots, defined as a lot with less than 40 feet in width, exclusive of flag lot. These standards apply to the proposed preliminary subdivision.

68. VMC 20.927.030 Narrow Lot Development Approval Criteria. The applicant shall demonstrate compliance with the following criteria, which shall be in addition to the preliminary subdivision approval criteria in VMC 20.320.040.A-G.

a) Conflicts on narrow lots shall be eliminated. The development has been designed to eliminate conflicts between on-site and off-site improvements and features associated with narrow lots. Specifically, the location, size, and design of features including driveways, public and private utilities (water, fire hydrants, sewer, roof infiltration, gas, cable, phone, electricity, etc.), on-street parking spaces, street trees, existing trees, light poles, common mailboxes, street signs, etc., has been considered in the design of the development and coordinated to eliminate conflicts with one another and meet minimum spacing requirements. Ex. B; Ex. 1. No conflicts due to lot width are present. This criterion is met.

b) Adequate guest parking shall be provided. The development has been designed to provide at least one guest parking space for every 3 narrow lots. The code allows guest parking to be located either within a common parking area or on-street along local access or loop

classification roadways. Parking will be allowed along one side of both all of the internal streets in addition to both sides of NE 34th Ave once it has been widened. Because lots 43-82 are accessed by an alley, there are not driveways that restrict street parking on all of the street within an adjacent to the site. The proposed streets can accommodate at least 70 cars for on-street parking. This criterion is met.

c) Solid waste and recycling collection and access shall be provided. The development has been designed to provide for safe access and maneuvering by solid waste and recycling collection vehicles along public roadways. General locations of solid waste collection areas are shown on the proposed narrow lot subdivision. With compliance with proposed conditions of approval, this criterion will be met.

69. VMC 20.927.040 Narrow Lot Development Standards. Implementation of Performance Standards. Various design options may be proposed to address the approval criteria of VMC 20.927.030(A) through (C). For example, the use of alleys, narrow driveways, or shared driveways – either separately or in combination – are considered to be effective solutions to many identified conflicts. In addressing the above criteria, the following development standards shall apply:

i) On and off-site improvements plan required. The applicant submitted development plans (Ex. C) showing that utilities, driveways, street trees, etc. have been located and designed to minimize conflicts with one another. At a rate of one guest parking space per three

narrow lots, 27 guest parking spaces are required for 81 narrow lots. Ample on-street parking is available to exceed the guest parking requirement, although the plan does not clearly depict guest parking spaces, as required by this section. A proposed condition of approval is included to require the applicant to clearly mark on-street guest parking spaces. With compliance with this proposed condition of approval, this criterion will be met.

ii) Standards for guest parking in common areas. Guest parking is proposed on-street. No common area for guest parking is proposed. This criterion is inapplicable.

iii) Standards for solid waste and recycling access and collection. A solid waste management analyst reviewed the proposal for compliance with the standards of this section. Their findings are outlined in findings on VMC 20.970, Solid Waste Disposal and Recycling.

iv) Standards for alleys and lots with alley access. Lots with access from side or rear alleys are highly effective in addressing conflicts at the front street. Where provided, alleys and lots served by alleys shall meet the following standards:

a. Alleys shall consist of 16 feet paved width within a 20-foot public right of way or private easement, and shall be constructed in accordance with approved city standards. Width of alleys designated as fire apparatus access lanes shall be as approved by the fire marshal.

b. All lots adjacent to an alley, existing or proposed, shall provide access to the garage or parking space from the alley, not the adjacent street. Residences with access from alleys shall be oriented to face the public or private street, not the alley.

c. Alleys shall connect with a public or private street at both ends, unless otherwise approved by the transportation manager.

d. Maintenance of private alleys shall be the responsibility of the homeowner's association, and a maintenance agreement shall be recorded with the plat.

e. Subdivisions which provide access from alleys to at least 50 percent of lots shall be eligible for modifications to certain development standards, as specified in VMC 20.927.050.

The proposed alley will be a 20-foot public right of way connecting NE 155th Avenue at its east end and NE 152nd Avenue at its west end. The alley configuration was reviewed by the Transportation Department and Fire Marshal's Office. Lots abutting the alley will take access from the alley. Compliance with street-facing orientation standards will be verified at the time of building permit review. A private alley is not proposed, and fewer than 50 percent of lots will take access from the alley.

v) Shared driveways Where provided for narrow lots, shared driveways shall meet the following requirements:

a. Shared driveways serving two adjacent lots shall be no wider than 30 feet, measured at the driveway throat, unless the applicant demonstrates on the development plan that a wider driveway will not result in conflicts.

b. Shared driveways which provide access to more than two lots shall be no wider than 18 feet, measured at the driveway throat, and shall be within a 20-foot minimum wide easement.

c. Only one curb cut is permitted per shared driveway.

d. Shared driveways shall be constructed in accordance with approved shared driveway standards.

e. Garages accessed from shared driveways shall be either single-car width and located no closer to the street than the front wall (not porch) of the residence or, if wider than a single-car garage, set back at least five feet from the front wall (not porch) of the residence.

vi) Narrow driveways. Where provided for a narrow lot, narrow driveways shall meet the following requirements:

a. Narrow driveways shall be no wider than 10 feet measured at the driveway throat, unless the applicant demonstrates on the development plan that a wider driveway will not result in conflicts.

b. Where possible, narrow driveways on adjoining lots shall be grouped in close proximity to create space along the frontage for parking, trees, utilities, etc.

c. Narrow driveways shall be constructed in accordance with adopted narrow driveway standards.

d. Garages accessed from narrow driveways shall be either single-car width and located no closer to the street than the front wall (not porch) of the residence or, if wider than a single-car garage, set back at least five feet from the front wall (not porch) of the residence.

Driveway configuration and width are not depicted on the preliminary plat and narrow lot plan. Ex. C. The applicant's narrative states that each lot will provide a minimum driveway width of 12 feet; therefore, narrow driveway standards are not applicable to this proposal. Ex. B. It is not clear if shared driveways will be proposed. A proposed condition of approval is included to require depiction of driveways prior to civil plan approval and stating that where proposed, shared driveways for narrow lots shall meet the requirements of VMC 20.927.040(5).

With compliance with proposed conditions of approval, the proposal will be consistent with these criteria.

70. VMC 20.945 Parking and Loading. Per Table 20.945.070-2, one parking space is required per detached single dwelling unit. The applicant's narrative indicates that each home will have a 12-foot- wide driveway and garage, meeting this requirement. Ex. B.

71. VMC 20.970 Solid Waste Disposal and Recycling. Narrow lot developments are subject to specific standards with regard to solid waste collection established by VMC 20.927.040.A.3. The proposal will have to plan for future garbage and recycling service. Each lot will be most likely served as a single-family customer; each will have a cart for garbage, a cart for recycling and a bin for glass. Organics collection, using an additional cart is optional. The applicant has illustrated on plans an 8-foot-wide cart set out location for some, but not all lots. Ex. C. Each lot has a driveway and garage that could be used for cart storage on non-collection days.

Lots 1-9 and 14-42
As proposed, the collection will take place in front of each lot along the public street.

Lots 10, 11, 12, 13
Grouped set-out is needed but not shown for all lots accessed by the private Tract A.

Lots 43-82
Serviced by an alley that provides access to the garage. Cart set-out in the alley is not shown.

With compliance with proposed conditions of approval, the proposal will satisfy solid waste requirements for providing adequate cart set out and storage area for non-collection days. The proposal will satisfy solid waste requirements for providing collector access with compliance with

proposed conditions of approval.

72. VMC 11.70 Transportation – Concurrency. The applicant submitted a Traffic Impact Study (TIS) dated August 11, 2025, from Lancaster Mobley. The TIS included trip generation, trip distribution, intersection level-of-service analysis, intersection queue analysis, and sight distance analysis. Trip generation rates were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, utilizing Land Use Code 210 (Single-Family Detached Housing). Based on this information, the proposed project will generate 820 new ADT including 62 new a.m. peak hour trips and 82 new p.m. peak hour trips. It should be noted, the city adopted the 12th Edition of the ITE Trip Generation Manual Jan. 1, 2026. Staff will honor the calculations provided in the trip report and will adjust the entries into the city's trip tracking software as necessary to match the trip numbers provided in the report.

73. The results of the TIS and the subsequent addendum include the following key findings:

- The analysis of MUTCD signal warrants indicates that 2033 future traffic volumes will trigger the need for a traffic signal at the intersection of NE 162nd Avenue and NE 34th Street. Rather than installing the signal, the applicant proposes to mitigate the impact at this intersection by installing a center median in NE 162nd Avenue, blocking left-turns entering NE 162nd Avenue from NE 34th Street.
- With the installation of the center median in NE 162nd Avenue, all study intersections are projected to operate within City of Vancouver operational standards during the 5-year design horizon.

Other than the installation of the center median in NE 162nd Avenue at NE 34th Street, no other traffic mitigation treatments are necessary.

Pursuant to VMC 11.70.090, the segment of NE 28th Street between NE 138th Avenue and NE 162nd Avenue is designated a Category 1 Concurrency corridor, which stipulates that the corridor is operating at or above the city's adopted level of service standards. The traffic generated by the proposed development is not anticipated to cause the corridor to drop below the adopted level of service standard.

74. The proposal is located within the 264 Transportation Analysis Zone. Ex. 1. The project contributes p.m. peak hour trips to the following Transportation Management Zones:

Corridor Name	Corridor Limit	PM Peak Trips
Mill Plain Blvd	I-5 to Andresen Road	1
Mill Plain Blvd.	I-205 to 132nd Ave.	3
Mill Plain Blvd.	164th Ave. to 192nd Ave.	1
Fourth Plain Blvd.	I-5 to Andresen Road	2
Fourth Plain Blvd.	Andresen Road to I-205	1
Fourth Plain Blvd.	I-205 to 162nd Ave.	3
Andresen Road	Mill Plain Blvd. to SR-500	2
112th Ave.	Mill Plain Blvd. to 28th St.	7
112th Ave.	28th St. to 51st St.	5
164th /162nd Ave.	SR 14 to SE 1st St.	11
164th /162nd Ave.	SE 1st St to Fourth Plain Blvd.	23
Burton Road/28th St.	18th St. to 112th Ave.	9
Burton Road/28th St.	112th Ave. to 138th Ave.	18
Burton Road/28th St.	138th Ave. to 162nd Ave.	32
NE 18th St.	112th Ave. to 138th Ave.	3
NE 18th St.	138th Ave. to 162nd Ave.	1
136th /137th Ave.	Mill Plain Blvd. to NE 28th St.	10
192nd Ave.	SR-14 to NE 18th St.	1

75. A proposed condition of approval is included with this Recommendation requiring that, prior to the issuance of civil plan approval, the applicant shall pay concurrency modeling fees totaling $1,500. The project will not distribute trips to any other Transportation Management Zones. Ex. K. Transportation Impact Fees (TIF) are imposed per VMC 20.915. The applicant's submitted documentation fulfills the city's requirements for concurrency analysis.

76. The applicant's traffic analysis provides distribution of trips used to establish the proportionate share contribution towards off-site traffic mitigation projects pursuant to VMC 11.80.080(C). A list of the intersection(s) slated for proportionate share contributions is as follows:

Proportionate Share Project Name	**Fee Rate**	**Number of Trips**	**Proportionate Share Cost**
Fourth Plain Blvd & NE 152nd Ave.	$333 per p.m. peak hour trip	3	$999
NE 192nd Ave. & NE 13th St.	$400 per p.m. peak hour trip	1	$400
NE 172nd Ave. & NE 18th St.	$300 per p.m. peak hour trip	2	$600
NE 179th Pl. & NE 18th St.	$900 per p.m. peak hour trip	1	$900
NE 187th Ave. & NE 18th St.	$1,200 per p.m. peak hour trip	1	$1,200
NE 162nd Ave. & NE 9th St.	$1,500 per p.m. peak hour trip	16	$24,000
NE 187th Ave. & SE 1st St.	$1,100 per p.m. peak hour trip	1	$1,100
Total Proportionate Share Cost			**$29,199**

77. The submitted documentation fulfills the city's requirements for concurrency

analysis. Transportation Impact Fees (TIF) will be imposed per VMC 20.915. With proposed conditions of approval, the proposal will meet the requirements of VMC 11.70.

78. VMC 11.80 Transportation – Street & Development Standards. Four radio towers and their related structures on the subject property will be demolished. The proposed lots will take access by way of new and existing streets.

Northeast 162nd Avenue is designated a principal arterial. Northeast 34th Street is designated a neighborhood circulator which requires a minimum 54 feet full-width right of way and 36 feet paved street width per city standard plan T10-14. The existing road along the property frontage of NE 34th Street includes asphalt roadway only. Northeast 154th Avenue is an existing street which is stubbed to the south property line of this parcel. A 10-foot wide parcel, formerly owned by Clark County, exists between the end of the existing public right of way and the development parcel, apparently blocking any extension of this street northward. Connection to this street is required to meet city standards for circulation and connectivity, per VMC 11.80.070 (A-4). To remedy this, the City of Vancouver purchased the parcel from the county in December 2025. The required extension of NE 154th Avenue is now unimpeded. Northeast 154th Avenue is designated a local access street. The existing street section includes a 39-foot paved surface, flanked by vertical curb on both sides, and a 5-foot detached sidewalk on one side.

79. Proposed conditions of approval include requirements for improvements to NE 162nd Ave., NE 34th St., NE 152nd Ave., NE 154th Ave., NE 155th Ave., and NE 33rd St. per City of

Vancouver standards.

80. All the proposed internal streets in the subdivision are designated as local access streets. This includes NE 152nd Avenue, NE 155th Avenue, and NE 33rd Street. The standard for this type of street typically requires a minimum 50 feet full-width right of way 28 feet paved street width, and both sides of the street have vertical curb, detached 5-foot sidewalk, and 5-foot planter strip, per city standard plan T10-15B. The applicant submitted a request for a road modification, applying to all the internal local access streets, to construct mountable rolled curbing and a 5-foot curb-tight attached sidewalk on the side of the street where lots have no alley access. The opposite side of the street would be built to the typical standard. The proposed modification will reduce the overall footprint of the street and will greatly simplify the construction of driveways for all lots that have no alley access. This road modification request was reviewed and approved by city staff.

81. The applicant proposes a public alley to be constructed between NE 152nd Avenue and NE 155th Avenue. A public alley requires a minimum 20 feet full-width right of way and 20 feet paved street width per city standard plan T10-19. Four proposed lots in the southeast corner of the project will take access by way of a private street. The applicant shall, at a minimum, meet the requirements of VMC 11.80.050 and city standard plan T10-18. The applicant shall also provide a shared access and maintenance agreement for the private street to cover the cost of maintaining and operating street surface, signs and markings, and drainage system, as it applies to private streets and shared driveways. Any shared accesses shall be called out on the plat.

Any shared accesses shall be called out on the plat

82. VMC 11.80.050.H requires a statement with prescribed language on the face of any plat or short plat containing a private street. VMC 11.80.050.I requires that, where private streets are included in plats/subdivisions that include conditions, covenants and restrictions (CCRs), the CCRs must include terms and condition of responsibility for liability, maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easement, and other considerations. With compliance with proposed conditions of approval, the proposal will meet these requirements.

83. Per VMC 11.80.050.J, the city will not maintain streets, signs, streetlights, or drainage improvements associated with a private street. Prior to final inspection and approval of a private street, a maintenance agreement must be recorded with the Clark County Auditor as a covenant running with the land for any and all parcels served or potentially served. The agreement must set forth the terms and conditions of responsibility for liability, maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations. The agreement also must include the creation of a private street maintenance fund and the annual assessment. With compliance with proposed conditions of approval, the proposal will meet these requirements.

84. Street lighting is required on public streets consistent with requirements in VMC 11.80.090. With compliance with proposed conditions of approval, the proposal will be consistent

with street lighting requirements.

85. A right of way construction permit is required for any project that intends to close or alter a sidewalk or curb ramp for construction purposes. Each permit must include a Pedestrian Traffic Control Plan (PTCP). PTCPs will be evaluated on a case-by-case basis; specific requirements will vary depending on location. With compliance with proposed conditions of approval, the proposal will meet requirements of VMC 11.80.

86. VMC 14.04 Water. Public water currently fronts the north boundary of the site via an existing 10-inch Ductile Iron (DI) Water Main (E/W) in NE 34th street. An existing 8-inch DI water main (N/S) is stubbed to the south property line in NE 154th Avenue terminating at a blowoff valve. The nearest fire hydrants are located north, east, and south of the site at surrounding adjacent street intersections including NE 34th Street and NE 152nd Avenue, NE 34th Street and NE 154th Avenue, NE 154th Street and NE 32nd Street, and on neighboring adjacent property to the east (Parcel No. 164329005). Developments are required to extend public water to and through the site and across frontages (VMC 14.04.280). In this case the existing public water satisfies the frontage requirements. Code also requires at least one water service line and meter for each building. The application was reviewed for water in May 2026. Preliminary utility plans were included in this review package. The applicant has demonstrated that the standards for public water can be met as conditioned.

87. Developments are required to extend public water to and through the site and across frontages (VMC 14.04.280). The existing public water satisfies frontage requirements. Code also requires at least one

water service line and meter for each building. Ex. 1. The application was reviewed for water in March, 2026. A preliminary water plan and profile (Ex. C) (009 NE 132nd Avenue Storm Street Plan and Profile) was included with the application. With compliance with proposed conditions of approval, the standards for public water can be met.

88. VMC 14.06 Sanitary Sewer. Public sanitary sewer fronts the site to the north in NE 34th Street and is available for service. Sewer is also stubbed from the south in NE 154th Avenue. Developments are required to extend public sewers to, through and along frontages (VMC 14.04.280). In this case, public service does not need to be extended through the site to provide for service to adjacent parcels. Public sewer will need to be extended into the site, however, to provide direct service to each proposed lot, as code requires a separate service connection to the public main for each lot (VMC14.08.050, 14.16.010).

The application was reviewed for sanitary sewer in March 2026. Sewer service is discussed in the application narrative. Ex. B. Proposed sewer facilities are shown on sheet 8 of the associated civil plans. Ex. C. Public sewer mains will be extended from the stub in 154th Avenue to serve most of the project. The lots fronting 34th Street will be served from a combination of existing sewer mains and new extensions in that street. The proposal generally satisfies the code's service requirements.

This is a concurrent application, and plan review comments on the first submittal of the associated civil plans have been returned to the applicant. Once those comments are addressed the civil plans will be ready for approval for sewer. With compliance with proposed conditions of

approval, the proposal will be consistent with the standards for public sewer.

89. VMC 14.24 Erosion Control. The site is mostly undeveloped and will be disturbed during construction of the alley, roads, single family homes and utilities, and demolition of existing structures on-site. Ex. B; Ex. 1. A preliminary erosion control plan and Construction Stormwater Pollution Prevention Plan (SWPPP) was submitted. Ex. O. With compliance with proposed conditions of approval, the proposal will meet applicable requirements of the erosion control ordinance.

90. VMC 14.25 Stormwater. New impervious area will be created with the construction of the alley, roads and single-family homes. Ex. L. The proposed development is a qualifying project for minimum requirements 1 through 9. Calculations were submitted with the preliminary civil engineering plans indicating the amount of new impervious surface being created. Ex. C. Washington State Department of Ecology Minimum Requirement 6: Runoff Treatment will be satisfied by using Contech StormFilters. The applicant proposes to infiltrate runoff in underground infiltration facilities satisfying Department of Ecology Minimum Requirement 7: Flow Control. Ex. 1. The roof runoff will be infiltrated into the public alley system or onsite in private infiltration systems. The stormwater systems in the public right of way will be owned and maintained by the City of Vancouver. Ex. 1. With compliance with proposed conditions of approval, stormwater requirements in VMC 14.25 will be met.

91. Fire Title 16. VMC 16.04.010 -Adoption of the International Fire Code. (IFC). The proposal was reviewed against the following IFC chapters: Ch. 3 Fire Code General Requirements, Ch. 4 Emergency Planning and Preparedness, Ch. 5 Fire Service Features, Ch. 6 Building Services and Systems, Ch. 7 Fire and Smoke Protection Features, Ch. 9 Fire Protection and Life Safety Systems, Ch 33 Fire Safety During Construction and Demolition, and VMC 16.04.010 – 16.04.290. Ex. 1. The project can be approved through the fire and life safety fire plans review and permit process with compliance with applicable related code and national standard requirements. With compliance with proposed conditions of approval, the proposal will be consistent with Title 16.

92. Building Title 17. Per VMC 17.08.090, building department plan review and building permits will be required for this project. Buildings shall comply with the applicable codes listed in VMC 17.08.010 in effect at the time of building permit application. Filing of building permit applications with required fees and review material is required for a complete building code review. The proposed preliminary subdivision appears acceptable for building codes related issues and accessibility issues; however, a complete building plan review will be required to determine final compliance. Ex. 1. As submitted, the project can be reviewed for building code issues related to the site plan. The site plan review process is a separate and distinct process from the building permit process. Ex. 1.

93. The Hearing Examiner finds that, as submitted and conditioned herein, the project could be approved under 2021 building code requirements pertaining to the proposed preliminary subdivision.

Based upon the foregoing Findings of Fact, the Hearing Examiner makes the following:

CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over the parties and the subject matter.

2. Any Conclusions of Law contained in the foregoing Background, Public Hearing and Record, and/or Findings of Fact sections of this Recommendation are hereby incorporated herein by reference and adopted by the Hearing Examiner as her Conclusions of Law.

3. All public notice requirements for the application and notice for the public hearing were met. VMC 20.210.120; VMC 20.210.060.E and .F.

4. The Hearing Examiner conducted the initial public hearing in accordance with requirements set forth in VMC 20.210.120.B.4.

5. All SEPA requirements for this application have been met. The proposal is SEPA-exempt under WAC 197-11-800(1).

6. The applicant submitted for and attended a pre-application conference in compliance with VMC 20.210.080.

7. The applicant met its burden of proving consistency with applicable criteria required for a standard subdivision in VMC 20.320, the infill subdivision criteria in VMC 20.920, and narrow lot criteria in VMC 20.927.

8. The proposal is consistent with applicable criteria and development standards in VMC 20.410, Lower Density Residential District.

9. Applicable water and sewer provision and connection requirements in VMC 14.04 and 14.16 will be met as conditioned.

10. Applicable erosion control, stormwater management and water protection requirements in VMC 14.24, 14.25 and 14.26 will be met as conditioned.

11. Applicable fire protection standards, including water supply and fire hydrants, fire access and premises identification requirements in VMC 16.04 will be met as conditioned.

12. The proposal will comply with applicable Public Health requirements as conditioned.

13. Concurrency requirements in VMC 11.70 will be met as conditioned.

14. The proposal is consistent with applicable requirements in the Manual on Uniform Traffic Control Devices.

15. Applicable street and development standards and construction in right-of-way requirements in VMC 11.80 and 11.90 will be met as conditioned.

16. Applicable Archeological Resource Protection requirements in VMC 20.710 will be met as conditioned.

17. Applicable critical areas protection requirements in VMC 20.740 will be met as conditioned.

18. Applicable tree conservation requirements in VMC 20.770 will be met as conditioned.

19. Impact fees requirements in VMC 20.915 will be met as conditioned.

20. Applicable landscaping requirements in VMC 20.925 will be met as conditioned.

21. Applicable solid waste disposal and collection requirements in VMC 20.927.040.A.3 will be met as conditioned.

22. Applicable parking and loading requirements in VMC 20.945 will be met as conditioned.

23. Approval of the Type III preliminary infill subdivision, as conditioned, will comply with all applicable requirements in the Vancouver Municipal Code, the Comprehensive Plan and with RCW Chapter 58.17.

24. Approval of the Type IV requested text and map amendment will be consistent with the criteria in VMC 20.285.060. It will more effectively implements adopted housing policy direction reflected in the city's 2022 housing code updates and is supported by a change in circumstances resulting from the housing and affordability crisis that has developed since the existing zoning designation was established.

25. This Recommendation was issued within ten (10) working days after the public record closed.

26. The City Council will make a Final Decision on the Type III preliminary subdivision and Type IV zone amendment.

27. The Hearing Examiner recommends approval of the applications subject to the conditions set forth below.

DECISION

Based on the findings, discussion, and conclusions above, incorporated herein, the Hearing Examiner hereby recommends **APPROVAL** of PRJ-169743/LUP-85799 Mt. Hood Vista Subdivision and Zone Change subject to the following proposed:

CONDITIONS OF APPROVAL

Prior to Civil Plan Approval

1. Depict a development envelope on Lot 41 demonstrating all activity takes place outside of the Oregon White Oak dripline.

2. Depict on-street guest parking spaces on civil plans.

3. Depict location of driveways on the preliminary plat and narrow lot plan.

4. Revise plans to show designated collection point for two carts per lot. Adequate minimum frontage shall be provided; 10-foot set out for each lot is sufficient. All lots need to show a cart set-out location, including grouped set-out for Lots 10, 11, 12, 13 that are not accessible to collection trucks off of Tract A. Lots 43-82, with driveways and garages off of the alley should show cart set-out in the alley.

5. Illustrate side loader truck modelling showing turnaround and servicing along the public road and alley. Carts are serviced on the right side of the truck body. Templates available for users to model truck turning can be downloaded from the city's website: https://www.cityofvancouver.us/publicworks/page/truck- turning-radius.

6. Pay transportation concurrency modeling fees totaling $1,500.

7. Pay transportation proportionate share fees totaling $29,199.

8. Remove existing blowoff in NE 154th Avenue south of the site and connect to the 8-inch DI water main (N/S) in NE 154th Avenue and install a new 8-inch ZDI Water main and extend north and route throughout the site as needed to serve all required domestic meters, fire hydrants and fire protection lines.

9. Complete the water design on the civil drawings. Prepare according to Vancouver's current Public Water Design and Construction Standards. Address redline comments and submit the final design for civil plan approval.

10. Complete the sanitary sewer design on the civil drawings. Address redline comments and submit the final design for civil plan approval.

11. Secure construction permits and schedule and attend a pre-construction meeting. Construct the new sanitary sewer facilities as shown on the approved civil plans. Satisfy construction services testing and inspection requirements and secure construction acceptance.

12. Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval, and secure final civil project acceptance.

Prior to Construction

13. All fire hydrants for emergency use shall be established and maintained clear for emergency use.

14. Fire apparatus access roads shall be established.

Prior to Final Grading

15. A final summary report by the geotechnical engineer of record shall be prepared and submitted to the City of Vancouver that states that the project soils were prepared in accordance with the governing geotechnical report and construction documents. Provide a current report with lot specific conditions and compaction test results by final grading. Please send to planreview@cityofvancouver.us.

During Construction

16. Comply with the Department of Ecology's standards for hazardous waste, toxics reduction, and solid waste management.

17. Secure construction permits and schedule and attend a pre-construction meeting. Construct the water facilities as shown on the approved civil plans. Satisfy construction services testing and inspection requirements and secure construction acceptance.

18. Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval and secure final civil project acceptance.

19. CONSTRUCTION SITE SAFETY FORM – Refer to this link and submit this form with the building plans (CMI permit) after fully completing: https://www.cityofvancouver.us/wp-content/uploads/2025/08/Construction- Site-Safety-Form-and-Plan-Instructions.pdf .

20. Temporary address signage shall be visible and legible from the street fronting the property for emergency response during construction.

21. Fire hydrants shall not be obstructed in any manner.

22. Fire apparatus access roads shall be maintained clear for emergency response.

23. Fire extinguishers and no smoking signs shall be provided during construction.

Prior to Final Inspection and Approval of a Private Street

24. Record a maintenance agreement with the Clark County Auditor as a covenant running with the land for any and all parcels served or potentially served. The agreement must set forth the terms and conditions of responsibility for liability, maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations. The agreement also must include the creation of a private street maintenance fund and the annual assessment.

Prior to Final Plat Approval

25. Submit a final plat application. Applications can be found under Building, Planning and Environment on the City of Vancouver website, www.cityofvancouver.us.

26. Properly abandon and decommission any on-site sewage system tanks or drywells discovered during development, with written notification provided to CCPH and Online RME Pumper Reports or pumper receipts attached. All abandoned OSS tanks, whether filled or removed, shall be accounted for within written abandonment notifications submitted to CCPH.

27. Legally decommission any existing water wells discovered during development, with written notice provided to Clark County Public Health and decommissioning well logs attached. Mark decommissioned water wells on the final plat.

28. Provide a final acceptance letter (or equivalent) from the sanitary sewer purveyor.

29. Provide a final acceptance letter (or equivalent) from the water purveyor.

30. Adjust the lot size of Lot 33 to comply with the maximum lot size requirements of the R-17 zoning district.

31. Record a covenant guaranteeing the opposite side yard setback of not less than five feet shall be kept perpetually free of permanent obstructions.

32. Record a covenant conveying a 4-foot maintenance easement with a 1-1/2-foot encroachment into the easement provision, to permit variations in design from the adjoining lot. No windows shall be allowed along this wall in any case.

33. Provide the following improvements to NE 162nd Avenue, per City of Vancouver standards:

- Install a double-sided curb median at the intersection with NE 34th Street. The median must be designed to block eastbound and westbound left-turns from entering NE 162nd Avenue, while still allowing northbound and southbound left-turns to turn from NE 162nd Avenue onto NE 34th Street.

- Per the direction of the Traffic Operations Division, install related signage, striping, and traffic control structures at the intersection as necessary to support and reinforce the performance of the new median

34. Provide the following improvements to NE 34th Street, per City of Vancouver standards:

- Dedicate additional right of way as necessary to obtain the 27-foot half-width right of way, per T10-14.
- Install additional street pavement as necessary to obtain 36-foot street width, per T10-14. It is important to establish 36 feet of paved width to allow much- needed on-street parking on both sides of the street.
- Install curb, gutter, planter strip, and detached sidewalk, per T10-14.
- Install ADA compliant pedestrian ramps on all street corners.
- Street lighting must be installed or upgraded to current standards, see street lighting comments below.
- Utility trenching must be restored per T05-04A&B and T05-05. Asphalt restoration shall meet T05-01A&B and T05-07. A single continuous width restoration is required.
- Install traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.

35. Provide the following improvements to NE 152nd Avenue, NE 155th Avenue, and NE 33rd Street, per City of Vancouver standards:

- Dedicate public right of way as necessary to provide 50 feet of full-width right of way, per city standard plan T10-15B.
- Per the conditions of the road modification, construct fully complete streets, including 28-foot full pavement width and mountable rolled curbing and a 5-foot curb-tight attached sidewalk on the side of the street where lots have no alley access. The opposite side of the street must be built to the typical street standard, which includes vertical curb, detached 5-foot sidewalk, and 5-foot planter strip
- Install 'No Parking – Fire Lane' signs on one side of the streets.
- Street lighting must be installed to current standards, see street lighting comments.
- Install traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.

36. Provide the following improvements to NE 154th Avenue, per City of Vancouver standards:

- Dedicate public right of way as necessary to provide a minimum of 50 feet of full-width right of way.
- Connect to the existing street stub and gradually transition the paved width of the street to the standard 28-foot local street width as shown on T10-15B.
- Construct a 5-foot detached sidewalk along the west side of the street, connecting to the existing sidewalk on the south side of the property line.

- Street lighting must be installed or updated to current standards. See street lighting comments below.

37. Provide the following items for the public alley, per City of Vancouver standards:

- Dedicate a minimum of 20 feet of public right of way, per T10-19.
- Install a paved alley surface with a minimum paved width of 20 feet, per T10-19.
- Install standard driveway approaches where the alley intersects with the public streets.
- Install "No Parking" signs on both sides of the alley.

38. Provide the following for the private street, per City of Vancouver standards:

- Dedicate an appropriate easement or private tract to accommodate the required street improvements.
- Per T10-18, install a paved street surface with a minimum width of 16 feet. (The applicant may opt to increase the width of the street, if desired.)
- Per VMC 11.80.050, since each private street serves four lots or less, curb, gutter, sidewalks, and streetlights are not required.
- Install a standard driveway approach where the private street intersects with the public street.

39. Record a shared access and maintenance agreement on all parcels that are party to the private roadway.

40. Notes Required on Plat:

- If any cultural resources are discovered in the course of undertaking the development activity, work shall stop and the Department of Archaeology and Historic Preservation in Olympia, concerned Tribes and the City of Vancouver Community Development Department shall be notified. Failure to comply with these State requirements may constitute a Class C felony, subject to imprisonment and/or fines.
- Pursuant to VMC 20.915, Park, School and Traffic impact fees will be calculated at time of building permit application and shall be due and payable at the time the building permit is issued, except as provided in Section 20.915.075. Notwithstanding the foregoing, all impact fees shall be recalculated for building permit applications that have not been issued within one year of submittal.

- Development within this subdivision is subject to an approved tree plan. Tree removal is subject to approval by the City of Vancouver. All trees shall be planted prior to occupancy per the approved plan.
- Easements dedicated or granted to the City of Vancouver on this plat may be modified by City Council using the easement vacation process and by recording of an updated plat. A Type II or Type III plat alteration process shall not generally be required to modify and/or vacate City of Vancouver easements on this plat. All other easements created by this plat may be amended through a Type II plat alteration process and recording an updated plat.
- An easement is hereby reserved under and upon the exterior six feet of all boundary lines of the lots and tracts adjacent to public/private roads for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, and water. All lots containing pad mount transformers are subject to the minimum clearances as defined by Clark Public Utilities Construction standards. All proposed building designs on these lots must provide adequate clearance for all combustible materials. Also, sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six feet along the front boundary lines of all lots and tracts adjacent to public streets.
- WARNING: City of Vancouver has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.
- All roof runoff shall be infiltrated per the approved civil plans.
- Tract A is to be owned and maintained by the Homeowners Association.

Language to be Included in Conditions, Covenants and Restrictions

41. WARNING: City of Vancouver has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.

Prior to Issuance of any Building/Development Permits

42. Pay all required fees, including impact fees, unless the impact fees are approved to be deferred.

43. Demonstrate compliance with the development requirements of VMC 20.410.050(B)(1)(a-c).

44. Demonstrate that driveways for Lots 1-42 meet one of the requirements of 20.410.050(B)(1)(f).

45. Demonstrate that Lots 43-82, with access to the public alley, have garages and/or on-site parking accessible from the alley.

Prior to Issuance of Certificate of Occupancy

46. Pay application fees and secure water connection permits. Connect new building water meters according to the plumbing code.

47. Show, note and specify new public sewer easements over private roads and record with the plat with standard required plat easement language.

48. Pay application fees and secure sewer connection permits. Connect new building sewers according to the plumbing code.

DATED this 30th day of June, 2026

STEPHANIE E. MARSHALL
CITY OF VANCOUVER HEARING EXAMINER

This Recommendation was mailed on June 30, 2026.

A copy of the complete case file, including this Decision may be obtained by contacting the case manager, Anthony Tortorici by telephone at 360-487-7893, or by e-mail at Anthony.tortorici@cityofvancouver.us.

Appeal

This Hearing Examiner Recommendation will be forwarded to the Vancouver City Council for a final decision.

For questions or additional information, you may contact the case manager by telephone at 360-487-7893, or by e-mail at Anthony.tortorici@cityofvancouver.us.

STAFF REPORT

Project	Mt. Hood Vista Subdivision with Zone Change PRJ-169743/LUP-85799
Report Date	June 2, 2026
Hearing Date	June 16, 2026
Proposal	Subdivide a single 7.52-acre lot into 82 single-family residential lots. The applicant is requesting a zone change from R-9 to R-17, concurrent with this proposal. The proposal is subject to a Type IV process.
Location	15301 NE 34th St., Vancouver, WA 98682. Tax lot 164329000. Located within the NW ¼ of Section 24, Township 2N, Range 2E.
Applicant/Contact	Chad Stewart, Ginn Group LLC, 502 NE 72nd St., Vancouver, WA 98665
Property Owner	Intelli LLC, 2004 Senter Road, San Jose, CA 95112.
Staff	Anthony Tortorici, Case Manager/Planner Charles Ray, Urban Forestry Amanda Romero, Solid Waste Jen Patrick, Transportation Lucas Saylor, Fire Joey Bradley, Water Mark Castle, Sewer Mark Hazuka, Stormwater Rocky Tuominen, Building
SEPA Determination	Final Determination of Nonsignificance
Approval Criteria	20.285 Text and Map Amendments 20.320 Subdivisions
Staff Recommendation	Preliminary subdivision and zone change approval with conditions. Project conditions and/or required revisions are identified in the conclusion of this report.

APPEAL

This report to the hearing examiner is a recommendation from the Community Development Department. The examiner may adopt, modify or reject this recommendation. The hearing examiner's recommendation will be forwarded to the City Council for a final decision.

For questions or additional information, you may contact the case manager by telephone at 360-487-7893, or by e-mail at anthony.tortorici@cityofvancouver.us .

A. Tortorici

June 2, 2026

Report Prepared by
Anthony Tortorici, Senior Planner/Case Manager

Date

June 2, 2026

Greg Turner, Manager
Land Use Planning

Date

BACKGROUND

Project Summary

Mt. Hood Vista Subdivision with Zone Change proposes the subdivision of an approximately 7.52-acre lot into 82 single-family residential lots. The applicant requests a standalone zoning map amendment from R-9 to R-17 concurrent with the subdivision application. Both the existing and proposed zoning districts have an Urban Lower Density Comprehensive Plan designation; therefore, a comprehensive plan amendment is not required.

The site is generally flat and developed with several existing structures and radio transmission towers proposed for removal with redevelopment of the site.

Access to the development is proposed from NE 34th Street and NE 154th Avenue, with associated frontage improvements, roadway extensions, internal public streets and an alley, utilities, and stormwater infrastructure proposed to serve the development.

An Oregon white oak located on the western portion of the site is proposed to be retained. No other known critical areas are located on the site.

The proposal is subject to a Type III subdivision process and Type IV standalone zoning map change that proposes to shift from one residential zoning designation to the next most intensive designation.

General Site Information

Zoning District	R-9
Adjacent Zoning Designation	R-9 to the north, east, and west. R-4 to the south.
Comprehensive Plan Designation	UL
Parcel Size	7.52 acres
Adjacent Land Uses	Residential to the north, south, and west. A church to the east.
Access Roads	NE 34th Street
Existing Vegetation	Grass, shrubs, trees
Existing Structures	Non-residential structures and radio towers
Topography	Relatively flat
Geologic Hazards	No mapping indicators
Seismic Hazard	Very low
Habitat and Species Impacts	No mapping indicators
Flood Plains	Outside flood area
Wetlands	No mapping indicators
Archaeology	Moderate-High, High
Drainage Basin	Burnt Bridge
Soils	Non-Hydric/LlB
Park Impact Fee District	C

School Impact Fee District	Evergreen
Impacted Schools	Burton, Pacific, Evergreen
Traffic Impact Fee District	Pacific
Transportation Analysis Zone	1743
Sewer District	Vancouver
Water District	Vancouver
Fire Service	Vancouver
Neighborhood Association	Parkway East

Procedural History

Activity	Case #	Date
Pre-application conference	PIR-80566	05/08/2025
Application submitted	LUP-85799	02/25/2026
Application determined fully complete	LUP-85799	03/25/2026
Date of vesting	LUP-85799	03/25/2026
Notice of application and notice of public hearing	LUP-85799	04/08/2026
SEPA determination: DNS	LUP-85799	04/09/2026
Other permits/cases	ENG-85798	03/25/2026
	LUP-85800	03/19/2026
Deadline for issuing decision	LUP-85799	09/11/2026
Hearing Date	LUP-85799	06/16/2026

APPLICABLE REGULATIONS

Vancouver Municipal Code

VMC Chapters 11.70 Transportation Concurrency; 11.80 Street and Development Standards; 11.90 Construction in the Right of Way; 14.04 Water and Sewer Use Regulations; 14.16 Water and Sewer Service Connections; 14.24 Erosion Control; 14.25 Stormwater Control; Title 16 Fire; Title 17 Building; 20.210 Decision Making Procedures; 20.285 Text and Map Amendments; 20.320 Subdivisions; 20.410 Lower Density Residential Districts; 20.710 Archaeological Resource Protection; 20.770 Tree, Vegetation, and Soil Conservation; 20.790 SEPA Regulations; 20.910 Exceptions and Interpretations; 20.915 Impact Fees; 20.925 Landscaping; 20.927 Narrow Lot Developments; 20.945 Parking and Loading; 20.970 Solid Waste Disposal and Recycling.

Comprehensive Plan

ANALYSIS

Staff reviewed the proposal for compliance with applicable regulations, code criteria and standards to determine whether all potential impacts will be mitigated by the requirements of the code.

AGENCY AND PUBLIC COMMENTS

Agency and public comments are listed below. The proposed project has been reviewed and recommendations made considering these comments.

Clark County Public Health
Clark County Public Health issued a Development Review Evaluation for the project dated May 30, 2025 (Exhibit J):

On-Site Sewage Treatment Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17)
Finding: Public sewer service is proposed and required for this development. No operational on-site sewage systems (OSS) were observed in the field by CCPH staff during a May 30, 2025 field evaluation or indicated in County records.

OSS components may exist on the development parcel. Any OSS tanks or drywells discovered during development, must be properly abandoned per CCC 24.17.210, with written notification provided to CCPH and Online RME Pumper Reports or pumper receipts attached. All abandoned OSS tanks, whether filled or removed, shall be accounted for within written abandonment notifications submitted to CCPH.

The proposed development must be served by public sewer. A copy of the final acceptance letter (or equivalent) from the sanitary sewer purveyor shall be submitted to the City of Vancouver Community Development Department with the final plat.

Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17)
Public water service is proposed and required for this development. No water wells were indicated as present within the development parcel in County records nor observed in the field by CCPH staff during a May 30, 2025 field evaluation.

Water wells may exist at the site. Any water wells discovered during development must be legally decommissioned by a licensed well driller per WAC 173-160-381 prior to final plat approval, with written notice provided to CCPH and decommissioning well logs attached. Decommissioned water well locations must be marked on the final plat.

The proposed development must be served by public water. A copy of the final acceptance letter (or equivalent) from the water purveyor shall be submitted to the City of Vancouver Community Development Department with the final plat.

Finding: The applicant shall comply with Clark County Public Health requirements as conditioned in this report.

Department of Ecology
A letter was received from the Department of Ecology dated March 30, 2026, during the SEPA comment period (Exhibit R).

The email contains the following standards for hazardous waste and toxics reduction:
The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed

prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition . The applicant may also contact Katy Harvey of Ecology's Hazardous Waste and Toxics Reduction Program at katy.harvey@ecy.wa.gov .

The email contains the following standards for solid waste management:
All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

Finding: The applicant shall comply with the Department of Ecology requirements as conditioned in this report.

Public Comment
Electronic and written messages were received from the public. The messages generally raised concerns related to residential density, parking and traffic, and tree preservation. Public comments are included with this staff report as Exhibit M.

All applicable requirements and standards are addressed in the findings and analysis sections of this report, which concludes that the proposal either meets or can meet the applicable requirements of the Vancouver Municipal Code as conditioned.

A signed petition in opposition to the proposed development was received during the public comment period. The petition is included with this staff report as Exhibit N.

FINDINGS

Land Use
20.210 Decision Making Procedures
Finding: Per Table 20.210.020, zoning map amendments are subject to a Type IV review process. Subdivisions are subject to a Type III review process.

The proposal includes a standalone zone change from one single-family residential designation to the next most dense designation, along with a concurrent subdivision application. City staff provides a recommendation to the Hearings Examiner, who provides a recommendation to City Council.

When the city must approve more than one application for a given development, all applications required for the development pursuant to this chapter may be submitted for review at one time. When more than one application is submitted for a given development, and those applications are subject to different types of procedure, then all the applications are subject to the highest type of procedure that applies to any of the applications; provided, however that each development application shall only be subject to the relevant criteria applicable to that development application. Therefore, the proposal is subject to a Type IV process.

20.285 Text and Map Amendments

20.285.060 Approval Criteria – Standalone Zoning Map Amendments

Zoning map amendments not involving associated comprehensive plan map amendments shall demonstrate the following:

1. How the proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and
2. That a change in circumstances has occurred since the existing designation was established.

Applicant Response: The City adopted the 2023-2029 Strategic Plan that included eight focus areas. This narrative below shows how the proposal is consistent with five of the applicable focus areas:

Transportation and Mobility

The development will improve NE 34th Street abutting the site as well and provide internal streets with sidewalks that will improve pedestrian mobility in and around the site. The site is in an established residential area with established roadways; this development will build upon the existing infrastructure and provide additional connections through the site which will provide quick and efficient vehicular access to and from the site. C-Tran bus routes 74 and 30 are approximately 0.4 miles east and 0.5 miles south of the site, respectively, and would be within a 10 minute walk from the site. The site is within the urban areas of the County and there is adequate roadway infrastructure to support the proposed development.

Housing and Human Needs

The proposed development would bring an additional 82 single-family homes to the market. These homes would be affordable to a large portion of the community as they would be smaller efficient homes on compact lots. These proposed homes would contribute to the diverse range of housing options within the city and help make home ownership attainable.

Vibrant and Distinct Neighborhoods

The proposed development will provide new residential homes within the existing residential neighborhood. The new proposed homes will provide smaller lots providing a wider range of housing in the area.

Safe and Prepared Community

Emergency services will be provided by the Vancouver Police Department and Fire District. The nearest Fire Station is 1.6 miles to the southeast of the site. The proposed site is also within an urban area that is served by public water. The site will be designed with fire hydrants that meet the spacing requirements of the current fire codes. The proposed homes will also meet the current building codes that continually include updates that improve the performance of buildings during natural disasters, including earthquakes.

Climate and Natural Systems

The proposed site development will include energy efficient homes. This will likely include smaller homes that maximize the utility of spaces while cutting down on overall building size. The homes will also be equipped with high-efficiency heat pump HVAC and water heater systems. The HVAC systems will include air conditioning to improve livability during the summer months. The site design will also retain 10 larger existing trees that provide habitat as well as shading for the area. 227 trees are also proposed to be planted to improve long-term tree canopy over the site. The site will include stormwater systems that will collect and treat stormwater from pollution generating surfaces. All stormwater is proposed to be infiltrated into the ground.

2022 Housing Code Update

In response to the 2016-2021 strategic plan and the 2016 Affordable Housing Task Force recommendations, the City Council studied and approved housing code updates in 2022. This code update resulted in the creation of the R-17 zone to provide additional housing options and improve affordability within the city.

The Housing Code Updates webpage states the following as a purpose of the update:
"Vancouver, like many communities, is facing a housing crisis. As the city continues to grow, there is a desire and need for new types of housing that would allow residents to live more affordably while also maintaining neighborhood livability. However, current city zoning rules prohibit many of these housing options. Changes to the development code can create opportunities for the private sector to deliver a more diverse, affordable housing stock."

The project goals of the housing update are stated as the following: "The goal of the project is to update City codes to allow for different, smaller and more affordable types of housing choices. Many are recommended in the Affordable Housing Task Force report (2016) and many are similar to what is allowed in Clark County and other Washington cities nearby and statewide."

The specific goals include:

- Allowing for the development of diverse housing types to meet changing demographic needs and consumer preferences
- Expanding market rate, middle income, and affordable housing choices

- Maintaining neighborhood livability with incremental, rather than wholesale, change
- Providing more opportunities for people to live near where they work and attend school, and reduce costly commutes
- Facilitating development in areas with full existing public services

The current proposal is consistent with this plan and will help meet the city's goals. The subdivision proposal associated with the zone change will accomplish the following:

- The project will add diversity to the housing options in the immediate vicinity of the site.
- It will provide middle income housing geared toward families wanting to live in the City of Vancouver.
- The rezone is an incremental change in density and will blend with existing development in the immediate area.
- The site is located in the middle of the urban area of Vancouver and is surrounded by existing development.
- The project is in an area with full existing public services.

Consistency with the Comprehensive Plan

This request is consistent with the purpose of the existing Comprehensive Plan designation: Both the R-9 and R-17 zones are Urban Lower Density, though the R-17 zone was adopted in 2022 and does not appear in the 2021 text above. The general intent of the zone includes allowances for smaller lots and homes (including townhomes). The intent of the new R-17 zone and the proposed development is to provide efficient middle housing.

This request furthers the Community Development policies on page 1-14 to 1-15 of the Comprehensive Plan*: "CD-2 Efficient development patterns Encourage efficient development throughout Vancouver to ensure achievement of average density of 8 units per acre set by countywide planning policies. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly transportation and transit services.":*

The site is in an urban area and with access to all required urban services including adequate transportation services. The nearest public transportation is approximately 0.5 miles to the east along NE 162nd Avenue and 0.5 miles south along NE 28th Street. This is within a 10 minute walk from the site.

"CD-3 Infill and redevelopment- Where compatible with surrounding uses, efficiently use urban land by facilitating infill of undeveloped properties, and redevelopment of underutilized and developed properties. Allow for conversion of single to multi-family housing where designed to be compatible with surrounding uses.":

This is a relatively small infill project, where the intent is to convert the existing underutilized land into an efficient housing project.

In addition, the request fulfills both CD-9, facilitating compatible uses adjacent to each other, and CD-10, placing housing near services (complementary land uses).

Chapter 3 of the Comprehensive Plan contains the City's Housing element. The Plan recognizes the need for diverse housing: "*As the baby boom generation ages over the next 20 years, there is likely to be a greater need and demand for smaller units, retirement homes, and assisted living." Page 3-3:*

The plan notes that most residential housing is single-family housing (57%). Id. Housing affordability is also a City concern: *"The Growth Management Act requires local jurisdictions to demonstrate that regulations allow and encourage housing for all economic segments of the community. Table 3-3 provides a breakdown of local households by income ranges, and the general share of Vancouver housing they can afford to buy or rent without having to spend more than 30% of their income."*

There are several policies that would be furthered by this request, including:

- H-1 Housing options: *"Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners."*
- H-2 Affordability: *"Provide affordable housing by formulating innovative policies, regulations and practices, and establishing secure funding mechanisms. Target affordability programs toward households with incomes below the median."*

<u>Change in Circumstances</u>

The housing and affordability crisis represents a change in circumstance since the existing zoning designation was established. Well-planned site-specific rezone requests are a way to increase the housing supply in the urban areas of the city. This increase in housing supply will help improve affordability within the city.

Approval of this rezone request will result in a development that can be served by existing urban public services and will provide more flexibility in density and housing types, resulting in more affordable housing.

Staff Finding: The applicant requests approval of a standalone zoning map amendment from R-9 to R-17 concurrent with a subdivision application for 82 single-family residential lots on approximately 7.52 acres. The application vested under the regulations in effect at the time the application was determined fully complete and is therefore subject to review under the applicable vested provisions of the Vancouver Municipal Code, notwithstanding the city's ongoing zoning code updates.

Staff concurs with the applicant's analysis that the proposed zoning map amendment is more consistent with applicable policies of the Vancouver Strategic Plan and Comprehensive Plan than the existing R-9 zoning designation. The subject property is designated Urban Lower Density under the Comprehensive Plan and is located within an urbanized area surrounded by existing residential development and urban services. While both the existing R-9 and proposed R-17 zones are consistent with the Urban Lower Density designation, the proposed R-17 zoning more effectively advances adopted city policies supporting housing diversity, infill development, efficient urban land use patterns, and utilization of existing public infrastructure and services.

The R-9 zoning district is intended to accommodate detached single dwellings on lots with a minimum size of 5,000 square feet at densities ranging from 5.9 to 8.7 units per net acre. In comparison, the R-17 district is intended to accommodate more compact detached and attached single dwelling development on lots with a minimum size of 2,000 square feet at densities ranging from 8.8 to 21.8 units per net acre. The R-17 district also allows reduced minimum lot widths and increased lot coverage standards intended to facilitate compact urban residential development patterns. The proposed subdivision density of approximately 14.5 units per net acre falls within the permitted density range of the R-17 district while remaining consistent with the Urban Lower Density Comprehensive Plan designation.

The proposal represents an increase in residential density within an area already served by transportation, water, sewer, and other urban facilities. Staff further finds the proposal more effectively implements adopted housing policy direction reflected in the city's 2022 housing code updates, which were intended to expand opportunities for smaller lot development and more diverse housing types within existing urban neighborhoods.

Conclusion: The requirements of this section have been met.

20.320 Subdivisions

<u>20.320.040 Preliminary Plat Approval Criteria</u>

To grant approval of a preliminary short subdivision or subdivision, the applicant must demonstrate compliance with all the following criteria:

A. *Public facilities provision.* Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for transportation, water, storm drainage, erosion control and sanitary sewage disposal methods that are consistent with the City's current ordinances, standards and plans.

Applicant Response: Mitigation is required for impacts to multiple offsite intersections. One intersection is proposed to be improved, and the applicant will pay proportionate share fees for other impacted intersections. At the time of building permit Traffic impact fees will also be paid. See the Transportation Impact Study prepared by Lancaster Mobley included with this application.

Public water access is available at the site and there is adequate capacity to support the development with minimal impacts.

On-site stormwater will be managed according to the applicable standards. Any offsite impacts will be negligible.

A grading plan has been included with the application. A SWPPP is included in the Stormwater report. Applicable regulations will be followed to minimize the risk of erosion related impacts.

Public sanitary sewer is available at the site and will be extended to serve all the proposed lots.

B. *Proposed improvements.* Appropriate provisions have been made for proposed streets, alleys and public ways, utilities and other improvements that are consistent with the City's current ordinances, standards and plans, and Department of Health and/or Washington State Department of Transportation standards and plans, where applicable.

Applicant Response: The proposed improvements are consistent with the City's current ordinances, standards, and plans.

C. *Open space and dedications.* Appropriate provisions to the extent necessary to mitigate an impact of the development have been made for open space, parks, schools, dedications, easements and reservations.

Applicant Response: The subdivision will pay impact fees for parks and schools to offset the potential impacts.

D. *Physical characteristics.* The design of the proposed short subdivision or subdivision site has taken into consideration the physical features of the site, including but not limited to topography, soil conditions, susceptibility to flooding, inundation or swamp conditions, steep slopes or unique natural features such as wildlife habitat or wetlands.

Applicant Response: The subdivision design has taken into account the physical characteristics of the site. 10 large trees are proposed to be retained include an Oregon White Oak tree.

E. *Re-platting of existing subdivisions.* When re-platting an existing subdivision, the short subdivision or subdivision shall comply with all of the terms and conditions of the existing subdivision's conditions of approval.

Applicant Response: There are two existing subdivision conditions that apply to the proposed project that the applicant proposes to remove through a Plat Alteration process. Please see section 20.320.080D – Revisions of Recorded Plats below

F. *Compliance with all requirements of this title.* The proposed short subdivision or subdivision complies with all applicable requirements of this title unless

modified through the approval; and

Applicant Response: The proposal complies with the applicable requirement of VMC Title 20 as indicated in other sections discussed in more detail below.

G. *Compliance with State requirements.* That the proposed short subdivision or subdivision complies with the requirements of RCW 58.17.110.

Applicant Response: The subdivision complies with the requirements of RCW 58.17.110 as indicated at the end of the narrative.

H. *Narrow Lot Additional Criteria.* Land divisions which contain one or more residential lots having a width of less than 40 feet shall meet additional criteria of VMC 20.927.030 A, B and C.

Applicant Response: This subdivision complies with the additional criteria for narrow lots as displayed in VMC 20.927. This section of code is discussed below in more detail.

Finding: Staff concurs with the applicant's analysis that the proposed preliminary plat satisfies the approval criteria of VMC 20.320.040. The proposal includes adequate provisions for public facilities, utilities, stormwater, transportation improvements, easements, and other required infrastructure consistent with applicable city regulations and standards. Staff further finds the subdivision design appropriately responds to the physical characteristics of the site and applicable development standards of the Vancouver Municipal Code.

<u>20.320.070 Technical Standards</u>

A. Subdivision Layout and Required Improvements

1. *Principles of acceptability.* The short subdivision or subdivision shall conform to the comprehensive plan. The short subdivision or subdivision shall conform to the requirements of the state law and to the standards established by this title.

a. *Street improvement standards.* All proposed streets and street improvements shall comply with the provisions of VMC Title 11 and approved transportation standards details on file with the public works department.

Applicant Response: All proposed streets comply with VMC Title 11 and the approved transportation standard details.

b. *Blocks.* The length, width and shape of blocks shall be designed with due regard to providing adequate building sites for the use contemplated; consideration of the needs for convenient access, circulation, control, safety of motor vehicular, bicycle and pedestrian traffic and recognition of limitations and opportunities of topography.

Applicant Response: Block lengths proposed provide for convenient access and circulation.

c. Blocks shall not exceed 1,300 feet in length between street lines, except blocks adjacent to arterial streets or unless a previous adjacent layout or

topographical conditions justify variation. The recommended minimum distance between intersections of arterial streets is 1,800 feet. Minimum length of a block shall not be less than 180 feet.

Applicant Response: The site is surrounded by existing development and NE 34th Street to the north. NE 154th Avenue will be extended from the south to provide circulation and improve block length.

d. *Easements.*
   1) *Utility lines.* Easements for sewers, drainage, water lines, electric lines or other public use utilities shall be provided. The size and location of the easement shall be reviewed and approved by the appropriate utility provider.
   2) *Watercourses.* If a subdivision is traversed by a watercourse, such as a drainageway, channel or stream, there shall be provided a stormwater easement for the width of the watercourse plus 15 feet on each side of the watercourse. Streets or parkways parallel to a major watercourse may be required.
   3) *Pedestrian/bicycle ways in and through residential subdivisions.* In blocks over 800 feet in length, a pedestrian/bicycle way with a minimum width of 16 feet shall be required through the middle of the block when required by the transportation manager for public convenience and safety; 12 feet of the 16-foot corridor shall be paved in a durable material. If unusual conditions require blocks longer than 1,200 feet in length, two pedestrian/bicycle ways shall be required. When required by the transportation manager for public convenience and safety, pedestrian ways shall be required to connect cul-de-sacs or to pass through unusually shaped lots.

Applicant Response: Easements are shown on plan for access and utilities. Utility easements will be reviewed and approved by the appropriate utility provider.

e. *Flag lots.* Flag lots may be permitted; provided that the minimum width of the flag stem be 15 feet for a single lot and 20 feet for a shared flag access, and it is in compliance with fire access standards contained in VMC 16.04.150. No more than four lots may be accessed from a single flag stem. A private maintenance agreement shall be recorded for driveways which serve more than one lot.

Applicant Response: Four flag lots are proposed.

f. *Lot side lines.* Side lines, as far as practical, shall run at right angles to the street on which the lot faces.

Applicant Response: The side lot lines run at right angles to the proposed streets.

g. *Lot frontage.* With the exception of flag lots, all lots shall abut on a public or private street with a minimum frontage of not less than 20 feet.

Applicant Response: All lots meet the minimum frontage requirement of 20 feet.

h. *Parks and playgrounds.* The review authority shall see that appropriate provision is made for parks and playgrounds to serve the proposed subdivision.

Applicant Response: Park impact fees will be paid at the time of building permit issuance for each lot.

i. *Narrow Lot Land Divisions.* Land divisions which contain one or more residential lots having a width or less than 40 feet shall meet the development standards of VMC 20.927.040.

Applicant Response: The narrow lots comply with VMC 20.927. Additional discussion of this section have been provided below.

j. *Existing trees.* All subdivision developments shall comply with the tree and vegetation management provisions contained in Chapter 20.770 VMC, Tree, Vegetation and Soil Conservation.

Applicant Response: Existing trees have been addressed with the tree plan provided with this application and are also discussed below.

Finding: Staff concurs with the applicant's analysis that the proposed subdivision satisfies the technical standards of VMC 20.320.070. The proposed subdivision is generally consistent with applicable city standards and is designed to provide adequate circulation, access, utility service, and site functionality. Compliance with applicable provisions of VMC Title 20 are discussed elsewhere in this report and subject to conditions of approval.

Conclusion: The requirements of this section are met.

20.410 Lower Density Residential Districts

20.410.020 List of Zoning Districts

R-17: Low-Density Residential District. The R-17 zoning district is designed to accommodate detached and attached single dwellings with or without accessory residential units at a minimum lot size of 2,000 square feet and a density of 8.8 to 21.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses

20.410.030 Uses

Finding: Per Table 20.410.030-1, Single Dwellings, Detached are permitted outright in the R-17 zoning district.

20.410.040 Minimum and Maximum Densities

Finding: The minimum and maximum density factors shall only be used for calculating densities of planned developments, density transfer, cottage clusters and situations where an existing house is allowed on a larger than maximum lot size per subsection (C)(2)(c) of this section. This proposal does not trigger the minimum and maximum density factors of this section.

Dimensional standards, such as lot size, width, and depth, determine the number of lots within a proposed subdivision.

20.410.050 Development Standards

Per VMC 20.410.050(B)(1), the following standards are in addition to the requirements in Table 20.410.050-1:

a. *Garages.* The width of the garage door facing the street may be up to 50 percent of the width of the street-facing building façade or 10 feet in length, whichever is greater. Garage limitations do not apply to residential development accessed through rear alleys, or where the garage is located in the rear of the lot.
b. *Main Entrances.* Main entrances shall be visible from the street and must have a porch or entry, and face the street or be oriented at an angle of not more than 45 degrees from the street-facing façade. Corner lot homes may face either street.
c. *Front Façade Variety.* Duplicative front façades of detached single-family structures facing the same street are prohibited. Sufficient differences can be achieved through meeting at least three of the following design features:
    i. Varied or staggered front setbacks, with variations of at least five feet;
    ii. Different building heights, with the two heights varying by at least five feet;
    iii. Varied rooflines such as hipped or pitched roofs;
    iv. Different window opening locations and designs;
    v. Different garage location, configuration, and design.
d. *Alleys.* Where alleys are present, all garages and on-site parking shall be accessible from the alley. In R-17 zones, single-family residential developments shall utilize rear alley loading as follows:
    i. Alleys shall be required for developments on sites of four acres or larger where the proposed average new lot size is less than 3,000 square feet unless the application demonstrates and the planning official agrees that alleys are unfeasible due to significant site constraints such as significant variations in topography, irregular site shape, or presence of natural resource constraints.
    ii. Alleys are encouraged in all other cases.
e. *Compliance with Narrow Lot Development Standards.* Developments within the R-17 zoning district shall be subject to Chapter 20.927 VMC, Narrow Lot Developments, with the exception of VMC 20.927.040(A)(6)(d) garage width standards.
f. *Location and configuration of driveways.* Driveways shall be located to preserve space for on-street parking by meeting one of the following requirements:
    i. For housing units or developments on corner lots, off-street parking areas shall be accessed on the back façade or located in

the rear yard. No off-street parking shall be allowed in the front yard or side yard.

ii. Driveways providing access to the front façade must be consolidated for adjacent dwellings.

iii. Consolidated driveways shall be tapered (i.e., narrower where they connect to the street and wider at the back of the driveway) to minimize the width of curb cuts and to enhance pedestrian safety.

iv. Individual driveways must be separated by at least 20 feet as measured from the edge of the driveway apron.

g. *Solid Waste Provisions.* The development application shall include a plan for access for solid waste and recycling collection service, indicating common or individual unit collection points with demonstrated access and turning space for solid waste vehicles.

Finding: Compliance with garage, main entrance, and front façade variety requirements will be checked at the time of building permit review. The applicant's narrative indicates that these standards will be met. **Prior to building permit approval, demonstrate compliance with the requirements of 20.410.050(B)(1)(a-c).**

An alley is proposed to serve Lots 43-82. The narrative states that garages and on-site parking for Lots 43-82 will be accessed from the alley. **Prior to building permit approval, all lots served by the proposed public alley shall have garages and/or on-site parking accessible from the alley.**

Compliance with Narrow Lot Development Standards is outlined later in this report.

VMC 20.410.050(B)(1)(c) states that driveways shall be located to preserve space for on-street parking by meeting a requirement of that section, as outlined above. The proposed alley provides unobstructed on-street parking along the southern side of NE 34th Street and the northern side of NE 33rd Street, for lots 43-82, meeting the intent of this standard.

Driveway location and configuration is not depicted on the plans, and it is not clear if the above requirement is met for Lots 1-42. **Prior to building permit approval, demonstrate that driveways for Lots 1-42 meet one of the requirements of 20.410.050(B)(1)(f).**

Solid waste provisions are outlined later in this report.

Table 20.410.050-1, Development Standards in Lower-Density Residential Zones		
Standard	**R-9 (existing zone)**	**R-17 (proposed zone)**
Minimum Lot Size[5]	5,000 sq. ft.	2,000 sq. ft.
Maximum Lot Size	7,400 sq. ft.	5,000 sq. ft.
Maximum Lot Coverage	50%	65%
Minimum Lot Width[5]	45'	25'
Minimum Lot Depth[5]	65'	65'

Minimum Setbacks		
Front Yard	10[6]	10'[6]
Rear and Through Yards[4]	5'	5'
Side Yard	0'[1]/5'[2]	0'[1]/5'[2]
Street Side Yard	8'	8'
Garage from Public/Private Street ROW or Sidewalk Easement	18'	18'
Garage from Alley[3]	5'	5'
Maximum Height	35'	35'
Minimum Off-Street Parking	1	1
Minimum Landscaping	10%	10%

[1] Subject to VMC 20.910.050.

[2] For each additional 10 feet of building height, or fraction thereof, over 25 feet, add two feet to the setback to a maximum of 10 feet on each side or rear yard.

[3] There must be a minimum of 20 feet maneuvering space from entrance edge of the carport or garage to opposite edge of the alley.

[4] A through lot will be treated as an interior rear yard, especially with respect to placement of principal and accessory structures, location of parking and height of fences only when there is no vehicular access to the abutting street. If access occurs then the through lot yard will be treated in all respects as a front yard.

[5] Smaller lot sizes and dimensions may be allowed subject to Chapter 20.920 VMC, Infill Development Standards.

[6] Covered porches, eaves, bay windows, columns, or other structural extensions may extend up to five feet into the front setback or in accordance with VMC 20.910.040(A).

Finding: All lots comply with the minimum and maximum lot size requirements of the R-17 zoning district, except for Lot 33. The maximum lot size of the R-17 zoning district is 5,000 square feet. Lot 33 is proposed to be 12,874 square feet. **Prior to civil plan approval, adjust lot sizes so all lots are within the minimum and maximum lot size range of the R-17 zoning district.**

All lots meet or exceed the minimum lot width and depth standards of the R-17 zoning district.

Lot coverage, setbacks, building height, and minimum landscaping will be checked at the time of building permit review.

Condition: The requirements of this section can be met as conditioned in this report.

20.710 Archaeological Resource Protection

Finding: The parcel is mapped Moderate-High and High for archaeological probability. An archaeological pre-determination report was provided by the applicant and forwarded to the city's contracted archaeologist for review.

The archaeological predetermination report consisted of background research, a pedestrian survey, and subsurface testing, and identified no significant archaeological resources within the project area. While one isolated CCS flake (45CL1611) was documented, the report notes that the artifact's origin is uncertain due to the prevalence of naturally occurring material, extensive prior ground disturbance, and evidence of mechanical crushing. The flake was documented with the Washington State Department of Archaeology and Historic Preservation (DAHP) on an archaeological isolate inventory form "out of an abundance of caution." The investigation concluded that the site has been substantially disturbed, and that no further archaeological work is recommended. The city's contracted archaeologist reviewed the report and fieldwork, determined that the predetermination adequately addressed the study objectives, and concurred that no additional archaeological work is necessary.

Conclusion: The requirements of this section have been met.

20.740 Critical Areas Protection

Finding: City of Vancouver staff utilize Clark County's MapsOnline to determine if a project site contains critical areas. The resource shows no mapped critical areas on tax lot 164329000.

The applicant discovered an Oregon white oak tree on the west end of the site. Oregon white oaks are categorized as priority habitat by the Washington Department of Fish and Wildlife and critical areas by the City of Vancouver. The applicant is proposing to protect and retain the Oregon white oak.

<u>20.740.030(C) Exemptions from Requirement to Obtain a Critical Areas Permit</u>

Per VMC 20.740.030(C)(1)(e), development may be permitted on a site containing a critical area or buffer when the planning official determines that impacts to critical areas and buffers will be avoided, subject to the following criteria:

i. The critical area(s) and buffer(s) has/have been identified in the field, clearly mapped by a qualified professional, and documented by a limited-scope critical areas report (for example, a wetland boundary delineation without categorization or functional assessment, but with the minimum documentation necessary to justify the boundary location).
ii. The site plan and preliminary plat show a development envelope that demonstrates that all activity will take place outside critical areas and buffers.
iii. The boundaries of the development envelope are clearly outside of all maximum critical areas and all maximum buffers.

Finding: The landscape and tree plan identifying the Oregon white oak is stamped by Christopher A Baumann, a licensed landscape architect in the State of Washington. The Oregon white oak is clearly mapped on the provided plans and addressed in the applicant's narrative, which satisfies the requirements of a limited-scope critical areas report.

The preliminary plat depicts the dripline of the Oregon white oak but does not clearly depict a development envelope demonstrating that all activity will take place outside of the tree's dripline. **Prior to civil plan approval, depict a development envelope demonstrating all activity takes place outside of the Oregon white oak dripline within Lot 41.**

Conclusion: The requirements of this section can be met as conditioned in this report.

20.770 Tree, Vegetation, and Soil Conservation
20.770.080 Tree Density Requirement
The required minimum tree density is 30 tree units per acre for new development.

Finding: For a 7.52-acre site, 226 tree units are required. Retained existing trees account for 100 tree units, and 126 new tree units are proposed, meeting the requirement of 226 tree units.

Urban Forestry has reviewed this proposal for compliance with VMC 20.770 and determined that the applicable requirements have been met.

Conclusion: The requirements of this section have been met.

20.790 SEPA Regulations
Finding: A SEPA Determination of Nonsignificance (DNS) was issued March 17, 2026. Comment received is addressed in the Agency and Public Comment section of this report. After the public comment period, the determination of nonsignificance was retained. A SEPA Final Determination of Nonsignificance was issued April 9, 2026, with an appeal period concluding on April 23, 2026. No appeals were received.

Finding: The requirements of this section have been met.

20.910 Exceptions and Interpretations
20.910.050 Zero Lot Line Developments
Finding: The applicant indicates that most lots will utilize zero lot line standards. The following conditions shall exist before any building permit is issued for zero lot line development:

A. *Side-yard setbacks.* The setback on the adjacent lot to the zero setback side yard lot shall be either zero or at least 5 feet; for exceptions, see Section 20.902.020 VMC.
B. *Covenants.* Covenants running with the land, approved by the City Attorney, which guarantee that the opposite side yard setback of not less than 5 feet shall be kept perpetually free of permanent obstructions (for exception, see Section 20.902.020), shall be filed with the deed(s) or noted on a plat.
C. *Building Walls.*
    1. The building wall on the zero-foot yard setback shall be constructed of window-free, fire resistive construction per the Building Code standards of Title 17, no portion of which shall project over any property line. The

construction shall be subject to review by the Building Official.

2. Covenants running with the land, approved by the City Attorney, shall convey a 4-four-foot maintenance easement with a 1-1/2-foot encroachment into the easement provision, in order to permit variations in design from the adjoining lot. No windows shall be allowed along this wall in any case.
3. Zero lot line (common-wall) construction may be permitted, provided adjoining walls are fire- resistive and constructed according to the standards of sound transmission, per the Building Code standards of Title 17. Common walls must be attached a minimum 60% of the length of the entire building wall.

D. *Exception.* Zero lot line development standards do not apply to free-standing fences and/or walls that are not directly connected to a roof structure.

As discussed earlier in this report, setbacks will be checked at the time of building permit review. The Building Department has reviewed this proposal for compliance with Title 17, their findings are outlined later in this report

Prior to final plat, record a covenant guaranteeing the opposite side yard setback of not less than five feet shall be kept perpetually free of permanent obstructions.

Prior to final plat, record a covenant conveying a 4-foot maintenance easement with a 1-1/2-foot encroachment into the easement provision, to permit variations in design from the adjoining lot. No windows shall be allowed along this wall in any case.

Finding: The requirements of this section can be met as conditioned in this report.

20.915 Impact Fees

Finding: This project is subject to park, transportation, and school impact fees. This site is in the Evergreen School District, requiring $6,432 per single-family dwelling unit; Park District C, requiring $6,130 per dwelling unit; and the Pacific Transportation Zone, requiring $420 per average daily trip (ADT). Impact fees will be calculated at current rate in effect at the time of building permit submittal and collected prior to building permit issuance unless approved to be deferred per VMC 20.915.075 or VMC 20.915.076. Impact fee deferrals require a signed agreement and lien document.

The following note shall be placed on the plat: Pursuant to VMC 20.915, Park, School and Traffic impact fees will be calculated at time of building permit application and shall be due and payable at the time the building permit is issued, except if deferred per VMC 20.915.075 and .076. Notwithstanding the foregoing, all impact fees shall be recalculated for building permit applications that have not been issued within one year of submittal.

20.925 Landscaping

Finding: As stated in Table 20.410.050-1, the minimum landscaping required for each lot within the R-17 zoning district is 10 percent of the net lot area. This requirement will be verified during building permit review.

20.925.060 Street Trees
All development projects fronting on a public street or a private street approved after the adoption of this Title shall be required to plant street trees in accordance with the standards in VMC 20.925.060(C).

Finding: Urban Forestry has reviewed this proposal for compliance with VMC 20.925 and determined that the applicable requirements have been met.

Conclusion: The requirements of this section have been met.

20.927 Narrow Lot Developments
20.927.020 Applicability
The approval criteria and development standards of this chapter shall apply to any residential short subdivision or subdivision, including infill development, which has one or more narrow lots, defined as a lot with less than 40 feet in width, exclusive of flag lots.

20.927.030 Narrow Lot Development Approval Criteria
For the city to grant approval of a preliminary short subdivision or subdivision, the applicant shall demonstrate compliance with the following criteria, which shall be in addition to the preliminary subdivision approval criteria of VMC 20.320.040 A-G:

A. Conflicts on narrow lots shall be eliminated. The development has been designed to eliminate conflicts between on-site and off-site improvements and features associated with narrow lots. Specifically, the location, size, and design of features including driveways, public and private utilities (water, fire hydrants, sewer, roof infiltration, gas, cable, phone, electricity, etc.), on-street parking spaces, street trees, existing trees, light poles, common mailboxes, street signs, etc., shall be considered in the design of the development and coordinated to eliminate conflicts with one another and meet minimum spacing requirements.

Applicant Response: The development has been designed to eliminate conflicts between on-site and off-site improvements. Driveways, public and private utilities (water, fire hydrants, sewer, roof infiltration, gas, cable, phone, electricity, etc.), on-street parking spaces, street trees, existing trees, light poles, common mailboxes, street signs, etc., have been considered in the design of the development and any conflicts have been eliminated.

B. Adequate guest parking shall be provided. The development has been designed to provide for at least one guest parking space for every three narrow lots in the development. Such spaces may be located on-street (on local access or loop classification roadways only) or in common parking areas subject to the development standards of 20.927.040A2.

Applicant Response: The development has been designed to provide ample street parking. Parking will be allowed along one side of both all of the internal streets in addition to both sides of NE 34th Ave once it has been widened. Because lots 43-82 are

accessed by an alley there are not driveways that restrict street parking on all of the street within an adjacent to the site. The proposed streets can accommodate at least 70 cars for on-street parking.

C. Solid waste and recycling collection and access shall be provided. The development shall be designed to provide for safe access and maneuvering by solid waste and recycling collection vehicles to designated collection points for each lot.

Applicant Response: The development has been designed to provide for safe access and maneuvering by solid waste and recycling collection vehicles along public roadways. Solid waste collection areas will be located in front of each lot on the adjacent street.

Finding: Staff concurs with the applicant's responses. Further detail is provided in the narrow lot development standards outlined below.

<u>20.927.040 Narrow Lot Development Standards</u>

Implementation of Performance Standards. Various design options may be proposed to address the approval criteria of VMC 20.927.030(A) through (C). For example, the use of alleys, narrow driveways, or shared driveways – either separately or in combination – are considered to be effective solutions to many identified conflicts. In addressing the above criteria, the following development standards shall apply:

1. On-site and off-site improvements plan required. A development plan that demonstrates that utilities, driveways, street trees, etc., have been located and designed to minimize conflicts with one another shall be submitted with the preliminary land division application and incorporated into the civil engineering plan set.

Finding: Sheet 004, Preliminary Plat and Narrow Lot Plan, generally satisfies this requirement. The plan demonstrates that the development has been designed to eliminate conflicts that arise from narrow lots.

At a rate of one guest parking space per three narrow lots, 27 guest parking spaces are required for 81 narrow lots. Staff agrees that ample on-street parking is available to exceed the guest parking requirement, although the plan does not clearly depict guest parking spaces, as required by this section.

Prior to civil plan approval, clearly mark on-street guest parking spaces.

2. *Standards for guest parking in common areas.*

Finding: Guest parking is proposed to be on street. A guest parking common area is not proposed. Therefore, these standards are not applicable.

3. *Standards for solid waste and recycling access and collection.*

Finding: A solid waste management analyst has reviewed this proposal for compliance with the standards of this section. Their findings are outlined in the section of this report addressing VMC 20.970, Solid Waste Disposal and Recycling.

4. *Standards for alleys and lots with alley access.* Lots with access from side or rear alleys are highly effective in addressing conflicts at the front street. Where provided, alleys and lots served by alleys shall meet the following standards:
    a. Alleys shall consist of 16 feet paved width within a 20-foot public right of way or private easement, and shall be constructed in accordance with approved city standards. Width of alleys designated as fire apparatus access lanes shall be as approved by the fire marshal.
    b. All lots adjacent to an alley, existing or proposed, shall provide access to the garage or parking space from the alley, not the adjacent street. Residences with access from alleys shall be oriented to face the public or private street, not the alley.
    c. Alleys shall connect with a public or private street at both ends, unless otherwise approved by the transportation manager.
    d. Maintenance of private alleys shall be the responsibility of the homeowner's association, and a maintenance agreement shall be recorded with the plat.
    e. Subdivisions which provide access from alleys to at least 50 percent of lots shall be eligible for modifications to certain development standards, as specified in VMC 20.927.050.

Finding: The proposed alley will be a 20-foot public right of way connecting NE 155th Avenue at its east end and NE 152nd Avenue at its west end. The alley configuration has been reviewed by the Transportation Department and Fire Marshal's Office, as outlined later in this report.

The applicant's narrative indicates that lots abutting the alley will take access from the alley. Compliance with street-facing orientation standards will be verified at the time of building permit review.

A private alley is not proposed, and fewer than 50 percent of lots will take access from the alley.

5. *Shared driveways.* Where provided for narrow lots, shared driveways shall meet the following requirements:
    a. Shared driveways serving two adjacent lots shall be no wider than 30 feet, measured at the driveway throat, unless the applicant demonstrates on the development plan that a wider driveway will not result in conflicts.
    b. Shared driveways which provide access to more than two lots shall be no wider than 18 feet, measured at the driveway throat, and shall be within a 20-foot minimum wide easement.

c. Only one curb cut is permitted per shared driveway.
d. Shared driveways shall be constructed in accordance with approved shared driveway standards.
e. Garages accessed from shared driveways shall be either single-car width and located no closer to the street than the front wall (not porch) of the residence or, if wider than a single-car garage, set back at least five feet from the front wall (not porch) of the residence.

6. *Narrow driveways.* Where provided for a narrow lot, narrow driveways shall meet the following requirements:
    a. Narrow driveways shall be no wider than 10 feet measured at the driveway throat, unless the applicant demonstrates on the development plan that a wider driveway will not result in conflicts.
    b. Where possible, narrow driveways on adjoining lots shall be grouped in close proximity to create space along the frontage for parking, trees, utilities, etc.
    c. Narrow driveways shall be constructed in accordance with adopted narrow driveway standards.
    d. Garages accessed from narrow driveways shall be either single-car width and located no closer to the street than the front wall (not porch) of the residence or, if wider than a single-car garage, set back at least five feet from the front wall (not porch) of the residence.

Finding: Driveway configuration and width are not depicted on the preliminary plat and narrow lot plan. The applicant's narrative states that each lot will provide a minimum driveway width of 12 feet; therefore, narrow driveway standards are not applicable to this proposal. It is not clear if shared driveways will be proposed.

Prior to civil plan approval, depict driveways on the preliminary plat and narrow lot plan. Where shared driveways are proposed for narrow lots, they shall meet the requirements of 20.927.040(5)

Conclusion: The requirements of this section can be met as conditioned in this report.

20.945 Parking and Loading

Finding: Per Table 20.945.070-2, one parking space is required per detached single dwelling unit. The applicant's narrative indicates that each home will have a 12-foot-wide driveway and garage, meeting this requirement.

Conclusion: The requirements of this section have been met.

20.970 Solid Waste Disposal and Recycling

Narrow lot developments are subject to specific standards with regard to solid waste collection established by VMC 20.927.

Concerning Cart Set Out

Finding: The proposed Mt. Hood Vista Subdivision with Zone Change with 82 lots will have to plan for future garbage and recycling service. Each lot will be most likely served as a single-family customer; each will have cart for garbage, a cart for recycling and a bin for glass. Organics collection, using an additional cart is optional. The applicant has illustrated on plans an 8-foot-wide cart set out location for some, but not all lots. Each lot has a driveway and garage that could be used for cart storage on non-collection days. **(004 Preliminary Plat and Narrow Lot Plan.pdf)**.

Lots 1-9 and 14-42

As proposed, the collection will take place in front of each lot along the public street.

Lots 10, 11, 12, 13

Grouped set-out is needed but not shown for all lots accessed by the private Tract A.

Lots 43-82

Serviced by an alley that provides access to the garage. Cart set-out in the alley is not shown.

Per **VMC 20.927.040 (A)(3)(d)** where collection is not feasible on each lot, a designated common collection point to serve up to four lots, located no further than 150 feet from any lot it serves, may be provided. Common collection points shall be shown on the solid waste and recycling plan and sized to accommodate the carts and bins associated with the city's garbage, yard debris and recycling collection system. System specifics may be obtained from the city's Solid Waste Services department.

Per **VMC 20.927.040 (A)(3)(g)** collection points shall be illustrated on plans and show footprints of all intended carts using dimensions from city-provided solid waste receptacle standards. See https://www.cityofvancouver.us/publicworks/page/solid-waste-development-review for Solid Waste Access and Design Standards.

Per **VMC 20.927.040 (A)(3)(h)** each lot must have storage space outside of the right of way for carts when not set out for collection day.

Condition: Prior to final civil approval the applicant shall revise plans to show designated collection point for two carts per lot. Adequate minimum frontage shall be provided; 10-foot set out for each lot is sufficient. All lots need to show a cart set-out location, including grouped set-out for Lots 10, 11, 12, 13 that are not accessible to collection trucks off of Tract A. Lots 43-82, with driveways and garages off of the alley should show cart set-out in the alley.

Conclusion: The proposal shall be modified to satisfy solid waste requirements for providing adequate cart set out and storage area for non-collection days, as conditioned.

Concerning Solid Waste Collector Access

Finding: The collector will service most lots from proposed public roads with a minimum paved width of 28 feet. Grouped set-out for Lots 10, 11, 12, 13 is needed since collection trucks will not service on Tract A. Lots 43-82 should be serviced from the proposed 20-foot-wide alley. Side Loader truck turning movements are needed to demonstrate whether circulation and turnaround is feasible.

Per **VMC 20.927.040 (A)(3)(c)** all circulation and turnaround designs must be feasible using city-provided solid waste truck turning modelling templates and truck specifications. Collection vehicles shall be able to circulate the development and service receptacles with minimal backing required.

Templates for garbage/recycling trucks are available for users to model truck turning; they can be downloaded from the city's website, https://www.cityofvancouver.us/publicworks/page/truck-turning-radius. Use the side loader truck template to model maneuvering. If you require the truck dimensions in another format, please contact staff.

Per **VMC 20.927.040 (A)(3)(b)** the access and collection plan shall show a designated collection point for each lot and the ability of collection vehicles to maneuver safely to all points of collection, based on a 35-foot long by 10-foot-wide vehicle.

Per **VMC 20.927.040 (A)(3)(e)** collection vehicle turnaround must be provided in cases where more than four lots are sharing a grouped set-out or if the distance from the grouped set-out to a lot is greater than 150 feet.

Per **VMC 20.927 (A)(3)(d)** where collection is not feasible on each lot, a designated collection point to serve up to four lots, located no further than 150 feet from any lot it serves, may be provided. Common collection points shall be shown on the solid waste and recycling plan and sized to accommodate the carts and bins associated with the city's garbage, yard debris and recycling collection system.

Condition: Prior to final civil plan approval, the applicant must illustrate side loader truck modelling showing turnaround and servicing along the public road and alley. Carts are serviced on the right side of the truck body. Templates available for users to model truck turning can be downloaded from the city's website: https://www.cityofvancouver.us/publicworks/page/truck-turning-radius.

Conclusion: The proposal shall be modified to satisfy solid waste requirements for providing collector access.

11.70 Transportation – Concurrency

Finding: The applicant is proposing to subdivide an existing parcel into 82 single-family residential lots. The project is located at 15301 NE 34th Street (tax parcel 164329000). There are currently four radio towers and their related structures on the site. All

existing structures will be demolished. The proposed lots will take access by way of new and existing streets.

The applicant submitted a Traffic Impact Study (TIS) dated Aug. 11, 2025, from Lancaster Mobley. The TIS included trip generation, trip distribution, intersection level-of-service analysis, intersection queue analysis, and sight distance analysis. Trip generation rates were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, utilizing Land Use Code 210 (Single-Family Detached Housing). Based on this information, the proposed project will generate 820 new ADT including 62 new a.m. peak hour trips and 82 new p.m. peak hour trips.

It should be noted, the city adopted the 12th Edition of the ITE Trip Generation Manual Jan. 1, 2026. Staff will honor the calculations provided in the trip report and will adjust the entries into the city's trip tracking software as necessary to match the trip numbers provided in the report.

The results of the TIS and the subsequent addendum include the following key findings:

- The analysis of MUTCD signal warrants indicates that 2033 future traffic volumes will trigger the need for a traffic signal at the intersection of NE 162nd Avenue and NE 34th Street. Rather than installing the signal, the applicant proposes to mitigate the impact at this intersection by installing a center median in NE 162nd Avenue, blocking left-turns entering NE 162nd Avenue from NE 34th Street.
- With the installation of the center median in NE 162nd Avenue, all study intersections are projected to operate within City of Vancouver operational standards during the 5-year design horizon.

Other than the installation of the center median in NE 162nd Avenue at NE 34th Street, no other traffic mitigation treatments are necessary.

Pursuant to VMC 11.70.090, the segment of NE 28th Street between NE 138th Avenue and NE 162nd Avenue is designated a Category 1 Concurrency corridor, which stipulates that the corridor is operating at or above the city's adopted level of service standards. The traffic generated by the proposed development is not anticipated to cause the corridor to drop below the adopted level of service standard.

The proposed project is located within the 264 Transportation Analysis Zone and contributes p.m. peak hour trips to the following Transportation Management Zones:

Corridor Name	Corridor Limit	PM Peak Trips
Mill Plain Blvd.	I-5 to Andresen Road	1
Mill Plain Blvd.	I-205 to 136th Ave.	3
Mill Plain Blvd.	164th Ave. to 192nd Ave.	1

Fourth Plain Blvd	I-5 to Andresen Road	2
Fourth Plain Blvd	Andresen Road to I-205	1
Fourth Plain Blvd	I-205 to 162nd Ave.	3
Andresen Road	Mill Plain Blvd. to SR-500	2
112th Avenue	Mill Plain Blvd. to 28th Street	7
112th Avenue	28th Street to 51st Street	5
164th/162nd Avenue	SR 14 to SE 1st St.	11
164th/162nd Avenue	SE 1st St. to Fourth Plain Blvd	23
Burton Road / 28th St.	18th Street to 112th Ave.	9
Burton Road / 28th St.	112th Ave. to 138th Ave.	18
Burton Road / 28th St.	138th Ave. to 162nd Ave.	32
NE 18th Street	112th Avenue to 138th Avenue	3
NE 18th Street	138th Avenue to 162nd Avenue	1
136th / 137th Ave.	Mill Plain Blvd. to NE 28th St.	10
192nd Avenue	SR-14 to NE 18th Street	1

Based on the above table, **prior to the issuance of civil plan approval, the applicant shall pay concurrency monitoring fees totaling $1,500.** Pursuant to the applicant's information, the project will not distribute trips to any other Transportation Management Zones.

The applicant's traffic analysis provides distribution of trips used to establish the proportionate share contribution towards off-site traffic mitigation projects pursuant to VMC 11.80.080(C). A list of the intersection(s) slated for proportionate share contributions is as follows:

Proportionate Share Project Name	Fee Rate	Number of Trips	Proportionate Share Cost
Fourth Plain Blvd & NE 152nd Ave	$333 per PM peak hour trip	3	$999
NE 192nd Ave & NE 13th St	$400 per PM peak hour trip	1	$400
NE 172nd Ave & NE 18th St	$300 per PM peak hour trip	2	$600
NE 179th Place & NE 18th St	$900 per PM peak hour trip	1	$900
NE 187th Ave & NE 18th St	$1,200 per PM peak hour trip	1	$1,200
NE 162nd Ave & NE 9th St	$1,500 per PM peak hour trip	16	$24,000
NE 187th Ave & SE 1st St	$ 1,100 per PM peak hour trip	1	$1,100
Total Proportionate Share Cost			**$29,199**

Based on the above table, prior to the issuance of civil plan approval, the applicant shall pay proportionate share fees totaling $29,199.

The submitted documentation fulfills the city's requirements for concurrency analysis. Transportation Impact Fees (TIF) will be imposed per VMC 20.915. See the section of this staff report addressing VMC 20.915 for calculation of TIF.

Conclusion: The proposed development meets the requirements of VMC 11.70 as conditioned.

11.80 Transportation – Street & Development Standards
Finding: The applicant is proposing to subdivide an existing parcel into 82 single-family residential lots. The project is located at 15301 NE 34th Street (tax parcel 164329000). There are currently four radio towers and their related structures on the site. All existing structures will be demolished. The proposed lots will take access by way of new and existing streets.

Northeast 162nd Avenue is designated a principal arterial. **Prior to the issuance of final subdivision approval, the applicant shall provide the following improvements to NE 162nd Avenue, per City of Vancouver standards:**

- **Install a double-sided curb median at the intersection with NE 34th Street. The median must be designed to block eastbound and westbound left-turns from entering NE 162nd Avenue, while still allowing northbound and southbound left-turns to turn from NE 162nd Avenue onto NE 34th Street.**
- **Per the direction of the Traffic Operations Division, install related signage, striping, and traffic control structures at the intersection as necessary to support and reinforce the performance of the new median.**

Northeast 34th Street is designated a neighborhood circulator which requires a minimum 54 feet full-width right of way and 36 feet paved street width per city standard plan T10-14. The existing road along the property frontage of NE 34th Street includes asphalt roadway only. **Prior to the issuance of final subdivision approval, the applicant shall provide the following improvements to NE 34th Street, per City of Vancouver standards:**

- **Dedicate additional right of way as necessary to obtain the 27-foot half-width right of way, per T10-14.**
- **Install additional street pavement as necessary to obtain 36-foot street width, per T10-14. It is important to establish 36 feet of paved width to allow much-needed on-street parking on both sides of the street.**
- **Install curb, gutter, planter strip, and detached sidewalk, per T10-14.**
- **Install ADA compliant pedestrian ramps on all street corners.**
- **Street lighting must be installed or upgraded to current standards, see street lighting comments below.**

- **Utility trenching must be restored per T05-04A&B and T05-05. Asphalt restoration shall meet T05-01A&B and T05-07. A single continuous width restoration is required.**
- **Install traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.**

All the proposed internal streets in the subdivision are designated as local access streets. This includes NE 152nd Avenue, NE 155th Avenue, and NE 33rd Street. The standard for this type of street typically requires a minimum 50 feet full-width right of way 28 feet paved street width, and both sides of the street have vertical curb, detached 5-foot sidewalk, and 5-foot planter strip, per city standard plan T10-15B. The applicant has submitted a request for a road modification, applying to all the internal local access streets, to construct mountable rolled curbing and a 5-foot curb-tight attached sidewalk on the side of the street where lots have no alley access. The opposite side of the street would be built to the typical standard. The proposed modification will reduce the overall footprint of the street and will greatly simplify the construction of driveways for all lots that have no alley access. **This road modification request has been reviewed and approved by city staff.**

Prior to the issuance of final subdivision approval, the applicant shall provide the following improvements to NE 152nd Avenue, NE 155th Avenue, and NE 33rd Street, per City of Vancouver standards:

- **Dedicate public right of way as necessary to provide 50 feet of full-width right of way, per city standard plan T10-15B.**
- **Per the conditions of the road modification, construct fully complete streets, including 28-foot full pavement width and mountable rolled curbing and a 5-foot curb-tight attached sidewalk on the side of the street where lots have no alley access. The opposite side of the street must be built to the typical street standard, which includes vertical curb, detached 5-foot sidewalk, and 5-foot planter strip**
- **Install 'No Parking – Fire Lane' signs on one side of the streets.**
- **Street lighting must be installed to current standards, see street lighting comments below.**
- **Install traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.**

Northeast 154th Avenue is an existing street which is stubbed to the south property line of this parcel. A 10-foot wide parcel, formerly owned by Clark County, exists between the end of the existing public right of way and the development parcel, apparently blocking any extension of this street northward. Connection to this street is required to meet city standards for circulation and connectivity, per VMC 11.80.070 (A-4). To remedy this, the City of Vancouver purchased the parcel from the county in December 2025. The required extension of NE 154th Avenue is now unimpeded.

Northeast 154th Avenue is designated a local access street. The existing street section includes a 39-foot paved surface, flanked by vertical curb on both sides, and a 5-foot detached sidewalk on one side. **Prior to the issuance of final subdivision approval, the applicant shall provide the following improvements to NE 154th Avenue, per City of Vancouver standards:**

- **Dedicate public right of way as necessary to provide a minimum of 50 feet of full-width right of way.**
- **Connect to the existing street stub and gradually transition the paved width of the street to the standard 28-foot local street width as shown on T10-15B.**
- **Construct a 5-foot detached sidewalk along the west side of the street, connecting to the existing sidewalk on the south side of the property line.**
- **Street lighting must be installed or updated to current standards. See street lighting comments below.**

The applicant proposes a public alley to be constructed between NE 152nd Avenue and NE 155th Avenue. A public alley requires a minimum 20 feet full-width right of way and 20 feet paved street width per city standard plan T10-19. **Prior to the issuance of final subdivision approval, the applicant must provide the following items for the public alley, per City of Vancouver standards:**

- **Dedicate a minimum of 20 feet of public right of way, per T10-19.**
- **Install a paved alley surface with a minimum paved width of 20 feet, per T10-19.**
- **Install standard driveway approaches where the alley intersects with the public streets.**
- **Install "No Parking" signs on both sides of the alley.**

Four proposed lots in the southeast corner of the project will take access by way of a private street. The applicant shall, at a minimum, meet the requirements of VMC 11.80.050 and city standard plan T10-18. **Prior to the issuance of final subdivision approval, the applicant must provide the following for the private street, per City of Vancouver standards:**

- **Dedicate an appropriate easement or private tract to accommodate the required street improvements.**
- **Per T10-18, install a paved street surface with a minimum width of 16 feet. (The applicant may opt to increase the width of the street, if desired.)**
- **Per VMC 11.80.050, since each private street serves four lots or less, curb, gutter, sidewalks, and streetlights are not required.**
- **Install a standard driveway approach where the private street intersects with the public street.**

The applicant shall also provide a shared access and maintenance agreement for the private street to cover the cost of maintaining and operating street surface, signs and markings, and drainage system, as it applies to private streets and shared driveways.

Any shared accesses shall be called out on the plat. **The agreement shall be recorded on all parcels that are party to the private roadway. Shared access and maintenance agreements shall be provided prior to final subdivision approval.**

Per VMC 11.80.050 (H), a statement with the following language is required on the face of any plat or short plat containing a private street:

WARNING: City of Vancouver has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.

Per VMC 11.80.050 (I), where private streets are included in plats/subdivisions that include conditions, covenants and restrictions (CCRs), the CCRs must include the following statement:

WARNING: City of Vancouver has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.

The CCRs also must include terms and condition of responsibility for liability, maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easement, and other considerations.

Per VMC 11.80.050 (J), the city will not maintain streets, signs, streetlights, or drainage improvements associated with a private street. Prior to final inspection and approval of a private street, a maintenance agreement must be recorded with the Clark County Auditor as a covenant running with the land for any and all parcels served or potentially served. The agreement must set forth the terms and conditions of responsibility for liability, maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations. The agreement also must include the creation of a private street maintenance fund and the annual assessment.

Street lighting is required on public streets per VMC 11.80.090. Any substandard street lighting shall be required to be upgraded to current city standards as part of this project. A street light analysis plan for the right of way is required if existing lighting exceeds maximum spacing requirements per T21-01A and development doesn't propose addition lighting. Lighting shall be installed/updated to design standards T21-01A through T21-01D. In new development, if the lighting proposal doesn't exceed

city maximum spacing requirements per T21-01A standard, then photometrics are not required.

When required, photometrics shall be analyzed in zones. Zones for each direction of travel of a straight roadway are done in luminance method. Intersections, sidewalks, and curved roadway sections are their own zones and done in illuminance. Average maintained luminance is measured in candela per square meter. Veiling luminance shall be shown. Average maintained illuminance is measured in foot-candles. Stationing is a required item on the lighting plans. IES files for lighting software can be obtained from lighting manufacturer. Use lighting materials from the City of Vancouver approved material list. New lights will be LED and fixture shall be chosen from approved materials list.

Any new or existing lights that are within 10 feet of primary power and/neutral lines, will require the developer to raise the power lines. The developer will need to work with Clark Public Utilities for requirements and costs. Moving existing streetlights will require the applicant to meet NEC standards and T21-18A, B, C, D and E shall be required.

A right of way construction permit is required for any project that intends to close or alter a sidewalk or curb ramp for construction purposes. Each permit must include a Pedestrian Traffic Control Plan (PTCP). In general, the PTCP must limit sidewalk closures and avoid detouring of pedestrians to the opposite side of the street during construction. The designers of the PTCP must make every effort to allow pedestrians to continue using the sidewalk on the same side of the street as the construction project, if possible. Such measures as overhead protective scaffolding and/or temporary ramps and jersey barriers to temporarily divert pedestrians into a protected pedestrian route on the street should be considered. Short-term sidewalk closures and street-crossing detours may be allowed when the building foundation work is being completed, primarily in situations where the building foundation is being constructed at the immediate back of sidewalk, and having pedestrians too close to active foundation construction could pose a safety hazard. However, once those foundations are complete, the contractor will be expected to restore the pedestrian route on the same side of the street as soon as practical. PTCPs will be evaluated on a case-by-case basis; specific requirements will vary depending on location.

Conclusion: The proposed development meets the requirements of VMC 11.80 as conditioned.

14.04 Water

Finding: Public water currently fronts the north boundary of the site via an existing 10-inch Ductile Iron (DI) Water Main (E/W) in NE 34th street. An existing 8-inch DI water main (N/S) is stubbed to the south property line in NE 154th Avenue terminating at a blowoff valve.

The nearest fire hydrants are located north, east, and south of the site at surrounding adjacent street intersections including NE 34th Street and NE 152nd Avenue, NE 34th Street and NE 154th Avenue, NE 154th Street and NE 32nd Street, and on neighboring adjacent property to the east (Parcel No. 164329005).

Developments are required to extend public water to and through the site and across frontages (VMC 14.04.280). In this case the existing public water satisfies the frontage requirements. Code also requires at least one water service line and meter for each building.

The application was reviewed for water in May 2026. Preliminary utility plans were included in this review package.

Prior to civil plan approval
Remove existing blowoff in NE 154th Avenue south of the site and connect to the 8-inch DI water main (N/S) in NE 154th Avenue and install a new 8-inch Zinc Coated Ductile Iron (ZDI) Water main and extend north and route throughout the site as needed to serve all required domestic meters, fire hydrants and fire protection lines.

Complete the water design on the civil drawings. Prepare according to Vancouver's current Public Water Design and Construction Standards. Address redline comments and submit the final design for civil plan approval.

During Construction
Secure construction permits and schedule and attend a pre-construction meeting. Construct the water facilities as shown on the approved civil plans. Satisfy construction services testing and inspection requirements and secure construction acceptance.

Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval cand secure final civil project acceptance.

Prior to Occupancy
Pay application fees and secure water connection permits. Connect new building water meters according to the plumbing code.

Conclusion: The applicant has demonstrated that the standards for public water can be met as conditioned.

14.06 Sanitary Sewer
Finding: Public sanitary sewer fronts the site to the north in NE 34th Street and is available for service. Sewer is also stubbed from the south in NE 154th Avenue.

Developments are required to extend public sewer to and through the site and across frontages (VMC 14.04.280). In this case public sewer does not need to be extended

through the site to provide for service to adjacent parcels. Public sewer will need to be extended into the site, however, to provide direct service to each proposed lot, as code also requires a separate service connection to the public main for each lot (VMC14.08.050, 14.16.010).

The application was reviewed for sanitary sewer in March. Sewer service is mentioned on pages 3 and 16 of the application narrative. Proposed sewer facilities are shown on sheet 8 of the associated civil plans. Public sewer mains will be extended from the stub in 154th Avenue to serve most of the project. The lots fronting 34th Street will be served from a combination of existing sewer mains and new extensions in that street.

The proposal generally satisfies the code's service requirements.

This is a concurrent application, and plan review comments on the first submittal of the associated civil plans have been returned to the applicant. Once those comments are addressed the civil plans will be ready for approval for sewer.

Prior to civil plan approval
Complete the sanitary sewer design on the civil drawings. Address redline comments and submit the final design for civil plan approval.

During construction
Secure construction permits and schedule and attend a pre-construction meeting. Construct the new sanitary sewer facilities as shown on the approved civil plans. Satisfy construction services testing and inspection requirements and secure construction acceptance.

Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval, and secure final civil project acceptance.

Prior to occupancy
Show, note, and specify new public sewer easements over private roads and record with the plat with standard required plat easement language.

Pay application fees and secure sewer connection permits. Connect new building sewers according to the plumbing code.

Conclusion: The applicant has demonstrated that the standards for public sewer can be met as conditioned.

14.24 Erosion Control
Finding: The site is mostly undeveloped. The site will be disturbed with the construction of the alley, streets, and single-family homes.

A preliminary erosion control plan and Construction Stormwater Pollution Prevention Plan (SWPPP) was submitted with the preliminary civil plans.

Conclusion: The applicant has demonstrated the City of Vancouver erosion control ordinance can be met.

14.25 Stormwater

Finding: New impervious area will be created with the development of the alley, streets, and single-family homes.

The proposed development is a qualifying project for minimum requirements 1 through 9. Calculations have been submitted with the preliminary civil engineering plans indicating the amount of new impervious surface being created.

Washington State Department of Ecology Minimum Requirement 6: Runoff Treatment will be satisfied by using Contech StormFilters.

The applicant proposes to infiltrate runoff in underground infiltration facilities satisfying Washington State Department of Ecology Minimum Requirement 7: Flow Control.

The stormwater facilities in the right of way will be owned and maintained by the City of Vancouver.

The roof runoff will be infiltrated in the public alley system or onsite in private infiltration systems.

A note shall be added to the final plat, which states "All roof runoff shall be infiltrated per the approved civil plans."

Conclusion: The applicant has demonstrated the City of Vancouver stormwater ordinance can be met.

Fire Title 16

VMC Title 16 –16.04.010 -Adoption of the International Fire Code. (IFC)

The following IFC chapters were evaluated during this review where applicable: Ch. 3 Fire Code General Requirements, Ch. 4 Emergency Planning and Preparedness, Ch. 5 Fire Service Features, Ch. 6 Building Services and Systems, Ch. 7 Fire and Smoke Protection Features, Ch. 9 Fire Protection and Life Safety Systems, Ch 33 Fire Safety During Construction and Demolition, and VMC 16.04.010 – 16.04.290.

Finding: The preliminary submittal demonstrates that the project can be approved through the fire and life safety fire plans review and permit process with compliance with applicable related code and national standard requirements.

FIRE REVIEW CONTACTS

1. Primary contact: Lucas Saylor (360) 984-8268 lucas.saylor@cityofvancouver.us
2. Secondary contact: Cale Baker (360) 409-9533 cale.baker@cityofvancouver.us

Consolidated review with ENG-85798. All follow up will be through the ENG Review.

Prior to Combustible Construction

1. All fire hydrants for emergency use shall be established and maintained clear for emergency use.
2. Fire apparatus access roads shall be established.

During Construction

1. CONSTRUCTION SITE SAFETY FORM – Refer to this link and submit this form with the building plans (CMI permit) after fully completing: https://www.cityofvancouver.us/wp-content/uploads/2025/08/Construction-Site-Safety-Form-and-Plan-Instructions.pdf
2. Temporary address signage shall be visible and legible from the street fronting the property for emergency response during construction.
3. Fire hydrants shall not be obstructed in any manner.
4. Fire apparatus access roads shall be maintained clear for emergency response.
5. Fire extinguishers and no smoking signs shall be provided during construction.

Building Title 17

Finding: 17.08.090 A building department plan review and permit will be required for this project. Building shall comply with the applicable codes listed in 17.08.010 in effect at the time of building permit application. A complete building code review of plans is not performed during site plan review. Filing of building permit application with required fees and review material is required for a complete building code review. At this time, plans and information necessary to verify compliance with all applicable building code provisions is neither required nor provided.

Finding: The plans propose to subdivide 7.52 acres into an 82-lot subdivision for single-family detached units.

Washington State Codes and Amendments: http://www.sbcc.wa.gov/sbccindx.html. Please note **2021 code was adopted March 15, 2024.**

Design Requirements

Seismic Design Category D-1, Wind 97 MPH (Vult) Exposure B, Minimum Ground and Roof Snow Load 25 psf, Frost depth 12 inches, Soils class D or as determined by a geotechnical engineer.

Prior to final grading: Condition of approval: A Final summary report by the geotechnical engineer of record shall be prepared and submitted to the City of Vancouver that states that the project soils were prepared in accordance with the

governing geotechnical report and construction documents. Provide a current report with lot specific conditions and compaction test results by final grading. Please send to planreview@cityofvancouver.us

Finding: Separate building permits are required for site retaining walls when retaining walls are over four feet measured from the bottom of the footing to the top of the wall or receive a surcharge and the walls shall be engineered. One permit per lot is required if applications are received after final plat.

Finding: Single-family Dwelling: Per IRC R302, exterior walls, opening, penetrations and projections shall be as per Table R302.1(1) or if equipped with fire sprinklers, then Table R302.1(2) shall apply. Eaves (projections) may not extend closer than two feet to a property line.

Finding: The proposed site plan appears acceptable for building codes related issues and accessibility issues; however, a complete building plan review will be required to determine final compliance.

Conclusion: As submitted the project can be reviewed for building code issues related to the site plan. The site plan review process is a separate and distinct process from the building permit process.

As submitted project could be approved for building code requirements pertaining to the site plan.

RECOMMENDATION

Based upon the findings herein, the criteria for approval have been satisfactorily met or shall be met as conditioned, and no significant adverse impacts have been identified. Staff concludes this request meets the applicable requirements of the zoning district, comprehensive plan and other applicable codes and recommends preliminary subdivision and zone change approval with conditions as noted below and throughout this staff report

CONDITIONS OF APPROVAL

Prior to Civil Plan Approval

1. Depict a development envelope on Lot 41 demonstrating all activity takes place outside of the Oregon white oak dripline.
2. Depict on-street guest parking spaces on civil plans.
3. Depict location of driveways on the preliminary plat and narrow lot plan.
4. Revise plans to show designated collection point for two carts per lot. Adequate minimum frontage shall be provided; 10-foot set out for each lot is sufficient. All lots need to show a cart set-out location, including grouped set-out for Lots 10, 11, 12, 13 that are not accessible to collection trucks off of Tract A. Lots 43-82, with driveways and garages off of the alley should show cart set-out in the alley.
5. Illustrate side loader truck modelling showing turnaround and servicing along the public road and alley. Carts are serviced on the right side of the truck body. Templates available for users to model truck turning can be downloaded from the city's website: https://www.cityofvancouver.us/publicworks/page/truck-turning-radius.
6. Pay transportation concurrency modeling fees totaling $1,500.
7. Pay transportation proportionate share fees totaling $29,199.
8. Remove existing blowoff in NE 154th Avenue south of the site and connect to the 8-inch DI water main (N/S) in NE 154th Avenue and install a new 8-inch ZDI Water main and extend north and route throughout the site as needed to serve all required domestic meters, fire hydrants and fire protection lines.
9. Complete the water design on the civil drawings. Prepare according to Vancouver's current Public Water Design and Construction Standards. Address redline comments and submit the final design for civil plan approval.
10. Complete the sanitary sewer design on the civil drawings. Address redline comments and submit the final design for civil plan approval.
11. Secure construction permits and schedule and attend a pre-construction meeting. Construct the new sanitary sewer facilities as shown on the approved civil plans. Satisfy construction services testing and inspection requirements and secure construction acceptance.
12. Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval, and secure final civil project acceptance.

Prior to Construction

13. All fire hydrants for emergency use shall be established and maintained clear for emergency use.
14. Fire apparatus access roads shall be established.

Prior to Final Grading

15. A final summary report by the geotechnical engineer of record shall be prepared and submitted to the City of Vancouver that states that the project soils were prepared in accordance with the governing geotechnical report and construction documents. Provide a current report with lot specific conditions and compaction test results by final grading. Please send to planreview@cityofvancouver.us.

During Construction

16. Comply with the Department of Ecology's standards for hazardous waste, toxics reduction, and solid waste management.
17. Secure construction permits and schedule and attend a pre-construction meeting. Construct the water facilities as shown on the approved civil plans. Satisfy construction services testing and inspection requirements and secure construction acceptance.
18. Satisfy submittal and other requirements itemized in the Notification of Civil Plan Approval and secure final civil project acceptance.
19. CONSTRUCTION SITE SAFETY FORM – Refer to this link and submit this form with the building plans (CMI permit) after fully completing: https://www.cityofvancouver.us/wp-content/uploads/2025/08/Construction-Site-Safety-Form-and-Plan-Instructions.pdf .
20. Temporary address signage shall be visible and legible from the street fronting the property for emergency response during construction.
21. Fire hydrants shall not be obstructed in any manner.
22. Fire apparatus access roads shall be maintained clear for emergency response.
23. Fire extinguishers and no smoking signs shall be provided during construction.

Prior to Final Inspection and Approval of a Private Street

24. Record a maintenance agreement with the Clark County Auditor as a covenant running with the land for any and all parcels served or potentially served. The agreement must set forth the terms and conditions of responsibility for liability, maintenance, maintenance methods, standards, distribution of expenses, remedies for noncompliance with the terms of the agreement, right of use easements, and other considerations. The agreement also must include the creation of a private street maintenance fund and the annual assessment.

Prior to Final Plat Approval

25. Submit a final plat application. Applications can be found under Building, Planning and Environment on the City of Vancouver website www.cityofvancouver.us.

26. Properly abandon and decommission any on-site sewage system tanks or drywells discovered during development, with written notification provided to CCPH and Online RME Pumper Reports or pumper receipts attached. All abandoned OSS tanks, whether filled or removed, shall be accounted for within written abandonment notifications submitted to CCPH.
27. Legally decommission any existing water wells discovered during development, with written notice provided to Clark County Public Health and decommissioning well logs attached. Mark decommissioned water wells on the final plat.
28. Provide a final acceptance letter (or equivalent) from the sanitary sewer purveyor.
29. Provide a final acceptance letter (or equivalent) from the water purveyor.
30. Adjust the lot size of Lot 33 to comply with the maximum lot size requirements of the R-17 zoning district.
31. Record a covenant guaranteeing the opposite side yard setback of not less than five feet shall be kept perpetually free of permanent obstructions.
32. Record a covenant conveying a 4-foot maintenance easement with a 1-1/2-foot encroachment into the easement provision, to permit variations in design from the adjoining lot. No windows shall be allowed along this wall in any case.
33. Provide the following improvements to NE 162nd Avenue, per City of Vancouver standards:

- Install a double-sided curb median at the intersection with NE 34th Street. The median must be designed to block eastbound and westbound left-turns from entering NE 162nd Avenue, while still allowing northbound and southbound left-turns to turn from NE 162nd Avenue onto NE 34th Street.
- Per the direction of the Traffic Operations Division, install related signage, striping, and traffic control structures at the intersection as necessary to support and reinforce the performance of the new median.

34. Provide the following improvements to NE 34th Street, per City of Vancouver standards:

- Dedicate additional right of way as necessary to obtain the 27-foot half-width right of way, per T10-14.
- Install additional street pavement as necessary to obtain 36-foot street width, per T10-14. It is important to establish 36 feet of paved width to allow much-needed on-street parking on both sides of the street.
- Install curb, gutter, planter strip, and detached sidewalk, per T10-14.
- Install ADA compliant pedestrian ramps on all street corners.
- Street lighting must be installed or upgraded to current standards, see street lighting comments below.
- Utility trenching must be restored per T05-04A&B and T05-05. Asphalt restoration shall meet T05-01A&B and T05-07. A single continuous width restoration is required.
- Install traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.

35. Provide the following improvements to NE 152nd Avenue, NE 155th Avenue, and NE 33rd Street, per City of Vancouver standards:
- Dedicate public right of way as necessary to provide 50 feet of full-width right of way, per city standard plan T10-15B.
- Per the conditions of the road modification, construct fully complete streets, including 28-foot full pavement width and mountable rolled curbing and a 5-foot curb-tight attached sidewalk on the side of the street where lots have no alley access. The opposite side of the street must be built to the typical street standard, which includes vertical curb, detached 5-foot sidewalk, and 5-foot planter strip
- Install 'No Parking – Fire Lane' signs on one side of the streets.
- Street lighting must be installed to current standards, see street lighting comments.
- Install traffic control devices as warranted, and storm drainage as required by the city stormwater ordinance.

36. Provide the following improvements to NE 154th Avenue, per City of Vancouver standards:
- Dedicate public right of way as necessary to provide a minimum of 50 feet of full-width right of way.
- Connect to the existing street stub and gradually transition the paved width of the street to the standard 28-foot local street width as shown on T10-15B.
- Construct a 5-foot detached sidewalk along the west side of the street, connecting to the existing sidewalk on the south side of the property line.
- Street lighting must be installed or updated to current standards. See street lighting comments below.

37. Provide the following items for the public alley, per City of Vancouver standards:
- Dedicate a minimum of 20 feet of public right of way, per T10-19.
- Install a paved alley surface with a minimum paved width of 20 feet, per T10-19.
- Install standard driveway approaches where the alley intersects with the public streets.
- Install "No Parking" signs on both sides of the alley.

38. Provide the following for the private street, per City of Vancouver standards:
- Dedicate an appropriate easement or private tract to accommodate the required street improvements.
- Per T10-18, install a paved street surface with a minimum width of 16 feet. (The applicant may opt to increase the width of the street, if desired.)
- Per VMC 11.80.050, since each private street serves four lots or less, curb, gutter, sidewalks, and streetlights are not required.
- Install a standard driveway approach where the private street intersects with the public street.

39. Record a shared access and maintenance agreement on all parcels that are party to the private roadway.

40. Notes Required on Plat:
- If any cultural resources are discovered in the course of undertaking the development activity, work shall stop and the Department of Archaeology and

Historic Preservation in Olympia, concerned Tribes and the City of Vancouver Community Development Department shall be notified. Failure to comply with these State requirements may constitute a Class C felony, subject to imprisonment and/or fines.

- Pursuant to VMC 20.915, Park, School and Traffic impact fees will be calculated at time of building permit application and shall be due and payable at the time the building permit is issued, except as provided in Section 20.915.075. Notwithstanding the foregoing, all impact fees shall be recalculated for building permit applications that have not been issued within one year of submittal.
- Development within this subdivision is subject to an approved tree plan. Tree removal is subject to approval by the City of Vancouver. All trees shall be planted prior to occupancy per the approved plan.
- Easements dedicated or granted to the City of Vancouver on this plat may be modified by City Council using the easement vacation process and by recording of an updated plat. A Type II or Type III plat alteration process shall not generally be required to modify and/or vacate City of Vancouver easements on this plat. All other easements created by this plat may be amended through a Type II plat alteration process and recording an updated plat.
- An easement is hereby reserved under and upon the exterior six feet of all boundary lines of the lots and tracts adjacent to public/private roads for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, and water. All lots containing pad mount transformers are subject to the minimum clearances as defined by Clark Public Utilities Construction standards. All proposed building designs on these lots must provide adequate clearance for all combustible materials. Also, sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six feet along the front boundary lines of all lots and tracts adjacent to public streets.
- WARNING: City of Vancouver has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.
- All roof runoff shall be infiltrated per the approved civil plans.
- Tract A is to be owned and maintained by the Homeowners Association.

Language to be Included in Conditions, Covenants, and Restrictions

41. WARNING: City of Vancouver has no responsibility to improve or maintain the private streets contained within or private streets providing access to the property described in this plat, nor does the City of Vancouver have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, or landscaping.

Prior to Issuance of any Building/Development Permits

42. Pay all required fees, including impact fees unless the impact fees are approved to be deferred.
43. Demonstrate compliance with the development requirements of VMC 20.410.050(B)(1)(a-c).
44. Demonstrate that driveways for Lots 1-42 meet one of the requirements of 20.410.050(B)(1)(f).
45. Demonstrate that Lots 43-82, with access to the public alley, have garages and/or on-site parking accessible from the alley.

Prior to Issuance of Certificate of Occupancy

46. Pay application fees and secure water connection permits. Connect new building water meters according to the plumbing code.
47. Show, note, and specify new public sewer easements over private roads and record with the plat with standard required plat easement language.
48. Pay application fees and secure sewer connection permits. Connect new building sewers according to the plumbing code.

EXHIBITS

1. Staff Report
   A. Application
   B. Applicant Narrative
   C. Proposed Development Plans
   D. SEPA Checklist
   E. Notice of Application dated April 8, 2026
   F. SEPA Notice of DNS dated March 17, 2026
   G. SEPA Final DNS dated April 9, 2026
   H. Certified Mailing Radius Map
   I. Copy of Mailing Labels
   J. Development Review Evaluation from Clark County Public Health dated May 30, 2025
   K. Transportation Impact Study dated Aug. 11, 2025 **
   L. Road Modification Request dated July 10, 2025
   M. Consolidated Public Comment
   N. Petition in Opposition to Development
   O. Stormwater Pollution Prevention Plan **
   P. Geotechnical Report dated May 21, 2025 **
   Q. Technical Information Report **

**Because of the size of the exhibit, it is not included with this report. The document is available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibit.

EXHIBIT A

CITY OF Vancouver WASHINGTON

Concurrent Review Application
(Land Use/Engineering)

Email completed application to: ePlans@cityofvancouver.us

Review Type: ☐ Type I ☐ Type II ☐ Type III ■ Type IV

Process Type: ■ **Concurrent** (By selecting concurrent review process, applicant waives all land use review timelines in VMC Title 20)

USE

■ Single-Family ☐ Duplex ☐ Multi-family ☐ Commercial

☐ Mixed Use (commercial with multi-family) ☐ Industrial ☐ Wireless Communications Facility (New) see VMC 20.890

PROJECT INFORMATION

Site Acres: 7.34	Disturbed Acres: 7.59	Zoning: R-9	Sewer: ☐ Septic ■ Public
Water: ☐ Well ■ Public	Proposed # of Lots: 82	Proposed # of Dwelling Units:	
Non-Residential Bldg. sq ft.:	Ground Floor sq ft.:	Total of All Upper Floors sq ft:	

ENGINEERING INFORMATION

Grading included? ■ Yes ☐ No	If YES, indicate cubic yards of: **Excavation Amount:** 7,714	**Fill Amount:** 7,131
Total Hard Surface SF: 270,642	Private Hard Surface SF: 186,696	

PROJECT NAME AND LOCATION

Project name: Mt. Hood Vista Subdivision	Project address: 15301 NE 34th Stre	Parcel #: 164329000

PROJECT DESCRIPTION

(Briefly describe the proposed project. Provide more detail in project narrative.)

82 single-family residential lots with concurrent zone change to R-17 with concurrent ENG review

PRIMARY APPLICANT/CONTACT	ENGINEER
Business Name: Ginn Group LLC	Business Name: PLS Engineering
Contact Name: Chad Stewart, Director of Land Developm	Contact Name: Travis Johnson
Address: 502 NE 72nd Street	Address: 604 W Evergreen Blvd
City/State/Zip: Vancouver, WA 98665	City/State/Zip: Vancouver, WA 98660
Phone: 360-768-5025	Phone: 360-944-6519
Email: chad@ginngrp.com	Email: pm@plsengineering.com
ELECTRONIC PLANS SUBMITTER (required) (responsible for ePlans uploading and correspondence)	**OWNER** (attached additional sheets for multiple owners)
Name: PLS Engineering	Name: Intelli LLC
Address: 604 W Evergreen Blvd	Address: 2004 Senter Road
City/State/Zip: Vancouver, WA 98660	City/State/Zip: San Jose, CA 95112
Email (required): pm@plsengineering.com	Email:
Phone: 360-944-6519	Phone:

REQUIRED SIGNATURES

As evidenced by my signature below, I/we agree that City of Vancouver staff has my/our full permission to enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

Applicant Signature: Signed by: Chad Stewart ED52AC15DBC3474... Director of Land Development	Date: 12/2/2025
Property Owner Signature: Signed by: 7565D812FCFA4D8...	Date: 12/1/2025

LUP APPLICATION SUB TYPES

Please check all applicable applications and information where necessary

☐ **Airport Height Overlay District**

☒ **Archaeological Pre-determination**

☐ **Binding Site Plan**
- ☐ Conceptual (without Site Plan Review)
- ☐ Detailed (with Site Plan Review)

☐ **Boundary Line Adjustment** # of lots to be adjusted:

☐ **Conditional Use Permit**
- ☐ Initial (Type III) (Comm. Centers, Group Meal Service, Shelters)
- ☐ Major Modification (Type III)
- ☐ Minor Modification (Type I)

Engineering Review Required ☐Yes ☐No

☐ **Critical Areas** (not used when in Shoreline)

Check one → ☐ Duplex/Single Family ☐ All Other Uses

Check one → ☐ Permit ☐ Statement of Exemption

Check the applicable critical area(s):
- ☐ Fish & Wildlife
- ☐ Frequently Flooded
- ☐ Geological Hazards
- ☐ Wetlands

If applicable, check:
- ☐ Minor Exception (not common)
- ☐ Reasonable Use (not common)

☐ **Design Review**
- ☐ Exterior Modification Only
- ☐ All Others

☐ **Development Agreement**
- ☐ Initial
- ☐ Modification
- ☐ Extension

☐ **Historic Preservation** ☐ Modification ☐ Registry

☐ **Historic Preservation – Special Valuation**

☐ **Legal Lot Determination**

# of lots to be reviewed:

☐ **Master Plan (Mixed Use)** ☐ **Public Facilities MP**
- ☐ Conceptual (without Site Plan Review)
- ☐ Detailed (with Site Plan Review)
- ☐ Hybrid (Some areas with Site Plan Review)

☐ **Planned Development**
- ☐ Commercial
- ☐ Residential
- ☐ Mixed Use*

*Ground Floor SF: Upper Floor SF:

☐ **Post Decision Review/Modification**

(Includes Planned Development/Master Plan Modifications)

☐ Type I ☐ Type II ☐ Type III

Engineering Review Required ☐Yes ☐No

☒ **Road Modification**
- ☒ Minor
- ☐ Technical
- ☐ Major

☐ **Shoreline Permits**
- ☐ Substantial Development Permit
- ☐ Shoreline Permit - Statement of Exemption
- ☐ Shoreline Conditional Use
- ☐ Shoreline Variance

☐ **Site Plan Review** ☐ Type I ☐ Type II

Check Use Type below
- ☐ Residential
- ☐ Non-Residential
- ☐ Qualified Planned Action
- ☐ Unoccupied Commercial/Utility Structure
- ☐ Commercial Pad
- ☐ Land Extensive

Stormwater ☐ Yes ☐ No Transportation ☐ Yes ☐ No

☒ **State Environmental Policy Act (SEPA)**

☐ Check if for Single-Family Residential house (only)
- ☐ Residential Site Plan Review (SPR)
- ☐ Grading Only
- ☒ Subdivision or Planned Development
- ☐ Non-Project Actions (not common)
- ☐ All Other (Includes Commercial/Industrial SPR)

(When more than one applies check All Other)

☒ **Subdivision/Short Subdivision**
- ☐ Short Subdivision (2-9 lots)
- ☒ Subdivision (10+ Lots)

☒ **Tree Plan**

Enter Tree Plan Level (1 to 7): 5

(Tree Removal for nuisance or hazard tree(s) is Level 3)

☐ **Variance**

☐ Check if for Single-Family Residential
- ☐ Type I - # requested:
- ☐ Type II - # requested:

Stormwater ☐ Yes ☐ No Transportation ☐ Yes ☐ No

EXHIBIT B

PROJECT NARRATIVE FOR

MT HOOD VISTA SUBDIVISION

A TYPE IV ZONING MAP AMENDMENT AND SUBDIVISION APPLICATION

Submitted to
THE CITY OF VANCOUVER

FOR
GINN GROUP, LLC
502 NE 72nd Street
Vancouver, WA 98685
(360) 768-5025

February 2026

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General Information

Applicant:	**Ginn Group, LLC** 502 NE 72nd Street Vancouver, WA 98665 (360) 768-5025 chad@ginngrp.com
Owner:	**Intelli LLC** 2004 Senter Rd. San Jose, CA 95112
Project Contact:	**PLS Engineering** Travis Johnson, PE 604 W Evergreen Boulevard Vancouver, WA 98660 (360) 944-6519 pm@plsengineering.com

Location:	**NW ¼ of Section 24, T2N, R2E, WM**
Project Size:	**7.52 Acres**
Site Address:	**15301 NE 34th Street, Vancouver, WA 98682**
Zoning:	**R-9**
Comprehensive Plan:	**UL**
Current Use:	**Radio Transmission Tower**
Tax Lot Information:	**164329000**
School District:	**Evergreen**
Water District:	**Vancouver**
Sewer District:	**Vancouver**
Fire District:	**Vancouver**
Case File:	**PRJ -169743/PIR-85066**
Transportation Impact Fee:	**Pacific**

Project Description

The Intelli Property Subdivision proposes to subdivide 7.52 acres into 82 single-family residential lots. Concurrent with this proposal the applicant also requests a zone change from R-9 to R-17. Both the existing and proposed zones are Low Density Residential therefore a comprehensive plan amendment is not required. The development will utilize zero lot line standards for most of the lots.

The site is flat with grass and scattered trees. Several structures are located onsite and multiple radio towers. All existing structures are proposed to be removed with site development. The site is surrounded by existing single-family residential and a church. NE 34th Street abuts the site to the north.

Transportation and Utilities:
Access to the proposed development will be from NE 34th Street and NE 154th Avenue, both existing streets. These roadways will be improved and/or extended. New public roads are proposed that will meet the standards for Urban Local Access streets as shown on the preliminary plat.

An alley is proposed through a portion of the site that will include a 20' right-of-way.

All lots will be served with public water and sewer by City of Vancouver. Water and sewer lines are located in NE 34th Street to the north and NE 154th Avenue to the south.

Stormwater is proposed to be collected, treated and then routed to infiltration trenches throughout the site.

Critical Areas:
There is an Oregon white oak tree located on the west end of the site that is proposed to be retained. There are no other known critical areas on or near the site.

Proposal & Code Compliance Discussion

VMC Title 20 - Land Use and Development Code

20.210 - Decision Making Procedures

The subdivision is proposed with a concurrent Type IV rezone so the application will follow a Type IV process. The application will be required to follow the timelines for review and approval as indicated in this code section.

A preapplication conference was required for this project. The applicant submitted a substantially similar plan on April 17, 2025 and held a preapplication conference with the city on May 8, 2025.

20.285 - Text and Map Amendments

A standalone zoning map amendment that is not associated with a comprehensive plan map amendment must demonstrate,

1. *How the proposal is more consistent with applicable policies of the Vancouver strategic plan and comprehensive plan than the existing designation; and that a change in circumstances has occurred since the existing designation was established, and*
2. *That a change in circumstances has occurred since the existing designation was established.*

A. Consistency with Vancouver Strategic Plan

The City adopted the 2023-2029 Strategic Plan that included eight focus areas. This narrative below shows how the proposal is consistent with five of the applicable focus areas:

Transportation and Mobility:

The development will improve NE 34th Street abutting the site as well and provide internal streets with sidewalks that will improve pedestrian mobility in and around the site. The site is in an established residential area with established roadways; this development will build upon the existing infrastructure and provide additional connections through the site which will provide quick and efficient vehicular access to and from the site. C-Tran bus routes 74 and 30 are approximately 0.4 miles east and 0.5 miles south of the site, respectively, and would be within a 10 minute walk from the site. The site is within the urban areas of the County and there is adequate roadway infrastructure to support the proposed development.

Housing and Human Needs:

The proposed development would bring an additional 82 single family homes to the market. These homes would be affordable to a large portion of the community as they

would be smaller efficient homes on compact lots. These proposed homes would contribute to the diverse range of housing options within the city and help make home ownership attainable.

Vibrant and Distinct Neighborhoods

The proposed development will provide new residential homes within the existing residential neighborhood. The new proposed homes will provide smaller lots providing a wider range of housing in the area.

Safe and Prepared Community

Emergency services will be provided by the Vancouver Police Department and Fire District. The nearest Fire Station is 1.6 miles to the SE of the site. The proposed site is also within an urban area that is served by public water. The site will be designed with fire hydrants that meet the spacing requirements of the current fire codes. The proposed homes will also meet the current building codes that continually include updates that improve the performance of buildings during natural disasters, including earthquakes.

Climate and Natural Systems

The proposed site development will include energy efficient homes. This will likely include smaller homes that maximize the utility of spaces while cutting down on overall building size. The homes will also be equipped with high-efficiency heat pump HVAC and water heater systems. The HVAC systems will include air conditioning to improve livability during the summer months. The site design will also retain 10 larger existing trees that provide habitat as well as shading for the area. 227 trees are also proposed to be planted to improve long-term tree canopy over the site. The site will include stormwater systems that will collect and treat stormwater from pollution generating surfaces. All stormwater is proposed to be infiltrated into the ground.

2022 Housing Code Updates:

In response to the 2016-2021 strategic plan and the 2016 Affordable Housing Task Force recommendations, the City Council studied and approved housing code updates in 2022. This code update resulted in the creation of the R-17 zone to provide additional housing options and improve affordability within the city.

The Housing Code Updates webpage states the following as a purpose of the update:

"Vancouver, like many communities, is facing a housing crisis. As the city continues to grow, there is a desire and need for new types of housing that would allow residents to live more affordably while also maintaining neighborhood livability. However, current city zoning rules prohibit many of these housing options. Changes to the development code can create opportunities for the private sector to deliver a more diverse, affordable housing stock."

The project goals of the housing update are stated as the following:

"The goal of the project is to update City codes to allow for different, smaller and more affordable types of housing choices. Many are recommended in the Affordable Housing Task Force report (2016) and many are similar to what is allowed in Clark County and other Washington cities nearby and statewide."

The specific goals include:

- Allowing for the development of diverse housing types to meet changing demographic needs and consumer preferences
- Expanding market rate, middle income, and affordable housing choices
- Maintaining neighborhood livability with incremental, rather than wholesale, change
- Providing more opportunities for people to live near where they work and attend school, and reduce costly commutes
- Facilitating development in areas with full existing public services

The current proposal is consistent with this plan and will help meet the City's goals. The subdivision proposal associated with the zone change will accomplish the following:

- The project will add diversity to the housing options in the immediate vicinity of the site.
- It will provide middle income housing geared toward families wanting to live in the City of Vancouver.
- The rezone is an incremental change in density and will blend with existing development in the immediate area.
- The site is located in the middle of the urban area of Vancouver and is surrounded by existing development.
- The project in is an area with full existing public services.

B. Consistency with the Comprehensive Plan

This request is consistent with the purpose of the existing Comprehensive Plan designation:

Table 1-5. Vancouver comprehensive plan land use designations

Comprehensive Plan designation	Corresponding Zoning	General Intent
Residential		
Urban Lower Density	R-2, R-4, R-6, R-9	Predominantly single-family detached residential development, with some allowances for duplexes, townhouses, and single-family homes on small lots using infill standards

Both the R-9 and R-17 zones are Urban Lower Density, though the R-17 zone was adopted in 2022 and does not appear in the 2021 text above. The general intent of the zone includes allowances for smaller lots and homes (including townhomes). The intent of the new R-17 zone and the proposed development is to provide efficient middle housing.

This request furthers the Community Development policies on page 1-14 to 1-15 of the Comprehensive Plan:

> *"CD-2 Efficient development patterns Encourage efficient development throughout Vancouver to ensure achievement of average density of 8 units per acre set by countywide planning policies. Encourage higher density and more intense development in areas that are more extensively served by facilities, particularly transportation and transit services."*

Response:

- The site is in an urban area and with access to all required urban services including adequate transportation services. The nearest public transportation is approximately 0.5 miles to the east along NE 162nd Avenue and 0.5 miles south along NE 28th Street. This is within a 10 minute walk from the site.

> *"CD-3 Infill and redevelopment- Where compatible with surrounding uses, efficiently use urban land by facilitating infill of undeveloped properties, and redevelopment of underutilized and developed properties. Allow for conversion of single to multi-family housing where designed to be compatible with surrounding uses."*

Response:

- This is a relatively small infill project, where the intent is to convert the existing underutilized land into an efficient housing project.

In addition, the request fulfills both CD-9, facilitating compatible uses adjacent to each other, and CD-10, placing housing near services (complementary land uses).

Chapter 3 of the Comprehensive Plan contains the City's Housing element. The Plan recognizes the need for diverse housing:

> *"As the baby boom generation ages over the next 20 years, there is likely to be a greater need and demand for smaller units, retirement homes, and assisted living."Page 3-3.*

The plan notes that most residential housing is single-family housing (57%). *Id*. Housing affordability is also a City concern:

> *"The Growth Management Act requires local jurisdictions to demonstrate that regulations allow and encourage housing for all economic segments of the community. Table 3-3 provides a breakdown of local households by income ranges, and the general share of Vancouver housing they can afford to buy or rent without having to spend more than 30% of their income."*

There are several policies that would be furthered by this request, including:

H-1 Housing options
"Provide for a range of housing types and densities for all economic segments of the population. Encourage equal and fair access to housing for renters and homeowners."

H-2 Affordability
"Provide affordable housing by formulating innovative policies, regulations and practices, and establishing secure funding mechanisms. Target affordability programs toward households with incomes below the median."

C. Change in Circumstances

The housing and affordability crisis represents a change in circumstance since the existing zoning designation was established. Well-planned site-specific rezone requests are a way to increase the housing supply in the urban areas of the city. This increase in housing supply will help improve affordability within the city.

Approval of this rezone request will result in a development that can be served by existing urban public services and will provide more flexibility in density and housing types, resulting in more affordable housing.

20.320 - Subdivisions

The purpose of this narrative is to demonstrate compliance with City and State standards and to show that there are adequate public facilities to serve the site. The following addresses VMC 20.320.040:

A. There are adequate public facilities at or near the site to support the development.
    a. Mitigation is required for impacts to multiple offsite intersections. One intersection is proposed to be improved, and the applicant will pay proportionate share fees for other impacted intersections. At the time of building permit Traffic impact fees will also be paid. See the Transportation Impact Study prepared by Lancaster Mobley included with this application.
    b. Public water access is available at the site and there is adequate capacity to support the development with minimal impacts.
    c. Onsite stormwater will be managed according to the applicable standards. Any offsite impacts will be negligible.
    d. A grading plan has been included with the application. A SWPPP is included in the Stormwater report. Applicable regulations will be followed to minimize the risk of erosion related impacts.
    e. Public sanitary sewer is available at the site and will be extended to serve all the proposed lots.

B. The proposed improvements are consistent with the City's current ordinances, standards, and plans.

C. The subdivision will pay impact fees for parks and schools to offset the potential impacts.
D. The subdivision design has taken into account the physical characteristics of the site. 10 large trees are proposed to be retained include an Oregon White Oak tree.
E. There are two existing subdivision conditions that apply to the proposed project that the applicant proposes to remove through a Plat Alteration process. Please see section *20.320.080D – Revisions of Recorded Plats* below.
F. The proposal complies with the applicable requirement of VMC Title 20 as indicated in other sections discussed in more detail below.
G. The subdivision complies with the requirements of RCW 58.17.110 as indicated at the end of the narrative.
H. This subdivision complies with the additional criteria for narrow lots as displayed in VMC 20.927. This section of code is discussed below in more detail.

The proposed subdivision meets the technical standards listed under VMC 20.320.070. Many of these items are discussed in additional detail below under the applicable section of the narrative.

A.1. The subdivision layout and meets the applicable code and shows the required improvements.

a. All proposed streets comply with VMC Title 11 and the approved transportation standard details.
b. Block lengths proposed provide for convenient access and circulation.
c. The site is surrounded by existing development and NE 34th Street to the north. NE 154th Avenue will be extended from the south to provide circulation and improve block length.
d. Easements are shown on plan for access and utilities. Utility easements will be reviewed and approved by the appropriate utility provider.
e. Four flag lots are proposed.
f. The side lot lines run at right angles to the proposed streets.
g. All lots meet the minimum frontage requirement of 20'.
h. Park impact fees will be paid at the time of building permit issuance for each lot.
i. The narrow lots comply with VMC 20.927. Additional discussion of this section has been provided below.
j. Existing trees have been addressed with the tree plan provided with this application and are also discussed below.

B. Public utility improvements are proposed with this subdivision. The public improvements will be designed under the direct supervision of a professional civil engineer and meet the requirements stated in the VMC.

C. Monument setting will meet the requirements of this section at the time of construction.
D. Surveys will comply with the standards of the state and of the VMC.
E. The project drawings comply with the drafting standards stated in this section. Future drawings will also comply with these standards.

20.320.080.D - Revisions of Recorded Plats

Per VMC 20.320.080.D.1, a Type II Plat Alteration is required to vacate and reestablish access and utility easements for the existing plat. The applicant is submitting a separate application for this for this process.

The applicant is not replatting or creating new lots. The plat alteration will:

1. Remove a note referencing 10' additional right-of-way being reserved along NE 34th Street – this is no longer needed as the current road standards only require a 7' dedication on the east end of the site.
2. Remove two notes under Special Conditions of Short Plat Approval. The 1st note to be removed states, "Lot No. 2 will be included in the subdivision of Lot No. 1, and all improvements will be constructed at that time." The 2nd note states, "Off site widening of NE 34th Street will be required with the development of the site." The two original lots can stand alone as separate development proposals and will be required to meet roadway and development standards at that time. The original Lot 2 is about 1.6 acres is size and can be feasibly developed as an infill subdivision in the future.

20.410 - Lower Density Residential Districts

The applicant proposes to construct an 82-lot subdivision for single-family detached homes in the R-9 zone. A rezone to R-17 is proposed, therefore standards for the R-17 zone are shown below. The proposed plat utilizes zero lot line standards that are further addressed under section *20.910.050 - Zero Lot Line Developments.*

Standard	Required (R-17 zone)
Minimum Lot Size	2,000 sf
Minimum Lot Width	26'
Minimum Lot Depth	65'
Maximum Lot Coverage	65%
Front Yard	10', 18' to garage
Rear Yard	5'
Side Yard	0'/5'
Street Side Yard	8'
Maximum Bldg Height	35'
Minimum Landscape	10%

20.410.050-1 – The following address additional standards for development within R-17 zoning districts:

a. Garage doors facing the street will not take up more than 50% of the width of the street facing façade. This requirement should be reviewed at building permit.
b. Main entrances will be visible from the street and will have a porch. This requirement should be reviewed at building permit.
c. Home facades will be varied, with architectural differences such as differing heights, varied rooflines, staggered front setbacks, and different window or door locations. This requirement should be reviewed at building permit.
d. An alley is proposed to serve lots 43-82.
e. Narrow Lot Development Standards are discussed further in this narrative under *20.927 – Narrow Lot Development.*
f. The proposed alley and configuration of lots results in no driveways along one side of NE 152nd and NE 155th Avenue. This configuration will allow for ample street parking on NE 152nd and NE 155th Avenue. Parking is only allowed on one side of the internal streets so consolidating driveways on most streets would not result in additional parking for the site.
g. Solid waste and recycling will be at the street level in front of each lot.

Density Calculations based on R-17 zoning:

Site Area: 7.52 acres
ROW, streets, and alleys: 1.88 acres
Net Area: 5.64 acres
Minimum Allowable Density: 8.8 units/net acre (49 units)
Maximum Allowable Density: 21.8 units/net acre (123 units)
Proposed Density: 14.5 units/net acre (82 units)

20.710 - Archaeological Resource Protection

An Archaeological Predetermination for this site was done by Archaeological Services of Clark County. A site visit was performed on May 29, 2025, which found one possible flake. The flake has been documented with the Washington State Department of Archaeology and Historic Preservation (DAHP) on an archaeological isolate inventory form. The resource has been assigned the Smithsonian trinomial, 45CL1611.

The report further states, "Given the otherwise negative results from the subsurface investigation in conjunction with the extent of exposed soil visibility in the backfilled geotechnical test pits, known history of ground disturbance across the project area, and dubious condition of the documented isolate, ASCC recommends no further archaeological work necessary in association with the proposed Mt. Hood Vista project."

In the unlikely event that cultural or historical resources are discovered during construction activity, construction will cease, and all applicable authorities will be contacted.

20.770 - Tree, Vegetation, and Soil Conservation

A Level V tree plan is required for this application. The landscape and tree plans included with the application demonstrates the retained trees, proposed trees, and includes a calculation of tree density. Silt fence will be installed onsite prior to construction to ensure that the retained areas are not impacted during construction.

20.790 - SEPA Regulations

The State Environmental Policy Act (SEPA) procedures require documentation of critical areas as well as discussion on earth, air, water, plants and animals, energy and natural resources, environmental health, noise, land and shoreline uses, aesthetics, recreation, historic and cultural preservation, transportation, and public services and utilities. A SEPA application has been submitted with this application.

20.910.050 – Zero Lot Line Developments

Side yard setbacks in this development will either be 0 or 5'. The 5' side yards will be protected with a covenant to keep them free of any permanent obstructions. Building walls on zero-foot setbacks will be constructed of fire resistive construction per the IRC or IBC.

20.915 - Impact Fees

Newly constructed homes will be required to pay impact fees at the time of building permit issuance. Impact fees are collected to ensure that adequate public facilities are available to serve new growth and development; promote orderly growth and development by requiring that new development pay a proportionate share of the cost of new facilities needed to serve growth; and ensure that impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicate fees for the same impact. Impact fees for traffic, Parks, and Schools will be paid at the time of building construction.

20.925 - Landscaping

A landscape plan and level V tree plan have been provided with the development plans showing compliance with this section.

Landscaping equal to 10% of the net lot area of the site is required. This standard will be reviewed for compliance at building permit review.

Street trees are proposed along all proposed streets.

20.927 - Narrow Lot Developments

Developments that propose lot widths less than 40' are subject to the narrow lot development standards. Lots are proposed to be approximately 26' wide, therefore this section applies to the development.

The approval criteria must be addressed, which includes the following:

A. Conflicts on narrow lots shall be eliminated.

The development has been designed to eliminate conflicts between on-site and off-site improvements. Driveways, public and private utilities (water, fire hydrants, sewer, roof infiltration, gas, cable, phone, electricity, etc.), on-street parking spaces, street trees, existing trees, light poles, common mailboxes, street signs, etc., have been considered in the design of the development and any conflicts have been eliminated.

B. Adequate guest parking shall be provided.

The development has been designed to provide ample street parking. Parking will be allowed along one side of both all of the internal streets in addition to both sides of NE 34th Ave once it has been widened. Because lots 43-82 are accessed by an alley there are not driveways that restrict street parking on all of the street within and adjacent to the site. The proposed streets can accommodate at least 70 cars for on-street parking.

C. Solid waste and recycling collection and access shall be provided.

The development has been designed to provide for safe access and maneuvering by solid waste and recycling collection vehicles along public roadways. Solid waste collection areas will be located in front of each lot on the adjacent street.

20.945 - Parking and Loading

Each lot will have a minimum 12' wide driveway that can accommodate at least 1 parked vehicle on the lot. The homes are also proposed to have at least a single car garage. This configuration will exceed the required parking standards for single family homes.

20.985 - Vision Clearance

Vision clearance triangles and sight distance triangles are shown on the preliminary plat. Vision clearance meets the requirements in standard Plan T04-04.

VMC Title 11 - Streets and Sidewalks

11.70 - Concurrency

A Transportation Analysis has been prepared by Lancaster Mobley for this development and is included with this application. The analysis found the following:

1. The proposed Mt Hood Vista subdivision project will include the redevelopment of a single property located 15301 NE 34th Street in Vancouver, Washington. The proposal will include the construction of 82 single-family houses. As part of the proposed development, four existing radio/telecommunication towers and ancillary structures will

be removed. Access to the site will be provided via two public street connections along NE 34th Street and a single street connection to NE 154th Avenue.

2. The trip generation calculations show that the proposed development is estimated to generate 62 AM peak hour trips, 82 PM peak hour trips, and 820 average weekday trips.
3. Per the RTC distribution modeling data and based on the calculated site trip generation, the proposed development is projected to impact seven of the transportation facilities where proportionate share fees are being collected. The proposed development application will need to contribute a proportionate share fee of $29,199 toward these transportation improvement projects.
4. No significant trends or crash patterns were identified at the study intersections that are indicative of safety concerns. Accordingly, no safety mitigation is recommended per the crash data analysis.
5. Adequate intersection and stopping sight distances are available at the planned site access approaches along NE 34th Street to allow for safe and efficient operation of each intersection. No mitigation is necessary or recommended at the intersection with respect to intersection sight distance.
6. Based on volumes alone, the eastbound approaches of the study intersections along NE 28th Street are currently or are project to meet the volume thresholds for installing a dedicated left-turn lane; however, none of the other WSDOT left-turn lane criteria for requiring a turn lane are met at either intersection. Left-turn lanes are not projected to be warranted on the westbound approaches at the study intersections along NE 39th Street under any analysis scenario through the year 2033. Accordingly, no new turn lanes are necessary or recommended as part of the proposed Mt Hood Vista subdivision project.
7. Based on the review of the all-way stop-control warrants, the installation of all-way stop-controls at the intersections of NE 34th Street at NE 148th Avenue and NE 34th Street at NE 157th Avenue by the year 2033 is not necessary or recommended. Therefore, no all-way stop-control mitigation at the study intersections is recommended as part of the proposed development
8. Based on an evaluation of the MUTCD traffic signal warrants, the installation of a traffic signal at the intersection of NE 34th Street at NE 162nd Avenue is warranted. However, based on correspondence with City of Vancouver, installation of a raised median at the intersection to restrict eastbound and westbound left-turn and through movements was determined to be a sufficient alternative mitigation in lieu of installing a traffic signal. Therefore, the installation of a traffic signal at the intersection is not necessary as part of the proposed development application.
9. Provided a raised median is constructed at the intersection of NE 34th Street at NE 162nd Avenue to restrict eastbound and westbound left-turn and through movements, all study intersections are projected to operate acceptably per City of Vancouver standards through year 2033, approximately five years beyond the assumed buildout year of the site. Accordingly, no additional operational mitigation is necessary or recommended at the study intersections.
10. All intersection approaches and turning movement lanes at the study intersections are expected to have sufficient storage in order to accommodate projected 95th percentile

queues. Therefore, no queuing-related mitigation at the intersection is recommended as part of the proposed development.

11.80 - Street and Development Standards

Roadway Standards for NE 34th Street:
NE 34th Street is an existing Neighborhood Circulator that borders the site to the north. This street requires a minimum 27' half-width right-of-way and 18' paved half-width road. Frontage improvements will bring the roadway up to the minimum 54' total right-of-way and 36' of paving, 5' detached sidewalks and a 3.5' curb and planter along the site frontage.

Roadway Standards for NE 33rd Street, NE 155th Avenue and NE 154th Avenue:
NE 154th is a Local Access street that stubs into the site from the south that is currently built exceeding ROW and roadway width standards. This development will extend the street and provide a tapered right-of-way, from approximately 60' to tie into existing improvements then tapering down to the standard 50' right-of-way. Similarly, the paved width will match existing improvements at ~40' then taper to 28' paved width with 5' detached sidewalks and 5' planter strips on each side. Improvements will meet City Standard Plan T10-15B.

NE 33rd Street and NE 155th Avenue are proposed Local Access streets that will provide a 50' right-of-way with 28' paved width road. A road modification request has been submitted to modify the sidewalk and planter strip locations on these internal streets to better function with the proposed narrow lots. The roadway proposed is functionally equivalent to City Standard Plan T10-15B. See the included road modification request for more information.

Proposed Alley:
An alley is proposed to serve lots 43-82. The alley will provide a 20' full-width tract with 20' paved surface to meet City Standard Plan T10-19.

Private Streets:
Tract A is a private street that serves lots 10-13. The tract is 20' wide and will include a paved roadway width of at least 16'.

VMC Title 12 - Trees and Vegetation

Street trees are required on all public roads constructed with this project. After street trees are installed and the right-of-way is dedicated to the city, any work that is proposed on or near street trees will need to meet the requirements of VMC Title 12. Future property owners will have responsibilities regarding street tree maintenance as described in this section.

VMC Title 14.04, 14.10 and 14.16 - Water and Sewers

All lots will be served by public sewer and water.

The site will be served by the City of Vancouver for public sewer service. Public sewer is available at the site and will be extended to each new lot. Sewer will be extended from NE 154th Ave to serve the majority of the site. Lots on NE 34th Street will utilize the existing sewer main in the street.

Water for the site will be provided by the City of Vancouver. Public water will be extended from NE 34th Street and NE 154th Avenue. Each new home will be served by public water.

14.24 - Erosion Control

An Erosion Control Plan in conformance with VMC 14.24 has been designed and included in this submittal. The plan clearly shows existing topography, specific erosion prevention BMPs, and includes measures to ensure that sediment and sediment laden runoff does not leave the site. In the final site configuration, the contributing drainage area runoff will be conveyed to infiltration trenches so that runoff does not leave the site.

14.25 - Stormwater

Stormwater will be collected from impervious surfaces and routed to infiltration trenches located onsite. Stormwater from pollution generation surfaces will be treated using filter cartridges.

A preliminary stormwater plan and technical information report (TIR) has been submitted with this application. The report shows how the project complies with the standards of the VMC.

14.26 - Water Resource Protection

The entire city is located within a Critical Aquifer Recharge area. The proposal does not include any prohibited discharges to groundwater or surface waters. Stormwater from streets and driveways will be treated using filter cartridges prior to entering infiltration trenches.

VMC Title 16 - Fire

All streets that serve the site meet and exceed minimum fire apparatus access requirements. The proposed street layout is a loop with no dead ends. New fire hydrants are proposed within the development to meet the applicable spacing requirements.

VMC Title 17 - Building & Construction

Future residential structures will be built under a separate permit. The homes will be required to follow this section of code at that time.

Grading, Excavation, Fill, and, Stockpile:
The site contractors will be required to follow the recommendations found in the geotechnical report regarding temporary and permanent cut slopes in order to preserve a safe worksite and safeguard property.

A stormwater protection plan will be provided prior to construction. This plan will help prevent potential water quality degradation, prevent excessive sedimentation or erosion by surface waters, and prevent the creation of public nuisances such as the fouling of surface or groundwater.

Revised Code of Washington (RCW)

The subdivision complies with the applicable portions of RCW 58.17. The preliminary plat is in the public interest and will provide additional housing that is needed in the City of Vancouver.

This application and narrative show that there are adequate facilities to serve the proposed subdivision. There are adequate public roads, open spaces, drainage facilities, potable water, sanitary waste collection and treatment, schools and educational services, pedestrian facilities, and fire prevention services.

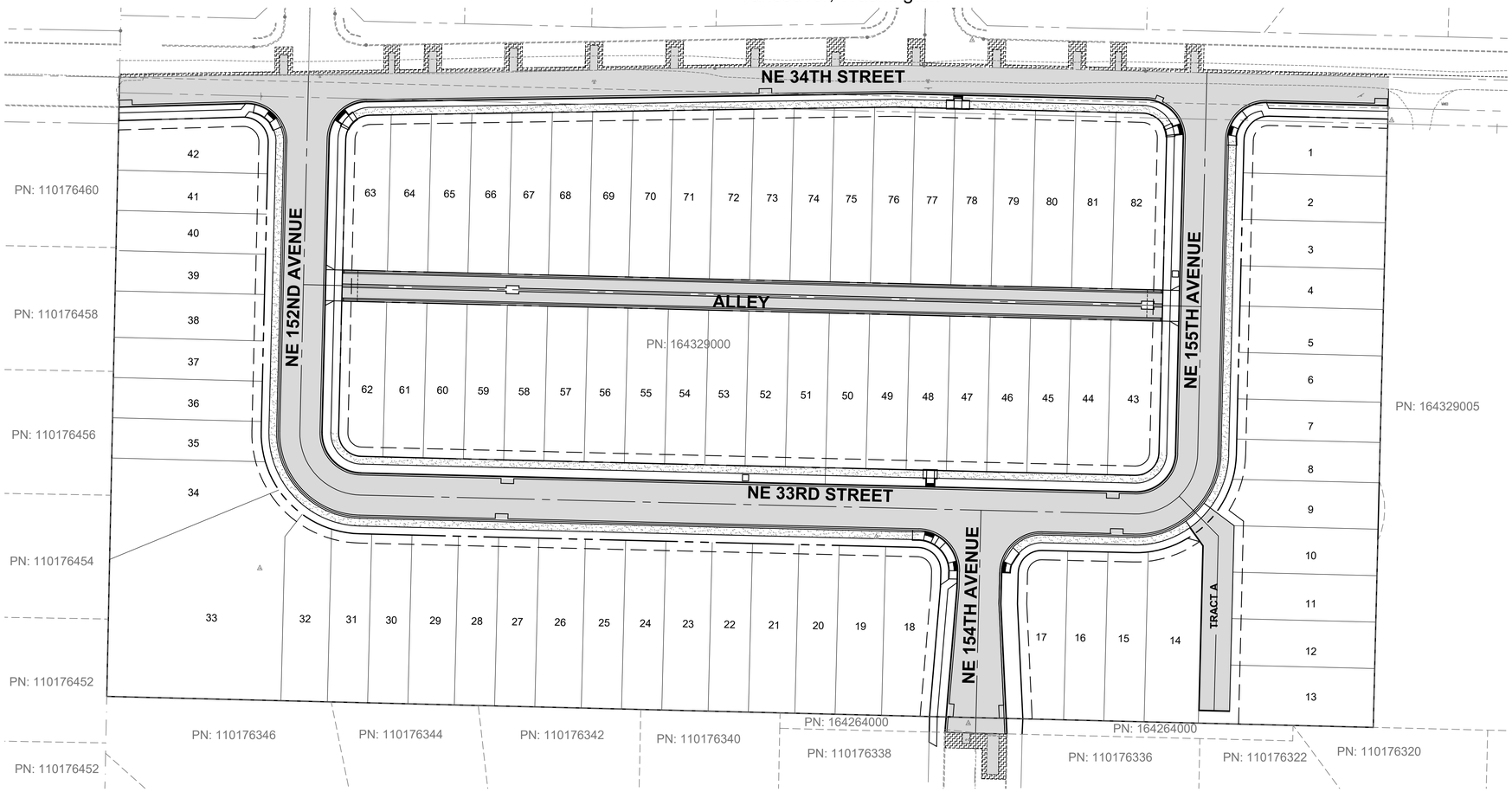
The proposed development is located over 1 mile away from Burton Elementary, Pacific Middle School and Evergreen High School. Students living in the future development will be bused to schools.

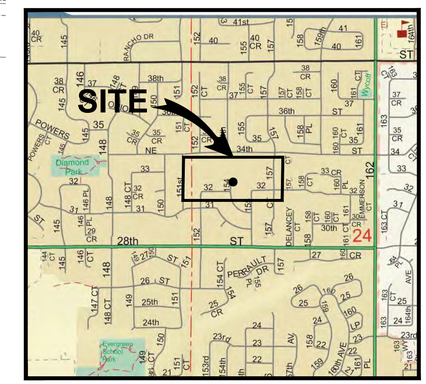
This application and narrative also show compliance with the applicable standards of the Vancouver Municipal Code.

EXHIBIT C

Mount Hood Vista

Located in the NW ¼ of Section 24, T2N, R2E, W.M.
Vancouver, Washington





VICINITY MAP
NOT TO SCALE

PROPOSED LINETYPE & SYMBOL LEGEND

LINETYPES
- EDGE OF PAVEMENT
- CURB LINE
- PROPOSED SIDEWALK
- EDGE OF GRAVEL
- PAVEMENT SAWCUT
- SETBACK
- LOT LINE
- STORM LINE
- STORM ROOF DRAIN
- WATER MAIN LINE
- WATER SERVICE LINE
- SAN SEWER LATERAL
- SAN SEWER MAIN
- ROAD CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- RETAINING WALL
- CONTOUR LINE (100)
- DRAINAGE FLOW LINE

SYMBOLS
- CATCH BASIN
- OVERFLOW DRAIN
- AREA DRAIN W/SUMP
- ROOF DRAIN
- SANITARY CLEANOUT
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER BACKFLOW DEVICE
- TEE W/TB
- GATE VALVE
- CAP W/TB
- WATER BEND W/TB

EXISTING LINETYPE & SYMBOL LEGEND

LINETYPES
- ST — STORM SEWER LINE
- OHP — OVER HEAD POWER LINE
- W — WATER LINE LOCATE
- SA — SANITARY SEWER PIPE
- T — TELECOMM UTILITY
- E — UNDERGROUND ELECTRIC
- FENCE
- CENTERLINE
- RIGHT OF WAYE
- EDGE OF PAVEMENT
- CURB LINE
- EDGE OF GRAVEL
- SIDEWALK
- PAVEMENT STRIPING
- LOT LINE
- PROPERTY BOUNDARY
- CONTOUR LINE (100)

SYMBOLS
- CATCH BASIN
- STORM MANHOLE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- SAN SEWER MH
- UTILITY POLE
- EXTG WELL
- TEL PEDESTAL
- GUY WIRE
- MAILBOX
- EXTG TREES

CONDITION OF APPROVAL:
A final summary report by the geotechnical engineer of record shall be prepared and submitted to the City of Vancouver that states that the project soils were prepared in accordance with the governing geotechnical report and construction documents. Provide a current report with lot specific conditions and compaction test results by final grading. Please send to planreview@cityofvancouver.us

ARCHAEOLOGY NOTE:
If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia shall be notified. Failure to comply with these state requirements may constitute a Class C Felony, subject to imprisonment and/or fines.

CITY OF VANCOUVER PUBLIC UTILITY IMPROVEMENTS:
All materials and methods of construction and installation for water, sanitary sewer, storm water facilities, and erosion control measures, shall conform to the most current edition of the City of Vancouver Engineering Services "General Requirements and Details for the Design and Construction of Water, Sanitary Sewer and Surface Water Systems." Construction shall be as per the most current standard detail contained therein.

HORIZONTAL DATUM:
NAD 83 (2011)
Washington State Plane Coordinate System, South Zone, U.S. Survey Feet. Based on Real Time Kinematic Corrections from The Washington State Reference Network.

VERTICAL DATUM:
NGVD 29 City of Vancouver Datum

UTILITY CONTACTS

TELEPHONE:
Century Link
Attn: Marilyn Perry
214 E 24th Street
Vancouver, WA 986663
PH: (360) 699-3992

WATER:
City of Vancouver
Water Department
4500 Columbia Way
Vancouver, WA 98668
PH: (360) 696-8008

POWER:
Clark Public Utilities, Electrical
Attn: David Tetz
8600 NE 117th Avenue
Vancouver, WA 98668
PH: (360) 992-8808

GAS:
NW Natural
Attn: Roger Binns
6600 NE 112th Court
Vancouver, WA 98662
PH: (360) 571-5465 x2493

CABLE:
Comcast
Attn: Dean Anderson
3075 NE Sandy Boulevard
Portland, OR 97232
PH: 888-632-2253

SEWER:
City of Vancouver
Sewer Department
4500 Columbia Way
Vancouver, WA 98668
PH: (360) 487-7130

GENERAL NOTES

OWNER/APPLICANT:
Ginn Group
502 NE 72nd St. Ste A
Vancouver, WA 98685
(360) 608-5025
chad@ginngrp.com

CONTACT:
PLS Engineering
Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
pm@plsengineering.com

SITE ADDRESS:
Parcel #:164329000
15301 NE 34th Street
Vancouver, WA 98682

Sheet Index

01. Cover Sheet
02. General Notes
03. Existing Conditions
04. Preliminary Plat And Narrow Lot Plan
05. NE 162nd Avenue Improvement
06. Grading and Erosion Plan
07. ADA and Detailed Grading Plan
08. Master Utilities Plan
09. NE 34th Street Plan and Profile STA 1+80 - 6+00
10. NE 34th Street Plan and Profile STA 6+00 - 10+40
11. NE 152nd Avenue Plan and Profile STA 1+80 - 5+20
12. NE 33rd Street Plan and Profile STA 5+20 - 9+60
13. NE 155th Avenue Plan and Profile 9+60 - 13+00
14. NE 154th Avenue and Tract A Plan and Profile
15. Alley Plan and Profile STA 1+80 - 4+80
16. Alley Plan and Profile STA 4+80 - 8+00
17. Private Rain Drain Plan
18. Miscellaneous Details
19. Signing Striping and Lighting Plan
20. Erosion Control and Stormwater Details
T1. Existing Tree & Soil Protection Plan (Level V)
L1. Landscape & Level V Tree Plan
L2. Planting Details

EROSION CONTROL INSPECTION REQUIRED
CALL FOR INSPECTION
BEFORE YOU BEGIN ANY SITEWORK

CITY OF Vancouver WASHINGTON

Application Number ENG-XXXX

Improvement Summary:

Water Main Footage	1,241	LF		
Sewer Main Footage	1,506	LF		
Septic System Decommissioned	00	EA		
Total Hard Surface	165,117	SF		
Total Pervious Pavement/Sidewalk	00	SF		
Private Hard Surface	2.19	AC		
Grading Cut	7,593	CY	Fill	7,110 CY
Total Trenching within City Right of Way	272	LF		
Total Street Improvements (Curb/Pavement)	2,726	LF		
Right of Way Dedication	91,964	SF		
Easements Utility	00	SF	Non-Util	00 SF

	Arterial		Local	
Full St Const.	00	LF	1,906	LF
Total Pavmnt Add	00	SF	57,386	SF
Curb/Gutter				
New	00	LF	4,124	LF
Replaced	00	LF	00	LF
Sidewalk				
New	00	SF	14,805	SF
Replaced	00	SF	00	SF
Street Lights				
New	00	#	12	#
Replaced	00	#	00	#
Traffic Signals				
New	00	#		
Replaced	00	#		

Scale 1" = 40'
40 20 0 40

Legend
- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Cover Sheet For:
Mount Hood Vista
A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions
1 2 3 4 5 6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER
2-12-26

Project No. 4001	
SCALE:	H: 1" = 40' V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

01 / 23

GENERAL CONSTRUCTION NOTES:
A minimum of two (2) full business days prior to beginning construction, the Contractor shall call 1-800-424-5555 (Northwest Utility Notification Center) for location mark-up of existing utilities.

All construction, materials, and workmanship shall conform to the latest standards and practices of the City of Vancouver and the 2025 Edition of the "Standard Specifications for Road, Bridge, and Municipal Construction" as prepared by WSDOT and APWA.

Should any item of archaeological interest (VMC 20.710.090) be found during development, you are required to stop work and notify the planning case manager in Development review Services at (360) 487-7800, and the Washington State Office of Archaeology and Historic Preservation at (360) 753-4011 immediately. Failure to do so could result in a felony conviction.

Existing utilities shown are based on the topographic survey by PLS Engineering and available utility records from the City of Vancouver. Actual utilities, shall be field verified as far as location and depth.

Disprepancies between these drawings and actual field conditions should be reported to the engineer who will address the resolution of such discrepancies. Work done by the contractor after discovery of discrepancies is completed at the contractor's risk.

The contractor shall keep a legible approved set of plans on the project site at all times.

Any significant deviations from the plans will require approval from the project engineer and the City of Vancouver.

The contractor shall perform all work necessary to complete this project in accordance with the plans including such incidentals as may be necessary to meet applicable agency requirements.

The contractor shall maintain full compliance with all safety and pollution regulations as applicable to the project.

The contractor may be required to provide flagging, signs, and other traffic control devices for safe access onto public streets and for utility work in public right-of-way. All such devices shall conform to the standards established in the latest adopted edition of the "Manual on Uniform Traffic Control Devices (MUTCD)" published by the US Department of Transportation and the modifications to the MUTCD for streets and highways for the State of Washington.

Any curb, gutter, sidewalk, or asphalt in City right-of-way damaged during construction shall be repaired to City of Vancouver standards.

There shall be no sight obstruction in the vision clearance triangle at intersections between 30 inches and 10 feet above the street grade per COV standard plan T04-04. All shrubs within sight distance triangles shall be maintained so that foliage height above pavement does not exceed 2.5 feet. Street trees within sight distance triangles shall be limbed up to a height of 10 feet consistent with ANSI A300 standards to provide for sight distance visibility.

Existing on-site septic system(s) shall be legally abandoned per CCC 24.17.210.

SITE GRADING
Any area of the site containing vegetation and slated for construction is to be mowed and stripped to remove all grass, roots, organic soil, and construction fill debris prior to the beginning of any grading operations.

Following stripping and grubbing, the exposed surfaces shall be proof rolled to reveal weak, organic, or other unsuitable soils. Unsuitable soils shall be excavated to firm ground and replaced with compacted engineered fill or scarified and recompacted.

Exposed subgrade soils on areas to receive structural fill should be scarified to a depth of 8 inches.

Fill areas shall be structurally filled with surplus suitable materials from cut areas on the site or suitable imported materials. Select materials shall be placed in fill areas in lifts not to exceed 8" in uncompacted depth. Fill materials should be free of organics and rock fragments in excess of 6" in dimension.

All deleterious materials generated during site grading and strippings not utilized in the final ground cover operation shall be hauled from the site to a contractor provided waste site.

All surfaces shall be graded smooth and free of irregularities that might accumulate surface water.

Maximum slopes on site at the completion of grading shall not exceed 2 horizontal: 1 vertical (50%).

All grading operations and disturbed surface stabilization shall be in accordance with the project Grading & Erosion Control Plan.

For general site grading; contour lines, spot elevations and general drainage flow defined by slopes and swales have been shown. The elevations shown are minimum elevations required to promote drainage in a controlled drainage pattern. Any deviation from this grading plan shall first be coordinated with the Engineer.

Imported materials, if needed, shall be inspected by a soils engineer prior to their use as fill material.

Compaction testing shall be per ASTM D-1557 (AASHTO T-180).

All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility, or engineered as structural fill or slope shall, at project completion, meet requirements of BMP T5.13 Post Construction Soil Quality and Depth.

Areas of fill that will support a structure shall be placed as structural fill with third party special inspection and compaction reports.

CITY OF VANCOUVER TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLES GENERAL NOTE
All shrubs within sight distance triangles shall be maintained so that foliage height above pavement does not exceed 2.5 feet. Street trees within sight distance triangles shall be limbed up to a height of 10 feet consistent with ANSI A300 standards to provide for sight distance visibility.

STORM SEWERS
Storm sewer piping shall be Corrugated Polyethylene pipe unless otherwise specified on the plans.

Rain drain piping shall be PVC Pipe conforming to ASTM3034 unless otherwise specified on the plans.

Trench excavation shall meet the requirements of Section 7-08.3(1).

Storm sewer pipe bedding and backfill shall meet the requirements of Section 7-08.3(3). Pipe bedding and backfill material shall be select native material types A-1 to A-3 as approved by the City. Backfill material shall be compacted to 95% of the maximum relative density.

The stormwater facilities in the public ROW will be publicly owned. All other stormwater facilities will be privately owned and maintained.

The infiltration facilities shall be protected from sediment laden runoff using appropriate BMP's until tributary drainage areas are stabilized.

All new catch basins shall either be marked with a City-approved medallion or stenciled with an appropriate stencil. If the contractor already owns a stencil kit purchased from the City of Vancouver, they can continue to use the stencil kit to mark the catch basin with the appropriate stencil indicating stormwater will be infiltrated. Otherwise, all new catch basins shall be labeled with a medallion reading "PROTECT WATER*ONLY RAIN IN THE DRAIN". Medallions shall be affixed to dry surfaces with high quality polyurethane sealant and rivets. Approved medallions can be purchased at the City Permit Counter (415 W. 6th Street, Vancouver).

A blanket stormwater easement is hereby reserved over the property to the City of Vancouver for purposes of access and inspection of private stormwater facilities. The easement shall be dedicated to the City of Vancouver in the form of a "covenant running with the land".

GENERAL STORM WATER CONSTRUCTION NOTES

1. All materials and installation of storm serwers and drainage systems shall be in conformance with the requirements in the city of Vancouver's latest version of "General Requirements and Standard Details Manual" and the latest edition of the Standard Specifications for Road, Bridge, and Municipal Construction Chapter of Transportation, where the City of Vancouver General Requirements shall take precedence. Wherever the standard specifications refer to the owner as either the "State" or "Secretary" or when reference is made to the Department of Transportation it shall be understood that the standard specifications should read the "City".

2. All public storm sewer and drainage system construction is subject to inspection and approval by the City of Vancouver's Department of Public Works. The Contractor shall notify the Construction Office (360) 487-7780 at least 48 hours prior to the start of any construction. The City may require that a preconstruction conference be held.

3. The contractor is required to notify all utilities 48 hours prior to commencement of work. The contractor may contact Northwest Utility Notification Center at 1-800-424-5555 in lieu of contacting individual utilities.

4. It shall be the responsibility of the developer and/or contractor to procure and comply with the provisions of all applicable permits, easements, licenses, and certificates in conjunction with the construction of storm sewers and drainage systems. Compliance shall be at all levels; Federal, State, and City, relating to the performance of this work. The contractor shall obtain a street cut permit for work within the public right-of-way.

5. The conctractor shall obtain and submit an approved traffic control plan prior to beginning construction. The plan shall be approved by the City Transportation Division (360) 487-7735.

6. A registered professional engineer, engineering geologist, or a designated representative working under their direct supervision, shall observe the construction of the infiltration facility and conduct confirmation infiltration testing on soils exposed at the base of the facility. Confirmation testing shall take place prior to installation of the facility (e.g. placement of drain rock, perforated pipe, drywells, etc.) and shall be conducted in accordance with the recommendations outlined in 6.2 Construction Observation and Testing of SWWASCE Infiltration Standards.

7. The contractor shall obtain all offsite construction easements prior to the start of construction. The contractor shall verify that all offsite utilities easements have been obtained by the owner prior to the commencement of any offsite construction.

8. The contractor is to report any site discrepancies immediately to the engineer. Items to report include, but are not limited to the following:
   - Existing pipe size, type, slope and invert elevation
   - Roadway centerline and top of curb elevations
   - Groundwater encountered within 5-feet of the bottom of infiltration facilities.

9. Water quality devices will be installed and functioning prior to commencing with installation of pavement for all areas draining into the water quality system. Bioretention facilities shall have bioretention soil mix installed. Mechanical devices shall have filter media installed.

10. All new catch basins shall be labeled with "PROTECT WATER * ONLY RAIN IN DRAIN" medallions. Medallions shall be affixed to dry surfaces with high quality polyurethane sealant and rivets. Approved medallions are available for purchase at the city's permit counter (360) 487-7804.

11. Roof downspout runoff must be retained on each specific site. Downspouts shall not drain to the street or any adjacent properties unless specific approval has been shown on approved civil engineering plans.

12. The contractor shall provide a television report, videos, and tabular as-built of all public storm mains and laterals prior to paving. This tv information shall be submitted to the city inspector for review. TV inspection shall demonstrate no manufacturing or installation defects, or any debris in the lines, for approval and acceptance by the city. Final acceptance and construction of storm sewers are subject to Sections 1-05.12, and 7-04.3 of the Standard Specifications. Pipe deflection testing must be per 7-17.3(2)G of the Standards Specifications and its amendments.

PROJECT SPECIFIC SANITARY SEWER CONSTRUCTION NOTES
All sewer work shall conform with the City of Vancouver general requirements and details for the design and construction of public sanitary sewers.

Onsite building sewers outside of public easements are private and governed by the Building Department's Plumbing Code and selected public standards below. Service lateral connection and piping within the right-of-way and/or public sewer easement to be constructed to public standards and inspected by Construction Services.

Rotate Manhole cones away from curbs.

The sewer service laterals to buildings shall be 4" in size, installed at a minimum slope of 0.02 ft/ft (2%) as specified on the plans.

Materials for building sewer pipe shall be PVC pipe conforming to ASTM D3034 unless otherwise specified.

Prior to backfilling sewer service lateral ends and sewer main cleanouts, the Contractor shall notify the project land surveyor in a timely manner so that construction "As-Built" information may be gathered. If the Contractor backfills prior to the gathering of required information, the Contractor may be required to expose the ends of service laterals and sewer main cleanouts.

Bedding for sewer pipe shall be in accordance to the City "Pipe Bedding Detail" S-1.2 for flexible pipe.

Backfill for sanitary sewer trenches outside of the pipe zone shall be installed in accordance with the City "Typical Trench Section" Detail S-1.3.

Compaction testing shall be in accordance with the AASHTO T-99.

BACKFLOW PREVENTION DEVICE
Any backflow prevention devices shall be a model approved by the State Department of Health.

GENERAL CITY OF VANCOUVER NOTES FOR PUBLIC WATER & SANITARY SEWER CONSTRUCTION
All construction, materials, and workmanship shall conform to the latest standards and practice of the City of Vancouver and the most current edition of the "Standard Specifications for Road, Bridge, and Municipal Construction" as prepared by WSDOT and APWA.

Public Sewer Facilities and Service Lateral Piping Within Public Right-of-Way and Public Sewer Easements are Subject to City of Vancouver Construction Services Testing And Inspection Requirements.

Onsite Building Sewers Outside of Public Easements are Private and Governed by the Building Department's Plumbing Code. Permits and Inspections Required.

Where existing services must be interrupted, the Contractor shall obtain approval from the construction manager's officer and notify all customers that are to be affected as to the date, time, and duration of the interruption. Notification must be done 24 hours in advance of the interruption. The Contractor shall schedule construction to provide minimum interruption of services as determined by the inspector. Under no circumstances will the Contractor schedule a water main shut down without the required 24 hour notice. The Contractor shall not operate the City of Vancouver's water facilities without approval from the construction inspector.

All pipe bedding material shall meet the applicable specifications in the City of Vancouver standards. Before any native material is used, test results shall be provided to the City inspector indicating that the material meets the specifications. Backfill material shall be compacted to 95% of the maximum relative density.

The Contractor shall notify the City of Vancouver's construction manager's office at (360) 487-7750 24 hours prior to the start of construction. Inspections and approval of the construction will be by the City construction manager's officer. A satisfactory pressure and bacteriological test for the water construction is required for approval.

In accordance with RCW 19.122 "Underground Utilities", the Contractor, prior to commencing any excavation, shall provide notice of the scheduled excavation to all owners of underground facilities by calling the Clark County Utility Coordinating Council's "One Call" number 1-800-424-5555. The notice shall be given to the owners of the facilities not less than two business days or more than 10 business days before excavation.

All construction within existing City of Vancouver right of way shall have an approved traffic control plan and right of way permit prior to any onsite construction activity.

Any significant deviations from the plans will require a request from the applicant's engineer and approval from the City's engineer(s) and City inspector.

Should any item of archaeological interest (VMC 20.710.090) be found during development, you are required to stop work and notify the planning case manager in Development Review Services at (360) 487-7750, and the Washington State Office of Archaeology and Historic Preservation at (360) 753-4011 immediately. Failure to do so could result in a felony conviction.

CITY OF VANCOUVER GENERAL TRANSPORTATION NOTES

1. All construction, materials, and workmanship shall conform to the latest standards and practice of the City of Vancouver and the 2025 edition of the "Standard Specifications for Road, Bridge, and Municipal Construction" as prepared by WSDOT and APWA.

2. City of Vancouver Transportation Services Standard Details dated 3/1/24 shall be utilized in the construction of the transportation elements of these plans.

3. Street signing and striping shall be installed by the developer. All street signs and striping shall be installed per the MUTCD.

4. All construction within City of Vancouver or Clark County right-of-way shall have an approved traffic control plan and right-of-way permit prior to any on-site construction activity.

5. Street lighting will be installed by the developer per P.U.D. approved street lighting plans.

6. Pre-paving as-builts shall be submitted to the City of Vancouver construction office and city inspector for both sanitary sewer and storm sewer, prior to paving.

7. Paving will not be allowed during wet or cold weather, per WSDOT Specifications.

8. Any significant deviations from the plans will require a request from the applicant's engineer and approval from the city's engineer and city inspector.

9. All pavement shall be straight cut prior to paving. Existing pavement shall be removed as necessary to provide a smooth transition for both ride and drainage.

10. All ADA pedestrian ramps shown on the plans and on the detail sheets shall be constructed with the project. Where the sidewalk ends at the property line, a pedestrian ramp shall be provided to accommodate wheel chair access. Sidewalks shall be constructed with the project where there is an existing house, drainage swale, etc. or along an arterial that does not allow access from the new lots.

11. Subgrade preparation during wet or winter time construction is usually/often not feasible. A wet or winter time plan shall be submitted to City of Vancouver, Development Engineering staff for review and approval if the contractor plans to commence with construction during wet weather conditions. If paving from October 15th to March 30th, a wet weather subgrade preparation plan is required. The subgrade must be over excavated and a geotextile liner used. The inspector shall approve a complete proof roll test on both sides of the street.

12. In order to enhance traffic and safety elements, the applicant shall maintain adequate sight distance at the site access points and intersections. Driveway exits shall meet the sight distance requirements per VMC 11.80.140, City Standard Plan T04-03 and T04-04. Any obstructions by landscaping, signing, parking, buildings, or other objects are unsafe. The applicant shall ensure that none of these interfere with vision clearance requirements.

13. Two-way traffic must be maintained at all times on the adjacent public streets.

14. Contractor shall report all damages immediately to the City's Construction Services office at (360) 487-7750 or contact the inspector on the job.

15. Should any item of archaeological interest (VMC 20.710.090) be found during development, you are required to stop work and notify the planning case manager in Development Review Services at (360) 487-7800, and the Washington State Office of Archaeology and Historic Preservation at (360) 753-4011 immediately. Failure to do so could result in a felony conviction.

16. An alternate pedestrian accessible route of travel is required when an existing accessible route is blocked during construction. The alternate accessible route shall meet min. accessible standards as set forth in the latest version of the American Disabilities Act accessibility guidelines manual.

17. The developer shall consider all measures that provide uninterrupted and full operation of the traffic signal(s) located at all intersections at all times during the construction of the project. These measures shall include vehicle detections and pedestrian movements on all approaches in a way that normal operation continues; for instance installation of video detection before loop detections are severed. The developer shall coordinate with City of Vancouver's inspectors for traffic signal modifications and/or any other activity that would impact the normal operation of the City's traffic system as part of the temporary traffic control.

18. All damaged loop detections shall be replaced within 48 hours unless otherwise approved by the City of Vancouver's inspector or traffic engineer.

19. If any fill is proposed within current or future right-of-way the contractor shall place such fill in accordance with 2024 WSDOT Standard Specifications Section 2-03.3(14)C Method B.

20. The warranty period for street cut resoration work is 2 years on local street per VMC 11.80.100(E)(2).

CITY OF VANCOUVER SIGNING & STRIPING GENERAL NOTES
Street name signs shall be aluminum sheeting, flat stock, in lengths of 6" increments.

Sign face shall be fabricated from cubed cornered lens (VIP, Type A) reflective material. Face legend and border shall be white on a green background.

Lettering shall be a combination of upper and lower case letters per FHWA standards. The prefix/suffix will be initial upper case letters at half height and centered on the primary copy. Street names will be lower case letter with the first letter upper case. If street name is a numbered street then the suffix of the primary copy shall be lower case superscript and shall be half the height of the primary copy's capital letters.

All sign materials and attachment hardware shall conform to MUTCD and WSDOT Standard Specifications.

When sign requires two message lines, width shall be increased and an arrow shall be added to both message lines (left arrow left of the direction and right arrow on the right).

Engineer shall approve face copy prior to fabrication.

Install all signage per City of Vancouver Standard Plans T29-01, T29-02, & T29-03.

All markings will be thermoplastic unless otherwise noted on plans.

Removal of existing striping is to be determined in the field and is considered incidental work, striping shall be ground off as directed by the engineer.

8" white button non-reflective channel marker only used with approval of City Engineer. Spacing should be 4' to 5' on center.

PLS ENGINEERING
Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

General Notes For:
Mount Hood Vista
A Subdivision Located In The City Of Vancouver, Washington

Revisions
1
2
3
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6

TRAVIS G. JOHNSON
STATE OF WASHINGTON
43929
REGISTERED PROFESSIONAL ENGINEER
2-12-26

Project No. 4001

SCALE:	H: N/A V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

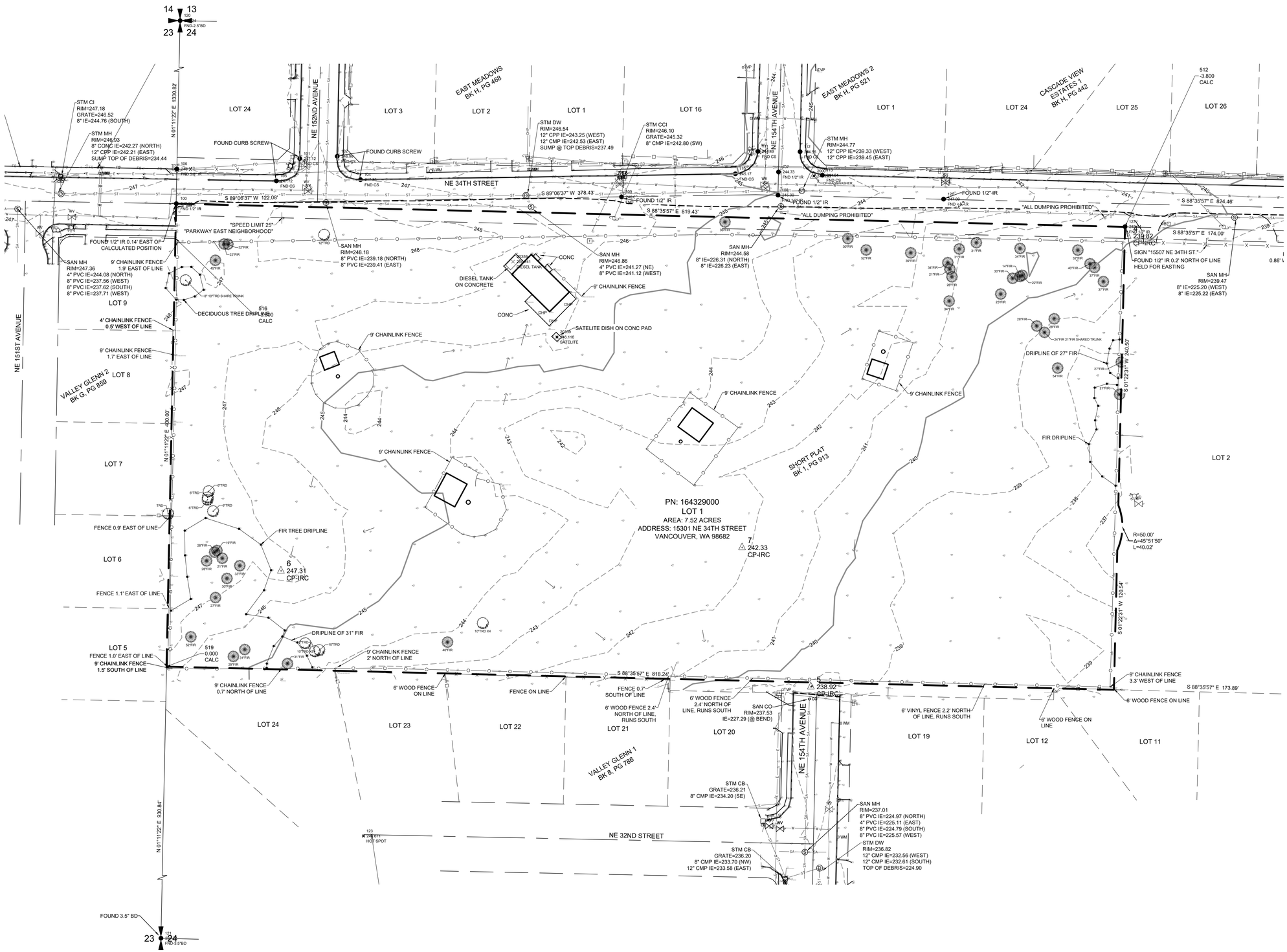
02
23

EXISTING CONDITIONS SURVEY

OF THE SW 1/4 OF THE NW 1/4 OF SEC. 24, T. 2 N., R. 2 E., W.M.
CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

JOB NO.: 4001
DATA COLLECT: APRIL & MAY 2025
DRAWING DATE: 06-20-2025

SHEET 03 OF 23



LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES TELEVISION PEDESTAL
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES DRYWELL
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY SEWER MANHOLE
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE
- INDICATES GUY ANCHOR
- INDICATES LIGHT POLE
- INDICATES ELECTRIC METER
- INDICATES TRANSFORMER
- INDICATES HEAT PUMP
- INDICATES FIBER OPTIC PEDESTAL
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE

HORIZONTAL DATUM:

NAD 83 (2011)
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET. BASED ON REAL TIME KINEMATIC CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM:

NGVD 29 CITY OF VANCOUVER DATUM
(ADD 3.80' TO ELEVATIONS SHOWN FOR NAVD88 ELEVATION)

NOTES:

1. BOUNDARIES WERE DRAWN PER PLAT, SURVEY RECORDS AND MONUMENTS FOUND. THIS IS NOT INTENDED TO BE A BOUNDARY SURVEY. NO PROPERTY CORNERS WERE SET IN THIS SURVEY.

2. NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.

3. PRIVATE UTILITY LOCATES WERE CALLED FOR ON APRIL 18TH, 2024. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. P.L.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

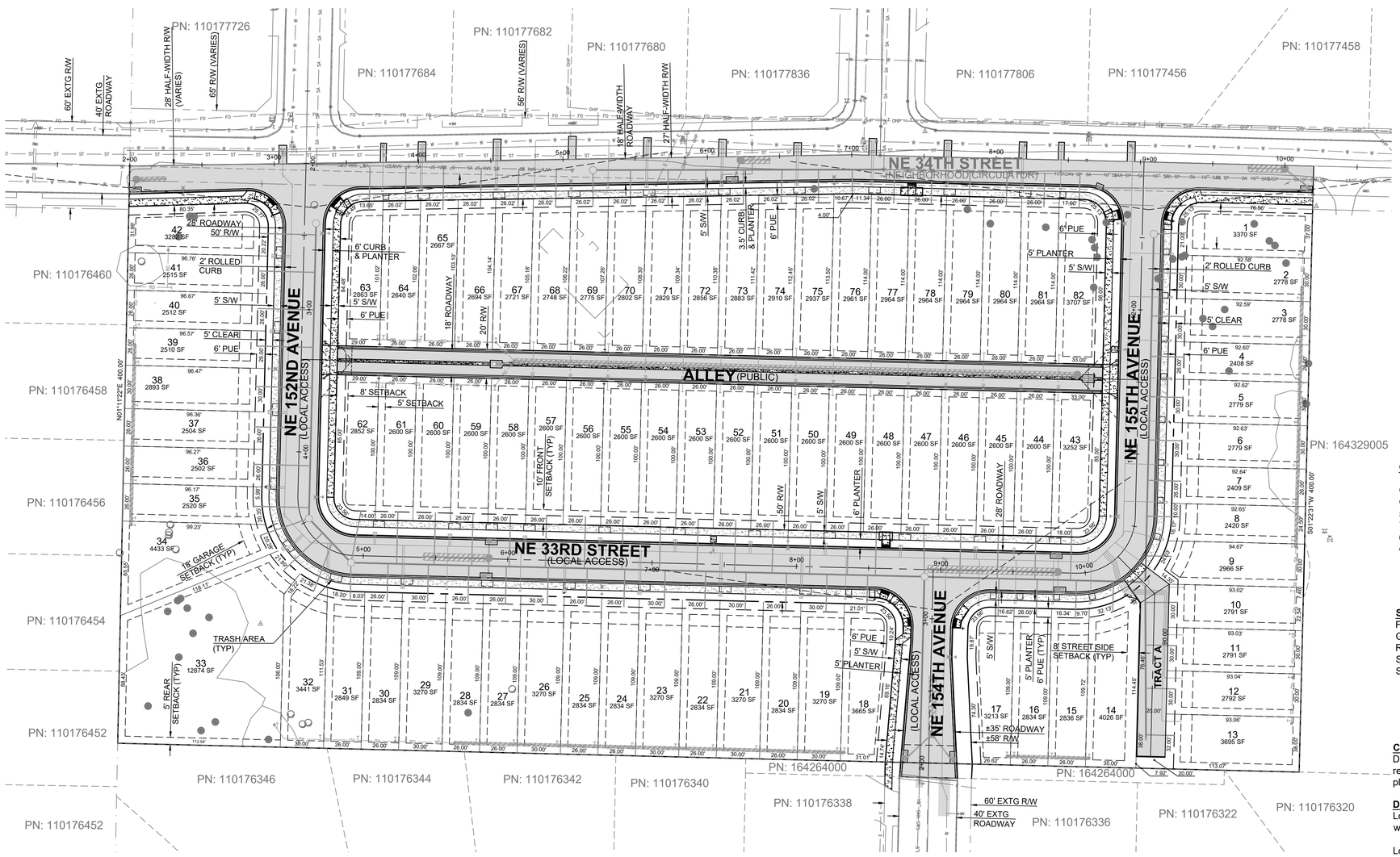
TRAVIS G. JOHNSON
STATE OF WASHINGTON
43929
REGISTERED PROFESSIONAL ENGINEER
2-12-26

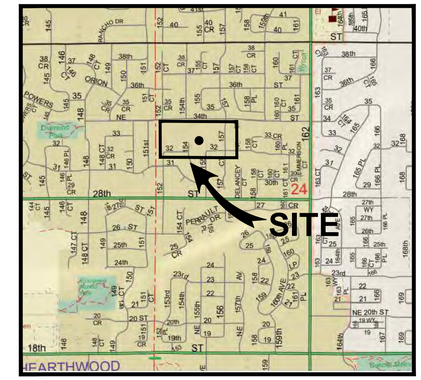
40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

PLS ENGINEERING
Engineering - Surveying - Planning
604 W. Evergreen Blvd., Vancouver, WA 98660
PH: (360) 944-6519 Fax: (360) 944-6539

Mount Hood Vista

Located in the NW ¼ of Section 24, T2N, R2E, W.M.
Vancouver, Washington





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

OWNER/APPLICANT:
Ginn Group
502 NE 72nd St. Ste A
Vancouver, WA 98685
(360) 608-5025
chad@ginngrp.com

CONTACT:
PLS Engineering
Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
pm@plsengineering.com

SITE ADDRESS:
Parcel #:164329000
15301 NE 34th Street
Vancouver, WA 98682

SETBACKS:
Front Yard: 10'
Garage: 18'
Rear Yard: 5'
Side Yard: 0'/5'
Street Side: 8'

HORIZONTAL DATUM:
NAD 83 (2011)
Washington State Plane Coordinate System, South Zone, U.S. Survey Feet. Based on Real Time Kinematic Corrections from The Washington State Reference Network.

VERTICAL DATUM:
NGVD 29 City of Vancouver Datum

Condition of Approval:
Development within this subdivision is subject to an approved tree plan. Tree removal is subject to approval by the City of Vancouver. Street trees must be planted prior to occupancy per the approved plan.

Driveway Information:
Lots 4, 7-8, 14-18, 20, 22, 24-25, 27-28, 30-31, 33, 35-37, 39-82 to be constructed with 12' wide driveway per City of Vancouver Standard Detail T01-04C.

Lots 1-3, 5-6, 9-13, 19, 21, 23, 26, 29, 32, 34, 38 to be constructed with 16' wide driveways per City of Vancouver Standard Detail T01-04C.

EASEMENTS:
Tract A contains a blanket access easement for lots 10-13, a blanket utility easement for private roof drains, infiltration and water service, and a blanket sewer easement dedicated to City of Vancouver

The easements shown and called out related to City of Vancouver Water, Sewer, Surface Water & Transportation utilities are granted for the following purpose: constructing, installing, reconstructing, enlarging, extending, repairing, operating, and maintaining of all pipelines and appurtenances, and providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, grantee herein, and its agents and contractors will have the right to enter upon the premises for such purposes. The grantor(s), its executors, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or other types of vegetation, upon the permanent easement area described and shown herein.

Scale 1" = 40'
40 20 0 40

Legend

Proposed Asphalt	
Proposed Concrete	
Future Concrete	
Asphalt Grind & Overlay	
Proposed Infiltration Trench	
Proposed ADA Ramps	

Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Preliminary Plat And Narrow Lot Plan For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

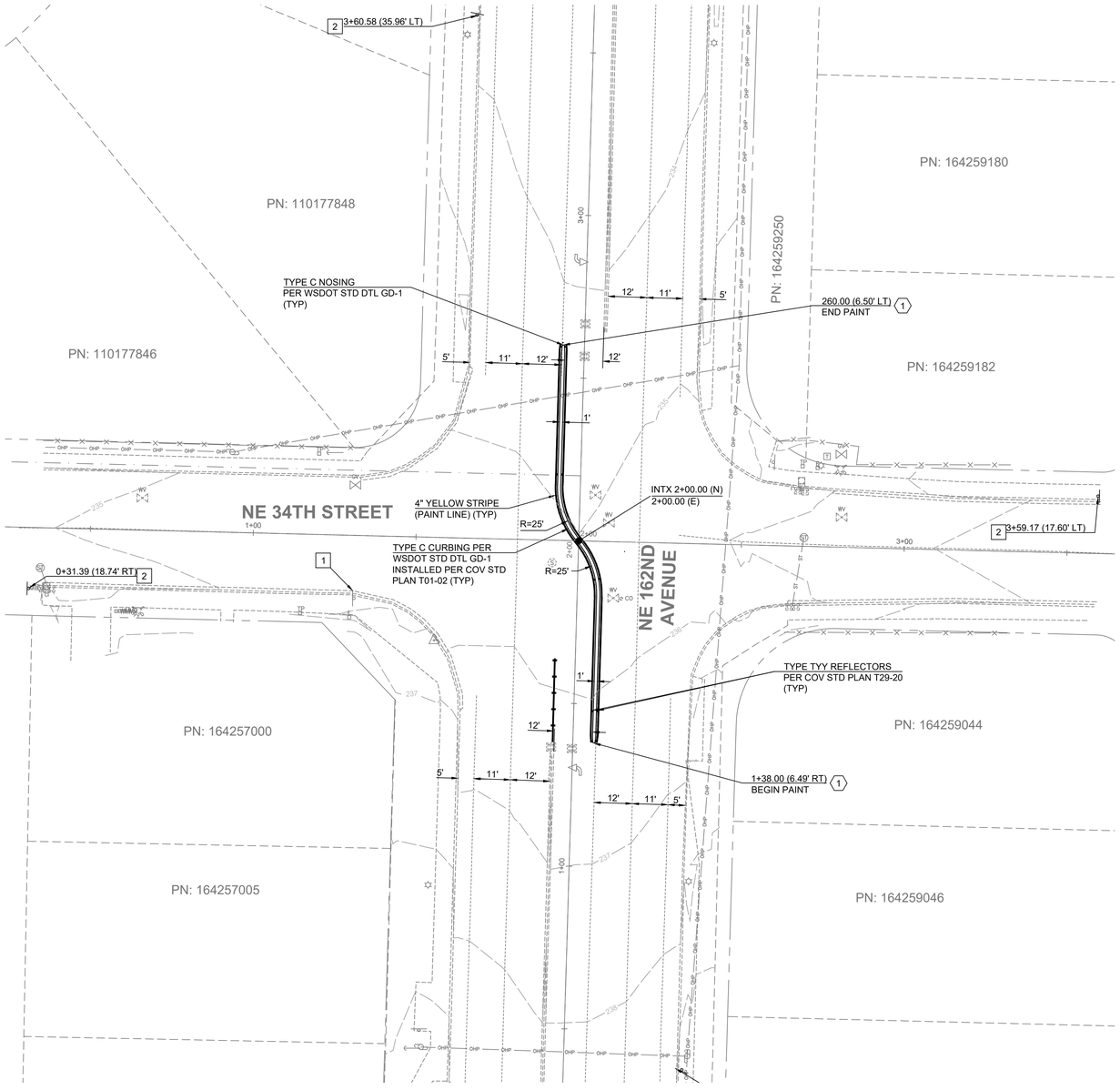
1	2	3	4	5	6

TRAVIS G. JOHNSON
STATE OF WASHINGTON
43929
REGISTERED PROFESSIONAL ENGINEER
2-12-26

Project No. 4001

SCALE:	H: 1" = 40' V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

04 / 23



162ND AVENUE IMPROVEMENTS

#	MUTCD Sign Code	Message	Remarks
1	R3-5R	RIGHT TURN ONLY	30" x 36" Rectangle
2	W53-40C	TRAFFIC CONTROL CHANGE AHEAD	36" x 36" Diamond

#	Description
1	Permanent Yellow Curb Paint

NOTE:

CONTRACTOR WILL MAINTAIN AND KEEP THESE W53-40C SIGN ASSEMBLIES IN PLACE FOR 30 DAYS AFTER THE MEDIAN INSTALLATION. AFTER 30 DAYS, THE CONTRACTOR WILL REMOVE THE SIGN ASSEMBLIES.

R3-5R SIGN TO BE PLACED BELOW STOP SIGN ON EXISTING STOP SIGN POST.

Scale 1" = 20'

20 10 0 20

N

Legend
Proposed Asphalt
Proposed Concrete
Future Concrete
Asphalt Grind & Overlay
Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 162nd Avenue Improvement For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

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TRAVIS G. JOHNSON — STATE OF WASHINGTON — 43929 — REGISTERED PROFESSIONAL ENGINEER

2-12-26

Project No. 4001	
SCALE:	H: 1" = 20' V: N/A
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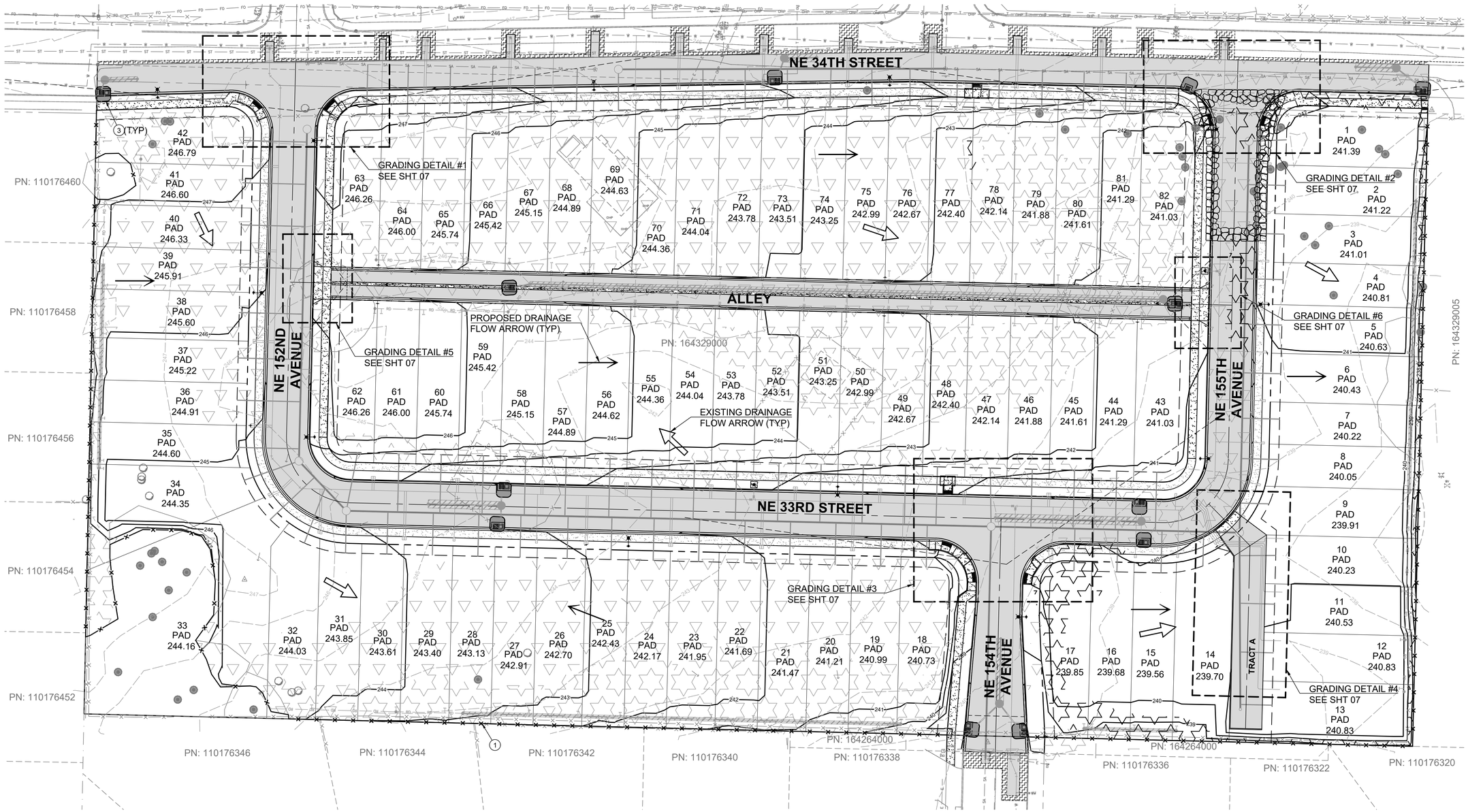

UNADJUSTED VOLUMES

CUT = 7,593 CUBIC YARDS

FILL = 7,110 CUBIC YARDS

UNADJUSTED VOLUMES	
Approximate Areas of CUT Greater Than 1'	
Approximate Areas of FILL Greater Than 1'	

EROSION CONTROL NOTES:

1. SILT FENCE - (PER COV STD DTL E-2.33) AROUND PERIMETER OF SITE
2. STABILIZED CONSTRUCTION ENTRANCE - (PER COV STD DTL E-1.05)
3. INLET PROTECTION PER - (COV STD DTL E-2.20a OR E-2.20b)

Scale 1" = 30'

30 15 0 30

N

TYPICAL LOT GRADING SECTION

NTS

LOT GRADING CROSS SECTION NOTES:

1) MATERIAL SHALL BE STRUCTURAL UP TO PAD ELEVATION.

EROSION CONTROL INSPECTION REQUIRED

CALL FOR INSPECTION BEFORE YOU BEGIN ANY SITEWORK

Legend	
Proposed Asphalt	
Proposed Concrete	
Future Concrete	
Asphalt Grind & Overlay	
Proposed Infiltration Trench	
Proposed ADA Ramps	

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Grading and Erosion Plan For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

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TRAVIS G. JOHNSON, STATE OF WASHINGTON, 43929, REGISTERED PROFESSIONAL ENGINEER

2-12-26

Project No. 4001	
SCALE:	H: 1" = 30' V: N/A
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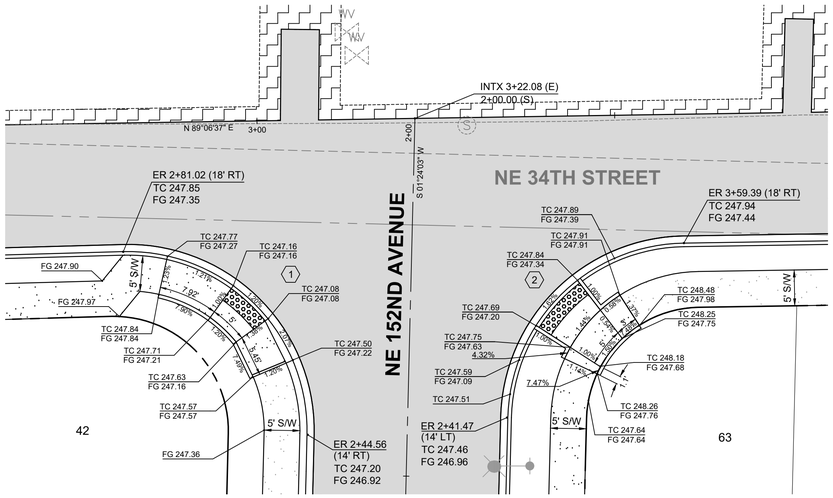
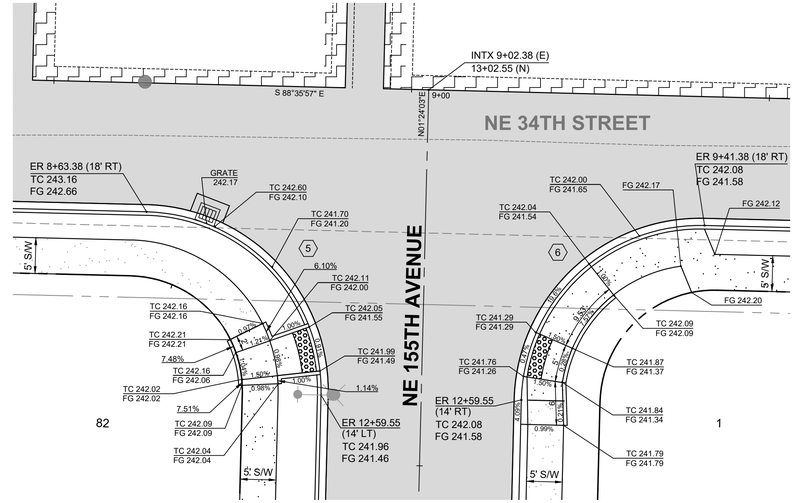
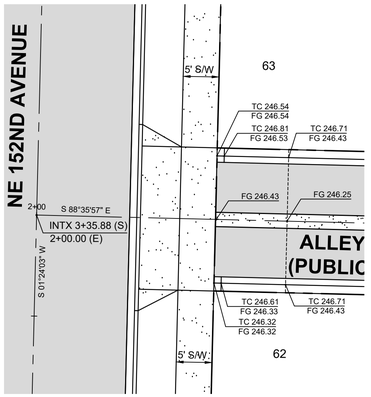


GRADING DETAIL #1

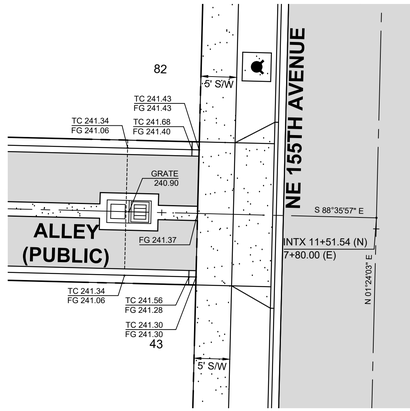


GRADING DETAIL #2

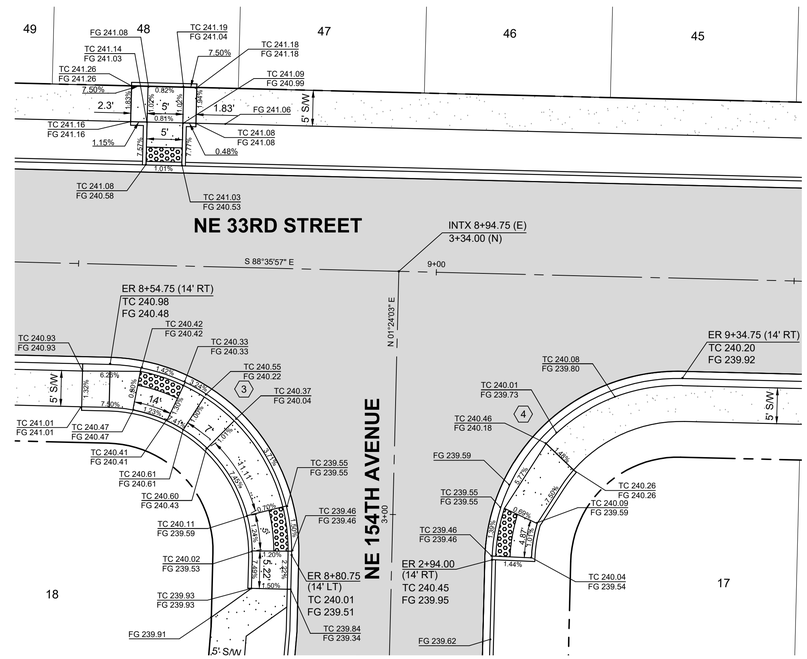
Curb Return Data			
#	Delta	R	L
1	93°00'31"	25.00'	40.58'
2	87°42'34"	25.00'	38.27'
3	90°00'00"	26.00'	40.84'
4	90°00'00"	26.00'	40.84'
5	90°00'00"	25.00'	39.27'
6	90°00'00"	25.00'	39.27'



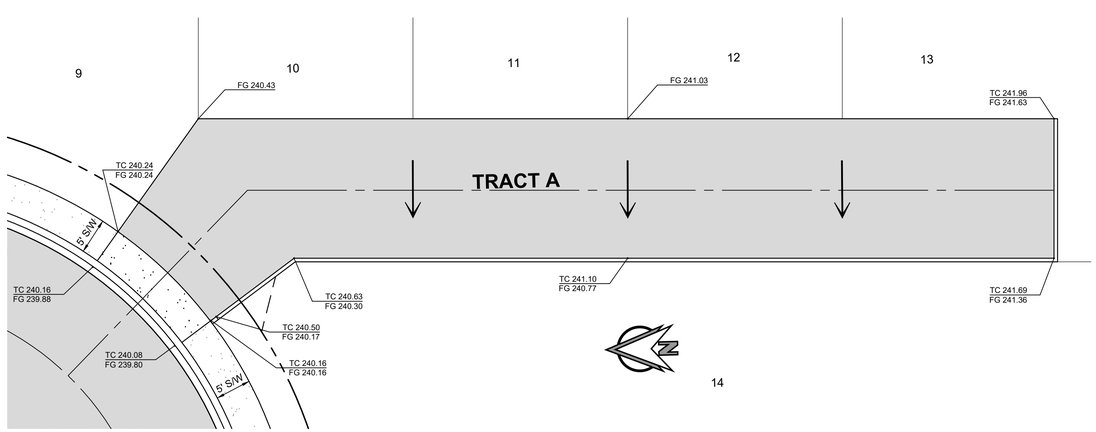
GRADING DETAIL #5



GRADING DETAIL #6



GRADING DETAIL #3



GRADING DETAIL #4

Scale 1" = 10'

10 5 0 10

Legend	
Proposed Asphalt	
Proposed Concrete	
Future Concrete	
Asphalt Grind & Overlay	
Proposed ADA Ramps	

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

ADA and Detailed Grading Plan For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

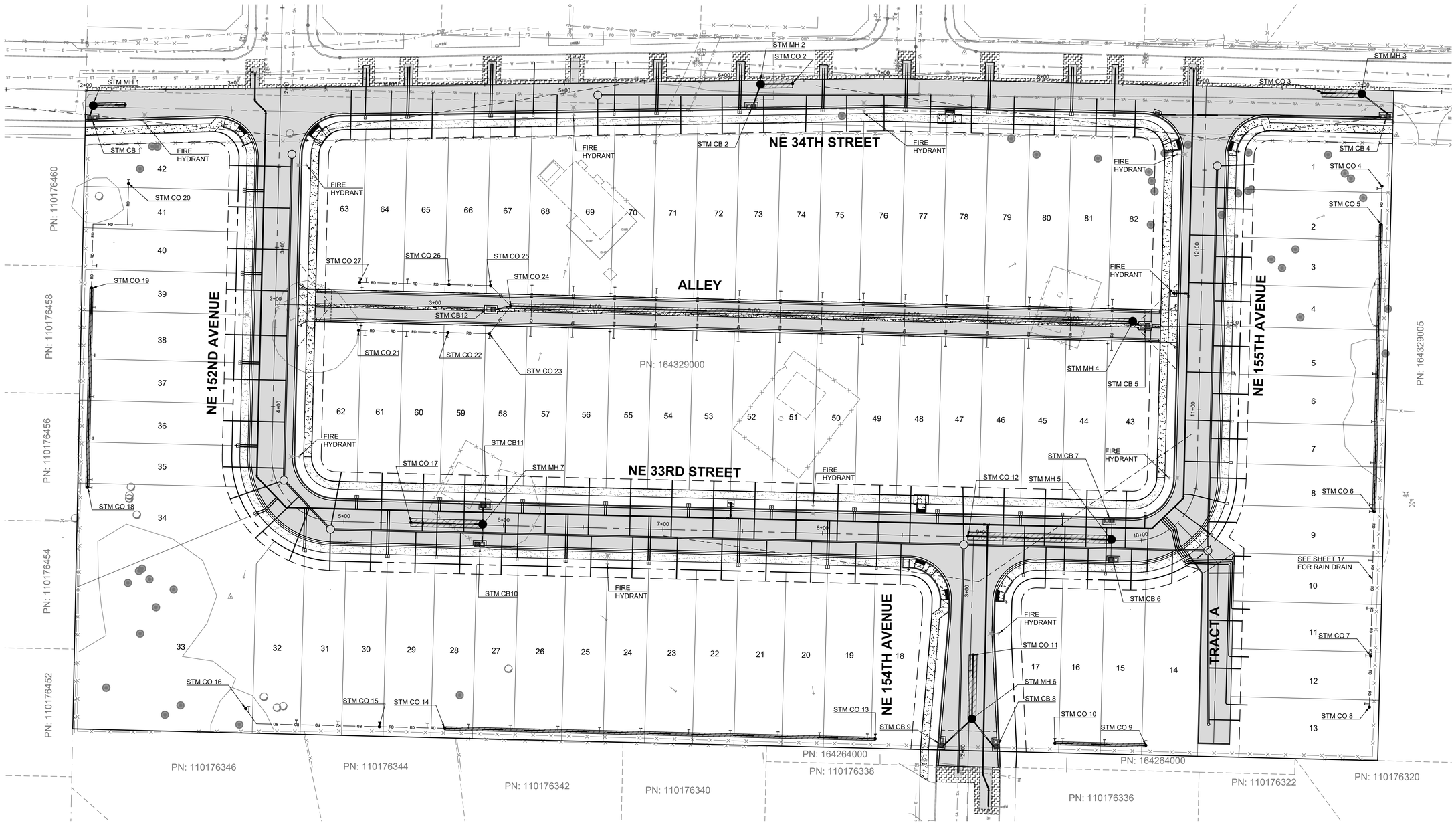
Revisions

1 2 3 4 5 6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001	
SCALE:	H: 1" = 10' V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

07 / 23



Scale 1" = 30'

30 15 0 30

Legend	
Proposed Asphalt	
Proposed Concrete	
Future Concrete	
Asphalt Grind & Overlay	
Proposed Infiltration Trench	
Proposed ADA Ramps	

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Master Utilities Plan For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

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TRAVIS G. JOHNSON, STATE OF WASHINGTON, 43929, REGISTERED PROFESSIONAL ENGINEER

2-12-26

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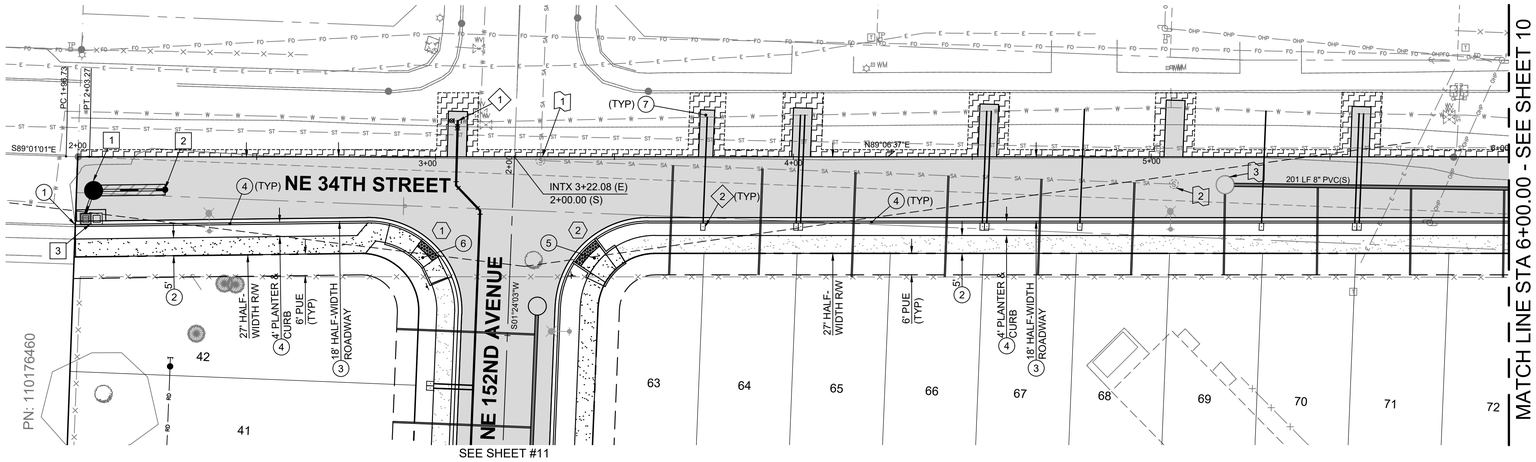
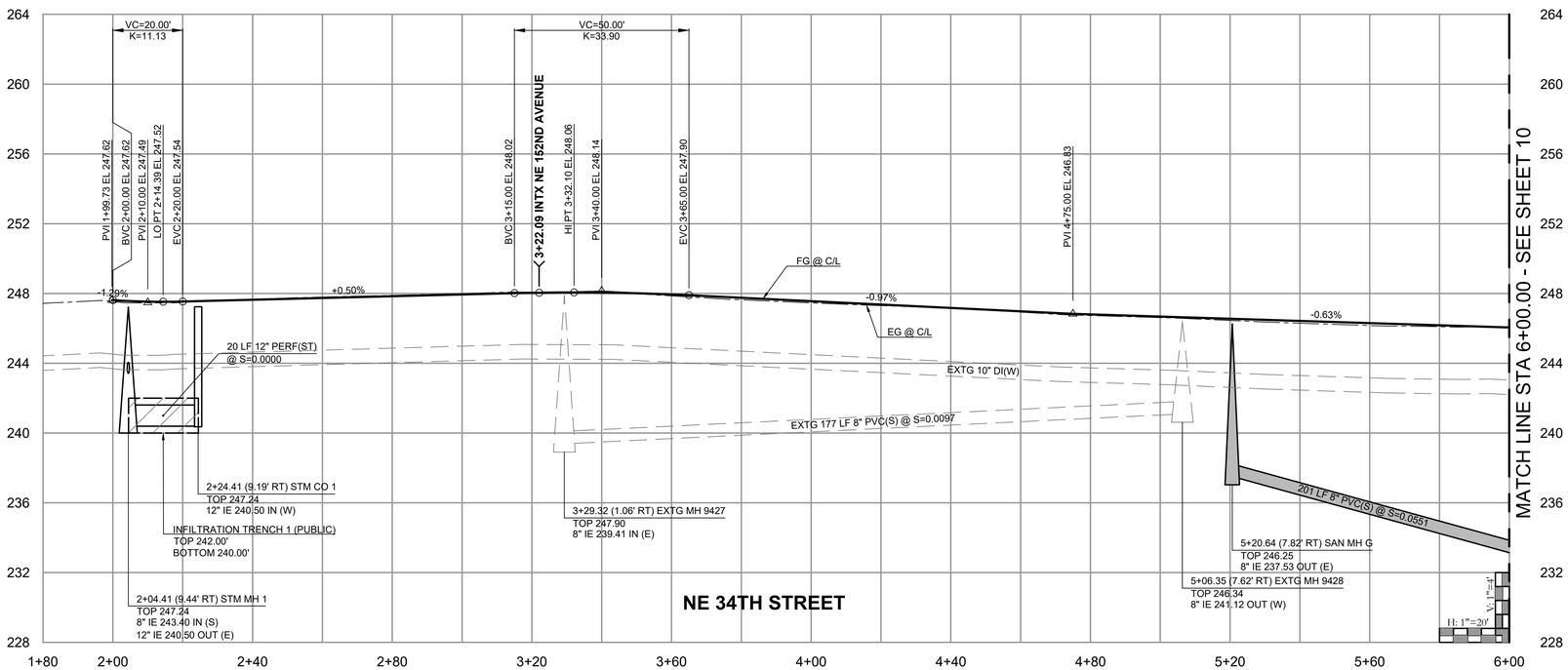
REVIEWED BY:	TGJ

08 / 23





CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
4. ROTATE MANHOLE CONES AWAY FROM CURB.
5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.

STREET & SITE KEY NOTES:

1. STA 2+00.00 BEGIN HALF WIDTH IMPROVEMENTS
2. SIDEWALK - (PER COV STD PLAN T02-01A)
3. NE 34TH STREET TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-14 ON SHT 18)
4. TYPE A1 CURB & GUTTER - (PER COV STD DTL T-01-01A)
5. COMBINATION CURB RAMP - (PER COV STD DTL T02-06C)
6. PARALLEL CURB RAMP - (PER COV STD DTL T02-07B)
7. TRENCH RESTORATION - (PER COV STD DTL T05-01 A&B, T05-04 A&B, T05-05, & T05-07)
8. SIGHT DISTANCE TRIANGLE - (PER COV STD DTL T04-03)

STORMWATER KEY NOTES:

1. 2+04.41 (9.44' RT) STM MH 1 - (PER COV STD DTL D-2.0)
2. 2+24.41 (9.19' RT) STM CO 1 - (PER COV STD DTL D-2.3)
3. 2+02.41 (18.97' RT) STM CB 1 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

WATER KEY NOTES:

ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER COV RESTRAINT CHART ON SHT 18

1. AFTER TESTING & APPROVAL BY COV CONNECT TO EXTG 10" DI(W)
   10" x 8" MJ TEE
   10" MJ GATE VALVE W/VB
   8" MJ GATE VALVE W/VB
2. STD 1" WATER SERVICE & METER BOX W/ 5/8" X 3/4" WATER METER - (PER COV SD PLAN W-1 & W-4)
   1" MUNICIPEX W/ TRACER WIRE TO BE USED BEFORE METER
   1" POLY TO BE USED AFTER METER

SANITARY SEWER KEY NOTES:

1. 3+29.32 (1.06' RT) EXTG MH 9427
2. 5+06.35 (7.62' RT) EXTG MH 9428
3. 5+20.64 (7.82' RT) SAN MH G

Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
63	37'	31'	4.9'	241.41'				
64	32'	30'	4.7'	241.35'				
65	88'	29'	3.9'	241.84'				
66	114'	28'	3.3'	242.12'				
67	140'	27'	2.8'	242.35'				
68	166'	26'	2.3'	242.59'				
69	201'	25'	6'	238.63'				
70	175'	25'	6'	238.36'				
71	149'	25'	6'	238.04'				
72	123'	25'	6'	237.78'				

Treatment Structure Information

Contech Option					
CB ID	Ownership	Design WQ Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
1	PUBLIC	0.008	18" ZPG	1	CONCRETE CATCHBASIN

* SEE SHEET 20 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
3	2+02.41 (18.97' RT)	STM CB 1	247.14	244.03	8"	6.47%	10 LF

Scale 1" = 20'

20 10 0 20

N

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 34th Street Plan and Profile STA 1+80 - 6+00 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

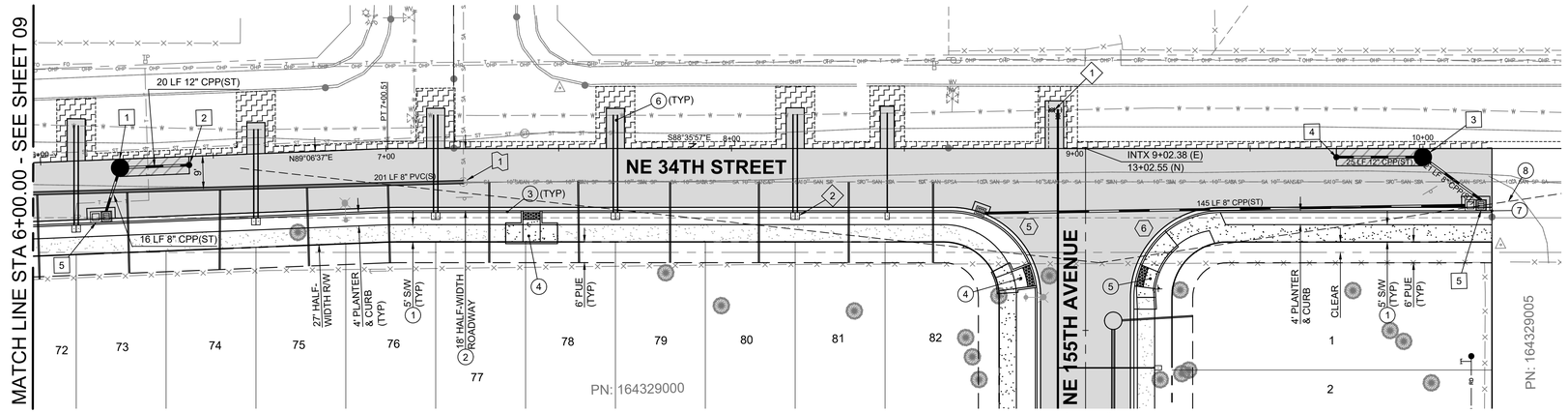
Revisions

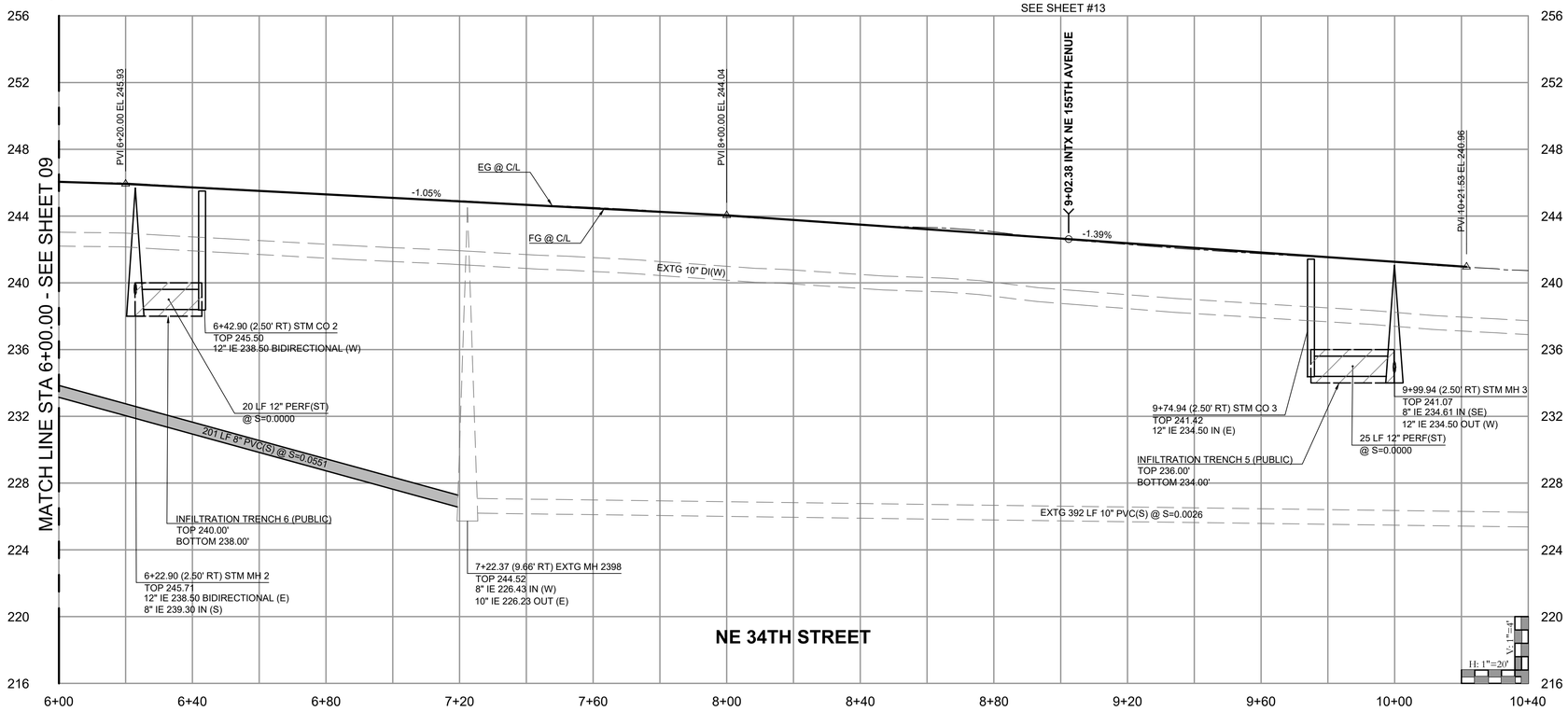
1 2 3 4 5 6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No.	4001
SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

09 / 23





CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
4. ROTATE MANHOLE CONES AWAY FROM CURB.
5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.

STREET & SITE KEY NOTES:

1. SIDEWALK - (PER COV STD PLAN T02-01A)
2. NE 34TH STREET TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-14 ON SHT 18)
3. TYPE A1 CURB & GUTTER - (PER COV STD DTL T-01-01A)
4. COMBINATION CURB RAMP - (PER COV STD DTL T02-06C)
5. PARALLEL CURB RAMP - (PER COV STD DTL T02-07B)
6. TRENCH RESTORATION - (PER COV STD DTL T05-01 A&B, T05-04 A&B, T05-05, & T05-07)
7. STA 10+19.94 END HALF-WIDTH IMPROVEMENTS
8. SIGHT DISTANCE TRIANGLE - (PER COV STD DTL T04-03)

STORMWATER KEY NOTES:

1. 6+22.90 (2.50' RT) STM MH 2 (PER COV STD DTL D-2.0)
2. 6+42.90 (2.50' RT) STM CO 2 (PER COV STD DTL D-2.3)
3. 9+99.94 (2.50' RT) STM MH 3 (PER COV STD DTL D-2.0)
4. 9+74.94 (2.50' RT) STM CO 3 (PER COV STD DTL D-2.3)
5. 6+18.72 (18.00' RT) STM CB 2 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET
6. 10+16.95 (15.45' RT) STM CB 4 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

WATER KEY NOTES:

ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER COV RESTRAINT CHART ON SHT 18

1. AFTER TESTING & APPROVAL BY COV CONNECT TO EXTG 10" DI(W)
   10" x 8" MJ TEE
   10" MJ GATE VALVE W/VB
   8" MJ GATE VALVE W/VB
2. STD 1" WATER SERVICE & METER BOX W/ 5/8" X 3/4" WATER METER - (PER COV SD PLAN W-1 & W-4)
   1" MUNICIPEX W/ TRACER WIRE TO BE USED BEFORE METER
   1" POLY TO BE USED AFTER METER

SANITARY SEWER KEY NOTES:

1. 7+22.37 (9.66' RT) EXTG MH 2398

Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
73	97'	24'	6'	237.51'				
74	70'	23'	6'	237.25'				
75	45'	23'	6'	236.99'				
76	22'	23'	6'	236.67'				
77	384'	23'	6'	236.40'				
78	359'	24'	6'	236.14'				
79	332'	23'	6'	235.88'				
80	306'	23'	6'	235.61'				
81	280'	23'	6'	235.29'				
82	226'	23'	6'	235.03'				

Treatment Structure Information

Contech Option

CB ID	Ownership	Design WQ Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
2	PUBLIC	0.02	27" ZPG	1	CONCRETE CATCHBASIN
4	PUBLIC	0.0272	18" ZPG	2	CONCRETE CATCHBASIN

* SEE SHEET 20 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
5	6+18.72 (18.00' RT)	STM CB 2	245.43	239.50	8"	1.25%	16 LF
6	10+16.95 (15.45' RT)	STM CB 4	240.58	234.80	8"	0.85%	21 LF

Scale 1" = 20'

20 10 0 20

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 34th Street Plan and Profile STA 6+00 - 10+40 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

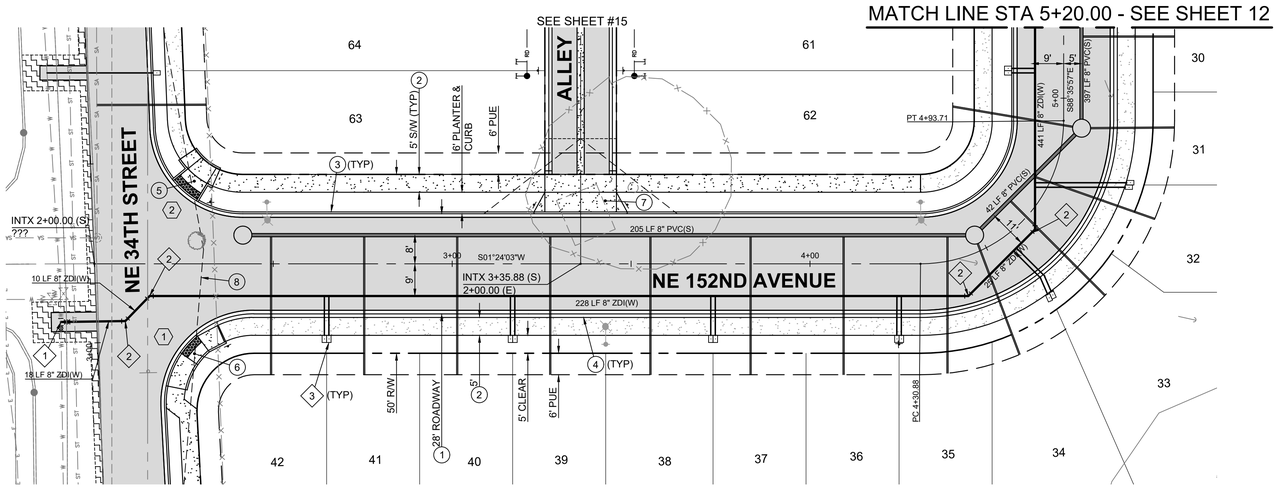
Revisions

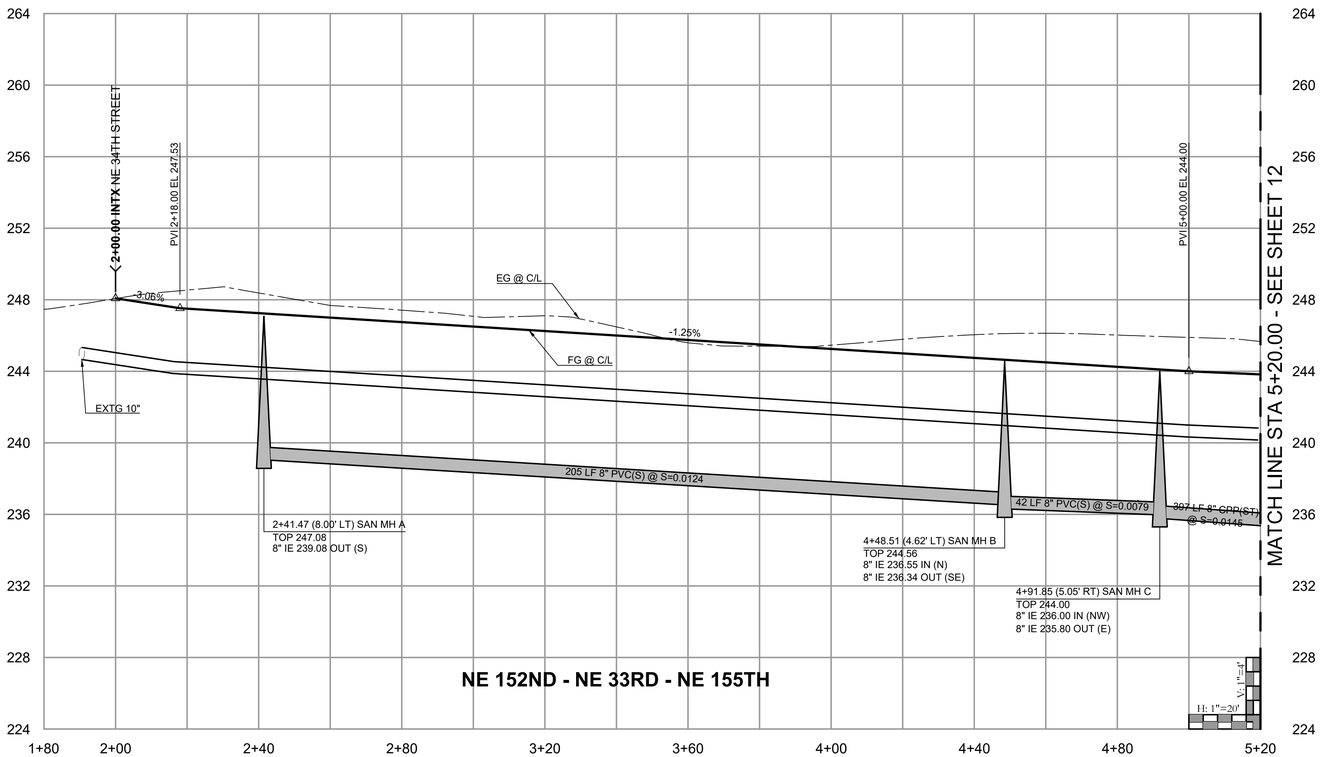
1	
2	
3	
4	
5	
6	

TRAVIS G. JOHNSON — STATE OF WASHINGTON — 43929 — REGISTERED PROFESSIONAL ENGINEER — 2-12-26

Project No. 4001	
SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

10 / 23





Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
30	372'	26'	6'	237.61'				
31	0'	26'	6'	237.85'				
32	19'	36'	6'	238.03'				
33	28'	38'	6'	238.16'				
34	0'	36'	6'	238.35'				
35	8'	39'	6'	238.60'				
36	37'	39'	6'	238.91'				
37	63'	39'	6'	239.22'				
38	91'	39'	6'	239.60'				
39	119'	39'	6'	239.91'				
40	145'	39'	6'	240.33'				
41	171'	39'	6'	240.60'				
42	197"	39'	6'	240.79'				
62	0	37'	6'	240.26'				

CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
4. ROTATE MANHOLE CONES AWAY FROM CURB.
5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.

STREET & SITE KEY NOTES:

1. LOOP TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-16 ON SHT 18)
2. SIDEWALK - (PER COV STD PLAN T02-01A)
3. TYPE A1 CURB & GUTTER - (PER COV STD DTL T-01-01A)
4. ROLLED CURB & GUTTER - (PER COV STD DTL T-01-01A)
5. COMBINATION CURB RAMP - (PER COV STD DTL T02-06C)
6. PARALLEL CURB RAMP - (PER COV STD DTL T02-07B)
7. DRIVEWAY WITH DETACHED SIDEWALK - (PER COV STD DTL T01-04A)
8. SIGHT DISTANCE TRIANGLE - (PER COV STD DTL T04-03)

WATER KEY NOTES:

ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER COV RESTRAINT CHART ON SHT 18

1. SEE SHT 09
2. 8" 45° MJ BEND
3. STD 1" WATER SERVICE & METER BOX W/ 5/8" X 3/4" WATER METER - (PER COV SD PLAN W-1 & W-4)
   1" MUNICIPEX W/ TRACER WIRE TO BE USED BEFORE METER
   1" POLY TO BE USED AFTER METER

SANITARY SEWER KEY NOTES:

1. 2+41.47 (8.00' LT) SAN MH A - (PER COV STD DTL S-2.1A)
2. 4+48.51 (4.62' LT) SAN MH B - (PER COV STD DTL S-2.1A)
3. 4+91.85 (5.05' RT) SAN MH C - (PER COV STD DTL S-2.1A)

Scale 1" = 20'

20 10 0 20

N

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 152nd Avenue Plan and Profile STA 1+80 - 5+20 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

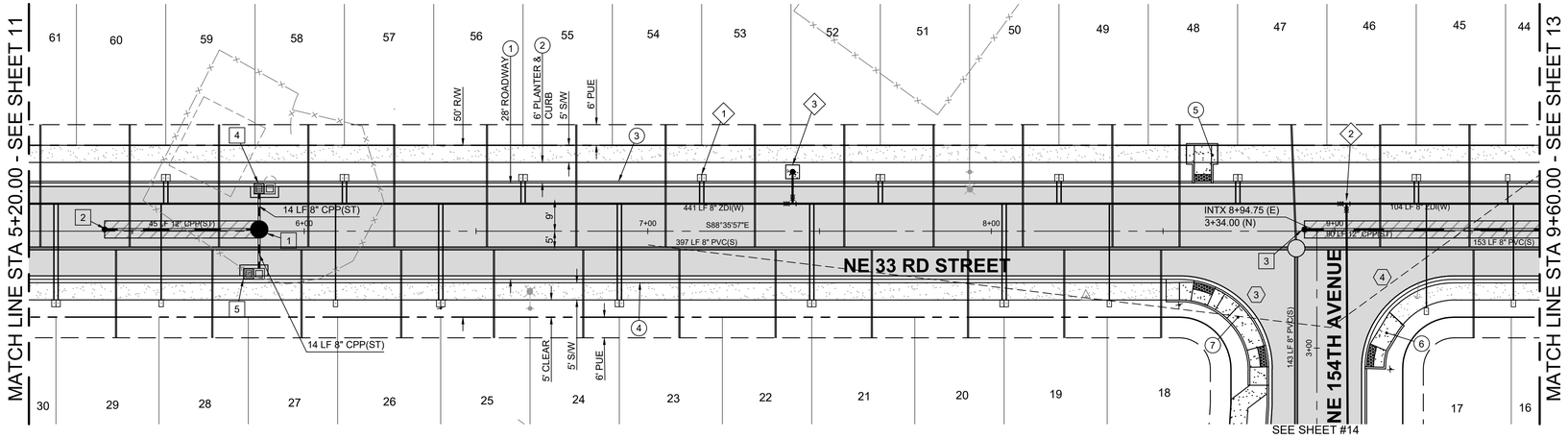
Revisions

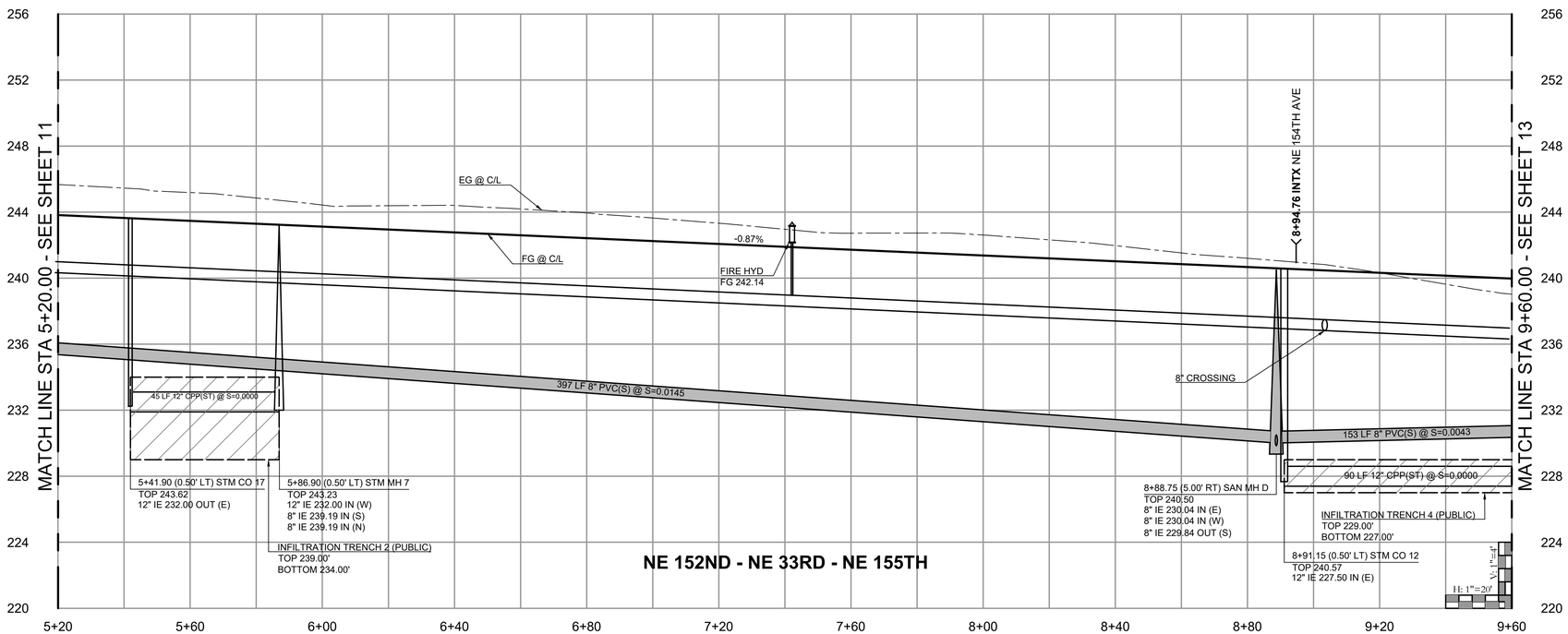
1	2	3	4	5	6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001	
SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

11 / 23





CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
4. ROTATE MANHOLE CONES AWAY FROM CURB.
5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.

STREET & SITE KEY NOTES:

1. LOOP TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-16 ON SHT 18)
2. SIDEWALK - (PER COV STD PLAN T02-01A)
3. TYPE A1 CURB & GUTTER - (PER COV STD DTL T-01-01A)
4. ROLLED CURB & GUTTER - (PER COV STD DTL T-01-01A)
5. COMBINATION CURB RAMP - (PER COV STD DTL T02-06C)
6. PARALLEL CURB RAMP - (PER COV STD DTL T02-07B)
7. DOUBLE PARALLET CURB RAMP - (PER COV STD DTL T02-07A)
8. SIGHT DISTANCE TRIANGLE - (PER COV STD DTL T04-03)

STORMWATER KEY NOTES:

1. 5+86.90 (0.50' LT) STM MH 7 (PER COV STD DTL D-2.0)
2. 5+41.90 (0.50' LT) STM CO 17 (PER COV STD DTL D-2.3)
3. 8+91.15 (0.50' LT) STM CO 12 (PER COV STD DTL D-2.3)
4. 5+86.87 (14.00' LT) STM CB 11 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET
5. 5+86.85 (13.92' RT) STM CB 10 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

WATER KEY NOTES:

ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER COV RESTRAINT CHART ON SHT 18

1. STD 1" WATER SERVICE & METER BOX W/ 5/8" X 3/4" WATER METER - (PER COV SD PLAN W-1 & W-4) 1" MUNICIPEX W/ TRACER WIRE TO BE USED BEFORE METER 1" POLY TO BE USED AFTER METER
2. 8" x 8" MJ TEE (2) 8" MJ GATE VALVE W/VB
3. 7+42.18 (17.26' LT) (1) 8" x 6" MJ x FLG TEE (1) 6" FLG x MJ GATE VALVE W/ VB 8 LF 6" ZDI(W) STANDARD FH ASS'Y W/ 4'x4'x4" CONCRETE PAD PER COV STD PLAN W-10 (1) 8" x 4" MJ REDUCER MECH RESTRAIN ALL JOINTS FROM TEE TO HYDRANT

SANITARY SEWER KEY NOTES:

1. 8+88.75 (5.00' RT) SAN MH D

Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
17	52'	26'	6'	233.85'				
18	39'	26'	6'	234.73'				
19	68'	26'	6'	234.99'				
20	96'	26'	6'	235.21'				
21	124'	26'	6'	235.47'				
22	152'	26'	6'	235.69'				
23	180'	26'	6'	235.95'				
24	208'	26'	6'	236.17'				
25	234'	26'	6'	236.43'				
26	261'	26'	6'	236.70'				
27	290'	26'	6'	236.91'				
28	315'	26'	6'	237.13'				
29	344'	26'	6'	237.40'				
45	41'	36'	6'	235.61'				
46	25'	36'	6'	235.88'				

Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
47	0	36'	6'	236.14'				
48	34'	36'	6'	236.40'				
49	46'	36'	6'	236.67'				
50	80'	36'	6'	236.99'				
51	106'	36'	6'	237.25'				
52	132'	36'	6'	237.51'				
53	158'	36'	6'	237.78'				
54	184'	36'	6'	238.04'				
55	210'	36'	6'	238.36'				
56	236'	36'	6'	238.62'				
57	263'	36'	6'	238.89'				
58	288'	36'	6'	239.15'				
59	314'	36'	6'	239.42'				
60	340'	36'	6'	239.74'				
61	366'	36'	6'	240.00'				

Treatment Structure Information

Contech Option

CB ID	Ownership	Design WQ Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
11	PUBLIC	0.0247	27" ZPG	1	CONCRETE CATCHBASIN
10	PUBLIC	0.0306	18" ZPG	2	CONCRETE CATCHBASIN

* SEE SHEET 21 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
4	5+86.87 (14.00' RT)	STM CB 11	242.96	239.26	8"	0.0049%	14 LF
5	5+86.85(13.92' RT)	STM CB 10	242.96	239.29	8"	0.0064%	14 LF

Scale 1" = 20'

20 10 0 20

N

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 33rd Street Plan and Profile STA 5+20 - 9+60 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

1 2 3 4 5 6

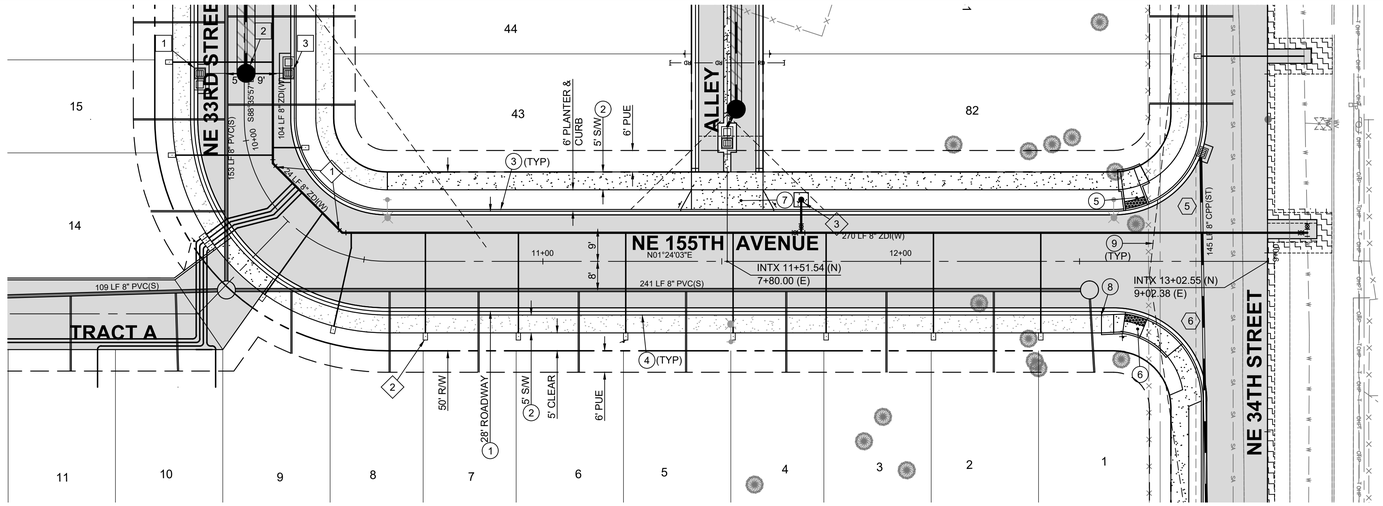
TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER

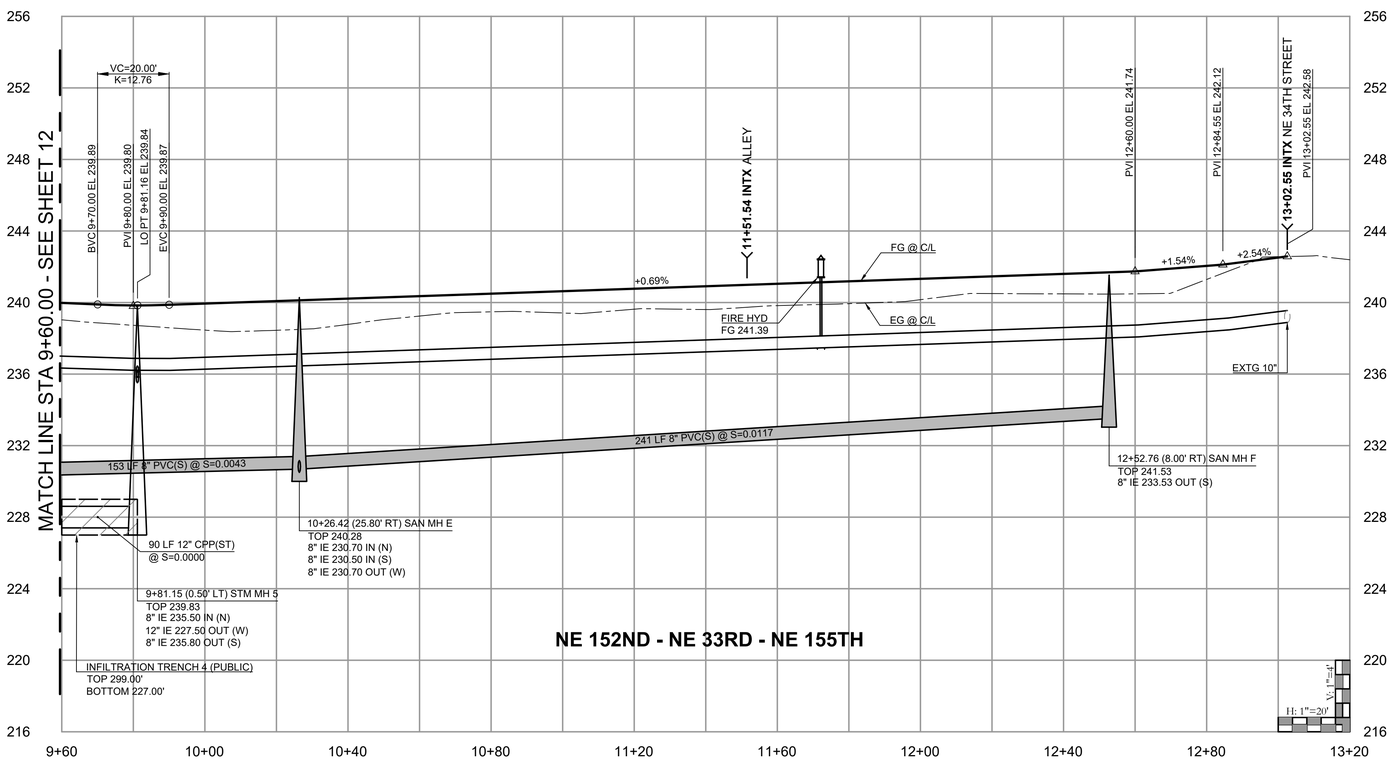
2-12-26

Project No. 4001

SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

12 / 23





CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
4. ROTATE MANHOLE CONES AWAY FROM CURB.
5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.

STREET & SITE KEY NOTES:

1. LOOP TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-16 ON SHT 18)
2. SIDEWALK - (PER COV STD PLAN T02-01A)
3. TYPE A1 CURB & GUTTER - (PER COV STD DTL T-01-01A)
4. ROLLED CURB & GUTTER - (PER COV STD DTL T-01-01A)
5. COMBINATION CURB RAMP - (PER COV STD DTL T02-06C)
6. PARALLEL CURB RAMP - (PER COV STD DTL T02-07B)
7. DRIVEWAY WITH DETACHED SIDEWALK - (PER COV STD DTL T01-04A)
8. 12+62.84 (14.22' RT) END ROLL CURB TRANSITION
9. SIGHT DISTANCE TRIANGLE - (PER COV STD DTL 04-03)

STORMWATER KEY NOTES:

1. 9+81.16 (13.92' RT) STM CB 6 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET
2. 9+81.15 (0.50' LT) STM MH 5 (PER COV STD DTL D-2.0
3. 9+81.16 (14.00' LT) STM CB 7 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

WATER KEY NOTES:

ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER COV RESTRAINT CHART ON SHT 18

1. 8" 45° MJ BEND (TYP)
2. STD 1" WATER SERVICE & METER BOX W/ 5/8" X 3/4" WATER METER - (PER COV SD PLAN W-1 & W-4)
   1" MUNICIPEX W/ TRACER WIRE TO BE USED BEFORE METER
   1" POLY TO BE USED AFTER METER
3. 11+72.21 (14.24' LT)
   (1) 8" x 6" MJ x FLG TEE
   (1) 6" FLG x MJ GATE VALVE W/ VB
   9 LF 6" ZDI(W)
   STANDARD FH ASS'Y W/ 4'x4'x4"
   CONCRETE PAD PER COV STD PLAN W-10
   (1) 8" x 4" MJ REDUCER
   MECH RESTRAIN ALL JOINTS FROM TEE TO HYDRANT

SANITARY SEWER KEY NOTES:

1. 12+52.76 (8.00' RT) SAN MH F

Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
1	0	23.00'	6'	232'				
2	214.5'	23.00'	6'	231.88'				
3	184.5'	23.00'	6'	231.74'				
4	156.5'	23.00'	6'	231.62'				
5	128.5'	23.00'	6'	231.49'				
6	98.5'	23.00'	6'	231.35'				
7	70.5'	23.00'	6'	231.22'				
8	45.65'	23.00'	6'	231.11'				
9	18.2'	9.00'	6'	230.98'				
14	130.9'	21.00'	6'	230.59'				
15	105.27'	26.00'	6'	230.48'				
43	101.1'	36.00'	6'	230.46'				
44	76.5'	36.00'	6'	230.46'				

Treatment Structure Information

Contech Option

CB ID	Ownership	Design WQ Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
7	PUBLIC	0.0458	27" ZPG	2	CONCRETE CATCHBASIN
6	PUBLIC	0.0349	27" ZPG	2	CONCRETE CATCHBASIN

* SEE SHEET 20 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
5	9+81.16 (13.92' RT)	STM CB 6	239.56	235.50	8"	0.0133%	23 LF
6	9+81.16 (14.00' RT)	STM CB 7	239.56	235.85	8"	0.0158%	22 LF

Scale 1" = 20'

20 10 0 20

N

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 155th Avenue Plan and Profile 9+60 - 13+00 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

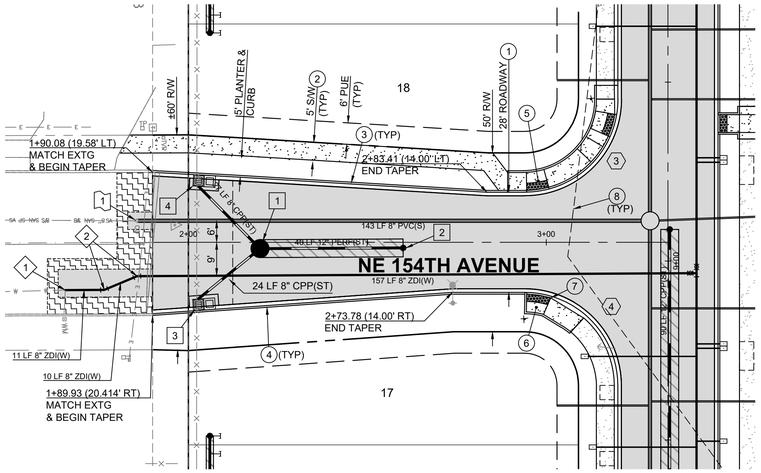
1	2	3	4	5	6

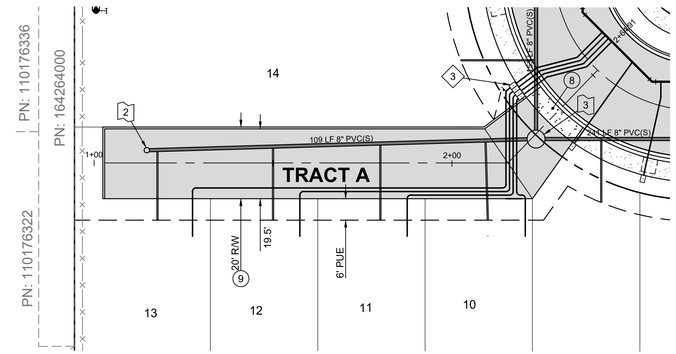
TRAVIS G. JOHNSON — STATE OF WASHINGTON — 43929 — REGISTERED PROFESSIONAL ENGINEER — 2-12-26

Project No. 4001

SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

13 / 23



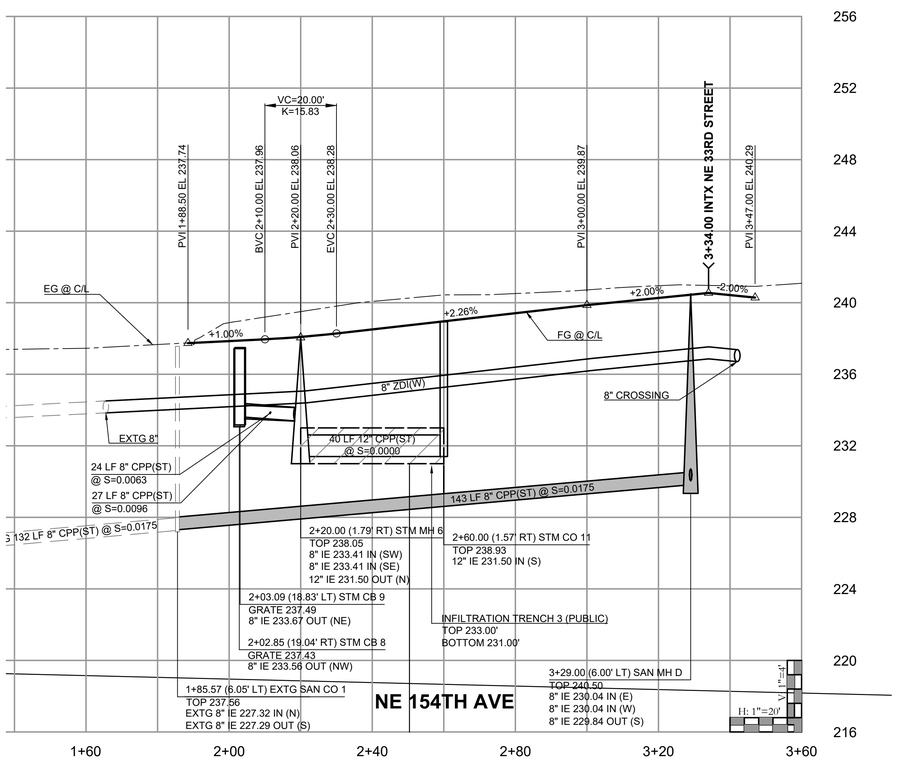


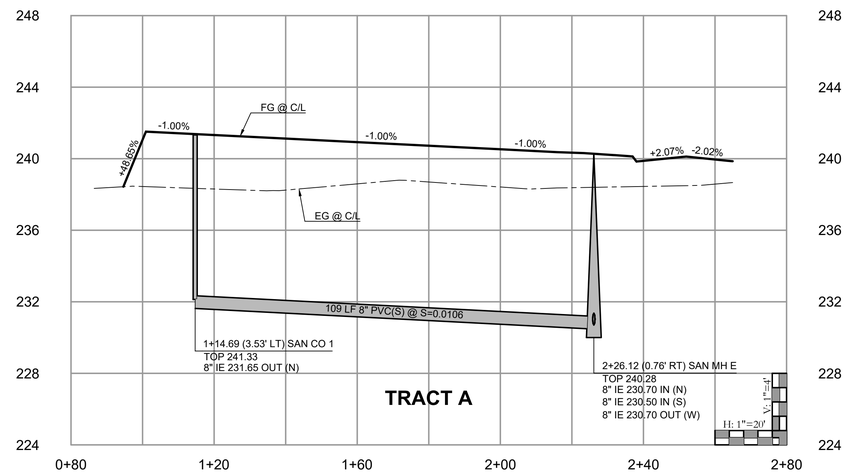
CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
4. ROTATE MANHOLE CONES AWAY FROM CURB.
5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.
6. CONTRACTOR TO MATCH THE SLOPE OF EXISTING SANITARY MAIN WHEN CONNECTING TO EXISTING SANITARY MANHOLE (SEE SAN CO 1). IF THERE ARE SIGNIFICANT DISCREPANCIES FROM EXISTING SLOPE IN PLAN SET, CONTRACTOR SHALL NOTIFY ENGINEER.

STREET & SITE KEY NOTES:

1. NE 154TH TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-16 ON SHT 18)
2. SIDEWALK - (PER COV STD PLAN T02-01A)
3. TYPE A1 CURB & GUTTER - (PER COV STD DTL T-01-01A)
4. ROLLED CURB & GUTTER - (PER COV STD DTL T-01-01A)
5. COMBINATION CURB RAMP - (PER COV STD DTL T02-06C)
6. PARALLEL CURB RAMP - (PER COV STD DTL T02-07B)
7. 3+01.24 (15.55' RT) END ROLL CURB TRANSITION
8. ROLLED CURB DRIVEWAY WITH DETACHED SIDEWALK - (PER COV STD DTL T01-04C)
9. TRACT A TYPICAL SECTION - (PER COV STD DTL T10-18 ON SHT 18)





STORMWATER KEY NOTES:

1. 2+20.00 (1.79' RT) STM MH 6 (PER COV STD DTL D-2.0)
2. 2+60.00 (1.57' RT) STM CO 11 (PER COV STD DTL D-2.3)
3. 2+02.85 (19.04' RT) STM CB 8 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET
4. 2+03.09 (18.83' LT) STM CB 9 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

WATER KEY NOTES:

ALL JOINTS SHALL BE MECHANICALLY RESTRAINED PER COV RESTRAINT CHART ON SHT 18

1. AFTER TESTING & APPROVAL BY COV CONNECT TO EXTG 8" DI(W)
2. 8" 22.5° MJ BEND (TYP)
3. STD 1" WATER SERVICE & METER BOX W/ 5/8" X 3/4" WATER METER - (PER COV SD PLAN W-1 & W-4) 1" MUNICIPEX W/ TRACER WIRE TO BE USED BEFORE METER 1" POLY TO BE USED AFTER METER

SANITARY SEWER KEY NOTES:

1. 1+85.57 (6.05' LT) EXTG SAN CO 1
2. 2+20.20 (150.12' RT) SAN CO 1
3. 3+29.00 (146.96' RT) SAN MH E

Sanitary Lateral Construction Data

Design					As Built			
Lot No.	Dist To DS MH	Length From Main	Depth @ Lat End	IE @ Lat End	IE @ Lat End	Dist To DS MH	Depth @ Lat End	Length From Main
10	14'	22'	6'	234.73'				
11	44'	21'	6'	235.03'				
12	74'	21'	6'	235.33'				
13	106'	20'	6'	235.33'				

Treatment Structure Information

Contech Option						
CB ID	Ownership	Design WQ Flow cfs	100-yr Peak Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
9	PUBLIC	0.0321	0.1914	18" ZPG	2	CONCRETE CATCHBASIN
8	PUBLIC	0.0095	0.1914	18" ZPG	1	CONCRETE CATCHBASIN

* SEE SHEET 21 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
4	2+02.85 (19.04' RT)	STM CB 8	237.43	233.56	8"	0.0063%	24 LF
5	2+03.09 (18.83' RT)	STM CB 9	237.49	233.67	8"	0.0096%	27 LF

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

Scale 1" = 20'

20 10 0 20

Know what's **below.** **Call** before you dig.

PLS ENGINEERING

NE 154th Avenue and Tract A Plan and Profile For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

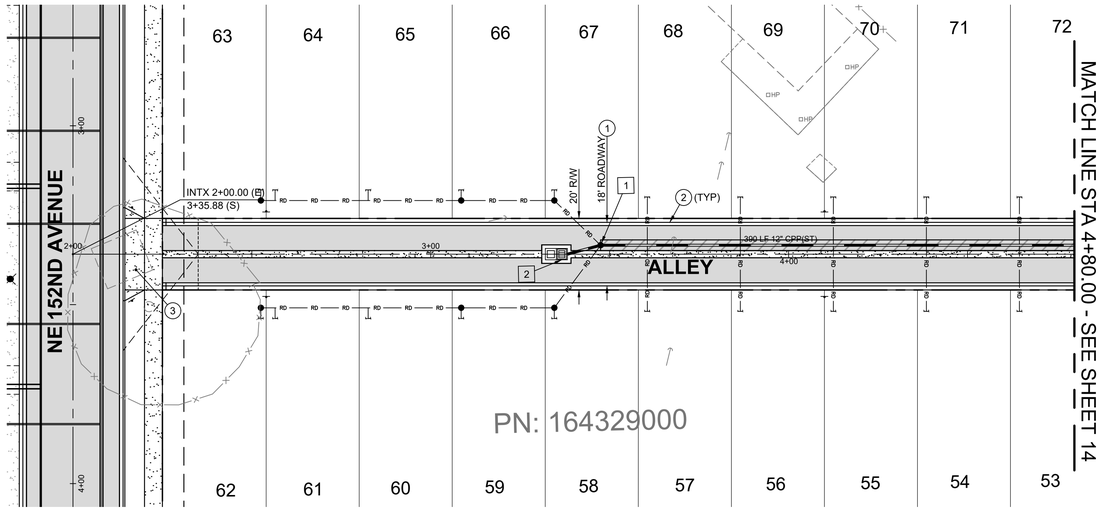
1 2 3 4 5 6

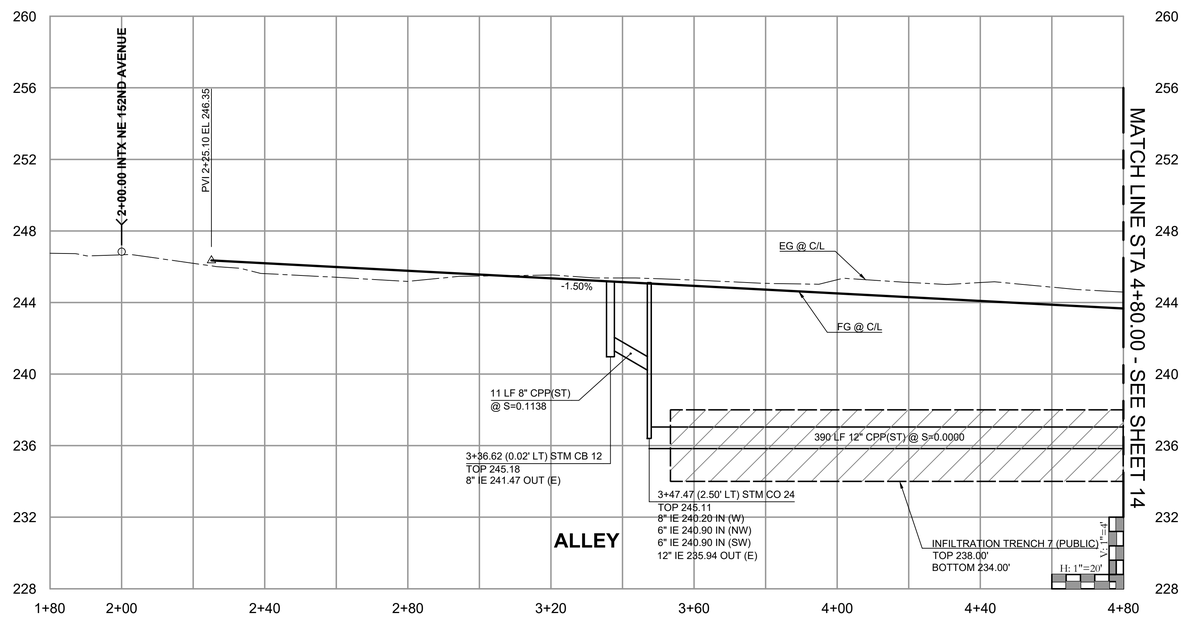
TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001

SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

14 / 23





CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
2. CURB RETURN DATA (#) AND ADA RAMP GRADING - SEE SHT 07
3. CONTRACTOR TO MAINTAIN 18" VERTICAL & 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES.
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5. UNDERGROUND UTILITY LOCATIONS ARE ESTIMATED BASED ON ASBUILTS AND STANDARD CONSTRUCTION PRACTICE. THE DESIGN SHALL BE ADJUSTED TO ACCOMMODATE ANY VARIATIONS FROM WHAT IS SHOWN ON THESE PLANS. IF THERE ARE SIGNIFICANT DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER.

STREET & SITE KEY NOTES:

1. ALLEY TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-19 ON SHT 18)
2. ROLLED CURB & GUTTER - (PER COV STD DTL T-01-01A)
3. DRIVEWAY WITH DETACHED SIDEWALK - (PER COV STD DTL T02-06C)

STORMWATER KEY NOTES:

1. 3+47.47 (2.50' LT) STM CO 24 (PER COV STD DTL D-2.3)
2. 3+36.62 (0.02' LT) STM CB 12 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

Treatment Structure Information

Contech Option					
CB ID	Ownership	Design WQ Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
12	PUBLIC	0.0082	18" ZPG	1	CONCRETE CATCHBASIN

* SEE SHEET 20 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
2	7+46.92 (0.00' RT)	STM CB 12	240.97	237.00	8"	0.1138%	11 LF

Scale 1" = 20'

20 10 0 20

N

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Alley Plan and Profile STA 1+80 - 4+80 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

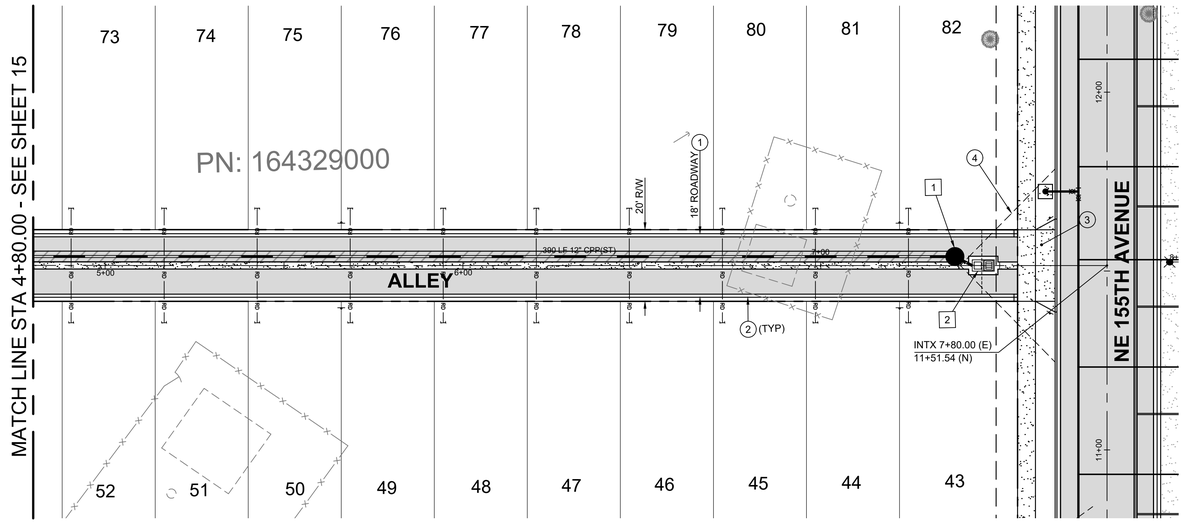
Revisions

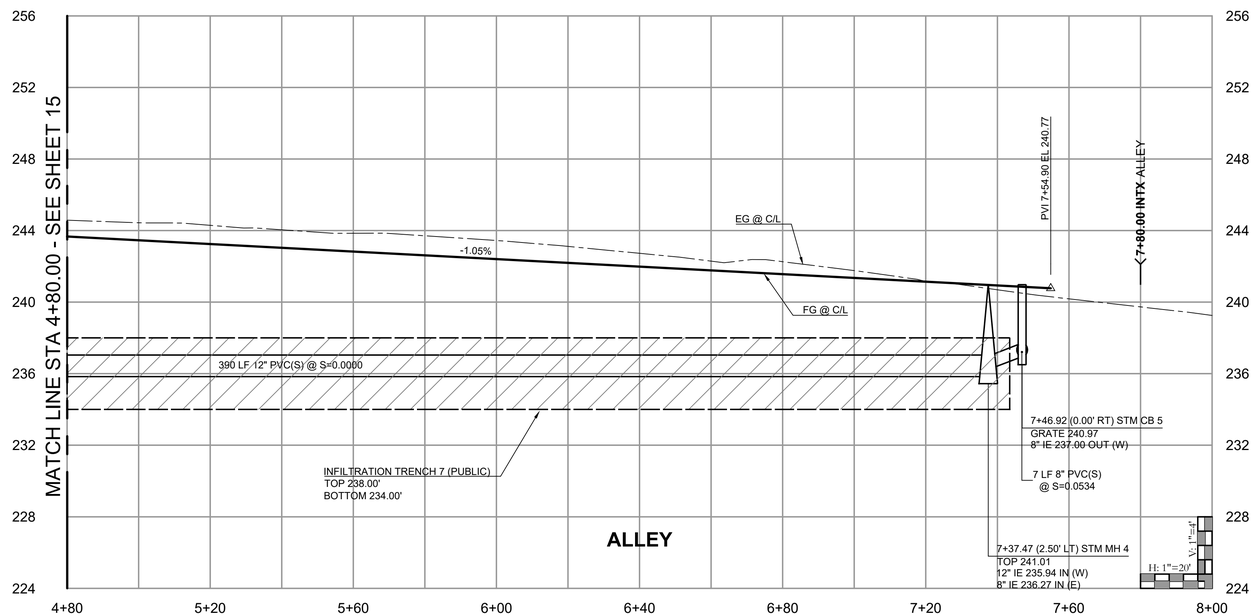
1 2 3 4 5 6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001	
SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

15 / 23





CONSTRUCTION NOTES:

1. CONCRETE PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE TIME OF STREET CONSTRUCTION.
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STREET & SITE KEY NOTES:

1. ALLEY TYPICAL SECTION - (PER MODIFIED COV STD DTL T10-19 ON SHT 18)
2. ROLLED CURB & GUTTER - (PER COV STD DTL T-01-01A)
3. DRIVEWAY WITH DETACHED SIDEWALK - (PER COV STD DTL T02-06C)
4. SIGHT DISTANCE TRIANGLE - (PER COV STD DTL T04-03)

STORMWATER KEY NOTES:

1. 7+37.47 (17.24' LT) STM MH 4 PER COV STD DTL D-2.0
2. 7+46.92 (0.00' RT) STM CB 5 (PER DTL SHT 20) SEE INLET TABLE THIS SHEET

Treatment Structure Information

CB ID	Ownership	Design WQ Flow cfs	Cartridge Type	# of Cartridges	Standard Detail
Contech Option					
5	PUBLIC	0.031	18" ZPG	2	CONCRETE CATCHBASIN

* SEE SHEET 21 FOR DETAILS FOR TREATMENT CATCH BASINS

Stormwater Inlet Table

#	Location	Type	Grate Elev	Outlet Elev	Outlet Size	Lateral Slope	Lateral Length
2	7+46.92 (0.00' RT)	STM CB 5	240.97	237.00	8"	0.0534%	7 LF

Scale 1" = 20'

20 10 0 20

Legend

- Proposed Asphalt
- Proposed Concrete
- Future Concrete
- Asphalt Grind & Overlay
- Proposed Infiltration Trench
- Proposed ADA Ramps

Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Alley Plan and Profile STA 4+80 - 8+00 For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

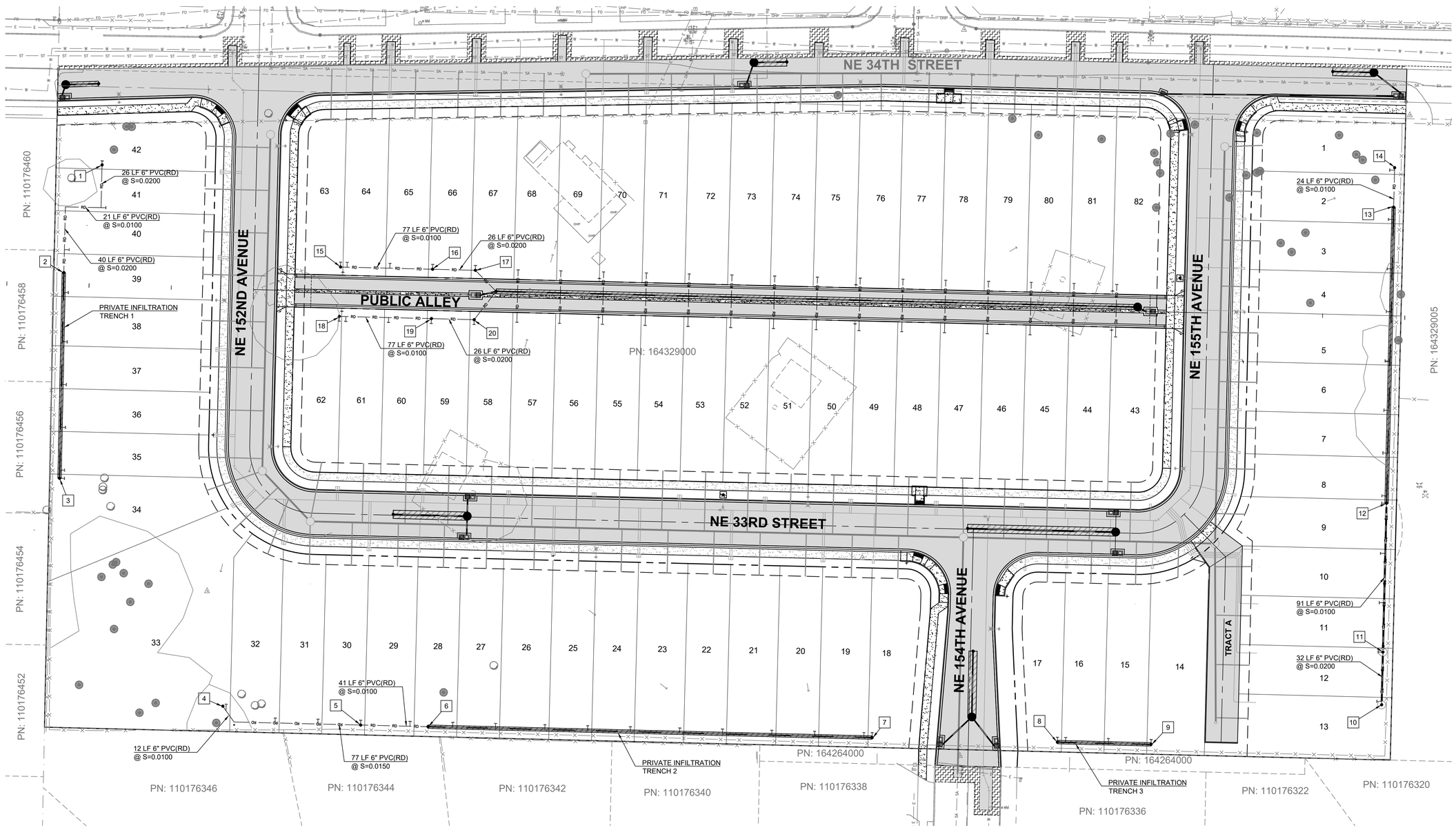
Revisions

1 2 3 4 5 6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001	
SCALE:	H: 1" = 20' V: 1" = 4'
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

16 / 23



RAINDRAIN KEY NOTES:

1. STM CO 20 TOP 247.19 6" IE 243.15 OUT (S)
2. STM CO 19 TOP 246.84 6" IE 241.62 IN (N) 12" IE 239.60 OUT (S)
3. STM CO 18 TOP 245.98 12" IE 239.60 IN (N)
4. STM CO 16 TOP 241.24 6" IE 240.70 OUT (SE)
5. STM CO 15 TOP 243.29 6" IE 239.43 OUT (E)
6. STM CO 14 TOP 243.09 6" IE 239.02 IN (W) 12" IE 235.20 OUT (E)
7. STM CO 13 TOP 240.03 12" IE 235.20 IN (W)
8. STM CO 10 TOP 239.08 12" IE 233.50 OUT (E)
9. STM CO 9 TOP 238.59 12" IE 233.50 IN (W)
10. STM CO 8 TOP 240.90 6" IE 236.80 OUT (N)
11. STM CO 7 TOP 240.67 6" IE 236.16 IN (S) 6" IE 236.16 OUT (N)
12. STM CO 6 TOP 238.85 12" IE 233.80 IN (N) 6" IE 235.25 IN (S)
13. STM CO 5 TOP 240.58 6" IE 237.36 IN (N) 12" IE 233.80 OUT (S)
14. STM CO 4 TOP 240.83 6" IE 237.60 OUT (S)
15. STM CO 27 TOP 246.58 6" IE 242.55 OUT (E)
16. STM CO 26 TOP 246.01 6" IE 241.43 IN (W) 6" IE 241.43 OUT (E)
17. STM CO 25 TOP 245.71 6" IE 241.17 IN (W) 6" IE 241.17 OUT (SE)
18. STM CO 21 TOP 246.58 6" IE 242.65 OUT (E)
19. STM CO 22 TOP 246.01 6" IE 241.53 IN (W) 6" IE 241.53 OUT (E)
20. STM CO 23 TOP 245.71 6" IE 241.01 IN (W) 6" IE 241.01 OUT (NE)

Scale 1" = 30'

30 15 0 30

N

Legend
Proposed Asphalt
Proposed Concrete
Future Concrete
Asphalt Grind & Overlay
Proposed Infiltration Trench
Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Private Rain Drain Plan For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

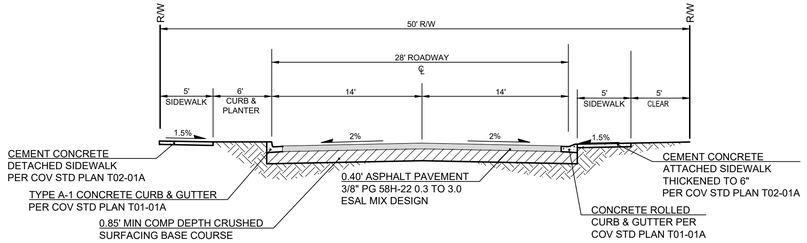
Revisions

1	2	3	4	5	6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001	
SCALE:	H: 1" = 30' V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

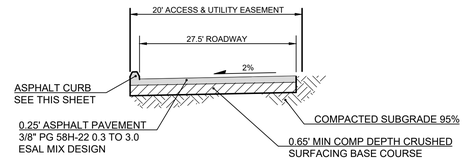
17 / 23



Loop Typical Section

NTS

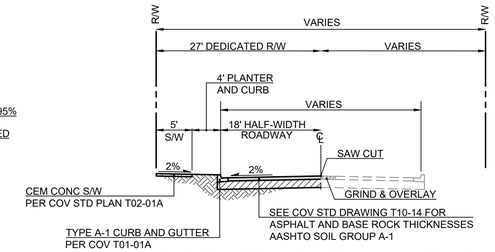
(Modified COV STD PLAN T10-16)
(NE 33rd Street, NE 152nd Avenue, & NE 155th Avenue)



Tract A - Typical Section

NTS

(COV STD PLAN T10-18)

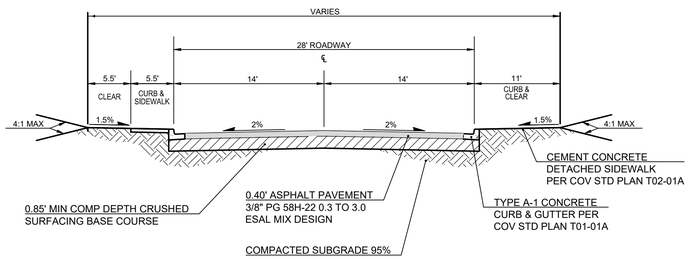


NE 34th Street - Typical Section

NTS

(Modified COV STD PLAN T10-14)

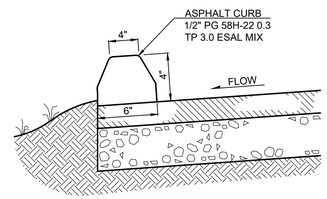
COV Restraint Table for Bends						
Cover Depth	Pipe Diameter	11.25°	22.5°	45°	90°	Dead End
3'	4"	3'	5'	9'	22'	35'
	6"	3'	7'	13'	32'	50'
	8"	4'	8'	17'	41'	66'
	10"	5'	10'	21'	50'	80'
4'	12"	5'	10'	21'	51'	80'
	16"	7'	13'	27'	66'	80'
	18"	7'	15'	30'	73'	80'
	24"	9'	19'	39'	94'	162'



NE 154th Avenue - Typical Section

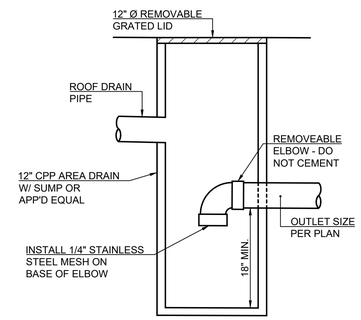
NTS

(Modified COV STD PLAN T10-14)



Asphalt Curb

NTS



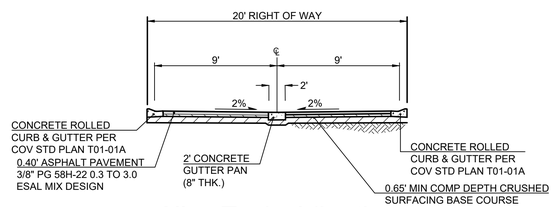
Note:
CONTRACTOR TO FABRICATE STRUCTURE ON SITE OR USE APPROVED EQUAL

Area Drain w/ Sump

NTS

COV Restraint Table for Tees					
	Branch Pipe Ø				
Main Pipe Ø	4"	6"	8"	10"	≥12"
4"	34'				FULLY REASTRAIN
6"	34'	49'			
8"	34'	49'	65'		
10"	33'	49'	65'	79'	
12"	29'	44'	58'	71'	
16"	28'	43'	57'	71'	
18"	28'	43'	57'	71'	
24"	26'	42'	56'	70'	

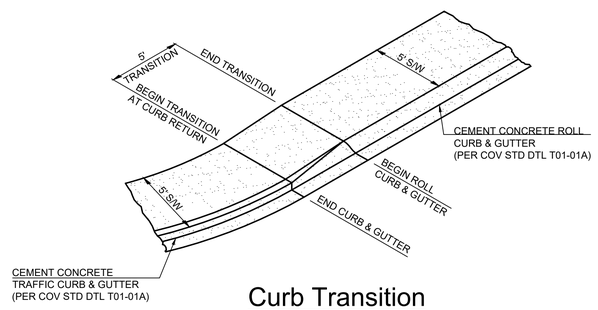
NOTE:
All fittings including valves with MJ connections shall be restrained. All 12" and larger pipe shall be fully restrained. Restrain all bends in both directions for the lengths shown. All tees shall be restrained on all three sides and to the length shown on the branch



Alley Typical Section

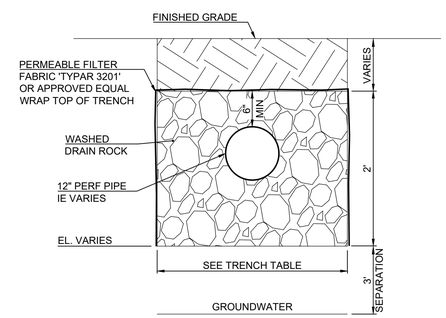
NTS

(Modified COV STD PLAN T10-19)



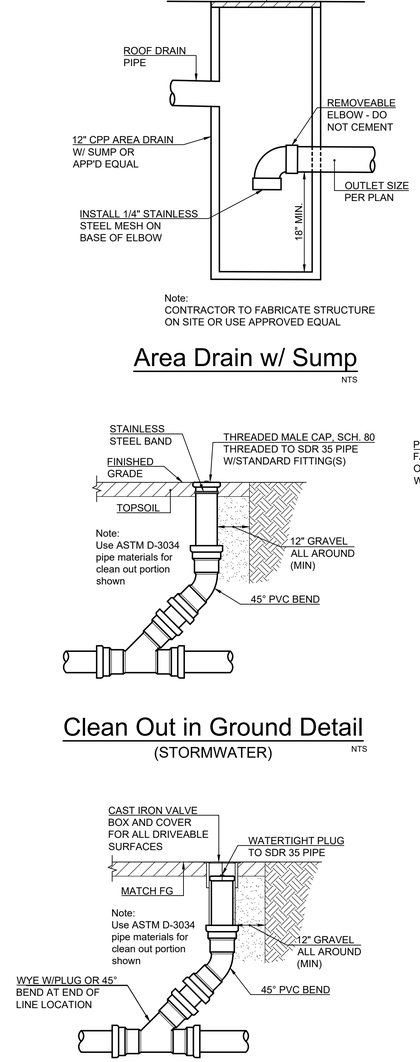
Curb Transition

NTS



Infiltration Trench

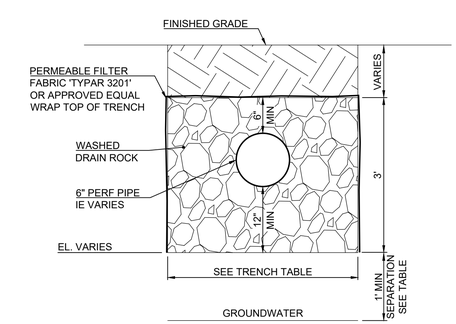
NTS



Clean Out in Ground Detail

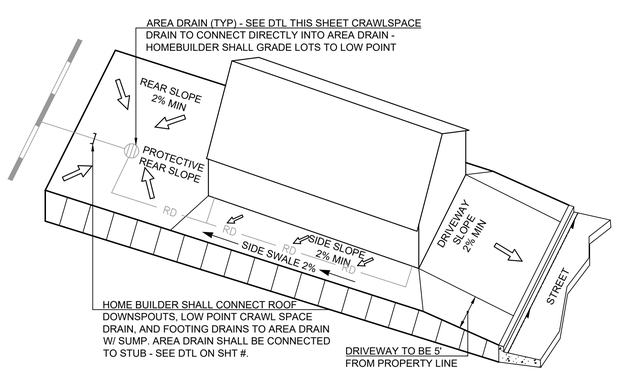
NTS

(STORMWATER)



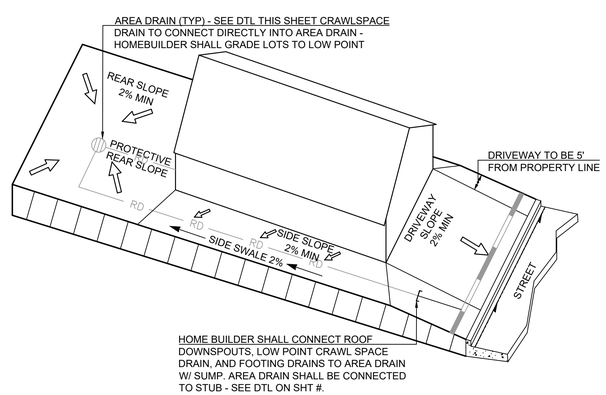
Roof Infiltration Trench

NTS



Typical Lot Grading Schematic -

NTS



Typical Lot Grading Schematic -

NTS

Clean Out In Hard Surface Detail

NTS

(STORMWATER)

PLS ENGINEERING

604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Engineering - Surveying - Planning

Miscellaneous Details For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

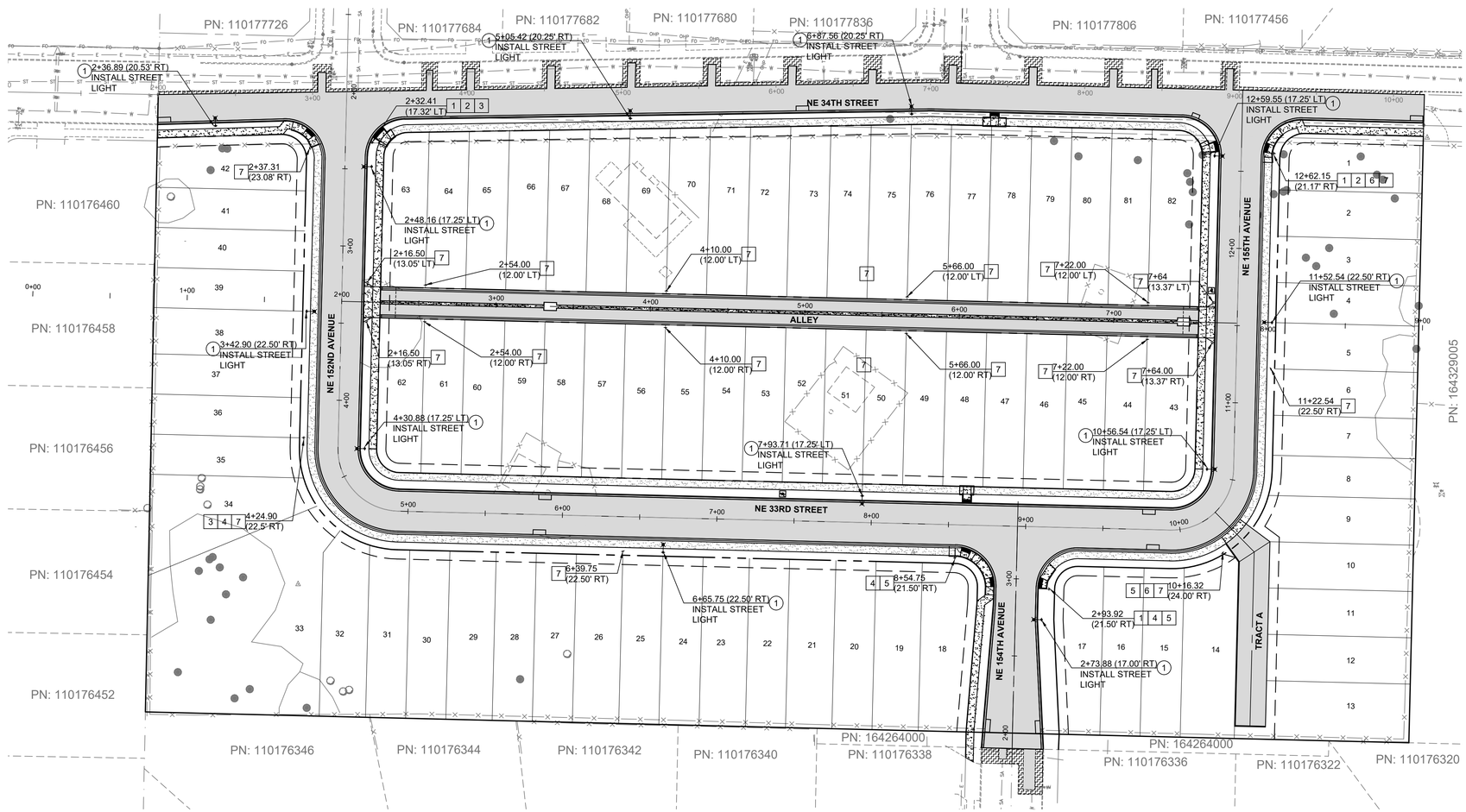
Revisions

1	2	3	4	5	6

TRAVIS G. JOHNSON, STATE OF WASHINGTON, 43929, REGISTERED PROFESSIONAL ENGINEER, 2-12-26

Project No. 4001	
SCALE:	H: N/A V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

18 / 23



#	MUTCD Sign Code	Message	Remarks
1**	R1-1	STOP	30" x 30" Octagon
2	D3	NE 34TH STREET	6" Letters
3	D3	NE 152ND AVENUE	6" Letters
4	D3	NE 33RD STREET	6" Letters
5	D3	NE 154TH AVENUE	6" Letters
6	D3	NE 155TH AVENUE	6" Letters
7	MODIFIED R7-107 PER COV STD T29-09	NO PARKING - FIRE LANE DOUBLE HEADED ARROW	12" x 18" Rectangle

*INSTALL NO PARKING & STREET NAME SIGNS ON SAME POLE PER COV STD PLAN T29-06
**INSTALL STOP SIGN ON SAME POLE AS STREET NAME SIGN PER COV STD PLAN T29-06

#	Manufacturer & Catalog Number	Symbol	QTY
1	Leotek GCJ0-15H-MV-WW-2R-GY-390-BBL-PCR7-WL Residential type A street light per COV STD Plan T21-02		12

Scale 1" = 40'

40 20 0 40

N

Legend
Proposed Asphalt
Proposed Concrete
Future Concrete
Asphalt Grind & Overlay
Proposed Infiltration Trench
Proposed ADA Ramps

811 Know what's **below.** **Call** before you dig.

PLS ENGINEERING

Signing Striping and Lighting Plan For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

Revisions

1 2 3 4 5 6

TRAVIS G. JOHNSON STATE OF WASHINGTON 43929 REGISTERED PROFESSIONAL ENGINEER 2-12-26

Project No. 4001	
SCALE:	H: 1" = 40' V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

19 / 23

GENERAL EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO ANY LAND DISTURBING ACTIVITY INCLUDING CLEARING OR GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE CITY EROSION SPECIALIST PRIOR TO THE COMMENCEMENT OF WORK. AN ON-SITE INSPECTION SHALL BE REQUESTED WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK. ONCE APPROVED, THE SITE MUST BE MAINTAINED THROUGH THE LIFE OF THE PROJECT. AS SHOWN ON THE PLANS. ADDITIONAL MEASURES MAY BE REQUIRED TO MEET THE PROVISIONS OF THE CITY EROSION PREVENTION AND SEDIMENT CONTROL ORDINANCE VMC 14.24.
2. EROSION AND SEDIMENT CONTROL BMPS SHALL BE SITED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE CITY OF VANCOUVER'S LATEST VERSION OF GENERAL REQUIREMENTS AND STANDARD DETAILS MANUAL AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, WHERE THE CITY OF VANCOUVER GENERAL REQUIREMENTS SHALL TAKE PRECEDENCE.
3. THE DEVELOPER AND/OR OWNER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPS DURING AND AFTER ALL WORK.
4. PRIOR TO ANY SITE EXCAVATION, ALL STORM DRAIN INLETS SHALL BE PROTECTED DOWN SLOPE FROM ANY DISTURBED OR CONSTRUCTION AREAS PER STANDARD DETAIL E-2.20 TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREAS. CLEAN INLET FILTER AS NECESSARY TO MAINTAIN DRAINAGE. REMOVE FILTER AND CLEAN CATCH BASINS FOLLOWING COMPLETION OF SITE WORK. BIOBAGS ARE NOT ALLOWED.
5. NEWLY CONSTRUCTED OR MODIFIED INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IMMEDIATELY UPON INSTALLATION.
6. THE CONTRACTOR SHALL NOT ALLOW SEDIMENT OR DEBRIS TO ENTER NEW OR EXISTING PIPES, CATCH BASINS OR INFILTRATION SYSTEMS. IF THIS OCCURS, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASINS, DRYWELLS, AND STORM PIPES IMMEDIATELY. FINAL ACCEPTANCE WILL NOT BE ISSUED BY THE CITY UNTIL THIS OCCURS.
7. PRIOR TO LEAVING A CONSTRUCTION SITE OR PRIOR TO DISCHARGING INTO AN INFILTRATION SYSTEM, SEDIMENT-LADEN WATER SHALL PASS THROUGH A SEDIMENT POND, TRAP, OR OTHER APPROVED BMP SYSTEM.
8. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS). FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL BE EXPOSED AND UNWORKED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL BE EXPOSED AND UNWORKED FOR MORE THAN SEVEN (7) DAYS.
9. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND WHEN POSSIBLE, BE LOCATED AWAY FROM STORM DRAIN INLETS, WATER WAYS AND DRAINAGE CHANNELS. STOCKPILES SHALL BE STABILIZED AT THE END OF EACH WORKDAY.
10. CONSTRUCTION ROADS AND PARKING AREAS SHALL BE STABILIZED WHEREVER THEY ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR THE USE OF CONSTRUCTION TRAFFIC.
11. IF THE BMPS APPLIED TO A SITE ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, STORM FACILITIES OR PUBLIC RIGHT-OF-WAY, THEN THE CITY SHALL REQUIRE ADDITIONAL BMPS.
12. IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR IMPROPER EROSION PREVENTION BMPS, CITATIONS AND /OR A STOP WORK ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY OF VANCOUVER.

PROTECTION OF ADJACENT PROPERTIES, ROADS/STREETS AND PAVED SURFACES

13. PROVIDE A 12-INCH DEEP PAD OF CRUSHED ROCK FOR A DISTANCE OF 100 FEET INTO THE SITE FOR CONSTRUCTION EQUIPMENT AND TRUCK ACCESS TO SITE. PAD WIDTH SHALL BE A MINIMUM OF 20 FEET. ALL VEHICLES LEAVING THE SITE SHALL EGRESS ACROSS THE PAD. CONSTRUCTION VEHICLE ACCESS SHALL BE LIMITED TO ONE ROUTE UNLESS APPROVED BY THE DIRECTOR. ACCUMULATED SEDIMENT SHALL BE PERIODICALLY REMOVED, OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN 4-INCH TO 8-INCH QUARRY SPALLS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY. MECHANICAL BROOM SWEEPERS ARE NOT ALLOWED.
14. IF SEDIMENT, MUD OR DEBRIS IS TRANSPORTED ONTO A PAVED SURFACE OR ROADWAY, THE PAVED SURFACES SHALL BE THOROUGHLY CLEANED WITH HIGH EFFICIENCY STREET SWEEPERS AT THE END OF EACH WORKDAY, OR MORE OFTEN IF NECESSARY. PUBLICLY TRAVELED PAVED SURFACES NEED TO BE CLEANED IMMEDIATELY. SIGNIFICANT SOIL DEPOSITS SHALL BE REMOVED FROM ROADS BY SHOVELING AND SWEEPING. STREET WASHING IS NOT ALLOWED UNLESS APPROVED BY THE DIRECTOR AND ONLY AFTER SEDIMENT IS REMOVED IN THE MANNER DESCRIBED ABOVE. MECHANICAL BROOM SWEEPERS ARE NOT ALLOWED.
15. SLURRY AND CUTTINGS SHALL BE VACUUMED DURING CUTTING AND SURFACING OPERATIONS. COLLECTED SLURRY AND CUTTINGS SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
16. A WHEEL WASH MAY BE REQUIRED IF CONSTRUCTION ENTRANCE IS NOT SUFFICIENT IN PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT. WHEEL WASH SHALL BE PER STANDARD PLAN E-1.06 AND THE STORMWATER MANUAL.
17. INSTALL SEDIMENT FENCE PER STANDARD PLAN E-2.33 PRIOR TO BUILDING CONSTRUCTION AND/OR EXCAVATION TO PREVENT SILT INTRUSION UPON ADJACENT LOTS. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, THE SILT FENCE ALONG THE COMMON LOT LINE MAY BE ELIMINATED.

CITY OF Vancouver WASHINGTON	EROSION PREVENTION & SEDIMENT CONTROL NOTES	DRAWN BY: MDH	APPROVED BY: AR	APPROVAL DATE: 02-2024	EROSION DETAIL NO. E-1.00a
	CITY OF VANCOUVER DEPARTMENT OF PUBLIC WORKS SURFACE WATER MANAGEMENT	REVISION: -	APPROVED BY: -	APPROVAL DATE: -	

GENERAL EROSION PREVENTION & SEDIMENT CONTROL NOTES (CONTINUED)

18. PROVIDE PROTECTION FOR ALL STORM DRAIN INLETS DOWNSLOPE AND WITHIN 500 FEET OF A DISTURBED OR CONSTRUCTION AREA, UNLESS THOSE INLETS ARE PRECEDED BY A SEDIMENT TRAPPING BMP.
19. WASHOUT OF CONCRETE TRUCKS MUST BE PERFORMED OFF-SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY. WASHING OUT CONCRETE TRUCKS, CHUTES, TOOLS OR EQUIPMENT ON THE GROUND OR INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS IS PROHIBITED
20. SUBMIT DEWATERING PLAN PRIOR TO DISCHARGING TURBID AND CONTAMINATED STORMWATER AND GROUNDWATER OFF-SITE. TREATMENT OR DISPOSAL OPTIONS MAY INCLUDE: INFILTRATION, TRANSPORT OFF-SITE IN A VEHICLE, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATER; ECOLOGY APPROVED ON-SITE CHEMICAL TREATMENT; SANITARY OR COMBINED SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL; USE OF THE SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DEWATERING.
21. PERMANENT STORM WATER FACILITIES SHALL BE ISOLATED AND PROTECTED FROM SEDIMENTATION WITH AN APPROVED BMP.

MAINTENANCE OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS

22. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
23. THE CONTRACTOR/CESCL SHALL MAINTAIN AND HAVE ON-SITE A WRITTEN LOG OF EROSION PREVENTION AND SEDIMENT CONTROL BMP MAINTENANCE. CONSTRUCTION SITES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT.
24. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMPS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED PER THE STORMWATER MANUAL.

DUST CONTROL

25. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST, REFER TO THE STORMWATER MANUAL FOR DUST CONTROL BMP'S.

TEMPORARY SEEDING

26. EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADE OR GIVEN A PERMANENT COVER TREATMENT WITHIN 30 DAYS OF THE EXPOSURE SHALL HAVE SEED MIX AND MULCH PLACED TO STABILIZE THE SOIL AND REDUCE EROSION SEDIMENTATION. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATION COVER ADEQUATE TO PREVENT EROSION WILL BE RESEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
27. AN APPROVED TEMPORARY SEEDING MIXTURE SHALL BE APPLIED TO THE PREPARED SEED BED AT A RATE OF 120 LBS/ACRE. NOTE: "HYDROSEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

PROTECTION OF LOW IMPACT DEVELOPMENT (LID) BMP'S

28. PROTECT ALL BIORETENTION AND RAIN GARDEN FACILITIES FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL BMP'S.
29. RESTORE LID FACILITIES TO FULL FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT DURING CONSTRUCTION.
30. MAINTAIN THE INFILTRATION CAPABILITIES OF BIORETENTION AND RAIN GARDEN FACILITIES BY PROTECTING AGAINST COMPACTION.
31. PROPOSED PERMEABLE PAVEMENT AREAS SHALL BE SHOWN ON THE EROSION CONTROL PLAN. PERMEABLE PAVEMENT AREAS SHALL BE PROTECTED FROM SEDIMENT DURING AND AFTER INSTALLATION, AND UNTIL THE DEVELOPMENT CONSTRUCTION IS COMPLETED. CONTROL EROSION AND PREVENT SEDIMENT FROM CONTAMINATING PERMEABLE PAVEMENTS. CLEAN PERMEABLE PAVEMENT FOULED WITH SEDIMENT OR NO LONGER PASSING AN INITIAL INFILTRATION TEST.
32. KEEP HEAVY EQUIPMENT OFF EXISTING SOILS UNDER PROPOSED LID FACILITIES THAT HAVE BEEN EXCAVATED TO FINAL GRADE TO RETAIN THE SOIL INFILTRATION RATE.
33. CLEARING LIMITS FOR CRITICAL AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED PRIOR TO LAND-DISTURBING ACTIVITY.

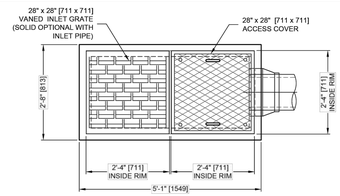
CITY OF Vancouver WASHINGTON	EROSION PREVENTION & SEDIMENT CONTROL NOTES	DRAWN BY: MDH	APPROVED BY: AR	APPROVAL DATE: 02-2024	EROSION DETAIL NO. E-1.00b
	CITY OF VANCOUVER DEPARTMENT OF PUBLIC WORKS SURFACE WATER MANAGEMENT	REVISION: -	APPROVED BY: -	APPROVAL DATE: -	

SMALL PROJECT EROSION PREVENTION PLAN NOTES

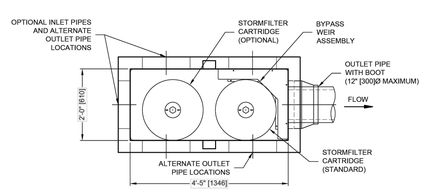
THE FOLLOWING BMP'S ARE REQUIRED FOR ALL CONSTRUCTION UNLESS IT CAN BE SHOWN THAT IT IS NOT NECESSARY:

1. CONTRACTOR SHALL CONFORM TO ALL EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS. AN EROSION CONTROL INSPECTION (ZONS10) MUST BE SCHEDULED AND APPROVED PRIOR TO LAND DISTURBING ACTIVITY.
2. CONCRETE TRUCK CHUTES AND PUMPS SHALL BE WASHED OUT ONLY INTO A FORMED AREA. WHEN NO FORMED AREAS ARE AVAILABLE, WASHWATER AND LEFTOVER PRODUCT SHALL BE CONTAINED IN A LINED CONTAINER OR HAULED OFF-SITE BY CONTRACTOR.
3. A GRAVEL CONSTRUCTION ENTRANCE SHALL BE PLACED FROM THE CURB TO THE STRUCTURE PRIOR TO STARTING WORK. THE ROCK MUST EXTEND THE FULL WIDTH OF THE INGRESS/EGRESS AREA. THE CONSTRUCTION ENTRANCE SHALL BE KEPT FREE OF EXCESSIVE MUD AND SHALL BE REPAIRED TO GOOD WORKING CONDITION AS NECESSARY. IF IT IS DISCOVERED THAT THE CONSTRUCTION ENTRANCE IS BEING CIRCUMVENTED, CONSTRUCTION FENCING WILL BE IMMEDIATELY REQUIRED AROUND THE ENTIRE PROPERTY PERIMETER.
4. SILT FENCE SHALL BE INSTALLED ON THE ENTIRE FRONTAGE OF ALL IMPERVIOUS SURFACES. THE PURPOSE OF THIS FENCE IS TO PROTECT NEIGHBORING PROPERTIES, CRITICAL AREAS AND RIGHT-OF-WAYS FROM SEDIMENT DEPOSITS, DELINEATE CLEARING LIMITS, AND TO CHANNEL ALL CONSTRUCTION TRAFFIC TO THE GRAVEL CONSTRUCTION ENTRANCE.
5. INLET PROTECTION MUST BE INSTALLED (SEE DETAIL E-2.20a AND/OR E-2.20b). INLET PROTECTION SHALL BE MAINTAINED OR REPLACED AS NECESSARY UNTIL FINAL LANDSCAPING IS APPROVED.
6. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS). FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL BE EXPOSED AND UNWORKED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL BE EXPOSED AND UNWORKED FOR MORE THAN SEVEN (7) DAYS. SOIL STOCKPILES MUST BE COVERED BY THE END OF EACH WORKDAY.
7. PROTECT EXISTING AND PROPOSED LID BMPs (RAIN GARDENS & PERMEABLE PAVEMENT) IN THE ROAD AN ON-SITE FROM COMPACTION AND SEDIMENTATION. RESTORE LID BMPs TO THEIR FULLY FUNCTIONING CONDITION IF THEY ACCUMULATE SEDIMENT.
8. AN ABBREVIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE REQUIRED. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE CHECKLIST THAT DESCRIBES HOW EROSION, SEDIMENT AND STORMWATER WILL BE CONTROLLED DURING CONSTRUCTION. THE FORM IS AVAILABLE ON THE CITY OF VANCOUVER'S WEBSITE.
9. THE CONTRACTOR/CESCL SHALL MAINTAIN AND HAVE ON-SITE A WRITTEN LOG OF EROSION PREVENTION AND SEDIMENT CONTROL BMP MAINTENANCE.
10. SUBMIT A DEWATERING PLAN PRIOR TO DISCHARGING TURBID AND CONTAMINATED STORMWATER AND GROUNDWATER OFF-SITE. TREATMENT OR DISPOSAL OPTIONS MAY INCLUDE: INFILTRATION, TRANSPORT OFF-SITE IN A VEHICLE, FOR LEGAL DISPOSAL IN A MANNER THAT DOES NOT POLLUTE STATE WATER; ECOLOGY APPROVED ON-SITE CHEMICAL TREATMENT; SANITARY OR COMBINED SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL; USE OF THE SEDIMENTATION BAG WITH OUTFALL TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DEWATERING.
11. CONSIDER THE PLACEMENT OF STRAW WATTLES BEHIND CURBING AND AT DRIVEWAY DROPS DURING THE WET SEASON (OCTOBER 1ST-APRIL 30TH).
12. ADDITIONAL BMP'S MAY BE REQUIRED WHERE THOSE LISTED DO NOT ADEQUATELY PROTECT AGAINST EROSION AND SEDIMENT CONTROL.
13. IN AREA SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST, REFER TO THE STORMWATER MANUAL FOR DUST CONTROL (BMP C140).
14. MARK ALL CLEARING LIMITS FOR CRITICAL AREAS AND THEIR BUFFERS, AND TREES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.

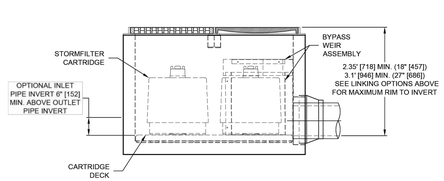
CITY OF Vancouver WASHINGTON	SMALL PROJECT EROSION CONTROL DETAIL	DRAWN BY: MDH	APPROVED BY: AR	APPROVAL DATE: 02-2024	EROSION DETAIL NO. E-0.20b
	CITY OF VANCOUVER DEPARTMENT OF PUBLIC WORKS SURFACE WATER MANAGEMENT	REVISION: -	APPROVED BY: -	APPROVAL DATE: -	



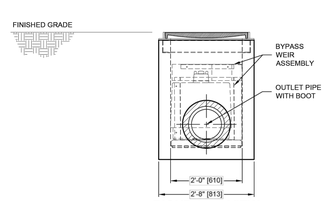
PLAN VIEW



PLAN VIEW
CASTINGS NOT SHOWN



ELEVATION VIEW



RIGHT SIDE VIEW

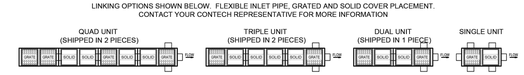
STORMFILTER DESIGN NOTES

- CONCRETE CATCHBASIN STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCAL APPROVALS
- PEAK CONVEYANCE CAPACITY IS 1.3 CFS
- CONCRETE CATCHBASIN STORMFILTER IS AVAILABLE WITH UP TO TWO (2), 18" [457] OR 27" [686] TALL CARTRIDGES
- UP TO 4 INDIVIDUAL UNITS MAY BE LINKED FOR AN ULTIMATE CAPACITY OF EIGHT (8) CARTRIDGES

CARTRIDGE SIZE (in. [mm])	27 [686]			18 [457]		
RECOMMENDED HYDRAULIC DROP (ft. [mm])	3.05 [930]			2.3 [701]		
SPECIFIC FLOW RATE (gpm/sf [L/s/m²])	2 [1.36]	1.67* [1.13]*	1 [0.68]	2 [1.36]	1.67* [1.13]*	1 [0.68]
CARTRIDGE FLOW RATE (gpm [L/s])	22.5 [1.4]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.47]

* 1.67 gpm/sf [1.13 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

LINKING OPTIONS SHOWN BELOW. FLEXIBLE INLET PIPE, GRATED AND SOLID COVER PLACEMENT.
CONTACT YOUR CONTECH REPRESENTATIVE FOR MORE INFORMATION



MAXIMUM RIM TO OUTLET PIPE INVERT HEIGHT IS 6.05' [1844].

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. ALTERNATE DIMENSIONS ARE MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
4. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
5. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM [L/S]) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF [m²]).
8. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 0'-2" [51] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
3. CONTRACTOR TO PROVIDE AND INSTALL PIPES. MATCH PIPE INVERTS SHOWN ON PROJECT SPECIFIC DRAWINGS.
4. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
CARTRIDGE SIZE (27, 18)			
CARTRIDGE FLOW RATE			
MEDIA TYPE (PERLITE, ZPG, PSORB)			
NUMBER OF CARTRIDGES REQUIRED			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES/SPECIAL REQUIREMENTS:			

The Stormwater Management StormFilter®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NOS. 5,607,602; 5,723,051; 6,332,538 B1; 6,530,493 B1; 6,896,793 B2; AND OTHER PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
11815 NE Glenn Widing Drive, Portland, OR 97220
800-548-4667 503-240-3393 800-561-1271 FAX

CONCRETE CATCHBASIN
STORMFILTER
STANDARD DETAIL

Erosion Control and Stormwater Details For:

Mount Hood Vista

A Subdivision Located In The City Of Vancouver, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-6519 | Fax (360) 944-6539

PLS ENGINEERING

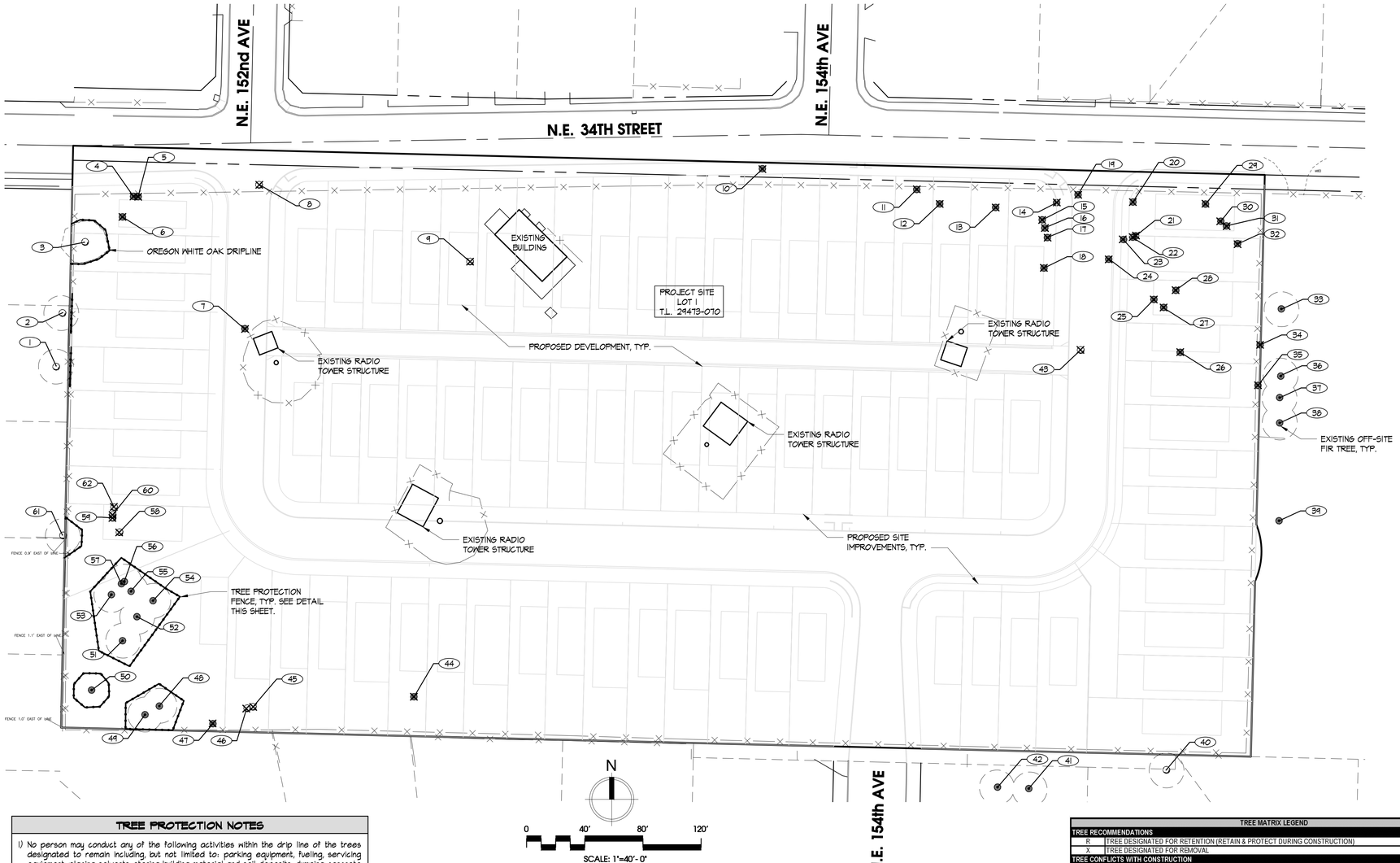
Revisions

1 2 3 4 5 6

TRAVIS G. JOHNSON
STATE OF WASHINGTON
43929
REGISTERED
PROFESSIONAL ENGINEER
2-12-26

Project No. 4001	
SCALE:	H: N/A V: N/A
DESIGNED BY:	CJS
DRAFTED BY:	MJB
REVIEWED BY:	TGJ

20 / 23



TREE PROTECTION NOTES

1) No person may conduct any of the following activities within the drip line of the trees designated to remain including, but not limited to: parking equipment, fueling, servicing equipment, placing solvents, storing building material and soil deposits, dumping concrete washout and locating burn holes.

2) During construction, no person shall attach any object to the trees designated for protection.

3) The contractor shall follow the grading plan provided by the project civil engineer. Grading activities shall be conducted in a manner to minimize the impacts to the trees marked for preservation.

4) The excavator shall keep a sharp pair of loppers and a sharp 12" pruning saw accessible on-site during grading operations. Any roots larger than ½" shall be pruned to the face of the cut (using a sharp pair of loppers or a sharp 12" pruning saw) and shall not be torn from the ground by mechanical excavation.

5) Special care shall be exercised in working within 20 feet of the trees to be retained. This includes hand excavating the roots at the edge of the excavation and cutting roots with a lopper or pruning saw. Pruning the roots at the edge of excavation will minimize breakage of healthy roots beyond the edge of the proposed excavation.

6) Except for the proposed improvements shown within the drip lines of the trees noted to be retained the grade shall not be elevated or reduced from existing grade.

7) If the grade adjacent to a preserved tree is raised such that it could slough or erode into the tree's drip line, it shall be permanently stabilized.

8) The trees noted to retained shall be protected from erosion and sedimentation. Clearing operations shall be conducted so as to expose the smallest practical area of soil to erosion for the least possible time. Refer to the project's erosion control plan for more information.

9) The project shall not install an impervious surface other than those specifically shown on the plans within the drip line of the trees to be retained.

10) Utility trenches shall be located outside of the drip line of the trees to be retained.

11) Ongoing Tree Maintenance shall be the responsibility of the land owner. Trees shall be maintained in accordance with ANSI American National Standards Institute's as well as other applicable Federal, State and Local standards pertaining to Tree Care Operations.

- ANSI Z133 Arboricultural Operations: Safety Requirements
- ANSI A300 Part 1 Pruning

SOIL PROTECTION NOTES

1) Refer to the grading plan prepared by the civil engineer for additional information.

2) No grading operations shall take place within the critical root zones of the off-site trees.

3) Stockpile existing topsoil during grading operations and replace prior to planting. Stockpiled shall be placed in a controlled area not adjacent to public resources or critical areas.

4) The duff layer and native topsoil shall be retained in an undisturbed state to the maximum extent possible.

5) All areas subject to clearing and grading that have not been covered by impervious surfaces, incorporated into a drainage facility or engineered as structural fill or slope shall receive the previously stockpiled topsoil.

6) The stockpiled topsoil shall be placed in the areas defined above to achieve an 8" layer of topsoil. Subsoils below the topsoil layer shall be scarified at least to a 4" depth with some incorporation of the stockpiled topsoil to avoid stratified layers.

7) Prior to placement of the stockpiled topsoil the contractor shall confirm the topsoil has a minimum organic matter content of ten percent dry weight in planting beds and 5 percent dry weight in turf areas. In addition the topsoil shall have a pH from 6.0 to 8.0 or matches the pH of the original undisturbed soil. Test results shall be submitted to the project manager.

8) The quality of compost and other materials used to meet the organic content requirements must have an organic matter content of 35% to 65%, and a carbon to nitrogen ratio below 25:1.
   a. The organic content for "pre-approved" amendment rates can be met only by using using compost that meets the definition of "composted materials" in WAC 173-350-220.
   b. Calculated amendment rates may be met through the use of composted materials as defined above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and meeting the contaminant standards of Grade A Compost.

TREE PROTECTION TIME LINE & NARRATIVE

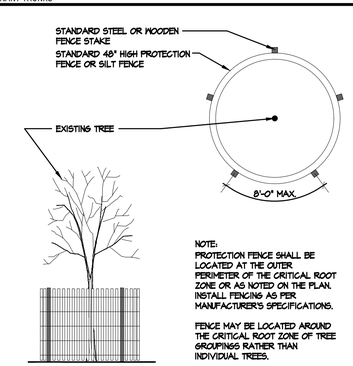
EXISTING ON-SITE AND OFF-SITE TREE LOCATIONS AND SIZES HAVE BEEN OBTAINED VIA SURVEY INFORMATION AND SITE OBSERVATIONS.

40 EXISTING TREES WITHIN THE PROJECT BOUNDARIES ARE PROPOSED TO BE REMOVED DUE TO CONFLICTS WITH THE PROPOSED SITE GRADING AND ROAD IMPROVEMENTS.

TREE PROTECTION FENCING SHALL BE PLACED AS SHOWN TO PROTECT THE EXISTING TREES NOTED FOR RETENTION.

TREE PROTECTION / EROSION CONTROL FENCING SHALL BE ESTABLISHED PRIOR TO EXCAVATION. IT IS RECOMMENDED TO BE INSTALLED AT THE SAME TIME EROSION CONTROL MEASURES ARE INSTALLED. WHERE TREE FENCE AND EROSION CONTROL FENCE ARE LOCATED AT THE SAME LOCATION, EROSION FENCE THEN SERVES AS TREE PROTECTION FENCE. SEE DETAIL THIS SHEET.

TREE MATRIX LEGEND	
TREE RECOMMENDATIONS	
R	TREE DESIGNATED FOR RETENTION (RETAIN & PROTECT DURING CONSTRUCTION)
X	TREE DESIGNATED FOR REMOVAL
TREE CONFLICTS WITH CONSTRUCTION	
CRC	CONFLICT WITH ROAD CONSTRUCTION
CGD	CONFLICT WITH SITE GRADING / DRAINAGE
CSW	CONFLICT WITH STORMWATER FACILITY
CBE	CONFLICT WITH BUILDING ENVELOPE
CUT	CONFLICT WITH UTILITY TRENCH
CDR	CONFLICT WITH DRIVE AND PATIO LOCATION
TREE CONDITION / DEFECTS	
Clump	GROUP OF BRANCHES OF VARIOUS SIZES
TCA	CAVITY / HOLLOW IN TRUNK
TCO	CO-DOMINANT TRUNKS



NOTE:
PROTECTION FENCE SHALL BE LOCATED AT THE OUTER PERIMETER OF THE CRITICAL ROOT ZONE OR AS NOTED ON THE PLAN. INSTALL FENCING AS PER MANUFACTURER'S SPECIFICATIONS.

FENCE MAY BE LOCATED AROUND THE CRITICAL ROOT ZONE OF TREE GROUPINGS RATHER THAN INDIVIDUAL TREES.

A Tree Protection Fencing Detail
Not To Scale — SECTION / PLAN VIEW

SITE STATISTICS	
7.52 AC	SITE AREA
40	NUMBER OF JURISDICTIONAL TREES TO BE REMOVED
51	NUMBER OF JURISDICTIONAL TREES ON SITE

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	CRITICAL ROOT ZONE AREA
	TREE PROTECTION FENCE LOCATION (4' CHAIN LINK, ORANGE PVC FENCE OR SILT FENCE) (ALSO DENOTES AREA WHERE NO IMPACTS TO CRITICAL ROOT ZONE SHALL OCCUR)

EXISTING TREE MATRIX									
#	TYPE	COMMENTS			SIZE	RECOMMENDATIONS			UNITS
1	Maple sp.	offsite			18"	R			
2	Maple sp.	offsite			10"	R			
3	Oregon White Oak				20"	R			5
4	Fir	CGD	CBE		22"	X			
5	Fir	CGD	CBE		32"	X			
6	Fir	CGD	CBE		45"	X			
7	Fir	CGD	CRC		6"	X			
8	Maple sp.	CGD	CRC		12"	X			
9	Cherry	CGD	CBE		3 6"	X			
10	Fir	CGD			36"	X			
11	Fir	CGD			30"	X			
12	Fir	CGD			52"	X			
13	Fir	CGD			39"	X			
14	Fir	CGD	CRC		31"	X			
15	Fir	CGD			34"	X			
16	Fir	CGD			21"	X			
17	Fir	CGD			26"	X			
18	Fir	CGD			34"	X			
19	Fir	CGD	CRC		31"	X			
20	Fir	CGD			34"	X			
21	Fir	CGD			22"	X			
22	Fir	CGD			14"	X			
23	Fir	CGD	CRC		30"	X			
24	Fir	CGD	CRC		25"	X			
25	Fir	CGD	CBE		28"	X			
26	Fir	CGD			54"	X			
27	Fir	CGD	CBE		24" 21"	X			
28	Fir	CGD	CBE		28"	X			
29	Fir	CGD	CBE		32"	X			
30	Fir	CGD	CBE		40"	X			
31	Fir	CGD	CBE		37"	X			
32	Fir	CGD	CBE		37"	X			
33	Fir	offsite			24"	R			
34	Fir	CGD			27"	X			
35	Fir	CGD			21"	X			
36	Fir	offsite			18"	R			
37	Fir	offsite			12"	R			
38	Fir	offsite			18"	R			
39	Fir	offsite			36"	R			
40	Maple sp.	offsite			18"	R			
41	Fir	offsite			12"	R			
42	Fir	offsite			12"	R			
43	Cherry	CGD	CRC		24"	X			
44	Fir	CGD			40"	X			
45	Cherry	CGD			10"	X			
46	Cherry	CGD			7"	X			
47	Fir	CGD			31"	X			
48	Fir				31"	R			10
49	Fir				29"	R			9
50	Fir				52"	R			20
51	Fir				27"	R			8
52	Fir				30"	R			10
53	Fir				28"	R			9
54	Fir				33"	R			11
55	Fir				21"	R			5
56	Fir				19"	R			4
57	Fir				28"	R			9
58	Cherry	CGD	CBE		6"	X			
59	Cherry	CGD	CBE		6"	X			
60	Maple sp.	CGD			12"	X			
61	Cherry	offsite				R			
62	Cherry	CGD	CBE		6"	X			

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STATE OF WASHINGTON
CHRISTOPHER A. BAUMANN
NO. 635 EXP. 02-20-2027
LICENSED LANDSCAPE ARCHITECT

MOUNT HOOD VISTA
15301 NE 34TH Street
Vancouver, Washington

DRAWN: VH/CB	CHECKED: CB
SCALE: 1" = 40'-0"	DATE: 04.02.26
JOB #: 25-1973	
ISSUED FOR: FLR	
REVISIONS:	
1 05.19.26 tree units	
2	
3	
4	
5	
6	

SHEET NAME:
EXISTING TREE & SOIL PROTECTION PLAN (LEVEL V)

SHEET #:
T1

SHEET 1 OF 3

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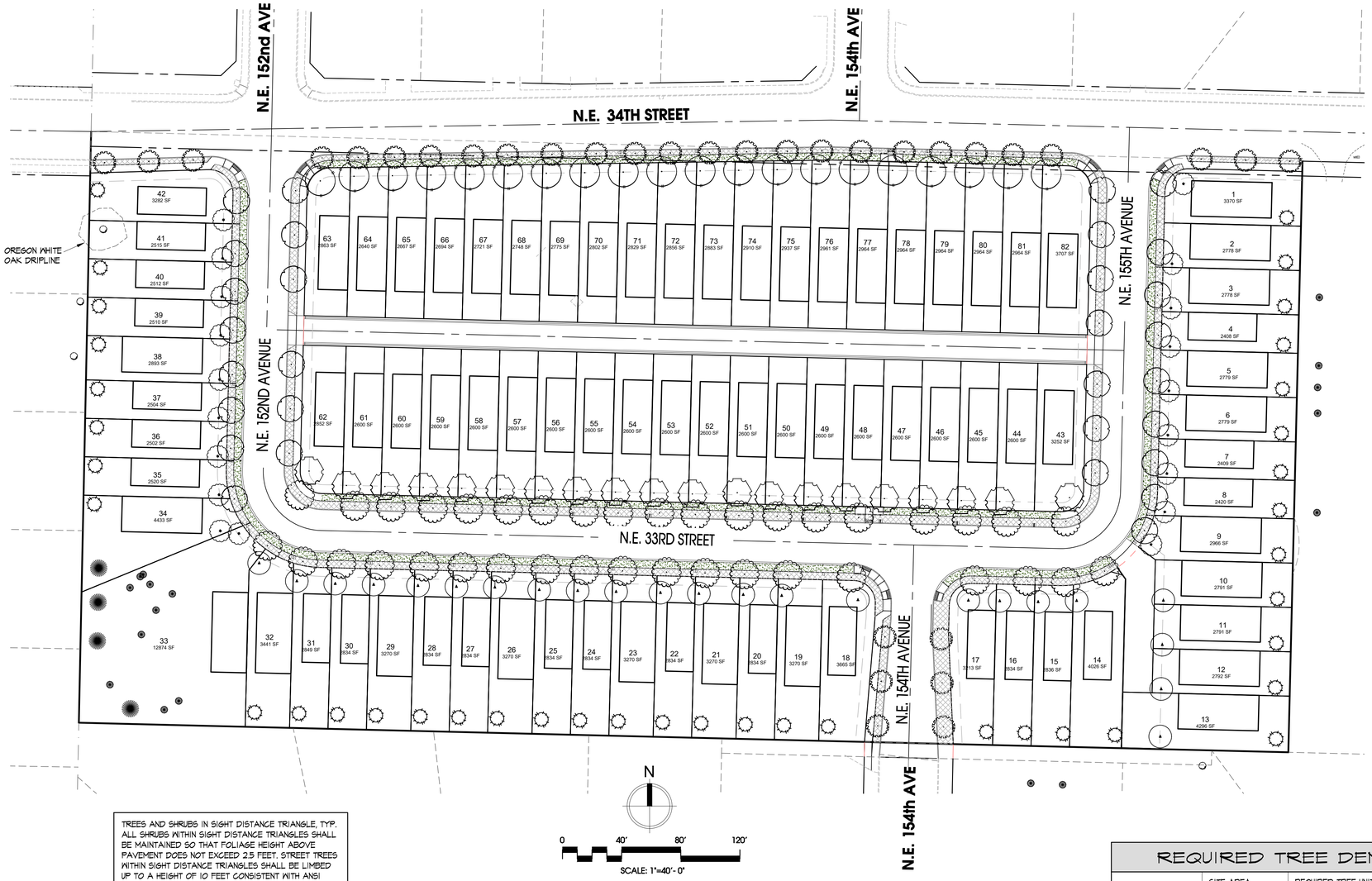

TREES AND SHRUBS IN SIGHT DISTANCE TRIANGLE, TYP. ALL SHRUBS WITHIN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET. STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A300 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.

TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	UNITS
TREES*				
	EXISTING TREES TO BE RETAINED PROTECT W/ TREE PROTECTION FENCING PER DETAIL SHEET T1	refer to sheet T1		100
	ACER BUERGERANUM TRIDENT MAPLE	2" cal.	20	20
	ACER GRANDIDENTATUM 'SCHMIDT' ROCKY MOUNTAIN GLOW MAPLE	2" cal.	19	19
	CALOCEDRUS DECURRENS INCENSE CEDAR	6' ht.	40	40
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	2" cal.	30	0
	CARPINUS CAROLINIANA 'JFS-KW6' NATIVE FLAME AMERICAN HORNBEAM	2" cal.	20	20
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE BLACK TUPELO STREET TREE	2" cal.	38	0
	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTIA	2" cal.	23	23
	PSUEDOTSUGA MENZIESII DOUGLAS FIR	6' ht.	4	4
	ZELKOVA SERRATA 'JFS-KN1' CITY SPRITE ZELKOVA STREET TREE	2" cal.	31	0
	TOTAL TREES PLANTED		225	
	TOTAL TREE UNITS			226
GROUNDCOVER				
	BARK, DECORATIVE ROCK OR LANDSCAPE PER OWNER ADJUST AS REQUIRED FOR DRIVEWAYS			

*TREE LOCATIONS TO BE ADJUSTED TO ACCOMODATE FINAL DRIVEWAY LOCATIONS

REQUIRED TREE DENSITY

	SITE AREA	REQUIRED TREE UNITS / ACRE DISTURBED	TOTAL REQUIRED TREE UNITS
	7.52± AC	30	226

TREE DENSITY SUMMARY

EXISTING TREE UNITS RETAINED		100
TREE UNITS PROPOSED TO PLANT (SEE TREE DENSITY CALCULATIONS THIS SHEET)		
PROPOSED DECIDUOUS TREE UNITS PLANTED	82 / 65%	
PROPOSED EVERGREEN TREE UNITS PLANTED	44 / 35%	
TREE UNITS PROVIDED		226

REQUIRED MAINTENANCE PRUNING

PRUNING OF DECIDUOUS TREES SHALL BE PERFORMED ON NEWLY PLANTED DECIDUOUS TREES PURSUANT TO THE FOLLOWING SCHEDULE AND STANDARDS.
A. YEAR 1. ONLY DEAD, BROKEN OR CROSSING BRANCHES SHALL BE PRUNED WHEN THE TREE IS PLANTED.
B. YEAR 2. A CLASS I PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR TWO. THE PURPOSE OF THIS PRUNING IS TO ESTABLISH PROPER SCAFFOLD BRANCHING, RAISE THE CROWN FOR ROAD/SIDEWALK CLEARANCE, AND REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
YEAR 3 - A CLASS I PRUNE, PURSUANT TO NATIONAL ARBORIST ASSOCIATION STANDARDS, SHALL BE PERFORMED DURING YEAR THREE. THE PURPOSE OF THIS PRUNING IS TO CONTINUE TO ESTABLISH THE PROPER SCAFFOLD BRANCHING, CONTINUE TO RAISE THE CROWN FOR ROAD AND SIDEWALK CLEARANCE, AND TO REMOVE ANY DEAD, DYING OR CROSSING BRANCHES.
CONIFER TREES. PRUNING/SHEARING SHALL BE PERFORMED ON NEWLY PLANTED CONIFER TREES ACCORDING TO THE FOLLOWING SCHEDULE AND STANDARDS.
A. YEAR 1 - ONLY DEAD AND BROKEN BRANCHES AND/OR DOUBLE LEADERS SHALL BE PRUNED WHEN THE TREE IS PLANTED.
B. YEAR 2 - DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED/SHEARED TO ENCOURAGE ONE CENTRAL LEADER. LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.
C. YEAR 3 - DEPENDING ON SPECIES, THE TREE SHALL BE PRUNED/SHEARED TO ENCOURAGE ONE CENTRAL LEADER. LOWER BRANCHES SHALL BE PRUNED AS NEEDED TO PROVIDE CLEARANCE.

LANDSCAPE PLAN NARRATIVE

TIMELINE
REQUIRED SITE TREES SHALL BE PLANTED AND MAINTAINED IN COMPLIANCE WITH VMC 20.925 (LANDSCAPING) AND VMC 20.770 (TREE CONSERVATION) AND AS SPECIFIED IN THE APPROVED PLANS AND MAINTAINED ON FILE AT THE CITY OF VANCOUVER. THE APPROVED PLANTING PLANS REQUIRE THE PLANTING OF A SPECIFIC NUMBER AND TYPE OF TREES.

PRIOR TO OCCUPANCY INSTALL REQUIRED STREET TREES AND LANDSCAPE BUFFER PLANTINGS PER VMC 20.925.030.E.

IRRIGATION NOTE

ALL LANDSCAPE AREAS SHALL BE HAND WATERED OR IRRIGATED WITH AN AUTOMATIC DRIP AND/OR SPRAY IRRIGATION SYSTEM. REFER TO CIVIL ENGINEERING PLANS FOR WATER SOURCE.

REFER TO SHEET L2 FOR NOTES AND DETAILS

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STATE OF WASHINGTON
CHRISTOPHER A. BAUMANN
LANDSCAPE ARCHITECT
635
EXP. 02-20-2027

MOUNT HOOD VISTA
15301 NE 34TH Street
Vancouver, Washington

DRAWN: VH	CHECKED: CB
SCALE: 1" = 40'-0"	DATE: 04.02.26
JOB #: 25-1973	
ISSUED FOR: FLR	

REVISIONS:
1. 05.19.26 tree units
2.
3.
4.
5.
6.

SHEET NAME:
FINAL LANDSCAPE & LEVEL V TREE PLAN

SHEET #:
L1

SHEET 2 OF 3

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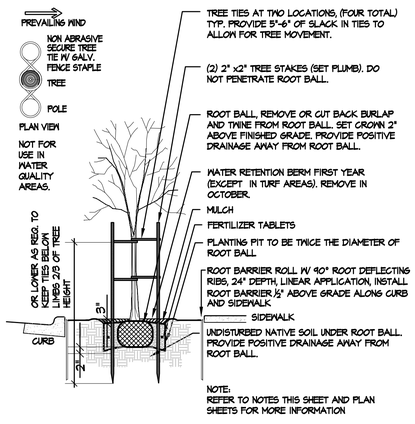
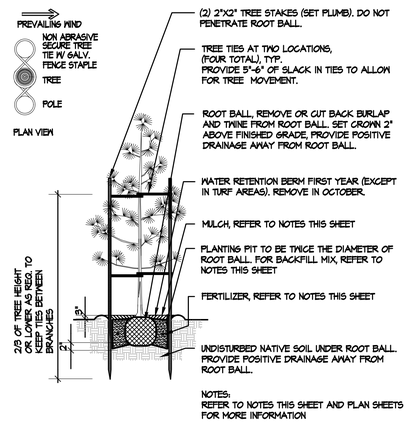
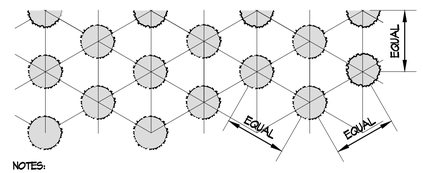


A **B & B Tree Planting Detail**
Not To Scale — SECTION / PLAN VIEW



B **B & B Tree Planting Detail: Evergreen under 8' Height**
Not To Scale — SECTION / PLAN VIEW



NOTES:

ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.

GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

C **Ground Cover Planting Detail**
Not To Scale — PLAN VIEW

PLANTING NOTES

1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH OWNER PRIOR TO BEGINNING WORK. PROPERTY LINES AND SURVEY INFORMATION PROVIDED BY PS ENGINEERING.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE OWNER'S REAL PROPERTY.
3. THE LANDSCAPE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES AND WETLANDS.
4. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL CODES.
5. THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY, THE PLAN SHALL GOVERN.
7. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
8. THE CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S WORK, AT NO ADDITIONAL COST TO THE OWNER. CONTACT ALL UTILITY PROVIDERS SERVING THE SITE AREA 48 HOURS PRIOR TO ANY EXCAVATION.
9. ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK'.
10. THE CONTRACTOR SHALL ADHERE TO THE WASHINGTON ASSOCIATION OF NURSERYMEN'S GUIDELINES FOR PLANTING PRACTICES.
11. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING ELEMENTS ON AND OFF SITE, RESULTING FROM THE CONTRACTOR'S WORK.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF ALL PLANT MATERIAL FOR 2 YEARS AFTER COMPLETION OF PLANTING. DISEASED, DYING, OR DEAD PLANT MATERIAL SHALL BE REPLACED BY THE CONTRACTOR DURING THE TWO YEAR PERIOD AND MAINTAINED FOR AN ADDITIONAL 2 YEAR PERIOD.
13. IMMEDIATELY UPON BID AWARD, CONTRACTOR SHALL SECURE THE PLANT MATERIALS AS SPECIFIED FROM AVAILABLE SOURCES. IN THE EVENT THAT PLANT MATERIALS ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTION FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
14. TOP DRESS ALL SHRUB AND GROUND COVER AREAS (NOT LAWN) WITH 3" OF FIR BARK MULCH. SUBMIT SAMPLE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
15. TREE LOCATIONS MAY BE ADJUSTED IN THE FIELD TO SUIT SITE REQUIREMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
16. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANTING PITS HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN (12) HOURS OF FILLING.
17. FINISH GRADE SHALL BE SET TO ALLOW POSITIVE DRAINAGE
18. ROTOTILL 2" OF COMPOST INTO ALL PLANTED AREAS.
19. INCORPORATE PEAT INTO THE ROOT ZONE OF RHODODENDRONS, AZALEAS AND OTHER ACID LOVING PLANTS.
20. INCORPORATE 10-20-20 FERTILIZER INTO THE ROOT ZONE OF ALL NEW PLANTINGS.
21. RONSTAR, OR APPROVED EQUAL, PREEMERGENT HERBICIDE TO BE APPLIED TO ALL PLANTED AREAS PER MANUFACTURERS INSTRUCTIONS.
22. EXISTING VEGETATION TO BE SPRAYED WITH ROUNDUP, OR APPROVED EQUAL, PER MANUFACTURERS INSTRUCTIONS. SUFFICIENT TIME SHALL BE GIVEN TO ALLOW EXISTING MATERIAL TO DIE. REMOVE EXISTING.
23. CROWN LAWN AREAS AND GRADE TO PROVIDE POSITIVE DRAINAGE.
24. ROLL LAWN AREA TO INSURE PROPER COMPACTION TO MINIMIZE SETTLING.
25. AMEND SOIL IN LAWN AREAS WITH 80 LBS. OF DOLOMITE LIME AND 40 LBS. OF 10-20-20 SLOW RELEASE FERTILIZER OR EQUIVALENT. PROVIDE A 3" LAYER OF SANDY LOAM TOPSOIL FOR LAWN AND BED AREA.
26. SEED LAWN AREAS WITH GRASS SEED MANUFACTURER'S RECOMMENDATIONS. COVER SEED WITH FINE MULCH APPLIED WITH ROLLER OR HYDROSEED.
27. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TURF PLANTED WITHIN THE RIGHT OF WAY.
28. PLANT MATERIAL SHALL BE PLANTED W/ ROOT CROWN 1" ABOVE FINISHED GRADE TO ALLOW POSITIVE DRAINAGE AWAY FROM CROWN.
29. STAKE ALL TREES OVER 6 FT. IN HEIGHT PER DETAILS ON THIS SHEET.
30. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
31. ALL PLANTING SHALL BE HAND WATERED OR IRRIGATED BY AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM.
32. ALL PLANT MATERIALS FURNISHED ARE TO BE HEALTHY, UNIFORMLY BRANCHED AND WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS.
33. ALL PLANT MATERIALS FURNISHED ARE TO BE FREE FROM DEAD OR BROKEN BRANCHES, LICHENS, SCARS, BROKEN BARK OR WOUNDS. ALL PLANT MATERIALS WILL BE INSECT, WEED, AND DISEASE FREE ACCORDING TO THE REQUIREMENTS OF THE WASHINGTON STATE DEPARTMENT OF AGRICULTURE FOR NURSERY PLANT MATERIALS SOLD FOR WHOLESALE OR RETAIL. ALL PRUNING WOUNDS MUST BE WELL HEALED WITH NO EVIDENCE OF DECAY.
34. FIELD CONFIRM ALL SITE CONDITIONS, AREAS AND SIZES PRIOR TO BIDDING & CONSTRUCTION. DO NOT SCALE FROM PLANS.

REFER TO SHEET L1 FOR PLANTING LEGEND

Planning Solutions, Inc.
Creating Solutions to Complex Issues
4400 NE 77th Avenue
Suite 275
VANCOUVER, WA 98662
VOICE: 360-750-9000 FAX: 360-713-6102
www.planningsolutionsinc.com

STATE OF WASHINGTON
CHRISTOPHER A. BAUMANN
LICENSED LANDSCAPE ARCHITECT
No. 635 EXP. 02-20-2027

MOUNT HOOD VISTA
15301 NE 34TH Street
Vancouver, Washington

DRAWN: STAFF	CHECKED: CB
SCALE: NTS	DATE: 04.02.26
JOB #: 25-1973	
ISSUED FOR: FLR	

REVISIONS:
1. 05.19.26 tree units
2.
3.
4.
5.
6.

SHEET NAME:
PLANTING DETAILS

SHEET #:
L2
SHEET 3 OF 3

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EXHIBIT D

SUBMIT TO:
City of Vancouver
Community & Economic Development
415 W. 6th ST
Vancouver, WA 98660
www.cityofvancouver.us

SEPA ENVIRONMENTAL CHECKLIST WAC 197-11-960

Property Owner: Intelli LLC (Print or Type Name) Telephone:

Mailing Address: 2004 Senter Rd, San Jose, CA 95112 (No., City, State, ZIP)

Applicant: Ginn Group (Print or Type Name) Telephone: (360) 768-5025

Mailing Address: 502 NE 72nd Street, Suite A, Vancouver, WA 98685 (No., City, State, ZIP)

Relationship to Owner: Developer

Tax Assessor Serial Number(s): 164329000

Legal description: Lot(s) LOT 1 SP 1-913 7.34 A Block(s) Plat name

(If a Metes and Bounds description, check here ☐, and attach narrative to this application.)

Site Address (if any): 15301 NE 34TH ST, VANCOUVER, WA 98682

② Include 8½" x 11" copies of ☐Quarter Section Map, ☐Topographic Map, ☐ Scaled Site Plan. Delineate site on maps.
Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.
The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

   Mt Hood Vista Subdivision

2. Name of applicant:

   Ginn Group

3. Address and phone number of applicant and contact person:

   Contact: Chad Stewart
   Address: 502 NE 72nd Street, Suite A, Vancouver, WA 98685
   Phone: (360) 768-5025
   chad@ginngrp.com

4. Date checklist prepared:

   December 2, 2025

5. Agency requesting checklist:

   City of Vancouver

6. Proposed timing or schedule (including phasing, if applicable):

   Construction is expected to start in early 2026 and could last up to a year. No phasing is proposed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   No, not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   A Geotechnical Report and Archaeological Predetermination have been prepared for this project.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   There are no known applications pending for governmental approvals directly affecting this property.

10. List any government approvals or permits that will be needed for your proposal, if known.

- *Preliminary Type III Subdivision Review*
- *Public notification and staff report publications*
- *SEPA review*
- *Hearing Examiners Decision*
- *Final engineering plan review and approval*
- *Final Plat Approval*
- *Clark County Health District Review*
- *NPDES*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    The Mt Hood Vista Subdivision proposes to subdivide 7.52 acres into 82 single-family residential lots. Concurrent with this proposal the applicant also requests a zone change from R-9 to R-17. All existing structures are proposed to be removed with site development.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    The site is located in the NW 1/4 of Section 24, T2N, R2E, WM. The parcel number according to Clark County GIS is 164329000. The site address is 15301 NE 34th Street, Vancouver, WA 98682.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

The site is flat with 0-5% slopes based on Clark County GIS data.

b. What is the steepest slope on the site (approximate percent slope)?

5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per Clark County GIS data the following soils are present on site:
LlB – Lauren very gravelly loam (0-8% slopes)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils on the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There will be grading for the construction of street improvements, installation of utilities, and the preparation of the site for future homes. The site is proposed as a fill site. The unadjusted quantities are 8,000 CY cut and 8,000 CY fill. These amounts are approximate and may change.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Standard erosion control measures will be followed during grading construction on the site. A final erosion control plan will be reviewed and approved by City of Vancouver prior to construction on the site. A copy of that final erosion control plan will be filed with the final construction plans with City of Vancouver Public Works.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The overall site could be approximately 75% impervious post-development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved drainage and erosion control plan during all phases of construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment emissions and dust will be produced on the short term during construction. Long-term emissions will be produced by automobile traffic and normal residential activities, possibly including wood burning stoves and fireplaces.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that would affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies onsite or in the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable, there is no surface water or wetlands.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable, there is no surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will be no surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, there will be no discharge of waste material to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate

quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water will be withdrawn and no water is anticipated to be discharged to ground water.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The main source of runoff is from stormwater. There will be runoff from impervious roof area, driveway, streets, and landscaped areas. Roadway treatment catch basins, yard drains, and roof drains will connect to a pipe network that leads to individual infiltration trenches located throughout the site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposal will not affect drainage patterns in the vicinity.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Currently all stormwater runoff surface infiltrates into the ground. Infiltration trenches are proposed to infiltrate all stormwater runoff from the developed site to match the pre-development drainage patterns.

4. Plants

a. Check the types of vegetation found on the site:
__X_deciduous tree: alder, ***maple***, aspen, other:
__X__evergreen tree: ***fir,*** cedar, pine, other
__X_shrubs
__X_grass

____pasture
____crop or grain
____Orchards,vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
__X__other types of vegetation: Himalayan blackberry, Queen Anne's lace, Scotch broom, moss

b. What kind and amount of vegetation will be removed or altered?

Approximately 95% of the site vegetation will be stripped for site preparation.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be landscaped as required by code.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species known to be on or near the site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, **other**:
Small mammals, such as mice are likely located on and near the site.
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

Yes. This site is part of the Pacific Flyway for migratory waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:

Landscaping of at least 10% of the site will be provided as required by code. Street trees will be provided as required by code. 10 large existing trees are proposed to be retained including an Oregon white oak tree.

e. List any invasive animal species known to be on or near the site.

Invasive animal species are not known to be on or near the site.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The new homes will be served primarily by electricity and natural gas.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The future homes should not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The new homes will comply with the state building codes which includes conservation measures.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.

Utilizing the Department of Ecology's (DOE), "What's in My Neighborhood" online mapping tool, there are no clean-up site within 0.25 mile of the site.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions that might affect this proposal.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during

the operating life of the project.

Construction vehicles will use gas and/or diesel. There are no known toxic or hazardous chemicals that will be stored, used, or produced during project development or construction.

4) Describe special emergency services that might be required.

There are no special emergency services that might be required, outside of those normally expected for a typical subdivision development, in association with the proposal.

5) Proposed measures to reduce or control environmental health hazards, if any:

There are no proposed measures to reduce or control environmental health hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Light traffic noise from surrounding areas/roads along with typical household noises. None of these will affect the proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term noises would include construction noises which would occur during approved hours as mandated by City of Vancouver and Washington State. Long term noises will include an increase in traffic noise and normal household noises.

3) Proposed measures to reduce or control noise impacts, if any:

Construction activities will only be performed during City of Vancouver approved construction hours.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Several structures are located onsite and multiple radio towers. All existing structures are proposed to be removed with site development. The site is surrounded by existing single-family residential and church related use. NE 34th Street abuts the site to the north.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands

have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

It is unknown if the site has been used as working farmlands or working forest lands. There is no known resource land designation for the site.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. The proposal will not affect or be affected by working farmlands or working forest lands.

c. Describe any structures on the site.

There are multiple shed type structures onsite, used to protect mechanical equipment related to the onsite radio transmission towers.

d. Will any structures be demolished? If so, what?

All structures will be demolished.

e. What is the current zoning classification of the site?

R-9 – Low Density Residential

f. What is the current comprehensive plan designation of the site?

UL – Urban Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

The site does not lie within the shoreline master program.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There is an Oregon white oak tree located onsite that is proposed to be retained.

i. Approximately how many people would reside or work in the completed project?

Approximately 230 people will reside in the completed project.

j. Approximately how many people would the completed project displace?

No people will be displaced with the project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The construction of 82 new housing units will provide additional housing options in the area.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

By complying with the zoning designation, the comprehensive plan, and the City of Vancouver Municipal Code, the proposal will be compatible with the existing and projected land uses.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable, there are no nearby agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

82 single-family detached housing units will be provided. It is unknown at this time whether they will be high, middle or low income.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be eliminated. The structures currently onsite are not residential.

c. Proposed measures to reduce or control housing impacts, if any:

The applicant will pay all impact fees associated with the development at the time of building permit.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The new homes are proposed to be 2 stories tall and will not be more than 35' in height. Principal exterior building materials are unknown at this time.

b. What views in the immediate vicinity would be altered or obstructed?

Views in the area will be altered as the site changes from a field with radio transmission towers to a subdivision.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The site will be landscaped per code requirements and street trees will be provided.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

When the homes are constructed on the site there will most likely be light produced from porch lights and streetlights during evenings and early mornings.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No, light or glare from the finished project will not be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

Light and glare from surrounding homes, buildings and streets will not affect the proposed development.

d. Proposed measures to reduce or control light and glare impacts, if any:

Any lights used on the site will be oriented inward and will be shielded to reduce the light that may affect adjacent properties. Proposed lighting will comply with City of Vancouver code.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Diamond Park is located 0.3 miles to the west. Wyckoff Park is located 0.5 miles to the northeast.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be removed with this project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The applicant will pay all park impact fees associated with building permits.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An Archaeological Predetermination was provided by Archaeological Services, LLC. Their report dated June 12, 2025 found one possible isolated flake; there were no other landmarks, features, or other evidence of Indian or historic use or occupation are located on site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The report utilized a surface survey and excavation of test pits, as well as reviewing historical maps and records on file at the Washington State Department of Archaeology and Historic Preservation.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed. If during development of the site any potentially significant artifacts are discovered, all work will cease, and proper notification will be given to City of Vancouver and DAHP.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the proposed development will be from NE 34th Street and NE 154th Avenue, both existing streets. These roadways will be improved and/or extended. New public roads are proposed that will meet the standards for Urban Local Access streets as shown on the preliminary plat.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The nearest C-tran bus stop is 0.4 miles east at NE 162nd Avenue and NE 34th Street.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project will provide approximately 164 parking spaces not including on-street parking. The project will not eliminate any parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NE 34th Street is an existing Neighborhood Circulator that abuts the site to the north. Frontage improvements will be provided to mee standard detail T10-14. All other internal streets will be improved to Local Access standards.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

It is anticipated that approximately 820 new average weekday trips would be generated by the project, with approximately 62 morning peak hour trips and 82 evening peak hour trips. Trip rates are estimated according to the Trip Generation Manual, 11th Edition and City of Vancouver policies for estimated trips for single-family homes.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. The proposal will not likely interfere with, affect or be affected by the movement of agricultural or forest products.

h. Proposed measures to reduce or control transportation impacts, if any:

The applicant will pay transportation impact fees.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. The completion of this development and the construction of new housing units will increase the need for public services in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This project will pay impact fees at the time of building permit.

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

•Electricity: Clark Public Utilities
•Natural Gas: NW Natural
•Water: City of Vancouver
•Sanitary Sewer: City of Vancouver
•Garbage: Waste Connections

Docusign Envelope ID: 5C87633E-0A2A-4A00-8BEE-8DB42EC67E3F

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Docusigned by: Chad Stewart 2FA0CAAFD2C64E9...

Name of signee: Chad Stewart

Position and Agency/Organization: Director of Land Development

Date Submitted: 12/02/2025

CITY OF
Vancouver
WASHINGTON

April 8, 2026

Notice of Application and Remote Public Hearing

Project: Mt. Hood Vista Subdivision with Zone Change | PRJ-169743/LUP-85799

Request: Subdivide a 7.52-acre site into 82 single-family residential lots in the R-9 zoning district. Concurrent with this proposal, the applicant requests a zone change from R-9 to R-17. Both zones are Low-Density Residential. The development will utilize zero lot line and narrow lot development standards. The proposal is subject to a Type IV process.

The application was accepted Feb. 25, 2026, and deemed fully complete March 25, 2026.

Location: 15301 NE 34th Street, Vancouver, WA 98682. Parcel 164329000. Located within the northwest Quarter of Section 24, Township 2N, Range 2E.

Applicant/Contact: Chad Stewart, Ginn Group, 502 NE 72nd Street, Vancouver, WA 98665, 360-768-502

Property Owner: Intelli LLC, 2004 Senter Road, San Jose, CA 95112.

Remote Public Hearing Scheduled: Land Use Hearing conducted by the Hearing Examiner **Tuesday, June 16, 2026, 6 p.m.**

The City of Vancouver will be holding a virtual hearing on this matter. Interested parties can participate in the virtual hearing by emailing the project manager at anthony.tortorici@cityofvancouver.us. **Due to remote work conditions, e-mail is strongly preferred.**

The City of Vancouver issued a SEPA DNS March 17, 2026. Based on the initial review of the proposed project, the city expects to issue a DNS on the proposal, finding the project will not create probable significant adverse environmental impacts.

Comments on the project received electronically before 4 p.m., May 8, 2026, will be incorporated into the staff report; comments received electronically after that date will be presented at the hearing.

A decision by the hearing examiner may be appealed to City Council by the applicant or any aggrieved person. Such an appeal must be in writing and be filed with Community and Economic Development Department within 14 calendar days after the hearing examiner's decision. In the absence of such appeal, the examiner's decision shall be final and conclusive.

Case Manager: Anthony Tortorici, Senior Planner
E-mail: anthony.tortorici@cityofvancouver.us

Coverage of this hearing is being cablecast live on Clark/Vancouver Television Channel 21, Comcast Cable Television System.

EXHIBIT F

CITY OF
Vancouver
WASHINGTON

March 17, 2026

Notice of Determination of Nonsignificance (DNS)

Project: Mt. Hood Vista Subdivision (Formerly Intelli Subdivision) PRJ-169743/LUP-85799

The City of Vancouver, lead agency, has reviewed the environmental checklist as required by WAC 197-11-330(1). Pursuant to the State Environmental Policy Act (SEPA) and WAC 197-11, it has been determined the following described project will not have a probable significant adverse impact on the environment. An environmental impact statement has been deemed unnecessary.

A final determination of nonsignificance is expected pending a 14-day public comment period.

Description: Subdivide a 7.52-acre site into 82 single-family residential lots. Concurrently with this proposal the applicant also requests a zone change from R-9 to R-17. Both the existing and proposed zones are Low Density Residential. The development will utilize zero lot line standards for most lots.

Location: Parcel 164329000. Site address: 15301 NE 34th Street, Vancouver, WA 98682. Located within the Northwest Quarter of Section 24, Township 2N, Range 2E.

Applicant: Chad Stewart, Ginn Group, 502 NE 72nd Street, Vancouver, WA 98665, 360-768-5025.

Property Owner: Intelli LLC, 2004 Senter Road, San Jose, CA 95112.

Neighborhood Association: Parkway East

The environmental checklist and related information that are the basis of this determination are on file and will be made available on request.

This DNS is issued under WAC 197-11-340. The city will not act on this proposal until after 14 days from the date of issuance. Comments on the project will be received until **4 p.m., March 31, 2026.**

Due to the limited days the City Hall Permit Center is open for walk-in assistance, requests to review application materials shall be emailed to the case manager's e-mail address below.

Case Manager: Anthony Tortorici, Senior Planner
Phone: 360-487-7893
E-mail Address: anthony.tortorici@cityofvancouver.us

A. Tortorici

March 17, 2026

Name **Date**

LUP-85799

Legend

- Taxlots
- All Roads
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other

Notes:

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

April 9, 2026

Notice of Final Determination of Nonsignificance (DNS)

Project: Mt. Hood Vista Subdivision with Zone Change | PRJ-169743/LUP-85799

The city issued a determination of nonsignificance for this project March 17, 2026; this determination is retained. The city received comments from the Department of Ecology and the public.

It has been determined the following project will not have a probable significant adverse impact on the environment. Under the authority of WAC 197-11-330(1) and 197-11-350, a determination of nonsignificance has been issued.

Request: Subdivide a 7.52-acre site into 82 single-family residential lots. Concurrently with this proposal the applicant also requests a zone change from R-9 to R-17. Both the existing and proposed zones are Low Density Residential. The development will utilize zero lot line standards for most lots.

Location: Parcel 164329000. Site address: 15301 NE 34th St., Vancouver, WA 98682. Located within the Northwest Quarter of Section 24, Township 2N, Range 2E.

Applicant: Chad Stewart, Ginn Group, 502 NE 72nd St., Vancouver, WA 98665, 360-768-5025.

Property Owner: Intelli LLC, 2004 Senter Road, San Jose, CA 95112.

Requests to appeal this decision must be made in writing within 14 calendar days after the date the decision is mailed. The letter of appeal shall state the case number designated by the city, the name of the applicant, name and signature of each petitioner, a statement showing that each petitioner is entitled to file the appeal under VMC Chapter 20.210, the specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons each aspect is in error as a matter of fact or law, and the evidence relied on to prove the error. A substantive appeal of the SEPA determination must be filed in conjunction with and within the limitation period applicable to an available administrative appeal of the applicable permit or approval (VMC 20.790.640.D).

All appeals, along with the required fee, must be received by 4 p.m., April 23, 2026.

Due to the limited days the permit center is open for walk-in assistance, the appeal request shall be emailed to eplans@cityofvancouver.us as well as to the case manager's e-mail address below and the appeal fee electronically paid to the City of Vancouver.

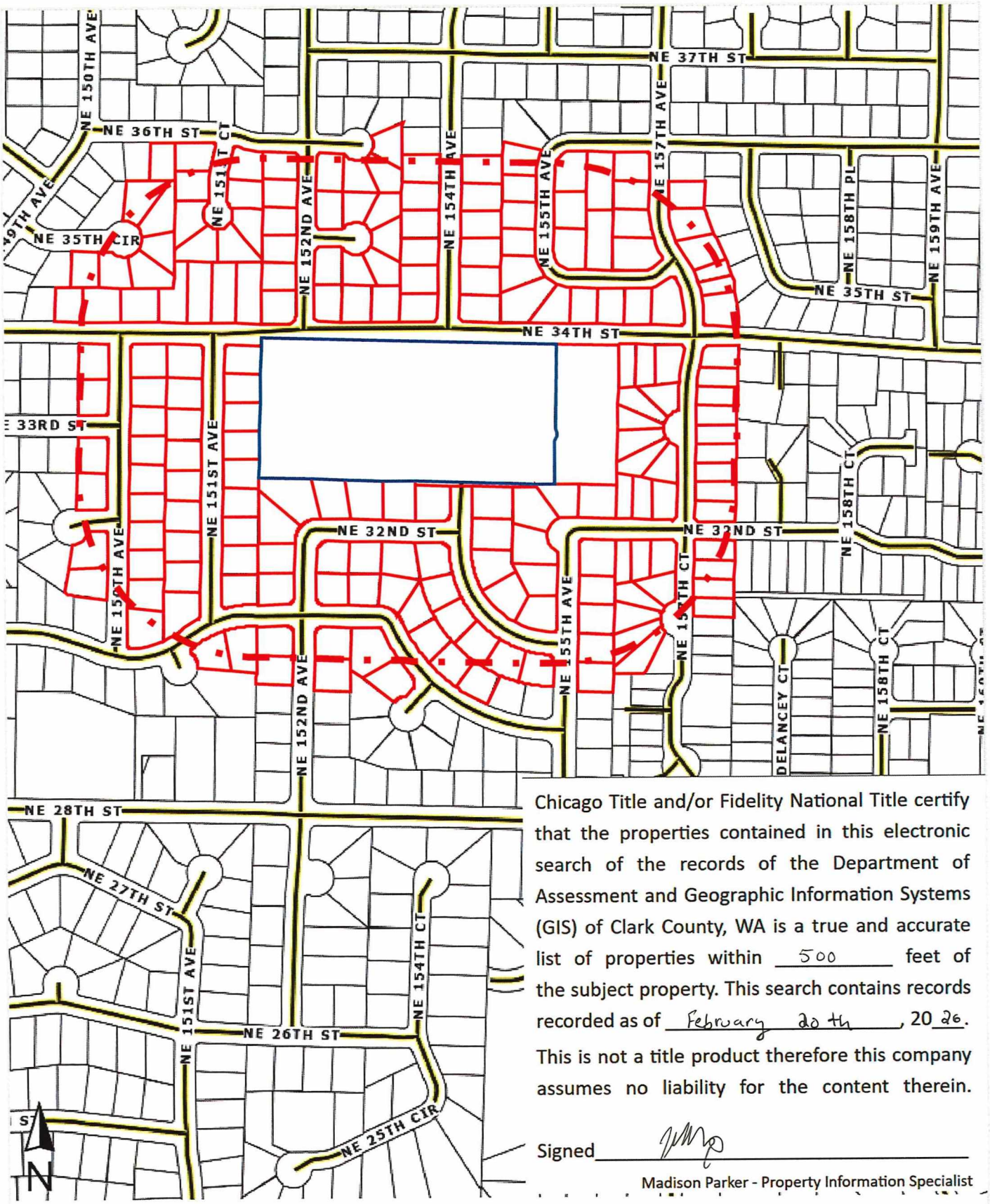
Responsible Official: Anthony Tortorici, Senior Planner
Telephone: 360-487-7893
E-mail: anthony.tortorici@cityofvancouver.us

A. Tortorici

April 9, 2026

Name **Date**

EXHIBIT H



Chicago Title and/or Fidelity National Title certify that the properties contained in this electronic search of the records of the Department of Assessment and Geographic Information Systems (GIS) of Clark County, WA is a true and accurate list of properties within 500 feet of the subject property. This search contains records recorded as of February 20th, 2026. This is not a title product therefore this company assumes no liability for the content therein.

Signed

Madison Parker - Property Information Specialist

VANCOUVER WASHINGTON

CHICAGO TITLE Fidelity National Title

TWO COMPANIES ONE UNITED TEAM

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

EXHIBIT I

Jameson McCowan
or Current Resident
14921 NE 35th Cir
Vancouver WA 98682

Lauren Wagner & Jessie Benoit
or Current Resident
15007 NE 35th Cir
Vancouver WA 98682

Ashley & Brandon Pope
or Current Resident
15013 NE 35th Cir
Vancouver WA 98682

Stuart McPherson & Michelle Heins
or Current Resident
15017 NE 35th Cir
Vancouver WA 98682

Rodney & Angie Bellew
or Current Resident
15016 NE 35th Cir
Vancouver WA 98682

Brant & Brandi Katkansky
or Current Resident
15010 NE 35th Cir
Vancouver WA 98682

Cristy & Michael Hobbs
or Current Resident
15017 NE 36th St
Vancouver WA 98682

Robert & Jacqueline Shealy
or Current Resident
13213 NE 61st Cir
Vancouver WA 98682

Pavel Cherchenko
or Current Resident
15021 NE 36th St
Vancouver WA 98682

Lana Ferris Living Trust
or Current Resident
3514 NE 151st Ct
Vancouver WA 98682

Steven & Robyn Coleman
or Current Resident
3508 NE 151st Ct
Vancouver WA 98682

Andres Lara-Morales & Madison Biundo
or Current Resident
3502 NE 151st Ct
Vancouver WA 98684

Viridiana & Mauro Mejia
or Current Resident
3501 NE 151st Ct
Vancouver WA 98682

David & Rebecca Torrey
or Current Resident
3507 NE 151st Ct
Washougal WA 98671

Robert Benway
or Current Resident
3513 NE 151st Ct
Vancouver WA 98682

Aaron Sanders
or Current Resident
3517 NE 151st Ct
Vancouver WA 98682

Ags Ars LLC
or Current Resident
203 E Reserve St
Vancouver WA 98661

Ags Ars LLC
or Current Resident
203 E Reserve St
Vancouver WA 98661

Ags Ars LLC
or Current Resident
203 E Reserve St
Vancouver WA 98661

Allen Wiemer
or Current Resident
3005 NE 155th Ave
Vancouver WA 98682

Daniel & Carrie Wittrock
or Current Resident
3013 NE 155th Ave
Vancouver WA 98682

Alexandra Wakeham & Mary Vandenberg
or Current Resident
3019 NE 155th Ave
Vancouver WA 98660

Tamara Hennessey
or Current Resident
3101 NE 155th Ave
Vancouver WA 98682

Gerry Kaady
or Current Resident
3107 NE 155th Ave
Vancouver WA 98682

Alex & Tatiana Tkachenko
or Current Resident
15506 NE 32nd St
Vancouver WA 98682

Katherine Doyal
or Current Resident
15500 NE 32nd St
Vancouver WA 98682

Casey Peterson
or Current Resident
3114 NE 155th Ave
Vancouver WA 98682

Jacob Slawson & Katrina Worden
or Current Resident
3108 NE 155th Ave
Vancouver WA 98682

Roman Orlovschi
or Current Resident
3104 NE 155th Ave
Vancouver WA 98682

Kamilah Johns & Kody Gordon
or Current Resident
3005 NE 154th Ave
Vancouver WA 98682

Susan Sunderland
or Current Resident
3013 NE 154th Ave
Vancouver WA 98682

Gregg Askey
or Current Resident
3103 NE 154th Ave
Vancouver WA 98682

Adonay Cruz-Lerma
or Current Resident
3111 NE 154th Ave
Vancouver WA 98682

Patrick & Teresa Christ
or Current Resident
3205 NE 154th Ave
Vancouver WA 98662

Jonathon Stoess
or Current Resident
3204 NE 154th Ave
Vancouver WA 98682

Ilya & Galina Vovchenko
or Current Resident
15308 NE 32nd St
Vancouver WA 98682

Ricardo Sanchez & Erica Navarrete
or Current Resident
15302 NE 32nd St
Vancouver WA 98682

Palin Rp Investments 2 LLC
or Current Resident
PO Box 873116
Vancouver WA 98687

Angela & Zachary Clifton
or Current Resident
15200 NE 32nd St
Vancouver WA 98682

Amy Speyer
or Current Resident
15223 NE 81st Way
Vancouver WA 98682

Freeman, Judith L Trustee
or Current Resident
4902 NE 147th Ave
Vancouver WA 98682

Takuto Wada
or Current Resident
15122 NE 31st St
Vancouver WA 98682

Vanessa Gonzalez
or Current Resident
15123 NE 31st St
Vancouver WA 98682

Igor & Anna Sabadash
or Current Resident
3000 NE 152nd Ave
Vancouver WA 98682

Cindy Vaughn & Dale Casey Jr
or Current Resident
3001 NE 152nd Avenue
Vancouver WA 98682

Linda & Kenneth Karschney
or Current Resident
15205 NE 31st St
Vancouver WA 98682

Jesse Entwisle & Adriana Cano
or Current Resident
3553 NE Sitka Dr
Camas WA 98607

Anna Gonzalez
or Current Resident
3111 NE 152nd Ave
Vancouver WA 98682

Cherie & Robert Gunderson
or Current Resident
12209 NW 25th Ct
Vancouver WA 98685

Daniel & Rita Sayles
or Current Resident
15309 NE 32nd St
Vancouver WA 98662

Dans Property Solutions And House Remodel LLC
or Current Resident
PO Box 823292
Vancouver WA 98682

Lewis & Lewis Covey
or Current Resident
3100 NE 154th Ave
Vancouver WA 98682

Richard McHugh & Rene Eckert
or Current Resident
3016 NE 154th Ave
Vancouver WA 98682

James & Melissa Joyner
or Current Resident
3012 NE 154th Ave
Vancouver WA 98682

Ana Salas
or Current Resident
3006 NE 154th Ave
Vancouver WA 98682

Dale Wieman
or Current Resident
4501 Addy St Unit 118
Washougal WA 98671

Charles & Linda Kittner
or Current Resident
1913 NE Leicher Rd
Vancouver WA 98686

Forbess Rentals LLC
or Current Resident
2207 NE Landover Dr
Vancouver WA 98684

Patrick & Teresa Christ
or Current Resident
3205 NE 154th Ave
Vancouver WA 98682

Michael & Alyssa Nicholas
or Current Resident
15308 NE 31st St
Vancouver WA 98682

Back Nine Management LLC
or Current Resident
23317 NE 105th St
Vancouver WA 98682

Richard Bethke
or Current Resident
15212 NE 31st St
Vancouver WA 98682

Elisa Krueger
or Current Resident
15213 NE 31st St
Vancouver WA 98682

Jessica & Bobby Hays
or Current Resident
15313 NE 31st St
Vancouver WA 98682

Carolyn Bailey
or Current Resident
3107 NE 151st Ave
Vancouver WA 98682

Becky Zeno & Kaylie Jackson
or Current Resident
3111 NE 151st Ave
Vancouver WA 98682

Mb Rentals LLC
or Current Resident
PO Box 872017
Vancouver WA 98687

Ottman, Thomas P Trust
or Current Resident
12409 NE 176th St
Battle Ground WA 98604

Donald Jenkins
or Current Resident
PO Box 1205
Vancouver WA 98666

Carole Rinehart Income Only
Medicaid Asset Pr
or Current Resident

Christine Giusto
or Current Resident
3301 NE 151st Ave
Vancouver WA 98662

Jeffrey & Kathy Ramey
or Current Resident
3305 NE 151st Ave
Vancouver WA 98682

James Ellithorpe
or Current Resident
24616 NE 204th St
Battle Ground WA 98604

Darlene Hogan
or Current Resident
15011 NE 34th St
Vancouver WA 98682

Adrian & Natalie Alamo
or Current Resident
3302 NE 151st Ave
Vancouver WA 98682

Thomas & Elizabeth Steinbaugh
or Current Resident
3216 NE 151st Ave
Vancouver WA 98682

Steven & Teresa Aichele
or Current Resident
3208 NE 151st Ave
Vancouver WA 98662

Connie Richards
or Current Resident
3204 NE 151st Ave
Vancouver WA 98682

Michael & Terry Gardner
or Current Resident
3200 NE 151st Ave
Vancouver WA 98662

Samuel & Sierra McKague
or Current Resident
3114 NE 151st Ave
Vancouver WA 98682

Stacy Peterson & Kiley Hall
or Current Resident
3108 NE 151st Ave
Vancouver WA 98682

Snook, Gary W Jr Trust
or Current Resident
3102 NE 151st Ave
Vancouver WA 98682

Jon & Julie Davis
or Current Resident
3101 NE 150th Ave
Vancouver WA 98682

Lissette Alcazar & Adolfo Nolasco
or Current Resident
3105 NE 150th Ave
Vancouver WA 98682

Tammy Chang
or Current Resident
3109 NE 150th Ave
Vancouver WA 98682

Frank & Mary Palmquist
or Current Resident
3117 NE 150th Ave
Vancouver WA 98682

Steve & Carol Walters
or Current Resident
3201 NE 150th Ave
Vancouver WA 98682

Charlie Jeter III & Phyllis Jeter
or Current Resident
3207 NE 150th Ave
Vancouver WA 98682

Christine Weer
or Current Resident
3211 NE 150th Ave
Vancouver WA 98682

Stelly, Arlene Trustee
or Current Resident
3301 NE 150th Ave
Vancouver WA 98682

Anthony & Danielle Roll
or Current Resident
3305 NE 150th Ave
Vancouver WA 98682

Kolling Edrina Marie Trustee
or Current Resident
15003 NE 34th St
Vancouver WA 98682

Thomas Devlin
or Current Resident
3312 NE 150th Ave
Vancouver WA 98682

Gregg & Michaela Weinbender
or Current Resident
3304 NE 150th Ave
Vancouver WA 98682

Inland Empire Residential Resources
or Current Resident
PO Box 3123
Spokane WA 99229

Alisha Monie & Ryan Frisbie
or Current Resident
3202 NE 150th Ave
Vancouver WA 98682

Patricia Jensen
or Current Resident
14911 NE 32nd Cir
Vancouver WA 98682

Daniel Reynolds
or Current Resident
3106 NE 150th Ave
Vancouver WA 98682

Jennifer Mattfeld
or Current Resident
15027 NE 31st St
Vancouver WA 98682

15113 NE 31st LLC 95
or Current Resident
13504 NE 84th St Ste 103-230
Vanocuver WA 98682

Stuart & Michelle Stroup
or Current Resident
15519 NE 34th St
Vancouver WA 98682

Benjamin Whitcher
or Current Resident
15601 NE 34th St
Vancouver WA 98682

Shr Properties LLC
or Current Resident
17604 NE Stoney Meadows Dr
Vancouver WA 98682

Robert & Caroline Butcher
or Current Resident
22500 NE 139th St
Brush Prairie WA 98606

Joshua & Samantha Beaulieu
or Current Resident
3300 NE 157th Ave
Vancouver WA 98682

Hp Washington I LLC
or Current Resident
120 S Riverside Plaza Ste 2000
Chicago IL 60606

Kumiko & Stephen Young
or Current Resident
PO Box 876
Brush Prairie WA 98606

Maria Riddle
or Current Resident
15004 NE 7th Way
Vancouver WA 98684

Tipsord, Robert Trust
or Current Resident
3210 NE 157th Ave
Vancouver WA 98682

Kevin Jenkins
or Current Resident
3207 NE 157th Ave
Vancouver WA 98682

Mark Will
or Current Resident
3209 NE 157th Ave
Vancouver WA 98682

Inge Steppan & Leslie Roark
or Current Resident
3213 NE 157th Ave
Vanocuver WA 98682

Flower & Bejay Miller
or Current Resident
3215 NE 157th Ave
Vancouver WA 98682

Thouka Chan
or Current Resident
3219 NE 157th Ave
Vancouver WA 98682

Carolyn Olson
or Current Resident
3305 NE 157th Ave
Vancouver WA 98682

Glenn & Patricia Hanning
or Current Resident
3309 NE 157th Ave
Vancouver WA 98682

Then Nguyen & Thanh Le
or Current Resident
15817 NE Everest Crt
Portland OR 97230

Jackson & John Oldham
or Current Resident
15616 NE 34th St
Vancouver WA 98682

Patrick Moellenberndt
or Current Resident
3501 NE 157th Ave
Vancouver WA 98682

Keith & Julie Stonelake
or Current Resident
3507 NE 157th Ave
Vancouver WA 98682

Lucky & Jennifer Garcia
or Current Resident
3511 NE 157th Ave
Vancouver WA 98682

Kenji Chilcott
or Current Resident
3518 NE 155th Ave
Vancouver WA 98682

Scott & Lari Piel
or Current Resident
3514 NE 155th Ave
Vancouver WA 98662

Karim Fayadh & Hadia Badir
or Current Resident
3510 NE 155th Ave
Vancouver WA 98682

Romulo & Salvacion Saguilla
or Current Resident
3508 NE 155th Ave
Vancouver WA 98682

Terry & Thi Norman
or Current Resident
3504 NE 155th Ave
Vancouver WA 98682

Jeffery & Danielle Walling
or Current Resident
3500 NE 155th Ave
Vancouver WA 98682

Billy Buckner Jr & Janice Palmer
or Current Resident
15501 NE 35th St
Vancouver WA 98682

David Kanegae
or Current Resident
15507 NE 35th St
Vancouver WA 98682

William & Karen Uptmor
or Current Resident
15519 NE 35th St
Vancouver WA 98682

Reynaldo & Jennifer Decastro
or Current Resident
15601 NE 35th St
Vancouver WA 98682

Oleh Buchatskyy & Nataliia Buchatska
or Current Resident
15607 NE 35th St
Vancouver WA 98682

Michael Rober & Monique Hinkle
or Current Resident
3504 NE 157th Ave
Vancouver WA 98682

Rekha Shastry & Justin Rafferty
or Current Resident
15510 NE 35th St
Vancouver WA 98682

Lorraine Trask
or Current Resident
15506 NE 35th St
Vancouver WA 98682

Terry & Mary Hyde
or Current Resident
3511 NE 155th Ave
Vancouver WA 98682

Rose, Stephen M Trust
or Current Resident
15505 NE 36th St
Vancouver WA 98682

Mora Family Trust
or Current Resident
15511 NE 36th St
Vancouver WA 98682

Jayson & Valerie Jensen
or Current Resident
3518 NE 157th Ave
Vancouver WA 98682

Brenda Castro & Cristobal Siquina
or Current Resident
3512 NE 157th Ave
Vancouver WA 98682

Richard & Shelly Egan
or Current Resident
3508 NE 157th Ave
Vancouver WA 98682

Melanie Rotunno
or Current Resident
15620 NE 32nd St
Vancouver WA 98682

Kiera Wilson & Gary Jensen
or Current Resident
15600 NE 32nd St
Vancouver WA 98682

Jay Odonnell
or Current Resident
15520 NE 32nd St
Vancouver WA 98682

Cheryl Coplin & Shereen McCarty
or Current Resident
13905 NE 311th St
Battle Ground WA 98604

Donald Brandon
or Current Resident
15601 NE 32nd St
Vancouver WA 98682

Tan & Tung Nguyen
or Current Resident
15619 NE 32nd St
Vancouver WA 98682

Ismael Ramos & Teresa De Castro
or Current Resident
1211 NE 158th Ave
Vancouver WA 98684

Taylor & Andrea Seidel
or Current Resident
3020 NE 157th Ct
Vancouver WA 98682

Ryan Mesick
or Current Resident
3018 NE 157th Ct
Vancouver WA 98682

Jason Bjerkelund
or Current Resident
3016 NE 157th Ct
Vancouver WA 98682

Deborah Pierce
or Current Resident
3014 NE 157th Ct
Vancouver WA 98682

James Ebert
or Current Resident
PO Box 5065
Vancouver WA 98668

Michael Hutchison
or Current Resident
3101 NE 157th Ct
Vancouver WA 98682

Jarangui Properties LLC
or Current Resident
29910 NW 18th Pl
Ridgefield WA 98642

VI & Tai Luong
or Current Resident
3119 NE 157th Ct
Vancouver WA 98682

James & Ruth Taylor
or Current Resident
3201 NE 157th Ct
Vancouver WA 98682

Juan Rodriguez
or Current Resident
14019 NE 40th St
Vancouver WA 98682

Stephen Grimes Jr & Maria Grimes
or Current Resident
1902 NE 158th Ave
Vancouver WA 98684

Michael & Michelle Bell
or Current Resident
15206 NE 34th St
Vancouver WA 98682

Jan Kelley & Sarah Chavez
or Current Resident
15203 NE 35th Cir
Vancouver WA 98682

Ykalo Abrha & Senait Semere
or Current Resident
15209 NE 35th Cir
Vancouver WA 98682

Samantha Perona & Joel Matsuzaki
or Current Resident
15215 NE 35th Cir
Vancouver WA 98682

Mellow, Mark A Trustee
or Current Resident
15218 NE 35th Cir
Vancouver WA 98682

Kain, Margaret L Trustee
or Current Resident
15214 NE 35th Cir
Vancouver WA 98682

Richard & Katherine Benzel
or Current Resident
15208 NE 35th Cr
Vancouver WA 98682

Steve Santos
or Current Resident
3507 NE 152nd Ave
Vancouver WA 98682

Steven & Rachel Santos
or Current Resident
3515 NE 152nd Ave
Vancouver WA 98682

Amber & Austin Gastineau
or Current Resident
15211 NE 36th St
Vancouver WA 98682

Hai Nguyen
or Current Resident
15217 NE 36th St
Vancouver WA 98682

Joseph & Georgia Bestgen
or Current Resident
15220 NE 36th St
Vancouver WA 98682

Michelle Paul
or Current Resident
3518 NE 152nd Ave
Vancouver WA 98682

Kawamura, Stacey Trust
or Current Resident
8536 Peachtree Ave
Newark CA 94560

Dana Kuehl
or Current Resident
3504 NE 152nd Ave
Vancouver WA 98682

Mary Welch
or Current Resident
3416 NE 152nd Ave
Vancouver WA 98682

Barbara Green
or Current Resident
3408 NE 152nd Ave
Vancouver WA 98682

Melinda & James Hannon
or Current Resident
3402 NE 152nd Ave
Vancouver WA 98682

Cynthia & Michael Hess
or Current Resident
3405 NE 154th Ave
Vancouver WA 98682

Debra Daniels
or Current Resident
3411 NE 154th Ave
Vancouver WA 98682

Emily Payne & Floyd Miller Jr
or Current Resident
3417 NE 154th Ave
Vancouver WA 98682

Curtis & Amanda Pufford
or Current Resident
3501 NE 154th Ave
Vancouver WA 98682

Clifford & Shelley Bennett
or Current Resident
3507 NE 154th Ave
Vancouver WA 98682

Le, Trung Trust
or Current Resident
11904 NE 58th Ave
Vancouver WA 98686

Steven & Haley Alverson
or Current Resident
3514 NE 154th Ave
Vancouver WA 98682

Nicholas Lang
or Current Resident
3508 NE 154th Ave
Vancouver WA 98682

Todd & Reilly Hughes
or Current Resident
3502 NE 154th Avenue
Vancouver WA 98682

Kozar, Tori Bunting Trustee
or Current Resident
4093 Larwin Ave
Cypress CA 90630

Christopher & Heidi Stoumbos
or Current Resident
1836 NW Aspen Ave
Portland OR 97210

Joseph & Laurie Arndt
or Current Resident
12621 SE Park St
Vancouver WA 98683

Britany Forgey
or Current Resident
15012 NE 34th St
Vancouver WA 98682

Jonathan & Katherine Coverdale
or Current Resident
15000 NE 34th St
Vancouver WA 98682

Katlyn Viers
or Current Resident
14920 NE 34th St
Vancouver WA 98682

Clark County
or Current Resident
PO Box 9810
Vancouver WA 98666

The Church In Vancouver
or Current Resident
PO Box 3111
Vancouver WA 98668

Ags Ars LLC
or Current Resident
203 E Reserve St
Vancouver WA 98661

David & Jane Lockman
or Current Resident
15112 NE 34th St
Vancouver WA 98682

Clifford Warrick
or Current Resident
15100 NE 34th St
Vancouver WA 98682

Roman Zakhariya & Yuliya Puzur
or Current Resident
2848 NE Moda Way
Hillsboro OR 97124

Lyudmila Sankova & Pavel Sankov
or Current Resident
3421 NE 157th Ave
Vancouver WA 98682

CLARK COUNTY WASHINGTON
PUBLIC HEALTH
www.clark.wa.gov
1601 E Fourth Plain Blvd, Bldg 17
PO Box 9825
Vancouver, WA 98666-8825
564.397.8000

May 30th, 2025

Lisa Harker
PLS Engineering
604 W Evergreen Blvd.
Vancouver, WA 98660

RE: Clark County Public Health Development Review Evaluation Final Approval for the "Mt. Hood vista" Development located at 15301 NE 34th St., Vancouver, WA 98682 (SR0070857; APN 164329000; PRJ-169743/PIR-85066)

The Development Review Evaluation for which you applied has been completed by Clark County Public Health (CCPH). This evaluation is limited to the area of the proposed development.

On-Site Sewage Treatment Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17):

Public sewer service is proposed and required for this development. No operational on-site sewage systems (OSS) were observed in the field by CCPH staff during a 5/30/25 field evaluation or indicated in County records.

OSS components may exist on the development parcel. Any OSS tanks or drywells discovered during development, must be properly abandoned per CCC 24.17.210, with written notification provided to CCPH and Online RME Pumper Reports or pumper receipts attached. All abandoned OSS tanks, whether filled or removed, shall be accounted for within written abandonment notifications submitted to CCPH.

The proposed development must be served by public sewer. A copy of the final acceptance letter (or equivalent) from the sanitary sewer purveyor shall be submitted to the City of Vancouver Community Development Department with the final plat.

Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17):

Public water service is proposed and required for this development. No water wells were indicated as present within the development parcel in County records nor observed in the field by CCPH staff during a 5/30/25 field evaluation.

Water wells may exist at the site. Any water wells discovered during development must be legally decommissioned by a licensed well driller per WAC 173-160-381 prior to final plat approval, with written notice provided to CCPH and decommissioning well logs attached. Decommissioned water well locations must be marked on the final plat.

The proposed development must be served by public water. A copy of the final acceptance letter (or equivalent) from the water purveyor shall be submitted to the City of Vancouver Community Development Department with the final plat.

If you have any questions concerning this letter, please contact me at (564) 397-7373.

Sincerely,

Salvador Robb-Chavez
Digitally signed by Salvador Robb-Chavez
Date: 2025.05.30 15:56:33 -07'00'

Salvador Robb-Chavez
Environmental Health Specialist II

Cc: City of Vancouver Community Development Department, Anthony Tortorici
City of Vancouver Community Development Department, General Delivery
Clark County Public Health Land Use General Delivery

EXHIBIT K

Transportation Impact Study

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.

PLS ENGINEERING

Engineering - Surveying - Planning * 604 W Evergreen Blvd, Vancouver, WA 98660 * P 360-944-6519 * F 360-944-6539 *

July 10, 2025

City of Vancouver Development Review Services
4500 SE Columbia Way
Vancouver, WA 98661

RE: Mount Hood Vista, PRJ-169743 / PIR-85066
Road Modification Request

Per Vancouver Municipal Code (VMC) 11.80.160 we are requesting a modification to the following roadway standards:

- Standard details T10-15A concerning the roadway requirements curb, sidewalk and right of way.

To be considered by the City and be granted modifications to the standards, the applicant must demonstrate at least one of the following conditions is applicable per VMC 11.80.160.C.2:

a. Topography, right of way, existing construction or physical conditions or other geographic conditions make compliance with standards clearly impractical for the circumstances, or

b. A change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship, or

c. An alternative design in proposed which will provide a plan that is functionally equivalent or superior to these standards, or

d. Application of the standards of Title 11 to the development would be grossly disproportional to the impacts created; or

e. A change to a specification or standard is required to ensure consistency with features adjacent to or affected by the site where those existing features are not expected to change over time.

This modification request will use criteria c.

The applicant is proposing to modify the roadway section of NE 33rd Street, NE 152nd Avenue, and NE 155th Avenue. Standard plan T10-15B requires a minimum 50' full-width right-of-way with a 5' curb & planter and 5' detached sidewalk on either side with 1' of clear space behind the sidewalk. The applicant is proposing to replace the 5' curb & planter and 5' detached sidewalk on one side of the road with a rolled curb per standard plan number T01-01A, attached 5' sidewalk, and 5' clear space behind the sidewalk along one side of the roadway. This modification is proposed along one side of the frontages of the narrow lots in the subdivision along NE 33rd Street, NE 152nd Avenue, and NE 155th Avenue. The section details and plans showing exact locations where the modified section will be used are shown in the preliminary plans for the subdivision being submitted concurrently.

The proposed modification removes the planter strip on one side of the roadway and creates a clear zone at the back of sidewalk instead. Due to the narrow lot development, if a planter was provided on the frontage of the narrow lots, most of the area would be taken up by driveways and utilities. To meet the applicable standards, the applicant would need to plant street trees outside of the planter strip behind the detached sidewalk. The lengths of planter strip between driveways would be 7.5' wide, not including the required 3' driveway wing on either side of the driveway. At the back of curb, the planter strip will be as little as 1.5' wide. Where water meters are placed at the back of curb in the planter strip, there would be little room for street trees to also be planted with all the constraints. This scenario is common and results in street frontages like what was constructed several developments in the city including Quail Crossings and Four Seasons development. The images below show the resulting planter strip with narrow lot attached housing.

Quail Crossing Subdivision on SE 194th Place

Quail Crossing Subdivision on SE 194th Place

Four Seasons 4-plex on NE 117th Court

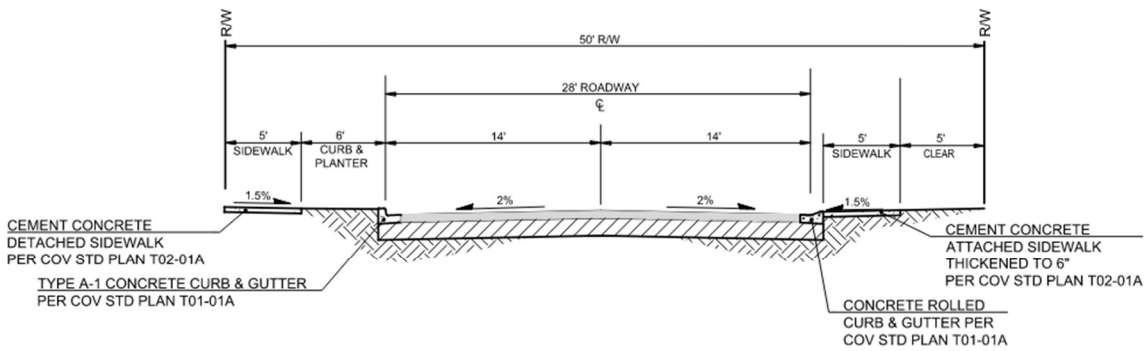
As seen in this image above, the proposed planter strip in situations like the proposed development result in extremely minimized planter strip area. This defeats the purpose of a planter strip, as it restricts the planter strip's intended function. As such, an attached sidewalk with no planter would be functionally superior to the standards. The landscape area located in the planter strip of the detached sidewalk section will instead be moved to the back of an attached sidewalk section, which is where street trees will need to be placed anyway due to the driveway wings and water meters that would be present in the planter strip on the detached sidewalk section.

With the proposed attached sidewalk combined with the narrow lots, it would be practical to allow rolled curb to be used along the roadway. The rolled curb combined with the attached sidewalk will result in a more consistent and appealing street frontage than if an unusable paved "planter strip" was provided. While a standard curb and gutter (per A-1, standard detail T01-01A) would be constructable with an attached sidewalk, it would likely not result in a full curb being installed. Most of the frontage would use the "curb and gutter at driveway drop" detail which would result in no curb at all. Rolled curb would be more practical for the circumstances.

The standard curb and gutter side would cover the frontage of backloaded lots with driveways facing a shared rear alley. As such, the planter spacing would not be an issue for these lots, and rolled curb is not a more practical option for this side of the street section.

We believe that removing the planter strip and placing the street trees behind the sidewalk will be functionally equivalent to the standards. The sidewalk will meet the 5' standard width and the roadway will meet the 28' standard width requirements per the standard detail.

Additionally, we are requesting to fill the 1' clear space on either side with sidewalk on the standard curb side and planter on the rolled curb side. This will include a 28' roadway, one side with rolled curb, attached 5' sidewalk and 5' planter strip and the other with curb and gutter, 5.5' planter strip with curb and detached 5' sidewalk. A cross section of the proposed roadway has been included below.



Loop Typical Section
NTS

(COV STD PLAN T10-15B)
(MODIFIED PER ROAD MODIFICATION LUP-xxxxx)
(NE 33rd Street, NE 152nd Avenue, NE 154th Avenue & NE 155th Avenue)

The proposed 50' ROW will be functionally equivalent to the standards. The proposed modification fills the 1' width outside of the sidewalk or planter area with sidewalk and planter space. Due to the narrow lot development, much of the planter strip area will be taken up by driveways and utilities. The length of planter strip between driveways will be 7.5' wide not including the 3' wing on either side of the driveway. At the back of curb, the planter strip will be as little as 1.5' wide. Where water meters are placed at the back of curb in the planter strip, there would be little room for street trees to also be planted.

All public improvements are shown inside the ROW except for the placement of street trees. To address the short lengths of the planter areas and the conflicts with water meters, lights, and fire hydrants, the applicant will place the trees behind the sidewalk. According to the COV Street Tree Manual (Chapter 5, Section C, Item 3), trees shall not be planted closer than 5' from fire hydrants and water meters. The full roadway section would not allow for the required distance to accommodate the street trees within the planter in most locations of interest. For the street trees that fall outside of the ROW, an easement will be included for the purpose of public tree management.

We believe that filling the additional clear space behind the sidewalk will be functionally equivalent to the standards. The sidewalk will meet the 5' standard width and the roadway will meet the 28' standard width requirements per the standard detail.

C. Approval Criteria.

1. ***In reviewing a modification request, the City shall consider the applicable factors that include, but are not limited to, the following:***
   a. ***Public safety, durability, cost of maintenance, function, and appearance;***

      Public safety, cost of maintenance, and function are not affected by this request. The proposed sidewalk will include a thicker, more durable concrete section, and the appearance of the street is improved with less impervious surfaces.

   b. ***Advancing the goals of the comprehensive plan as a whole;***

      Approval of this road modification does not conflict with the goals of the comprehensive plan.

   c. ***Any modification shall be the minimum necessary to achieve the stated purpose;***

      The proposed modifications are the minimum necessary to achieve the project goals.

   d. ***Potential benefits of low impact development or innovative concepts; and***

Low impact development or innovative concepts are not applicable to this request.

e. Self-imposed hardships shall not be used as a reason to grant a modification request.

The applicant is not requesting approval based on self-imposed hardships.

In closing, we request that staff approve this road modification request based on the reasoning above. If you have any questions or concerns, please contact me at (360) 944-6519 or travis@plsengineering.com.

Sincerely,

Travis Johnson, PE

PLS Engineering

TRAVIS G. JOHNSON
STATE OF WASHINGTON
43929
REGISTERED
PROFESSIONAL ENGINEER
2-12-26

EXHIBIT M

Tortorici, Anthony

From: Melinda Dailey <Melinda@nwuca.com>
Sent: Friday, May 8, 2026 4:40 PM
To: Tortorici, Anthony
Cc: Melinda Dailey
Subject: VIRTUAL HEARING RE: PROPOSED SUBDIVISION

[You don't often get email from melinda@nwuca.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Please include Mike and Melinda Dailey in the virtual hearing on June 16th at 6:00 pm.

Thank you,

Melinda Dailey
503-572-4001
3619 NE 159th Ave.

Tortorici, Anthony

From: Tag Oldham <tag1oldham4@gmail.com>
Sent: Friday, May 8, 2026 4:49 PM
To: Tortorici, Anthony
Subject: Parkway East neighborhood development

> You don't often get email from tag1oldham4@gmail.com. Learn why this is important

Please do not allow the rezoning on the old radio station lot. This area already has one of the lowest tree concentrations and too much traffic.

Thanks

Tag

Tortorici, Anthony

From: Amy Apana <a.apana@yahoo.com>
Sent: Friday, May 8, 2026 11:36 AM
To: Tortorici, Anthony
Subject: Parkway East Neighborhood

[You don't often get email from a.apana@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

We love our family neighborhood. I've lived here for 30 years. It would be nice to have NE 34th street a little wider from NE 145th Ave to NE 162nd Ave. (Although the current road does slow SOME people down) It would be so congested with that many houses going in. I'm not opposed to more houses just the number projected is far too many for the neighborhood. Keep our neighborhood Family Friendly, safe and walkable.

Sent from my iPhone

Tortorici, Anthony

From: Angela Fuhrer <arfuhrer@comcast.net>
Sent: Wednesday, May 6, 2026 8:54 PM
To: Tortorici, Anthony
Cc: ParkwayEastNeighborhood@gmail.com
Subject: Parkway East Subdivision Development

> You don't often get email from arfuhrer@comcast.net. Learn why this is important

Dear Mr. Tortorici -

I am writing to you to ask for the denial of the proposed development of the Parkway East Neighborhood radio tower lot as it is currently presented. The addition of 80+ units on the existing lot does not fit into the existing aesthetics of the neighborhood and would bring the destruction of the beautiful trees on the lot. Please develop the lot but let our new neighbors have the benefit of property and green space to live in. Give them the opportunity to have nature and garden space.

Reducing the number of residential units with increased lot sizes to a minimum of 5500 sqft. will not only allow the new neighbors to enjoy personal green space but also allow for the retention of the existing trees. This will allow the new neighbors to be part of the neighborhood rather than being crammed in. It will also reduce the increased traffic that will overburden an already problematic 34th Street which sees it's share of speeding and racing drivers. In addition to cars, it's a main neighborhood street for walkers, joggers, bicyclists, children and families often headed to Diamond Park (increased traffic/cars will also be a problem for many other neighborhood streets from this development).

Currently the radio tower lot allows a beautiful view of Mt. Hood that will surely be disrupted or totally eliminated, please don't eliminate the majesty of the trees with this proposed development. The new neighbors and existing neighbors are worthy of having the beauty and benefit of the trees and so too are the birds that roost and nest there.

The City of Vancouver and Clark County have reported on the benefits of trees and the importance of preserving existing trees (see links below). Let this be a strong factor in denying the existing proposal!

Sincerely,

Angela Fuhrer
Parkway East Neighborhood Resident since 1989
3815 NE 155th Ct
Vancouver, WA 98682

https://clark.wa.gov/public-health/results-heat-mapping-project-show-unequal-distribution-heat-clark-county

"The data shows that areas with more buildings and development tend to be hotter during the afternoon, and during the evening there is nearly a 10-degree difference in temperature, depending on location. Buildings, roads, and other paved surfaces with a lack of shade hold on to more heat than natural landscapes or areas with more trees."

https://www.cityofvancouver.us/government/department/public-works/urban-forestry/tree-canopy-achievement-program-treecap/

Every tree in the City of Vancouver increases neighborhood livability, adds to the value of our homes, decreases stormwater runoff, and reduces our energy costs. TreeCAP rewards community members who do their part to grow and maintain a healthy urban forest.

"Protect mature trees. Mature trees are irreplaceable assets to our community and help define our neighborhoods."

"Single Family Residential Lots – 33% Goal"

https://clark.wa.gov/sites/default/files/2025-07/clark-county-wa-urban-tree-canopy-assessment-report-july1_reduced.pdf

"There are priceless benefits that trees provide across the urban landscape - cooling shade, cleansing our water and air, and moderating the impacts of extreme weather. On a human level, trees give us an immediate connection to the natural world as we note the changing seasons, smile at the return of our avian friends and feel a sense of hope for the future. - SUE MARSHALL, CLARK COUNTY COUNCILOR"

"As parts of Clark County continue to grow and urbanize, it is essential to preserve the existing tree canopy. Since it can take decades for newly planted trees to mature and have a significant impact, protecting the current canopy is the best way to maintain stable coverage until future increases can be achieved."

Tortorici, Anthony

From: Ann Bee <beejeast@gmail.com>
Sent: Wednesday, April 15, 2026 3:46 PM
To: Tortorici, Anthony
Subject: Mt Hood Vista

Follow Up Flag: Follow up
Flag Status: Flagged

> You don't often get email from beejeast@gmail.com. Learn why this is important

I wanted to let you know that one person is anonymously canvassing area social media groups to get people to write to you to oppose the proposed zoning change for the Mt hood vista housing development LUP 85799. This person opposes the construction for their own personal reasons and is trying to make it seem like there is a large group of people in that neighborhood opposing the zoning change for its own sake. In reality, most of the people on the local Facebook groups et al. do not live in that neighborhood and have NO information about the project other than this person's dislike of it.

I also have very little info on the project, so I can't say whether I support it or not. I will say I oppose the NIMBY mindset wherever I encounter it. "I don't like construction near me so we should stop building houses" is stupid, myopic, and selfish. Nobody likes construction noise. We still need houses! Please be aware of this effort to obfuscate the amount of neighbors in opposition to this construction. Basically, if you start receiving obviously copy/pasted emails about this, take it with a grain of salt.

From: Bernice Jacinto
To: Tortorici, Anthony
Subject: Opposition - Zoning Change
Date: Tuesday, April 14, 2026 2:39:23 PM

> You don't often get email from bernsjacinto@yahoo.com. Learn why this is important

I am writing to express my opposition to the proposed zoning change for the Mt. Hood Vista housing development (LUP 85799). Increasing housing density in this area would significantly impact this quiet neighborhood by raising traffic levels and noise, adding pressure to already limited street parking, and introducing prolonged construction activity that would disrupt residents.

Additionally, one nearby resident is autistic and has shared that increased construction and traffic noise can be especially distressing and potentially disabling for neurodivergent individuals. This is an important consideration, as changes like these can have a disproportionate impact on vulnerable members of our community.

Bernice

Tortorici, Anthony

From: Bethany Carey <bethany.carey@gmail.com>
Sent: Thursday, May 7, 2026 12:00 PM
To: Tortorici, Anthony
Subject: Parkway east development

[You don't often get email from bethany.carey@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi Anthony, I'm writing on behalf of the neighbors in Parkway East. Two years ago I moved here from Portland seeking a quieter neighborhood and I have found the experience to be anything but. This neighborhood has a tremendous amount of cut through traffic on 34th and 148th. Sometimes it can take me five minutes to back out of my driveway because of the heavy traffic. I have requested multiple times traffic calming devices And have been declined. It's impossible to comprehend how much more traffic is coming to this neighborhood with the addition of 82 homes. I would like to respectfully request at a minimum that the trees for the GINN development in this neighborhood are spared and that calming traffic devices be implemented immediately. As you may be aware, diamond Park is in this neighborhood and there are currently no crosswalks stop signs or anything else for those entering and exiting the park. On almost a daily basis I see cars making near misses with children, dog walkers and elderly. I can only imagine what this will be like with additional cars. I understand that development is necessary and housing is necessary, but please consider the impact to neighbors already established here.
Thank you for your consideration.
-Bethany

Tortorici, Anthony

From: Britany F <brtnyforgey@gmail.com>
Sent: Sunday, May 3, 2026 4:45 PM
To: Tortorici, Anthony
Subject: Parkway East Neighborhood concerns

Follow Up Flag: Follow up
Flag Status: Flagged

> You don't often get email from brtnyforgey@gmail.com. Learn why this is important

Hello,

I am writing to share my concerns about the proposed "Mt Hood Vista" development site in my Parkway East neighborhood. While I am excited to see some growth come to this neighborhood, the proposal includes too many houses for the safety of this area. Currently, they are proposing 82 new homes which could bring a massive influx of 600 new vehicles to this residential area. I walk my dogs daily in this neighborhood and this much extra traffic concerns me for their safety and my own. I would like to see no more than 70 homes approved for this development to cut down the number of cars and traffic. I would also like to see the protection of the small grove of mature Douglas Fir trees in the NE corner of this lot. These trees support a healthier community and we appreciate their beauty in this neighborhood. I live very close to the proposed development. I can see the radio towers that are currently there from my front yard. This new development would impact the traffic on my street considerably, and I hope the city will take these concerns seriously and reduce the number of houses approved. Major traffic revisions, such as speed bumps and stop signs will also need consideration for NE 34th Street with the building of this new housing development. Please help us keep our community safe!

Thank you,
Britany Forgey
503-927-8834

Tortorici, Anthony

From: Candy J. <dulce_joy@msn.com>
Sent: Thursday, April 30, 2026 6:25 PM
To: Tortorici, Anthony
Subject: New Development on NE 34th St at NE 154th Ave Mt. Hood Vista Subdivision

> You don't often get email from dulce_joy@msn.com. Learn why this is important

Hello,

I am contacting you in regards to the planned new development on NE 34th St at NE 154th Ave with the name (I believe) Mt. Hood Vista Subdivision. I am writing to formally request a reconsideration of the density for the proposed development. The current plan will significantly increase traffic in our established neighborhood, creating dangerous conditions for pedestrians, joggers, cyclists, and local children. Reducing the total number of housing units is essential to mitigate these traffic impacts and ensure neighborhood safety. Additionally, I strongly urge that the mature Douglas fir trees on the property be preserved rather than removed. These trees are deeply rooted landmarks of our local community (no pun intended!) and given that Vancouver has been recognized as a Tree City USA for over 35 consecutive years, destroying these established, mature trees runs counter to the city's documented commitment to strengthening its urban canopy. I advocate for preserving these trees and designating the northeast corner of the development plot as a small neighborhood garden park, allowing area residents to enjoy this natural landmark. Thank you for your time and consideration. --Candy J.

Tortorici, Anthony

From: Catherine Hockman <catherinehockman@yahoo.com>
Sent: Wednesday, May 6, 2026 12:15 PM
To: Tortorici, Anthony
Subject: The Parkway East Neighborhood Douglas Fir Trees

[You don't often get email from catherinehockman@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr. Tortorici,

I am writing to you and your committee to express support for preserving the Douglas fir trees within our neighborhood through thoughtful tree retention programs. These trees are not only a defining feature of our local landscape, but they provide substantial, environmental, economic and community benefits that they deserve long-term protection.

Douglas firs trees contribute significantly to air quality by absorbing carbon dioxide and releasing oxygen, helping to mitigate climate change. Their large canopies provide shade that reduces urban heat, lowers energy cost for nearby houses. In addition, these trees play an important role in managing storm water by absorbing rainfall and reducing runoff, which helps prevent erosion and strain on drainage systems

Beyond their environmental value, Douglas firs support local wildlife as habitat and food sources for birds and other species. Their presence enhances neighborhood aesthetics, and contributes to the overall sense of place that we value and we call home.

The tree retention program is so important especially here in the Northwest. By prioritizing the protection of mature trees like the Douglas Firs, we can ensure that future generations continue to benefit from the natural assets we enjoy today.

I respectfully urge you and your committee to strengthen and support policies that promote tree retention for the health, beauty conservation and resilience of our environment, our neighborhood, and our city.

Thank you for your time and your kind consideration.

Sincerely,
Catherine Hockman
and The Borca Family
(From your Parkway East Neighborhood)

Sent from my iPad

Tortorici, Anthony

From: Catherine Hockman <catherinehockman@yahoo.com>
Sent: Thursday, May 7, 2026 7:45 AM
To: Tortorici, Anthony
Subject: Fwd: The Parkway East Neighborhood Douglas Fir Trees

> You don't often get email from catherinehockman@yahoo.com. Learn why this is important

From: Catherine Hockman <catherinehockman@yahoo.com>
Date: May 6, 2026 at 12:15:04 PM PDT
To: anthony.tortorici@cityofvancouver.us
Subject: The Parkway East Neighborhood Douglas Fir Trees

Dear Mr. Tortorici,

I am writing to you and your committee to express support for preserving the Douglas fir trees within our neighborhood through thoughtful tree retention programs. These trees are not only a defining feature of our local landscape, but they provide substantial, environmental, economic and community benefits that they deserve long-term protection.

Douglas firs trees contribute significantly to air quality by absorbing carbon dioxide and releasing oxygen, helping to mitigate climate change. Their large canopies provide shade that reduces urban heat, lowers energy cost for nearby houses. In addition, these trees play an important role in managing storm water by absorbing rainfall and reducing runoff, which helps prevent erosion and strain on drainage systems

Beyond their environmental value, Douglas firs support local wildlife as habitat and food sources for birds and other species. Their presence enhances neighborhood aesthetics, and contributes to the overall sense of place that we value and we call home.

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I respectfully urge you and your committee to strengthen and support policies that promote tree retention for the health, beauty conservation and resilience of our environment, our neighborhood, and our city.

Thank you for your time and your kind consideration.

Sincerely,
Catherine Hockman

and The Borca Family
(From your Parkway East Neighborhood)

Sent from my iPad

Tortorici, Anthony

From: C A <cherylrenee143@gmail.com>
Sent: Tuesday, April 28, 2026 7:07 AM
To: Tortorici, Anthony
Subject: Mt. Hood Vista Subdivision

> You don't often get email from cherylrenee143@gmail.com. Learn why this is important

I would like to be included in any meetings or public communications about the Mt. Hood Vista subdivision. I live in the Parkside neighborhood.

Tortorici, Anthony

From: Christina Buckley <buckleych@icloud.com>
Sent: Wednesday, May 6, 2026 10:37 AM
To: Tortorici, Anthony
Subject: Parkside home building

[You don't often get email from buckleych@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I think it needs to be 50 homes not 80 since traffic would be bad and there are already people that zoom through the neighborhood and it would also limit the cutting of the trees as well.
Please consider this!
Chris and Robert Buckley
Parkside neighbor

Sent from my iPhone

Tortorici, Anthony

From: Dan Castenson <dan.castenson@gmail.com>
Sent: Wednesday, May 6, 2026 7:08 PM
To: Tortorici, Anthony
Subject: Public comment on Mt. Hood Vista Subdivision

Dear Anthony,

My name is Dan Castenson and I have been a resident of Parkway East for 36 years. I am also a member of the Parkway East Neighborhood Association board, which has been closely following the proposed Mt. Hood Vista Subdivision (PRJ-169743/LUP-85799). I am writing because I would like to share my concerns about the way that this project has evolved despite input from the community. In particular, I am concerned about the number of mature Douglas firs that will be removed under the current proposal. My comments are my own personal opinions, even though they are informed by my engagement as a Parkway East Neighborhood Association board member.

In 2025, the neighborhood association reviewed the initial project proposal from Ginn Group, which preserved both Douglas fir groves located in the SW corner and the NE corner of the property. However, the latest proposal only preserves the smaller grove of Douglas fir trees in the SW corner. On March 19, 2026, members of our neighborhood association board met with Chad Stewart and Morgan Chadwick from Ginn Group. When we asked them why they decided to remove more trees in the most recent proposal, we were told “they didn’t know.” This is concerning because the current Vancouver municipal code regarding tree preservation states “When there are feasible and prudent location alternatives on site for proposed building structures or other site improvements, existing native vegetation and trees are to be preserved, even if the minimum tree density is exceeded (VMC 20.770.070).” The response we received from Ginn, when considered alongside their original plan which preserved more trees, indicates that the tree removal is not necessary for the development of this property.

While I am not opposed to infill development, I am opposed to ignoring the City’s stated goals in its new draft Comprehensive Plan to increase our tree canopy, preserve existing mature trees, and create green spaces that are accessible to residents. The Mt. Hood Vista subdivision could be a liveable community that adds to the surrounding neighborhoods and does not detract from them. However, the current plan of 82 homes and the removal of the majority of the mature trees on the property will *not* contribute to that goal. I ask that you reduce the number of homes planned for this development, and preserve all the existing mature trees.

I would also like to participate in the virtual hearing on June 16, so I would appreciate it if you can send me the online link.

Sincerely,
Dan Castenson
15820 NE 36th St. Vancouver, WA

Tortorici, Anthony

From: Dan Chure <dan.chure@gmail.com>
Sent: Friday, May 8, 2026 3:56 PM
To: Tortorici, Anthony
Subject: Mount Hood Subdivision in the Parkway East Neightborhood

> You don't often get email from dan.chure@gmail.com. Learn why this is important

I am writing about the proposed Mount Hood Subdivision in the Parkway East Neightborhood. The proposed number of dwellings to be built is much too high. The greatly increased traffic on local streets with pose a threat to walkers, joggers, people walking dogs, children, students waiting for school buses, and people just using the streets on a day to day basis. NE 34th St is already a speedway with many cars and motorcycles racing down it well above the speed limit and the greatly increased traffic from the full blown development will surely result in close calls and vehicular accidents. Fewer homes built will reduce the resultant traffic and these hazards.

The unnecessary destruction of the grove of mature Douglass firs in the NE corner of the lot should also be avoided. Reducing the size of the development will allow for these trees to remain and continue to reflect the fabric of the community that first attracted us to come to Parkway East.

I am asking that you reduce the number of houses to be built in this development to 60 and preserve the neighborhood and assure the safety of its residents.

Dan Chure
16019 NE 35th ST
Vancouver WA 98682

Tortorici, Anthony

From: Daniel Delores Kennedy <essextp@msn.com>
Sent: Sunday, April 26, 2026 9:06 PM
To: Tortorici, Anthony
Subject: No Title

> You don't often get email from essextp@msn.com. Learn why this is important

Where are you planning on getting the money to school all the children . The developer ? . Ha ha . We're broke.

Tortorici, Anthony

From: Danny Dwyer <djdanny24@gmail.com>
Sent: Thursday, May 7, 2026 3:43 PM
To: Tortorici, Anthony
Subject: Parkway East Neighborhood Concerns

> You don't often get email from djdanny24@gmail.com. Learn why this is important

Dear City Planner Anthony Tortorici

I am reaching out about the upcoming planning session and discussions on the Parkway East neighborhood development proposal.

As a concerned 22-year community member, I strongly support preserving the mature Douglas fir trees currently on the site. These trees are not only a defining part of the neighborhood's natural beauty and character, but they also provide a home for several raptors, eagles, and owls, not to mention environmental benefits that cannot simply be replaced with new landscaping. Once these giants are removed, they are gone forever.

In addition, many of my fellow neighbors and surrounding residents feel our area has already experienced significant overdevelopment. The existing infrastructure and roadways are already a disaster to drive on and are struggling to support the current population density. Adding more high-density housing will inevitably increase traffic congestion, parking issues, noise, and public safety concerns within an area that is already facing ongoing challenges.

The Parkway East neighborhood deserves thoughtful planning that prioritizes livability, environmental preservation, and the long-term well-being of current residents — not simply continued expansion at the expense of the community's character and quality of life.

I respectfully urge the planning department and decision-makers to seriously consider the concerns of neighborhood residents, preserve the Douglas fir trees whenever possible, and reconsider any proposal that adds additional townhomes or apartment density to this already impacted area.

Thank you for your time, consideration, and service to our community.

Sincerely and respectfully

Danny Dwyer
Vancouver, WA

djdanny24@gmail.com

Tortorici, Anthony

From: David Oldham <jdo549@yahoo.com>
Sent: Tuesday, April 28, 2026 5:06 PM
To: Tortorici, Anthony
Subject: Please, hear us

> You don't often get email from jdo549@yahoo.com. Learn why this is important

Mr. Tortorici,
My neighbors and I in Parkway East neighborhood are begging you to step in and insist that the development plans for the radio towers property here be modified. The area is only 7.5 acres. Current plans are for 82 small homes to go there. 5 feet of space between dwellings will make their yards. Over 600 car trips per day will be added to the traffic going in and out.

It's a very bad idea that will endanger all of us here because of the increased traffic that will interact with walkers, joggers, bicyclists, kids on scooters, kids waiting at bus stops and with overflow parking moving on to SE 34th and NE 154th Streets.

As it is planned now it will also mean the wasteful destruction of a grove of mature Douglas firs in the NE corner of the lot. We consider these trees part of the neighborhood. They are better at offsetting carbon and are adjusted to withstand global warming better than any other species in this region and it took three quarters of a century for them to to grow to their magnificent size. All it would take to spare them is reducing the number of houses by twelve. Seventy new homes is still far above what the city requires for new build sites.

We in Parkview East welcome new neighbors but to crowd these homes so close and tight and in such great numbers in an established, infill neighborhood is irresponsible. We feel it will put these new families as well as the current ones in harms way while destroying part of what makes Vancouver a beautiful place - it's magnificent conifers.

Please do all you can to reduce the number of houses and save the trees.

Thank you for your attention to this,
John David Oldham
15616 NE 34th St

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,

Mike & Diane Buckman

Tortorici, Anthony

From: Edrina Kolling <edrina7@yahoo.com>
Sent: Friday, May 8, 2026 1:00 PM
To: Tortorici, Anthony
Subject: Parkway planned subdivision development

> You don't often get email from edrina7@yahoo.com. Learn why this is important

Hello,
I am writing I'm regards to the planned development at the radio towers site on NE 34th Street. I live a couple of blocks west of that site. I am in support of preserving the Douglas fir trees on and around that site. However, the radio towers have been an issue due to interference within my home. The garage opener does not function due to the reception. I have spent hundreds of dollars trying to rectify the issue to no avail. I support the removal of the towers 100%. Please consider preserving the surrounding trees though.

Respectfully,

Edrina Kolling
(360) 909-3065

Sent from Yahoo Mail for iPhone

Tortorici, Anthony

From: Elizabeth Campbell <campbee3@gmail.com>
Sent: Friday, May 8, 2026 11:35 AM
To: Tortorici, Anthony
Subject: Concerns regarding Mt. Hood Vista proposal

> You don't often get email from campbee3@gmail.com. Learn why this is important

Hi Anthony, I am writing to express my concerns about the current proposal of the Mt Hood Vista housing development in the Parkway East neighborhood. I have lived in this neighborhood for the past 8 years. We intentionally chose this neighborhood when looking to purchase a house due to the established nature of this neighborhood, we weren't wanting to purchase in a neighborhood that would be over developed. I have grave concerns about the proposal to build 82 homes on such a small parcel of land.

I do not believe that building this many homes will fit with the long established neighbors surrounding it. The houses surrounding it are all on roughly 8000 square foot lots, building houses on 2000-3000 square foot lots will be out of character for the neighborhood. We have seen these types of developments popping up around Vancouver and frankly they look ridiculous and do not at all blend in with surrounding neighborhoods. I also have concerns about the closeness of the houses to one another. Growing up with a father who was a firefighter I heard one too many horror stories of houses/buildings being too close together and when one goes up in flames they tend to spread to other houses nearby.

I am also deeply concerned about the safety of the neighborhood in general. I see walkers, bikers, people walking their dogs, children playing, elderly getting exercise, etc all throughout the day, including along 34th Street. With adding the projected 600 cars per day it is only a matter of time before there are accidents, not to mention the more peaceful feel of the neighborhood. I regularly walk my dog in this neighborhood and would no longer feel safe to do so with the amount of traffic that is projected.

Another concern I have is the wasteful destruction of trees that are currently located on this property. Rarely have I ever seen a new housing development save the trees that are a part of the property, they just bulldoze down the vegetation so that they can build and then after houses are built maybe add a tree here or there. These trees are a part of the city's mission of tree preservation.

I recognize the need for more housing in Vancouver, but I can't agree with the burden this would place on my neighborhood. I would kindly ask that the proposal for re-zoning is not approved and that the current zoning laws remain in place for this piece of property. Building homes that are more in alignment with the surrounding neighborhoods is what we are asking for. Larger lots, more space in between houses and prioritizing the asks of the citizens, not corporate land developers.

Sincerely,

Elizabeth Campbell

Tortorici, Anthony

From: Hunter Ivey <h.ivey@outlook.com>
Sent: Friday, May 8, 2026 3:58 PM
To: Tortorici, Anthony
Subject: Parkway East Development comment

> You don't often get email from h.ivey@outlook.com. Learn why this is important

Hello Anthony,

I am emailing to whom it may concern about the proposed development in the Parkway East neighborhood.

I have been a resident of this neighborhood for three years, drawn to its quietness and safety. This proposal deeply concerns me, as it would bring major negative changes to both of these things in our neighborhood.

Our neighborhood is not set up to accommodate the 600+ additional vehicle traffic, especially on NE 34th St. 34th street already struggles to accommodate the current residents, as you can see by the lack of maintenance on the road, resulting in an uneven street that's half gravel. Oftentimes people are swerving on this road due to its inability to be maintained, alone.

And yet, this street provides access to major roads and parks for all of our residents. Every day I am pleased to see people walking their dogs, enjoying time with their children or riding bikes through 34th. More traffic will cause more danger in our otherwise safe neighborhood.

Additionally, I've lived in an area with nearby construction. I know firsthand that should this project more forward then for years, we will have to succumb to the noise pollution of construction, large trucks damaging the roads and the inevitable debris causing flat tires or worse. This is not what anyone in this neighborhood wants. And, the value of our homes will surely decrease with a new overstuffed housing project, created only for private revenue and with no care of the current residents who make the neighborhood the safe and lovely place it is today.

Vancouver is a Tree City, and its disappointing to know that our city leaders would be willing to be to sacrifice the trees of a neighborhood that is already one of the lowest in the city (at 15%).

I too work for the City of Vancouver as a firefighter just down the road at station 10. As an Engineer for the Fire engine I drive down 34th st frequently as our most frequent caller in the entire city for the past 10+ years actually lives just off this road. Additional traffic, trucks and construction will worsen our response times similar to the speed bumps on 39th st that the Fire Department never approved of.

Overall, I find it sickening to imagine that the leaders of one of the more progressive cities in our country would be willing to succumb to private equity in the name of making a small group of people richer, at the expense of the community that lives here and the planet. Have we not had enough of this in this country? Will you not be part of the change towards community and the environment over corporation?

Respectfully,

Hunter Ivey
3804 NE 155th Ct Vancouver WA

Tortorici, Anthony

From: jackie leon <mama4reals@yahoo.com>
Sent: Thursday, May 7, 2026 5:15 PM
To: Tortorici, Anthony
Subject: Housing development.

> You don't often get email from mama4reals@yahoo.com. Learn why this is important

I presently lived in the neighborhood where you are considering putting an apartment complex around NE. 31st St. and 162nd Vancouver Wa and I would like to express my concern for the Proposed Housing development in our Residential area. We already have a Very concerning traffic conjunction in our neighborhood, The traffic due to over population is very congested now. There for there is a lot of speeding a lot of traffic accidents a lot of congestion trying to get home and to work each day, The roads are very narrow, only two-way traffic and we have a lot of bus traffic as well as other business traffic going through there on top of the bar already overly crowded neighborhoo, As well as our children are not OK to play in our neighborhood because of the over Population and traffic problem due that.

I truly believe in Phil that adding a large apartment complex even a small that would cause a lot more problems. As far as Accident children being hurt kidnapped ran over although we watch our kids very well they should be able to play in their front yard without worrying about all the traffic congested On top of traffic and the safety, we would also have that along with all of this, leading to their safety as well as our own. And for those of us that do not have transportation walking on the streets with traffic would be a norm and very unsafe. So with my deepest concerns, I ask you to please reconsider, approving this development in our already over Crowded neighborhood. **Thank you so much for hearing me out and putting my concerns Into your development Consideration…**

Tortorici, Anthony

From: Jackson Oldham <oldhamjackson@gmail.com>
Sent: Friday, May 8, 2026 3:05 PM
To: Tortorici, Anthony
Subject: Comment on the Record for Parkway East Neighborhood Development

> You don't often get email from oldhamjackson@gmail.com. Learn why this is important

Good Afternoon Mr. Tortorici,

My name is Jackson Oldham, and I am a resident of the Parkway East Neighborhood. My residence is located at 15924 NE 33rd Circle. I would like to submit my comments for the record as it relates to the proposed development at the radio tower site located at 15301 NE 34th St. (lot #164329000). I would also like to attend the hearing on June 16th.

I am opposed to the development as it currently stands. The proposed development is out of character with the surrounding neighborhoods and detrimentally affects those Vancouverites who are already living here, many of whom have called Vancouver home for decades.

I oppose the developers request to rezone this plot of land to allow more densely built housing than its current zoning. ZONING EXISTS FOR THIS SPECIFIC CIRCUMSTANCE. Neighborhoods are zoned so that development is not only visually consistent with the neighborhood but is also capable of being supported by the neighborhood infrastructure.

Finally, I ask that the decrease in homes be met by preserving the stands of old-growth Douglas Fir trees that exist on the property. These trees are irreplaceable. No doubt the developer will plant small, short-lived trees to meet their quota. These new trees will do nothing to replace these historic Douglas Firs. Vancouver has been named a Tree City, this is the perfect opportunity for the City to prove this is true. The Parkway East neighborhood has only 15% tree canopy, one of the lowest in the area and well below the City's stated goal of 28%. Why diminish this even further?

I am not opposed to developing this site, and I look forward to welcoming new neighbors into homes with yards big enough to be enjoyed by them and their families. All I ask is that this development be done in a way that best suits the needs of the community. Please respect the wishes of those who live here.

Thank you for your time,
Jackson Oldham

Tortorici, Anthony

From: Jason Galvas <jgalvas@hotmail.com>
Sent: Wednesday, May 6, 2026 5:03 PM
To: Tortorici, Anthony
Subject: Parkway East Neighborhood development

> You don't often get email from jgalvas@hotmail.com. Learn why this is important

Good afternoon Sir,

I hope you will please take the time out of your busy schedule to read this email regarding the land development in my neighborhood and how it will negatively impact not only my family, but also the neighborhood, too.

My wife, children (we have 2), and I have lived in this neighborhood (NE154th Ave) for 12 years now. We very much love our community. It is filled with many other families, many of whom have children younger than our own. It is currently very welcoming and safe, with few interruptions and a nice, calm, and peaceful atmosphere. Joggers, dog walkers, kids on bikes and scooters, and more all utilize this quiet and safe area. It is without crime, noise, much traffic, parking issues, and the like. There are plenty of trees in the vicinity (particularly the area nearest the Church to the south of my house). Everyone in this region would like to keep it that way.

I know there are plans to develop the city by adding more houses. In the time I have spent in Vancouver (over 20 yrs) I have witnessed the urban sprawl consume once-pristine pockets of nature. I hope that you will strongly reconsider zoning this region for adding more houses, as it would obliterate everything that I have mentioned previously that we in this neighborhood currently find so appealing and necessary to maintain our health, safety, and community.

Thank you for your time and I hope that I have not written this message in vain.

Respectfully,

Jason M. Galvas

Tortorici, Anthony

From: Jim Fackrell <bouchetthrice@gmail.com>
Sent: Monday, May 4, 2026 7:52 PM
To: Tortorici, Anthony
Subject: 82 new homes

> You don't often get email from bouchetthrice@gmail.com. Learn why this is important

anthony.tortorici@cityofvancouver.us

The city of Vancouver, Washington's plan to build 82 homes on a grid of seven acres is a financial winner. Every entity engaged in the project will become wealthier in the process.

None of them will reside in the environment they create.

What's a few dozen mature evergreen trees if their removal means;

more profit for Ginn (when the 82 properties are sold),
more profit for the contractors who build the alleyways and infrastructure for the 82 new home sites,
more profit for the contractors who build the 82 houses,
more profit for the local material suppliers who sell their products,
more income for local residents employed in the jobs building the new neighborhood
more income spent locally fiscally enhancing the local community,
more property tax revenue (many millions each year),
tax revenue for the city staff,
tax revenue for the county,
tax revenue for local schools,
tax revenue for public works in the great city of Vancouver, Washington.

But what of the people who currently live in the neighborhood surrounding the 82 new homes?

They will reside in the environment the city created.

Where will the new home owners park vehicles (second or third car, boat, trailer, motor home) once their single garage is filled? In the streets of the surrounding neighborhood perhaps. The very streets that will have to safely contain an estimated 600 additional transits daily. What this means for 34th Street westbound from 162nd Avenue (locally known as 'the drag strip') might be a concern for opposing vehicles, pedestrians and children walking to the school bus.

A little more noise. A little more congestion. A little less safety. Fewer birds. Less shade in the ever warming summers. A small price to pay to benefit a few millionaires and for the right to live in the great city of Vancouver, Washington.

Jim Fackrell

15515 NE 37 Street
Vancouver, WA 98682
bouchetthrice@gmail.com

Tortorici, Anthony

From: JACK S**** <jerzeyjack@comcast.net>
Sent: Sunday, May 3, 2026 4:01 PM
To: Tortorici, Anthony
Cc: JACK S****
Subject: Proposed Mt Hood Vista Project

> You don't often get email from jerzeyjack@comcast.net. Learn why this is important

May 04, 2026

To: Anthony Tortorrici
From: Jonathon Stoess

Dear Sir,

I am writing this email to request you to address the following concerns regarding the Mt. Hood Vista project on the property at 15301 NE 34th Street.

1. We live at the dead end of NE 154th Ave where NE 154th Ave is proposed to be extended into the property at NE 34th Street. Approximately 20 years ago we planted a tree line across the dead end of NE 154th Ave. These trees are NOT on the proposed development property, and have been continuously under our care.
Will we be compensated for the cost of these trees and years of maintenance, as a number of the trees will need to be removed to accommodate the proposed extension of NE 154th Ave.?

2. Regarding the large increase of vehicle traffic this project (if approved) will create on NE 154th Ave will you please consider requiring speed bumps on NE 154th Ave south of the proposed development for speed control? And also signage to prohibit overnight parking?

Thank you in advance for addressing these concerns,

Jonathon Stoess
503.539.2557

P.S.
If you are not the correct person to address these concerns please let me know who that may be.
js

Tortorici, Anthony

From: Julie Mills <flowergrl9990@gmail.com>
Sent: Thursday, May 7, 2026 8:28 PM
To: Tortorici, Anthony
Subject: Parkway East Radio Tower Development Plan

> You don't often get email from flowergrl9990@gmail.com. Learn why this is important

Dear Mr. Tortorici,

My name is Julie Mills, and I have lived in the Parkway East neighborhood for 30 years. I am writing to express my concerns regarding the proposed development of the Radio Tower site.

The addition of 82 houses is a significant increase for our community that will strain local resources. Diamond Park is already heavily used, and this development will further impact its accessibility. I request that a good portion of the mature Fir trees be preserved and that a second park be established for the entire neighborhood's use, not just the new development.

Preserving these trees is also vital for local wildlife. These Fir trees are among the tallest north of 28th St and provide habitats for owls, pheasants, bald eagles, and hawks. When trees were removed at Burton Field, I personally witnessed the negative impact on local wildlife, including an injured owl.
As a "Tree City USA," we should hold developers to higher standards regarding the maintenance of mature trees and natural habitats.

Additionally, I am concerned about traffic safety. We already see consistent accidents on 28th St, and recent changes to C-Tran routes have increased both vehicle and pedestrian traffic in the area. I ask that comprehensive traffic control and sidewalk safety measures be addressed to accommodate this growth.

Finally, I am concerned about the increase in graffiti and the lack of maintenance on existing fences and sidewalks. I would like to know the plan for enforcing cleanup and maintenance moving forward, as past maintenance for sidewalks along 28th St. has been neglected.

Thank you for your time and for considering the concerns of the Parkway East residents.

Kind regards,

Julie Mills

Tortorici, Anthony

From: Julie Slais <julieslais@gmail.com>
Sent: Wednesday, May 6, 2026 6:43 PM
To: Tortorici, Anthony
Subject: Public comment on Mt. Hood Vista Subdivision

> You don't often get email from julieslais@gmail.com. Learn why this is important

Dear Anthony,

My name is Julie Slais and I have been a resident of Parkway East for 36 years. I am writing about the proposed Mt. Hood Vista Subdivision (PRJ-169743/LUP-85799). While I understand the need for increased housing, I am very concerned about the impacts that the project would have for both neighborhood traffic and park use with the addition of 82 homes.

The increased traffic will make NE 34th St (on the northern edge of the development) even more congested and unsafe. Since this subdivision is not close to public transport, the new residents will likely use personal vehicles. NE 34th St. is already a very busy and unsafe street due to unconnected sidewalks and speeding problems. Residents have asked for traffic calming on this street, but no projects have been implemented. I walk this street almost every day, and I frequently have to step into someone's front lawn to avoid being hit by speeding vehicles since there are several sections of the street without sidewalks. Because it is the main connecting street to the local neighborhood park of Diamond Park, I am concerned that the main route to the park will become even less safe.

The addition of more homes means more residents in an area where the few parks are already heavily used. Diamond Park has people almost every time I visit. The church that I attend, Good Shepherd Lutheran on NE 34th St. and NE 162nd, has experienced greater use of their green space (not a city park) after the subdivision was expanded around it. The residents of the proposed Mt. Hood Vista Subdivision need park and green space as well, since existing parks are already heavily used.

Fortunately, the solution to both these problems is a simple one: Build fewer homes in this subdivision and preserve the existing green space with mature Douglas fir trees. The development can still meet the minimum density requirements for a low scale neighborhood with fewer homes in this space, and fewer homes means fewer vehicles on an already busy NE 34th St. The existing green space with mature Douglas fir trees could become a linear park or pocket park. Removing the number of trees currently called for in the developer's plan would result in a loss of habitat, cooling source, and carbon dioxide removal. These are healthy, mature trees that have taken several decades to grow. They cannot be replaced by whatever street trees the developer may be planting to mitigate their removal. The preservation of this green space and existing trees also supports the city's goal to increase its tree canopy, which stands at a paltry 15% in the Parkway East neighborhood.

I understand the pressures the city faces to provide more housing for new residents. But I am concerned that with this particular development, the city is forgoing an opportunity to meet two goals at once: build new homes while also offering these new residents green space and preserving precious tree canopy that will affect all our lives.

I urge you to consider an alternate plan for this subdivision that has fewer homes and preserves all the mature Douglas firs and the surrounding green spaces. This is good policy and will make this a neighborhood that both long-time residents like myself and newcomers want to call home.

Sincerely,
Julie Slais

15820 NE 36th St. Vancouver, WA

Tortorici, Anthony

From: Julie Stonelake <j43stone@comcast.net>
Sent: Tuesday, May 5, 2026 8:15 AM
To: Tortorici, Anthony
Subject: Parkway East Subdivision

> You don't often get email from j43stone@comcast.net. Learn why this is important

Good morning Anthony,

I have lived in the Parkway East neighborhood since July 1990. At that time, the neighborhood was brand new and low traffic issues. Over the years, the traffic has become an issue with cars speeding down my street (157th Avenue and 34th St) as if it was a highway. With the new subdivision proposal, I understand the additional issues this will bring but would ask that you be mindful of the existing neighbors and how we are trying to preserve this beautiful area with tree canopies in our yards and the real need for parks for our kids and grandkids to play in. There is very little within a mile or two radius.

This new subdivision threatens an existing stand of Douglas Fir trees which have been there for more than the 36 years I have lived here and would ask that they stay. Can we add a park for children in that area? Shade for play equipment to reduce burns on tender skin would be worth consideration.

Thanks for your time and while I understand the desire for homes in Vancouver, I would like to put in front of you my thoughts as a long time resident of Parkway East and the continued tree canopy necessary for cooling in the summer.

Best regards,

Julie Stonelake
3507 NE 157th Avenue, 98682

Tortorici, Anthony

From: Katie McGee Benzel <katiebenzel@gmail.com>
Sent: Sunday, May 3, 2026 2:47 PM
To: Tortorici, Anthony
Subject: Mt. Hood Vista Subdivision with Zone Change - PRJ-169743/LUP-85799

> You don't often get email from katiebenzel@gmail.com. Learn why this is important

Mr. Tortorici,

As a resident of the Parkway East neighborhood for 36 years, I have the following concerns regarding Mt. Hood Vista Subdivision with Zone Change - PRJ-169743/LUP-85799:

1. What steps will the City of Vancouver or Ginn Development do to mitigate the spread of displaced wildlife (rats, mice, squirrels, etc.) into the current surrounding neighborhoods?

2. Will the use of spray vegetation killer (Roundup) be limited to non-windy days to prevent the spread of toxic chemicals into the surrounding neighborhoods?

I have many other concerns regarding this proposed subdivision (loss of trees, traffic impact) but wanted to bring my particular concerns to your attention.

Thank you,
Katie Benzel

Tortorici, Anthony

From: Katie Lamb <misskatielamb@yahoo.com>
Sent: Friday, May 8, 2026 1:02 PM
To: Tortorici, Anthony
Subject: Save the Trees on NE 34th st

> You don't often get email from misskatielamb@yahoo.com. Learn why this is important

Hello,

It's me again. Just want to remind you to not cram 80 houses into the lot between 151st and 157th next to 34th street. We don't want all of those cars, and we don't want to lose our grove of old trees. Please keep it capped at 50 with a max of 60 houses. This will make the city money, keep the locals happy, give the new homeowners a little breathing room from the house next to them, and reduce the traffic. It is a win win for everyone.

Please save the trees!!!!

Thank you for your time.
Katie M.

Tortorici, Anthony

From: Katie Lamb <misskatielamb@yahoo.com>
Sent: Wednesday, May 6, 2026 11:37 AM
To: Tortorici, Anthony
Subject: Parkway East Neighborhood - SAVE THE TREES!!!!!!!!!!!!!!!!!!!

> You don't often get email from misskatielamb@yahoo.com. Learn why this is important

Hello,

My name is Katie McCool and I live on 148th ave, 98682. I have lived in this house for 27 years, in fact my parents built this house in 1999 and we have been here ever since. I have seen many changes over the years, not all of them good. I have driven, walked, rode my bike on 34th street a million times. Not just myself but my 3 kids as well have It is already a pain in the ass for 2 cars to drive in opposite directions, adding 600(!!!!!!) more cars is NOT OK. That is crap. Straight up crap. There is NO REASON to cram 80 freaking houses into that little spot. This might be a surprise, but people don't want to hear their neighbor fart. Why do you need to put SO MANY houses there? I understand people needs homes, but no one can freaking afford them, these houses are going to be owned by BlackRock or some other corporation that will just use them as rentals screwing over the housing market already.

I am kindly asking you to reduce the number of houses that are going into the field between NE 151st ave and 157th ave, at the moment the plan is something like 80+ houses, please reduce this number to 50 maybe a max of 60, with this small change all these things will happen:

1. You will save a grove of Douglas Fir trees (That I played in as a child and over the years before they put the fence up) that is very old and vita to the neighborhood. Due to the fact that houses are going in all around 162nd, we are losing our old trees and open space. These trees provide more than just great memories for myself and my kids, they provide shade, the trees help keep our air clean, they will also provide protection if there was ever a flood. Douglas Fir trees have deep roots that keep the ground in place. Not only all of these things but these trees are old. as hell. It would take over 100 years for these trees to replaced. Not a single person that moves into these new houses will be alive in 100 years, yet these trees would have been. Who are we to kill ancient giants just for the city's greed? And NO, planting new tress to "replace" these old ones is not good enough. 1. The cost it would take to buy multiple trees old enough to even be remotely close to replace these Douglas Fir would in the hundreds of thousands of dollars, (If the city has that much money, they need to spend it on the schools). 2. The trees the city normally plants or replaces old growth with end up causing more problems than benefits. For example, the 4 "city trees" that were planted next to our house has caused damaged to the sewage line, the roots have lifted the sidewalk, in one case so bad we are now facing a fine from the city unless WE fix it, yet the city picked the wrong tree to plant. So, as you can see, even with the attempt at replacing the trees, you as the city are unable to guarantee that those trees will last and truly replace trees that have been cut down.

2. You will help with traffic control. Not a single person wants to deal with an increase of 600 cars each day. Would you want to sit in traffic just to get out of your neighborhood? No, you wouldn't want that. 28th st is already too busy, 162nd is a becoming a main traffic headache as well. Adding SO many more cars is just crap. It won't matter if you add a bus stop close by people will still drive their cars. If you reduce the amount of house to 50 it could eliminate hundreds of cars. Every car not there is a plus.

3. You will keep the locals happy. If you cut down these trees and pack these people in there like sardines you are going to piss the people who have lived here for DECADES off. When the vast majority bought or moved into these houses, this was the end of Vancouver. We picked the farthest point away from all the hustle and bustle of downtown, Fourth plain, Mill plain, and more because we did not want to deal with a lot of people. We did and do NOT want to live in a cookie cutter- sardine-so close to hear the person next door fart kind of neighborhood.

Please hear my complaint and take it to heart. Please save these trees. Please reduce the number of homes that you plan on putting there- See not even asking you to stop fully, just please reduce the number. Please don't sell locals out for money we are already getting screwed in every other way, please just leave our trees alone.

Thank you for taking the time to read this.
Katie McCool

Tortorici, Anthony

From: Kelsey Ivey <kelseykivey@gmail.com>
Sent: Friday, May 8, 2026 3:52 PM
To: Tortorici, Anthony
Subject: Parkway East Development

> You don't often get email from kelseykivey@gmail.com. Learn why this is important

Hello Anthony,

I am emailing to whom it may concern about the proposed development in the Parkway East neighborhood.

I have been a resident of this neighborhood for three years, drawn to its quietness and safety. This proposal deeply concerns me, as it would bring major negative changes to both of these things in our neighborhood.

Our neighborhood is not set up to accommodate the 600+ additional vehicle traffic, especially on NE 34th St. 34th street already struggles to accommodate the current residents, as you can see by the lack of maintenance on the road, resulting in an uneven street that's half gravel. Oftentimes people are swerving on this road due to its inability to be maintained, alone.

And yet, this street provides access to major roads and parks for all of our residents. Every day I am pleased to see people walking their dogs, enjoying time with their children or riding bikes through 34th. More traffic will cause more danger in our otherwise safe neighborhood.

My husband is a Vancouver firefighter who commutes to work via bicycle. I hate to think how much more danger he will be in with additional cars and overflow parking congesting this street. This is someone who has dedicated his career to serving this community, and you would be willing to sacrifice his safety in the name of profit.

Additionally, I've lived in an area with nearby construction. I know firsthand that should this project more forward then for years, we will have to succumb to the noise pollution of construction, large trucks damaging the roads and the inevitable debris causing flat tires or worse. This is not what anyone in this neighborhood wants. And, the value of our homes will surely decrease with a new overstuffed housing project, created only for private revenue and with no care of the current residents who make the neighborhood the safe and lovely place it is today.

Vancouver is a Tree City, and its disappointing to know that our city leaders would be willing to be to sacrifice the trees of a neighborhood that is already one of the lowest in the city (at 15%).

Overall, I find it sickening to imagine that the leaders of one of the more progressive cities in our country would be willing to succumb to private equity in the name of making a small group of people richer, at the expense of the community that lives here and the planet. Have we not had enough of this in this country? Will you not be part of the change towards community and the environment over corporation?

Respectfully,

Kelsey Ivey
: kelseykivey@gmail.com

Tortorici, Anthony

From: Kenji Chilcott <kenjichilcott@gmail.com>
Sent: Friday, May 8, 2026 8:57 AM
To: Tortorici, Anthony
Subject: Road Safety Concerns Regarding Parkway East Development

> You don't often get email from kenjichilcott@gmail.com. Learn why this is important

Good morning, Anthony,

A thank you in advance for taking the time to read this note. I am a happy homeowner in the Parkway East neighborhood, very close to the proposed new housing development where the existing radio towers are. I am not anti-human or housing growth, I don't think it's a secret that we need more housing! So, I am not at all opposed to the new housing development, but as someone who walks the dog daily on these streets, I want to bring to your attention some potential critical road improvements that I hope will be considered.

The intersection at NE 34th st and NE 157th is an extremely dangerous one, and I think it should be a 4 way-stop sign... it's currently just a 2-way stop sign, but it's such a blind turn - it's legitimately dangerous.

NE 34th will become a much busier road, and it's already such a narrow road that it poses some danger. If there is a car parked on that road, especially in it's narrowest portions, it becomes close to a 1-way street because it's so tight. I would love to see the road widened during the housing project, and maybe even speed bumps be considered - some people fly down this road at 40+ mph, when it really should be 25mph.

Again, if you've read this far, I truly appreciate you taking the time and considering my comments. I hope I come off as fair and reasonable, as I assume you are probably getting some outrageous emails too.

Hope you have a great day!
-Kenji
A very happy and proud Vancouver resident

--
Kenji Chilcott

Tortorici, Anthony

From: Lana Ferris <lana.ferris@gmail.com>
Sent: Tuesday, April 14, 2026 3:20 PM
To: Tortorici, Anthony
Subject: Another comment for LUP 85799

> You don't often get email from lana.ferris@gmail.com. Learn why this is important

Hi Anthony,

I wanted to add a comment/request for the proposed Mt hood vista housing development hearing. If the zoning change and proposed development end up being approved I would request that there be a limitation on hours for construction to occur. This development is being built in the middle of an established neighborhood and construction noise all hours of the day is highly disruptive for people to work from home, enjoy their yards, or feel at peace in their homes. I myself am autistic and have a neurodivergent daughter- we are both very noise sensitive and listening to construction noise from 7 am to 10 pm is highly dysregulating, anxiety inducing, and can trigger severe meltdowns. This is also true for other neurodivergent neighbors and neighbors with small children, or PTSD. I would argue that construction noise be limited to Mon-Fri 8 am to 6 pm to allow people to get their sleep and allow children who are noise sensitive to get to bed before 10 pm. This will help mitigate the negative impact of the construction on surrounding neighbors, children, and pets. Otherwise builders are only bound by the city noise ordinance. This may be a good compromise between the property owners advocating for development and the neighborhood advocating for peace and quiet.

Tortorici, Anthony

From: Lana Ferris <lana.ferris@gmail.com>
Sent: Tuesday, April 14, 2026 3:00 PM
To: Tortorici, Anthony
Subject: Request project plan for Mt hood vista

> You don't often get email from lana.ferris@gmail.com. Learn why this is important

Can I get the full project proposal/report for the LUP 85799 for Mt Hood Vista development off 34th st please? To understand the hearing- are we deciding whether to allow building, or just whether to allow zero lot line building vs R-9 lots? Will changing the zoning R-9 to R-17 change the number of houses they propose to build?

Tortorici, Anthony

From: Lawrence Sefton IV <lawrenceseftoniv@yahoo.com>
Sent: Saturday, April 25, 2026 4:21 PM
To: Tortorici, Anthony
Subject: Development of the radio town property in parkway east neighborhood

> You don't often get email from lawrenceseftoniv@yahoo.com. Learn why this is important

Hi Anthony,

My name is Lawrence and I live in parkway east neighborhood and was not happy to find today that the radio tower property is planning on being developed, with proposed 80 new homes. I do not want the property developed and have concerns with traffic increase, strain on the the electrical system present in the the neighborhood. And potential for I crese crime rates as this is a quite area and I enjoy living in this neighborhood. And want my voice heard since it's unclear if these will be homes for sale or rent and if any of them will become low income housing? I also walk my dog past this property almost daily and am constantly watching cars speed down northeast 34 street, and do not want the increase in traffic as I've already stated. Construction brings unwanted noise and although the city has noise ordinances they are not always followed nor enforced I've worked in construction for 11 years and know just how noisy this can be. Thank you for taking the time to read this email, sorry it's along one but again I am against this property being developed at all the city should just leave it the way that it is.

Thank you

Lawrence Sefton

Sent from Yahoo Mail for iPhone

Tortorici, Anthony

From: laurarndt@aol.com
Sent: Monday, April 20, 2026 5:36 AM
To: Tortorici, Anthony
Subject: Mt. Hood Vista subdivision - PRJ-169743/LUP-85799

> You don't often get email from laurarndt@aol.com. Learn why this is important

Please accept this email as notification from us that we would like to take part in the Land Use hearing scheduled for June 16, 2026. We would like to also be included in any future scheduled meetings pertaining to this development.

Thank you

Joe and Laurie Arndt

Joe cell - 360-607-2761
Laurie Cell - 360-513-1411

Tortorici, Anthony

From: Leah Renee <leah.weinhart@gmail.com>
Sent: Wednesday, May 6, 2026 12:04 PM
To: Tortorici, Anthony
Subject: Parkway East Subdivision Development

> You don't often get email from leah.weinhart@gmail.com. Learn why this is important

Good day,

I am contacting you to express my concern for the Parkway East Subdivision development Plan. We have lived in the neighborhood for 7 years now and have enjoyed being surrounded by the tall trees and low amount of traffic coming in and out of the neighborhood. We have 5 young children who play outside regularly, and we walk and ride bikes to the park at the Good Shepherd Luthern church and Diamond park. I am very concerned about the amount traffic that will surely increase on 34th street, especially by the church, and in the surrounding streets. People already speed down 34th street as it is.

We would also be very saddened to have the trees taken down, they not only add beauty to the neighborhood, help hide the cell towers, but provide homes for the wonderful wildlife we also enjoy.

I hope you will take our concerns into consideration.

Blessings,
Leah Kantola

Tortorici, Anthony

From: Liz Hunziker <lizhunziker@gmail.com>
Sent: Friday, May 8, 2026 10:49 AM
To: Tortorici, Anthony
Subject: Proposed development in Parkway East Neighborhood

> You don't often get email from lizhunziker@gmail.com. Learn why this is important

Dear Mr. Tortorici,

I am writing to express my concerns regarding the proposed development in Parkway East, located off NE 34th Street on the former radio tower property.

First, I am deeply concerned about the planned removal of numerous Douglas fir trees. These mature trees provide essential environmental benefits, such as wildlife habitats and improved air quality. The trees in our neighborhood are a defining characteristic of the neighborhood and were one reason I chose to purchase my home here ten years ago.

Additionally, I am concerned about the projected increase in traffic, particularly along 34th Street and the adjacent streets connecting to 162nd. My understanding is that this development could result in more than 600 additional car trips per day. Beyond the increased wear on our roads, this volume of traffic introduces significant noise and potential safety risks for pedestrians.

While I support the creation of new housing, the density of this specific proposal threatens the quality of life for both current and future residents. I would appreciate any consideration the city can give to reducing the number of proposed lots to preserve the existing trees and mitigate traffic impact.

Thank you for your time and consideration.

Best regards,

Dr. Elizabeth Hunziker
Parkway East Resident
3516 NE 159th Ave, Vancouver, WA 98682

Tortorici, Anthony

From: Iola Trautmann <iolaann@msn.com>
Sent: Friday, May 8, 2026 3:26 PM
To: Tortorici, Anthony; Tortorici, Anthony
Subject: Housing project planned for NE 34th Street

> You don't often get email from iolaann@msn.com. Learn why this is important

Dear City leaders,

We are writing to encourage the reduction of homes planned to be constructed - the Mt. Hood Vista site in the Parkway East neighborhood on NE 34th Street.

We encourage the builders to save the trees that are on this property and also limit the number of houses built to 50 or 60 instead of 82. We fear the increase of traffic on NE 34th Street that is adjacent to our property.

Thank you for your consideration of our requests.

Sincerely,
Roger and Iola Trautmann

Tortorici, Anthony

From: Lorraine Chure <lorrainechure@gmail.com>
Sent: Friday, May 8, 2026 3:58 PM
To: Tortorici, Anthony
Subject: Mount Hood Subdivision in the Parkway East Neighborhood

> You don't often get email from lorrainechure@gmail.com. Learn why this is important

I am writing about the proposed Mount Hood Subdivision in the Parkway East Neighborhood. The proposed number of dwellings to be built is much too high. The greatly increased traffic on local streets with pose a threat to walkers, joggers, people walking dogs, children, students waiting for school buses, and people just using the streets on a day to day basis. NE 34th St is already a speedway with many cars and motorcycles racing down it well above the speed limit and the greatly increased traffic from the full blown development will surely result in close calls and vehicular accidents. Fewer homes built will reduce the resultant traffic and these hazards.

The unnecessary destruction of the grove of mature Douglass firs in the NE corner of the lot should also be avoided. Reducing the size of the development will allow for these trees to remain and continue to reflect the fabric of the community that first attracted us to come to Parkway East.

I am asking that you reduce the number of houses to be built in this development to 60 and preserve the neighborhood and assure the safety of its residents.

Lorraine Chure
16019 NE 35th ST
Vancouver WA 98682

Anthony Tortorici, Case Manager: Mt Hood Vista Subdivision

Mr Tortorici,

Please consider this to be my comments responding to the Mt Hood Vista Zone Change request, (PRJ-169743/LUP-85799), for the Land Use Hearing and for the Vancouver City Council decision process. I would like to participate in the remote public hearing, scheduled for June 16th, 6:00 p.m. I would also like to participate in the City Council decision process.

I support the need for more housing in Vancouver, but do not support the housing density proposed for this development. I toured Parkway East and found that in recent years there have been 3 smaller infill developments, totaling 39 houses. All of these houses, including 9 Habitat For Humanity houses have been on approximately 4000 sq ft lots. I did find 9-10 houses that were built at least 10 years ago on approximately 3600 sq ft lots. The City approved either a zone change or a variance to accommodate these densities, but near the top end of R-17. There have been no previous infill developments at the 2600 sq ft lot density proposed in the Mt Hood Vista proposal. I would support the requested zone change from R-9 to R-17, if the proposal was to build on approximately 4000 sq ft lots, a density that is toward the upper end of R-17, and would result in about 65 houses.

The proposed project, being built along 34th street, which is the most heavily travelled street in the Parkway East and Parkside neighborhoods, will add almost 600 car trips per day, the majority onto 34th street with some onto 154th avenue. The widening of 34th street and construction of a sidewalk is welcomed, but there will still be 3 "grandfathered" sections of 34th street to the east with no sidewalk and narrow roadway, safety issues which the City is not addressing, while adding significantly more traffic and pedestrian use.

I cannot support the removal of over 40 mature, mostly Douglas Fir trees, while protecting only 10 of the existing trees. The sole purpose of removing so many trees is to cram in a maximum density of houses. I would like to see at least a few more trees left in the NW corner of the development along 34th street. The City Planning and Urban Forestry employees speak to "climate change" but this development does exactly the opposite,

removing most of the existing trees that are currently mature and sequestering carbon and providing shade and cooling. The City Forest Manager said there is no data being collected to assess the success of new plantings in recent developments. Survival of the 200+ planted trees in this development is dependent on future home owners watering, or adequate maintenance of a drip system, where that is provided. The longevity of approximately 40 Incense Cedars, proposed for some very small backyards is very suspect. These long lived trees, if adequately cared for, will overgrow the space provided in 10-15 years, making it unlikely that they will ever reach maturity and sequester carbon and provide the shade, to replace the mature trees being removed.

Climate change seems to be only a buss phrase in the soon to be completed Comprehensive Plan for the City. The Mt Hood Vista proposal will put almost 80% of 7.52 acres under impermeable dark surfaces, which will create a heat sink in the middle of our neighborhood, there will be little shade provided by the small, mostly non-native trees recommended for planting. These trees will never reach maturity and will be removed, and hopefully replaced, every 10-20 years when their roots begin to damage sidewalks or driveways. Those along the streets will be pruned way back to allow the garbage trucks to pass. These trees will never sequester the amount of carbon that the current 65-70 year old Douglas Fir are currently able to sequester.

The City Comprehensive Plan speaks to creating "livable" neighborhoods, this development makes the neighborhood I have lived in for more than 29 years less livable. There will be significantly more traffic, and a section of 34th street will be clogged with the parked cars from the 20 row houses facing onto 34th street. I drive this section of 34th street at least 2 round trips per day and will avoid it and go around rather than deal with the sight distance safety issues caused by parked cars close to the corner of 34th and 152nd. How is this development considered livable when the children living in these houses will have no outside space to play and crowded streets that make playing and bike riding unsafe.

The traffic study found that the intersection of 34th street and 148th avenue did not need an all way stop, the study did not seem to factor in the number of unaccompanied children that go to and from Diamond Park and run, or bike across 148th at this intersection. With the addition of many more kids with no outside space in their neighborhood, this intersection will be even busier. Please reconsider an all way stop to take care of our kids.

Thank you for the opportunity to comment.

Margaret (Peggy) Kain

15214 NE 35th Circle

Vancouver WA. 98682

360-600-6505

Tortorici, Anthony

From: voltaic <voltaic@thcnet.net>
Sent: Thursday, May 7, 2026 5:04 PM
To: Tortorici, Anthony
Subject: Parkway East Subdivision development plan

[You don't often get email from voltaic@thcnet.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi Anthony,

My name is Mark and I live in Parkway East, at 15819 NE 37th St. I am writing to you about the plan submitted by Ginn Group to develop the
7.52 acre property bordering NE 34th St between NE 151st Ave and NE 155th Ave. While I am in favor of developing open spaces into homes, the plan submitted by Ginn ignores some of the city's stated priorities and also some practical matters.

In particular, the first concern is traffic. This community will not be improved by adding ~600 car trips per day onto these residential roads.
There is no room to widen the streets or add turn lanes, and traffic connecting NE 34th St to and from NE 164th Ave and NE 148th Ave will also be impacted heavily.

My second concern is the removal of mature douglas fir trees from the property. This is unnecessary for creating a new space for families to live! Removing these trees will have a negative impact to the city's stated goal of keeping 28% canopy cover. It will remove natural cooling and water management from the area. And the city code requires preservation of existing mature trees when there are "feasible and prudent" alternatives for developing the site. It is certainly the case that it is feasible, or possible, to submit a development plan that includes existing green spaces. And certainly it would be prudent, that is wise, shrewd, and judicious, to maintain the standards that the community through its elected representatives has implemented.

I and my neighbors will end up living with the decisions that you and the city make on this development. Few, if anyone, at Ginn Group will be affected by these final decisions on a daily basis. For this reason, I am asking that you consider my views on the matter.

Thank you.

Mark Clark

Tortorici, Anthony

From: Mark Knowles <pragmaticvet@gmail.com>
Sent: Saturday, May 2, 2026 9:44 PM
To: Tortorici, Anthony
Subject: Parkway East Subdivision Development

[You don't often get email from pragmaticvet@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Greetings Mr. Tortorici

My name is Mark Knowles and I live in Parkway at 14807 NE 34th St. I can hear that Radio Station through speakers in my house without a Radio Receiver so I have absolutely no objection to what the city decides to do with this property as long as the Radio Station Towers go away. I have lived on this street for 25 years and it is a Race Track. PLEASE consider Speed Bumps for NE 34th St if there is the opportunity to have the developer mitigate the cost if there is going to be an increase in the traffic volume in the Parkway and Parkway East along NE 34th St.

Best Regards
Mark K.

Sent from my iPad

Tortorici, Anthony

From: Edrina Kolling <edrina7@yahoo.com>
Sent: Friday, May 8, 2026 1:00 PM
To: Tortorici, Anthony
Subject: Parkway planned subdivision development

> You don't often get email from edrina7@yahoo.com. Learn why this is important

Hello,
I am writing I'm regards to the planned development at the radio towers site on NE 34th Street. I live a couple of blocks west of that site. I am in support of preserving the Douglas fir trees on and around that site. However, the radio towers have been an issue due to interference within my home. The garage opener does not function due to the reception. I have spent hundreds of dollars trying to rectify the issue to no avail. I support the removal of the towers 100%. Please consider preserving the surrounding trees though.

Respectfully,

Edrina Kolling
(360) 909-3065

Sent from Yahoo Mail for iPhone

Tortorici, Anthony

From: Michael Mills <mikearborist17@gmail.com>
Sent: Tuesday, May 5, 2026 7:53 PM
To: Tortorici, Anthony
Subject: Fwd: Parkway east radio tower housing development

> You don't often get email from mikearborist17@gmail.com. Learn why this is important

---------- Forwarded message ---------
From: **Michael Mills** <mikearborist17@gmail.com>
Date: Tue, May 5, 2026 at 7:44 PM
Subject: Parkway east radio tower housing development
To: <anthoney.tortorrici@cityofvancouver.us>

Dear City of Vancouver leaders,

I am a 30-year resident of the Parkway East neighborhood, located near 28th Street and 155th Avenue. While I support the residential development at the radio towers site, I have several concerns regarding the current proposal for 82 houses. My primary concern is the impact on traffic and safety. Traffic along 28th Street has increased significantly in recent years, leading to more accidents. Currently, there is limited sidewalk access between 155th Avenue and 148th Avenue, which is particularly concerning given the new bus route and the lack of safe pedestrian access to bus stops. The addition of 82 homes will further exacerbate these issues and create an overflow of parking within our established neighborhood.

Additionally, as a Certified Arborist with 30 years of experience, and having lived in this neighborhood, I have contributed to tree preservation in our community. I am concerned about the proposed removal of mature Douglas fir trees. These trees provide essential wildlife habitat, improve air quality, reduce stormwater runoff, and contribute to the overall aesthetic appeal of our neighborhood. I urge you to reconsider the current plans and prioritize the preservation of these valuable trees.

Furthermore, I believe that a smaller, more thoughtfully planned development would be more sustainable and better suited to our community's needs. I propose that a thorough traffic study be conducted before any construction begins, and that community input be sought throughout the development process.

Thank you for your time and consideration.

Sincerely,
[Michael Mills
Certified Arborist PN0634A

Tortorici, Anthony

From: Neil Urban <urban12870@gmail.com>
Sent: Tuesday, April 14, 2026 4:48 PM
To: Tortorici, Anthony
Subject: 15301 NE 34TH ST, VANCOUVER, WA 98682

> You don't often get email from urban12870@gmail.com. Learn why this is important

Mr. Tortorici, my name is Neil Urban. I currently reside in the Parkway East Neighborhood, near the proposed Mt. Hood Vista Subdivision.

I am writing regarding the Notice of Application and Remote Public Hearing for Parcel 164329000 at 15301 NE 34th Street. As an interested neighbor, I request access to the pre-application report, zoning application, and any other available project materials.

Please provide a link to these documents or forward the files to this email address within the next 24 hours.

Thank you for your assistance.

Best Regards,
-Neil Urban
urban12870@gmail.com

Tortorici, Anthony

From: Pam S <EVERGREN15@msn.com>
Sent: Friday, May 8, 2026 1:12 PM
To: Tortorici, Anthony
Subject: Parkway East Development at 154th Avenue and 34th St. coments

> You don't often get email from evergren15@msn.com. Learn why this is important

Anthony Tortorici,
I have lived in this neighborhood for 30 years and I see this piece of property every day. I am flabbergasted at the short-sighted plan to put 82 single family homes on this piece of property. I have seen the plans and it is impossible to imagine what that subdivision is going to look like in real life with so many homes simply crammed in to make more money for the developer. They all fit on paper, but that is not going to be a livable subdivision.
In the 30 years that I have lived here we have always had many people of all ages out walking, jogging, riding bikes, kids playing on scooters, kids playing ball, sidewalk chalking, and all manner of things that families in neighborhoods do. In general, the people of this area use our outside space a lot! This current plan could add as many as 600 or more additional car trips on neighborhood streets per day! That is just dangerous! There will also be problems with overflow parking and that will disrupt everyone's use of the outdoors.
Along with intensely severe overcrowding , my biggest concerns are that Vancouver is a tree city , and we already have one of the lowest tree canopies in the city at 15% in this neighborhood. As you know, there are two groves of tall trees, Douglas Firs, on that site. I would like to suggest that those two areas be set aside as shared open space as pocket parks for all who live in the area. The city code says that these existing trees should be preserved. This not only benefits people but also the local wildlife that make these groves their home.
Not only do these trees deserve to be preserved, but they also assist in cooling neighborhoods, improving air quality, and reducing storm water runoff. Older Groves of trees are more likely than new plantings to survive our increasingly hot, dry summers. Preserve the Douglas fir trees to support a healthier community.
The people of this community are not adverse to new neighbors in a subdivision built on this plot of land, but we are all very much against such a high density use, which we all feel is extremely shortsighted and honestly, we feel it's all about profiting from shoving too many people into too small of a space.
Thank you for heeding the concerns of our community. This is not the right thing to do with this property. Please do not allow this current plan to move forward. Please come up with a much better plan.
Pam Sukonik

Get Outlook for Android

Tortorici, Anthony

From: Pete Riedel <pete@mountainviewfencing.com>
Sent: Wednesday, May 6, 2026 7:50 PM
To: Tortorici, Anthony
Cc: Bethany Carey
Subject: Parkway East Development

> You don't often get email from pete@mountainviewfencing.com. Learn why this is important

Dearest city leaders, i am writting today to join the concerned neighbors who are opposing the proposed development which will bring a tremendous amount of traffic to an already busy neighborhood. And to be honest we are already considering moving due to the high volume of traffic on 148th Ave. With 80 plus new homes going in it will only make the neighborhood even more difficult to live in with unchecked by lack of speed bumps, stop signs and traffic lights. I seriously dont know how a fire marshal could even approve the development in the first place, how are you going to get multiple fire trucks into the neighborhood and how are the homes going to fit with a 5' easement for fire protection guidelines between property lines. I do hope that if this is approved you will put appropriate traffic measures in place. I am also curious if each house has 2 cars and parking for 1 where are these cars going to park?

Pete Riedel
Mountain View Fencing LLC
A Veteran Owned Company
360-823-6043
www.mountainviewfencing.com
Licensed, Bonded and Insured
WA Lic#MOUNTVF83499

Tortorici, Anthony

From: Phillip Cano <phillip.m.cano@gmail.com>
Sent: Tuesday, May 5, 2026 9:33 PM
To: Tortorici, Anthony
Subject: Parkway East Neighborhood- new houses proposal

[You don't often get email from phillip.m.cano@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello,

I’m not sure of what exactly I’m supposed to say to you, but this area of parkway east is congested enough as it is with the early Covid era development. We need NO MORE new house/townhomes/multifamily housing in the area what so ever.

Please share this concern with whoever else needs to be informed.

Contact me with additional questions or concerns.

Thank you,

Phillip Cano

Tortorici, Anthony

From: Rebekah Altig <rebekah.altig@gmail.com>
Sent: Thursday, May 7, 2026 7:14 PM
To: Tortorici, Anthony
Subject: Comment on Parkway East Housing Development

Good Afternoon,

As a resident of the Parkway East neighborhood I have many concerns about the proposed housing development on what is known as the radio tower property.

However my main concern is the loss of the mature trees on the north east corner of the property. These trees are 80 years old and are a large party of how our neighborhood is able to tolerate the increasing temperatures in hour cities. The developers proposal to plant new trees in the finished house development will be insufficient to counteract the increased heat island effect created by the proposed new development.

Additionally these trees house creatures such as bald eagles and federally endangered larks. The effect of the habitat loss should not be discounted.

Regards,
Rebekah Altig

Tortorici, Anthony

From: Renae McCracken <renae.mccracken@icloud.com>
Sent: Monday, May 4, 2026 4:18 PM
To: Tortorici, Anthony
Cc: parkwayeastneighborhood@gmail.com; c.m.mccracken@icloud.com
Subject: Parkway East Neighborhood Development

[You don't often get email from renae.mccracken@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good afternoon,

As a current homeowner on NE 34th Street, I would like to bring up my own comments and concerns in regards to the new Ginn Group development proposed for the radio towers site.

I would first like to say that I am very open to the idea of land development in this site. I believe that the site mimicking its surroundings (rather than staying an unmaintained piece of land in the middle of a residential area) could greatly benefit the neighborhood. I think it would feel less like a 'wasted' space than it currently does now. However, I think there are a few notable concerns that both myself and my neighbors have in regards to the details of the site development and the affect it will have on our neighborhood.

The number one concern is the dramatic increase in traffic that will be coming in and out of our neighborhood. Specifically, traffic traveling up and down my very own street; NE 34th Street. This street is used as a thoroughway for most (if not all) Parkway East residents, including residents in surrounding neighborhoods.

A major concern that we already have on NE 34th Street today is the narrowing of the street in multiple areas, which causes tension between vehicles driving alongside each other in opposing directions. One of these areas incudes the more narrow roadway directly alongside the radio towers site. The second narrow driving area is actually right in front of my own home; on the corner of NE 34th Street and 160th Ave. I personally have seen many close-calls with drivers coming in opposing directions in that spot. The narrowing of the road here causes confusion, slow-downs, danger for pedestrians as vehicles drive closer to the sidewalks, and even some light road rage (honking angrily at oncoming vehicles) among many drivers coming through the neighborhood. I do fear that these already concerning areas will become rapidly more dangerous (for both vehicles and pedestrians) as the traffic increases with the expansion of the neighborhood.

It will also be more difficult for those of us residing directly on NE 34th Street to safely pull in and out of our driveways. Currently this can already be difficult at the times of day when most people are coming and going from their homes, especially in the narrow areas mentioned above. The current lack of street parking (an excess of vehicles parked alongside the sidewalks) further affects the safety of residents pulling out of their driveways because of lowered visibility to roadway traffic. There is a big concern that placing too many new homes in the radio towers area will cause excess additional street traffic and street parking on NE 34th Street, which will further inhibit the ability of its residents to exit and enter driveways safely.

Vehicles tend to pile up at the intersection of NE 34th Street and 162nd Ave (especially due to those trying to turn left onto 162nd Ave, across multiple lanes of nonstop traffic.) Having so many more vehicles coming through our street on a daily basis will cause this to noticeably worsen. This has the potential to cause resentment and frustration among current and future residents of our neighborhood, and most importantly an increase in traffic dangers; with more vehicles lined up behind those trying to turn left onto 162nd Ave, we may see more rushed or reckless maneuvers which could lead to an increase in collisions.

I believe that a prompt preemptive action by the city to amend these notably dangerous areas needs to be completed before the radio towers site is fully developed.

Of course, with more traffic comes more road noise in our neighborhood as well. I know none of my neighbors are looking forward to hearing more revving engines, more honking, tires screeching, etc. This is to be expected with any kind of new development, but it would be greatly appreciated by current and future residents for this to be taken into consideration in the preparations for the new development.

I would like to include a personal comment as well for your consideration. This site is a short walk from my home along the very same street. I frequently walk my dogs along NE 34th street and the surrounding streets in my neighborhood, and have done so since purchasing my home in July of 2020. I enjoy being able to ride my bicycle up and down the street in the warmer months. My husband and I (along with a great number of our close neighbors) also like to tend our gardens and sit out front to enjoy the ambiance of the neighborhood on a regular basis. The concerns that I have detailed above in regards to increased traffic are ones that truly do concern me as a resident of Parkway East and NE 34th Street. I worry about the potential for more vehicles driving precariously close to me and my dogs as we are walking on the sidewalk. I worry that having a large increase in vehicles driving in front of my home will become a danger and a nuisance. I worry that I will not be as safe and secure walking and living in my own neighborhood. As a current homeowner, I think that these concerns are valid and should be taken into consideration by those who are making decisions regarding further neighborhood development. Thank you very much for taking the time to hear my comments and concerns, and I look forward to attending the virtual hearing on June 16th.

Kindly,
Renae McCracken
(425) 404-0283
Homeowner at 15911 NE 34th Street

Tortorici, Anthony

From: Richard Benzel <rickbenzel@comcast.net>
Sent: Sunday, May 3, 2026 9:18 AM
To: Tortorici, Anthony
Subject: Response to Notice of Application for PRJ-169743/LUP-85800

Anthony,

I am writing to challenge the planned development of the Intelli property on NE 34th Street.
Ginn Development will claim that their plan conforms with Vancouver Municipal Code. I contend that many aspects of their plan is a misapplication of the code with assumptions unaligned with reality.
My comments are as follows:

1. Existing street widths of 152nd, 154th, & 157th avenues are 32 ft wide curb to curb in our R-9 zone.
   The Ginn plan reflects a 28 ft wide street curb to curb, knowing the proposed housing density is 3-4 times what our neighborhood currently has. This defies common sense. If anything, the streets within the development should be wider to accommodate their density.
2. The proposed alley provides driveway access to 40 homes with a 1 car garage. Ginn cited a similar development on 192nd as an example. That site has an alley that accesses 12 homes that have 2 car garages.
   Our plan has 3 1/2 times the housing. That's lazy design work. That alley should be converted to a street.
3. The plan calls for street parking on NE 34th. Currently, there's little to no parking on the street. Because of the alley,
   Ginn tries to justify the housing fronts NE 34th so that overflow parking be placed on that street. I asked Ginn to replace the alley with a street, reorient the houses where their backs face 34th, and fence off the property. They refused.
4. Trees. The preapplication called for these Douglass Fir trees to be retained. They could have been retained by
   extending 154th avenue into the new development and slightly reconfiguring their plan. Ginn may have sacrificed a few lots for the sake of tree retention, but a needed green space could have and should have been preserved. I mentioned this to Ginn and they refused.

Please take my comments into consideration.

Thanks,
Rick Benzel

Tortorici, Anthony

From: mac-area9@netzero.net
Sent: Tuesday, April 14, 2026 8:13 PM
To: Tortorici, Anthony
Subject: plat alteration-short plat, book 1 page 913 PRJ-169743/LUP-85800

Follow Up Flag: Follow up
Flag Status: Flagged

> You don't often get email from mac-area9@netzero.net. Learn why this is important

I oppose cutting through the hedge and connecting NE 154 Ave to the proposed new subdivision, as do my neighbors. NE 154 Ave is used by the neighborhood children as their playground. It is regularly used by people walking their dogs, and older people getting their walking exercise. They are out there both during the daylight and evening hours. With the stop signs, at NE 155 Ave and NE 28 St, traffic will back up through the neighborhood. With the 2 entrances on NE 34 St that are proposed for the development there will be a straight line to NE 162 Ave. That would, also, be a shorter distance than winding through our neighborhood. If needed, traffic signals could be installed at NE 34 St and NE 162 Ave, making it a controlled intersection. The way our neighborhood streets are laid out, it makes little sense to direct more traffic through
here.

Richard McHugh

Tortorici, Anthony

From: Lana Ferris <lana.ferris@gmail.com>
Sent: Monday, May 4, 2026 11:38 AM
To: Tortorici, Anthony
Subject: Comment on proposed Mt Hood Vista

Hi Anthony,

I am sending this comment on behalf of my neighbor Robert Benway who does not use the computer/have email. His address is 3513 NE 151st Ct if you need it to file his comment.

" I don't want a bunch of new homes built off Ne 34th st. Changing the zoning to allow higher density housing and more new homes will increase the traffic on our small neighborhood roads which are not designed to support such an increase in population. Moreover, I hope the large stands of douglas fir can be saved as they provide necessary wildlife habitat, shade, and tree cover for the neighborhood. We don't have many trees that large and old in our neighborhood. Please do not change the zoning and allow them to only build fewer homes and save the trees to reduce the negative impact of the development on the existing neighborhood. I also want to request that construction noise be limited to reasonable hours such as 8 am to 6 pm instead of 7 am to 10 pm- I am trying to sleep by 8 pm each night."

Thanks for adding this to the comments collected- again this is for Robert since he doesn't have email and they are not accepting comments made by phone.

Tortorici, Anthony

From: Robert Z <rzelin@gmail.com>
Sent: Friday, May 8, 2026 5:43 AM
To: Tortorici, Anthony
Subject: Concerns About Proposed Parkway East Development

> You don't often get email from rzelin@gmail.com. Learn why this is important

Dear Vancouver City Council and Hearing Examiner,

I am writing as a resident concerned about the proposed development in the Parkway East neighborhood and its potential impact on the surrounding community.

My biggest concern is the loss of the mature Douglas fir trees located in the northeast corner of the property. These trees are an important part of the neighborhood ecosystem and character. Once removed, they cannot realistically be replaced within our lifetime. I strongly encourage the City to require changes to the development plan that would preserve as many of these trees as possible, even if that means reducing the number of lots or homes in the project.

I am also concerned about the traffic and safety impacts this development could create on nearby neighborhood streets. The projected increase in daily vehicle trips would affect walkers, runners, bicyclists, children traveling to bus stops, and families using the area's parks and neighborhood streets. Increased traffic and overflow parking would reduce safety and quality of life for current residents.

In addition, removing a large green space and mature tree canopy will contribute to increased heat, noise, stormwater runoff, and reduced air quality in the area. Preserving mature trees is an investment in the long-term health and livability of Vancouver neighborhoods.

I ask the City and Hearing Examiner to carefully reconsider the scale and design of this project and prioritize preservation of the existing mature trees and neighborhood safety concerns. Even modest reductions in density could make a meaningful difference in protecting these irreplaceable natural features.

Thank you for taking the time to consider community input on this issue.

Sincerely,
Robert Zelin

15217 NE 37th St, Vancouver, WA 98682

From:	Robin Oldham
To:	Tortorici, Anthony
Subject:	comment on Mt Hood Vista on NE 34th Street.
Date:	Friday, May 8, 2026 2:49:31 PM

Dear Anthony,

Here are my unabridged comments about the proposed upzoning, and building of 82 houses at the Intelli/Ginn property on NE 34th Street, PIR-85066.

If you look at a city map, you can see that this parcel is a 7.5-acre island in the middle of an existing, and somewhat older, R9 neighborhood. It is located on a residential circulator street, not a thoroughfare. **Understanding the parcel's placement within this neighborhood is key to understanding residents' opposition to the current proposal.**

What the situation boils down to is this:

The zone change really needs to NOT happen.

If the City upzones the acreage to R17, 82 homes are allowed, and it will be completely out of character and dangerously incompatible with surrounding existing R9 neighborhoods in terms of traffic, pedestrians, parking, emergency vehicle access, etc. Eighty-two new homes will introduce an additional/whopping 656 trips to our residential neighborhood streets. (The City figures 8 trips per day per household (4 round trips; 8x82=656). Most of the mature Douglas firs will be felled.

If the area is allowed to remain R9, the developer is limited to just 8 single-family dwellings per acre (60 total on that parcel), per CURRENT code, which is what the developer Ginn wants to remain under. That's only 480 extra vehicle trips per day (not 656), and mature Douglas firs that are important to our neighborhood's tree canopy can be spared.

For these reasons, I contend that upzoning an R9 INFILL parcel of this size is really, really bad. It inflicts too much harm on the mostly long-term residents of the surrounding neighborhood. It would be different if the parcel was much smaller, and/or located on a major thoroughfare! (And future note: when the city has "low scale" as its least dense residential neighborhood zone, special consideration needs to be built in for infill parcels, especially of this size. The change in traffic is too much for a surrounding lower density neighborhood.)

Here is something else that I think is REALLY important for our city leaders to know:

This issue has brought this neighborhood together in common cause, and mobilized a lot of folks to work toward an important goal. This issue has been brought before the Vancouver Neighborhood Alliance members, and it has found sympathetic residents throughout the city. How wonderful would it be for the city council to validate such efforts by modifying the development plans to keep current R9 zoning, and to approve fewer than 82 houses, when there is good, rational reason for doing so!?

It would boost morale for many neighborhood associations in this city and to all Vancouver residents who hear of it. **And it would be a terrific example of a responsive city government attempting to meet the needs of ALL its constituents!**

Thank you,

Robin Oldham

15616 NE 34th Street, Vancouver WA 98682

Tortorici, Anthony

From: Robin Oldham <robinloldham@gmail.com>
Sent: Friday, April 17, 2026 2:58 PM
To: Tortorici, Anthony
Cc: Donovan, Stacey; Dan Castenson; Rebekah Altig; Margaret Kain; Richard Benzel
Subject: Qs re: commenting oppties for Intelli radio tower site on NE 34th Street (PIR-85066)

Hello Anthony,

I am hoping you will be able to clarify the process of hearings and public comment opportunities associated with the proposed Ginn development of the Intelli radio tower site on NE 34th Street (PIR-85066).

I received a "Notice of Application and Remote Public Hearing," yet from the way it is worded, I remain confused about what will happen going forward.

A paragraph entitled "Remote Public Hearing Scheduled" states that a Land Use Hearing will be conducted by a Hearing Examiner on June 16. My understanding of this Land Use Hearing is for the Hearing Examiner to determine whether the project meets code, and if the zone change from R9 to R17 is supported. Is this correct?

The next paragraph states, "The City of Vancouver will be holding a virtual hearing on this matter." Question: Does this refer to an additional hearing, or is it referring to the aforementioned Land Use Hearing that will be conducted by a Hearing Examiner on June 16?

Another line in the same paragraph states, "Interested parties can participate in the virtual hearing by emailing the project manager…"

What does this mean? Are neighborhood residents to email you and simply ask to "participate" in an upcoming hearing? Or are we to include in that email our actual comment/opinion on the proposed development?

And does this participation refer to the Land Use Hearing conducted by the Hearing Examiner, or is it for a separate City of Vancouver "virtual hearing on this matter," such as before the City Council?

We had been told by your office last year, and by the developers themselves just a few weeks ago, that hearings providing opportunity for public comment would occur in the following progression:

1) a hearing by a Hearing Examiner, which would primarily involve the Hearing Examiner determining whether the proposed development adheres to code and whether a zone change is supported. Public comments would be welcome, but this hearing primarily concerns adherence to code and zone change, so comments should center on code and zone change.

2) the Hearing Examiner would prep a report for City Council regarding the project;

3) the City Council would consider final approval for the project AND zone change at a meeting which would include opportunity for both in-person and remote public comment, which may concern ANY impact issues relevant to neighborhood residents, to be weighed alongside the Hearing Examiner's report and other relevant information.

Is this correct?

Parkway East neighborhood residents need to know with certainty when and how we will be given opportunity to express our opinions to our elected City Council and Mayor.

I look forward to your clarification.

Thank you,

Robin Oldham

Tortorici, Anthony

From: Robin Oldham <robinloldham@gmail.com>
Sent: Friday, May 1, 2026 10:25 AM
To: Tortorici, Anthony
Subject: Please provide examples; thanks

Good morning, Anthony,

Will you please cite for me examples within the City of Vancouver limits where a similarly dense subdivision as that proposed for Mt Hood Vista on NE 34th St was proposed or built on vacant ground **of similar size** (7.5 acres) that is/was located in an R9 (or lower zoned) neighborhood? I am especially interested in subdivisions located on residential neighborhood circulator streets and not on major thoroughfares.

It can make sense to upzone and apply denser zoning requirements on smaller parcels of land, such as 2-3 acres; the increase in traffic on feeder residential streets and surrounding residents will be only moderately greater.

I'm talking about parcels located WITHIN neighborhoods, on residential streets and neighborhood circulator streets, NOT located on, or very slightly removed from, thoroughfares such as NE 162nd Ave or NE 192nd Ave, or numerous other major streets throughout the city. Bigger infill parcels being approved for such an increase in density immediately brings much higher traffic volume to the surrounding established neighborhood.

Zoning exists for a reason, and the avoidance of inflicting major dangerous increases in traffic on previously lower-traffic-volume neighborhoods is one reason.

Thank you in advance for answering my question in the first paragraph. above. I would like to visit those areas mentioned to see what impact residents say the infill development has had.

Kind regards,

Robin Oldham
15616 NE 34th St.

S. Baker
3735 NE 159th Ave
98682

PORTLAND OR RPDC 972

25 APR 2026 PM 3 L

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

RECEIVED
APR 29 2026
CITY MANAGER / MAYOR
CITY OF VANCOUVER

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 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,

Sharon Foster
3705 NE 159th Ave 98682

Tortorici, Anthony

From: sergio gonzalez <sgonzalez420@yahoo.com>
Sent: Thursday, May 7, 2026 11:36 AM
To: Tortorici, Anthony
Subject: Concerns Regarding Proposed Housing Development

> You don't often get email from sgonzalez420@yahoo.com. Learn why this is important

To Whom It May Concern,

I am a resident of the neighborhood near NE 31st Street in Vancouver, Washington, and I would like to formally express my opposition to the proposed housing development in our area.

Our neighborhood infrastructure is already heavily congested, particularly between NE 162nd Avenue and NE 28th Street. Traffic is consistently backed up from approximately 7:00 a.m. to 5:00 p.m., with a constant flow of cars and buses traveling through what is already a narrow and difficult roadway system.

In addition, speeding has become a serious safety concern on NE 151st Street, NE 31st Street, and NE 28th Street. Residents, including families with children, already struggle with the dangers caused by excessive traffic and unsafe driving conditions.

Adding a large apartment development to this area will significantly increase traffic congestion, create additional safety hazards, and place even more strain on our neighborhood roads. Many residents are also concerned about the increased risk of accidents and the overall impact on the safety and quality of life within our community. As a parent, I worry that my children and others in the neighborhood will no longer be able to safely play outside due to the increased traffic and activity.

I respectfully ask that you reconsider approving this development and take into account the concerns of the families and residents who already live here.

Thank you for your time and consideration.

Sincerely,

Sergio Leon

Tortorici, Anthony

From: Aiden <kivalz74@gmail.com>
Sent: Thursday, May 7, 2026 10:04 AM
To: Tortorici, Anthony
Subject: Opposition to the Parkway East subdivision (Ginn Group)

> You don't often get email from kivalz74@gmail.com. Learn why this is important

Hi Anthony,

I'm writing as a Parkway East resident to formally oppose Ginn Group's proposed 82-home subdivision at the old radio towers site. Please include my comments in the staff report to the Hearings Examiner.

I understand the City's broader interest in adding housing, but this specific proposal is the wrong fit for this specific site, and it should not be approved as submitted.

A few reasons:

Density and traffic. 82 single-family homes on 7.52 acres puts a lot of daily car trips onto streets that weren't designed to absorb them. The surrounding road network is already stretched, and the application doesn't offer a real plan for how that traffic gets handled at peak times.

Parking. The plan shows limited on-street parking inside the development, which means overflow lands on surrounding neighborhood streets. That's a daily quality-of-life issue for current residents and a real concern for emergency access.

Tree loss. The plan removes most of the mature Douglas firs on the property, including both groves in the southwest and northeast corners. Parkway East already has one of the lowest tree canopies in the city at around 15%, against a 28% target. You don't recover that kind of mature canopy with replacement plantings. Vancouver has been a Tree City for 36 years, and the Comprehensive Plan explicitly calls out canopies for cooling neighborhoods, improving air quality, and reducing stormwater runoff. This proposal cuts directly against all of that.

Code conflict. The City's own code says "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." Ginn's own pre-application materials proposed keeping more trees than the current plan does. That's their own evidence that alternatives exist. The current plan does not appear to satisfy the City's tree retention standard.

Wrong scale for the parcel. Adding 82 households here without proportional investment in roads, parking, green space, or canopy isn't good planning. It's a developer maximizing lot count and pushing the costs onto the surrounding neighborhood.

I'm asking the City to deny the application as submitted. At minimum, I'd ask that any approval require a meaningful reduction in unit count, retention of both Douglas fir groves, and a real traffic and parking plan.

I also plan to attend the virtual hearing on June 16th. Please send the connection details when they're available.

Thanks for considering this.

Slavik Koltunov
5038964952

Tortorici, Anthony

From: Stacy Peterson <beautyexpertskp@hotmail.com>
Sent: Monday, April 13, 2026 5:48 PM
To: Tortorici, Anthony
Subject: Plat Alteration. Short Plat , Book 1 page 913. PRJ -169743/LUP-8500

[You don't often get email from beautyexpertskp@hotmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Mr. Tortorici,

Some of the current tax paying residents have concerns about the infrastructure of the new development & the plan to build 80+ new homes in a well established neighborhood.

Regarding your plans I hope that you will consider the style of the neighborhood & the traffic flow . We live on 151st Ave. a main artery & people speed up to 35 miles per hour on this street.
I can’t imagine what 80-160 or more cars will look like.
Thank you for your consideration.

Sincerely,
Stacy Peterson
3108 NE 151st
Ave. Vancouver Wa. 98682

Tortorici, Anthony

From: Taylor Seidel <tayseidel@gmail.com>
Sent: Sunday, May 3, 2026 8:47 AM
To: Tortorici, Anthony
Subject: Parkrose

[You don't often get email from tayseidel@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hi,

I live at 3020 CT. Building 82 homes in the proposed radio tower area is too many, and the cutting down of mature douglas will reduce the tree canopy in the area. I do not support the development of the radio tower area for 82 homes.

Best,

Tay

Tortorici, Anthony

From: Church In Vancouver WA <churchinvancouverwa@gmail.com>
Sent: Wednesday, May 6, 2026 6:34 PM
To: Tortorici, Anthony
Cc: Church in Vancouver WA
Subject: Proposed Development on 34th street in Vancouver

[You don't often get email from churchinvancouverwa@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

> Anthony and those to whom it concerns,
>
> After much discussion we (The Church in Vancouver) feel that we need to be upfront with the City of Vancouver planning department and city council about our concerns about the development project on 34th street next to our property.
>
> Our concerns are:
>
> 1. The high-density housing is potentially going to substantially increase the traffic to very likely several hundred car trips a day. It is hard to imagine even with the proposed changes to the roads that having this much traffic along with one car garages and people parking on 34th street.
> 2. If half of the houses have 1 dog, this means that there will be the addition of about 40 or more dogs within the development. Being that the lots in the development are small, where will they go to exercise their dogs and take them to go potty? The answer is, being that there isn't much for green space in the area or a dog park close by, it is likely that some of them will be using our church property as the neighborhood bathroom and exercise yard. Please keep in mind, we love dogs and cats, but they need a green space of their own to be taken care of in a good way.
> 3. Another concern is what we are hearing from others in the neighborhood. No one seems to be objecting to a development going in on the property, the issue is the density of the housing which doesn't match the characteristics of the established neighborhood. I might be completely wrong, but I think that the city of Vancouver and Ginn Group is not doing a very good job of listening to what the homeowners in the neighborhood have to say. It seems like they are going through the motions to say they dotted the "I"s and crossed the "t"s, but the plan is to approve it anyway. Doesn't the voice and concerns of people who have worked hard to purchase homes in the neighborhood count? If this high-density housing development is approved, it will affect the quality of life for them.
>
> Please consider a lower housing density option for the property and a green space within the development for recreation and pets. We have also expressed our concerns to the Ginn Group.
>
> Anthony, we would appreciate it if you would forward this email to those with the City of Vancouver that are involved with the approval of this project.
>
> Thank you,
>
> Brad Smith, Roger Lewis,
>

> Pat Scott, Ruben Golyshevsky
>
> The Church in Vancouver
>
> 15507 NE 34th Street
>
> Vancouver, WA 98684
>
>

Tortorici, Anthony

From: Tony Sukonik <tsukonik@gmail.com>
Sent: Friday, May 8, 2026 1:08 PM
To: Tortorici, Anthony
Subject: Comments on Parkway East development

> You don't often get email from tsukonik@gmail.com. Learn why this is important

I am a resident in the Parkway East neighborhood, and am writing in regards to the proposed development at the old radio towers lot bordered by 34th Street on the north, and centered on 154th Ave on the north.
First, this constitutes a wasteful destruction of trees, further reducing the canopy in a neighborhood already 50% below the city's stated goal. No tree removal in this area should be allowed. Reduction of the number of lots/homes should be required to keep the trees. This is a tenet of the city's comprehensive plan.
Second, the increase in the number of homes in the neighborhood by 82 will radically increase traffic in a very limited number of entry/exit routes. This massively adds to the risk for children and pedestrians in an unacceptable way. It will also put a tremendous strain on street parking on existing streets as the layout of houses leaves very little parking within the new development.
Third, the density of the proposed development far exceeds that of the surrounding houses, which will reduce housing values and require limited maintenance resources be disproportionately allocated to the new houses.
Fourth, the development fails the city code regarding retention of trees and native vegetation. The pre-application report stated that trees would be preserved, but that has been changed to stuff more homes into the lot area.
This development should be denied until these issues are resolved.
Thank you for you attention to these concerns.

Tony Sukonik
Parkway East Resident

Tortorici, Anthony

From: Torrey Hair <hair.torrey@gmail.com>
Sent: Sunday, May 3, 2026 3:18 PM
To: Tortorici, Anthony
Subject: Radio Tower Development
Attachments: 1000028592.jpg; 1000028594.jpg; 1000028589.jpg

> You don't often get email from hair.torrey@gmail.com. Learn why this is important

Hello again Mr. Tortorici, and thank you once again for your time.

I am certain you don't remember me, you're a busy person who gets contacted frequently. My name is Torrey Hair, and I have lived just outside of the proposed Radio Tower Development site for over 20 years. I contacted you August 25th, 2025, explaining my concern for the proposed development directly behind my home. You told me to message again when a public comment session was open, and according to the notice at the end of my street, it is open. So I'd like to reiterate my points to go into your staff report, which I truly hope gets read.

Your public notice states that the development "Will not create probable significant adverse environmental impact" but I have to disagree with that statement. If your development goes as most development does, and requires the total clear cutting and digging up of the entire field back there, it will have significant adverse environmental impacts. For both the wildlife that already lives in the proposed development site, and for the entire neighborhood that surrounds it.

In my email in August, I explained that the proposed development site is already full of life that will be displaced, and quite possibly killed during the construction phase of the project. In the fall after I emailed you, coyotes laughed in the field, one even coming close to my house doing their job taking care of any possible pests. This past winter, raccoons and their young chirped up and down the trees, I watched the adult raccoons teach their young ones how to carefully climb across the tree branches that they use like bridges. Just last month I could hear the woodpecker chipping at a tree, going about its busywork. As I sit writing this in my back yard, I can hear all of the birds in the trees around the field calling to each other. The Eagles have come back like they have been for the last couple of years and soon, I'm sure they'll have another round of chicks like they've been having upon their repeated returns to the trees in the field.

The development will be severely adversely impacting all of these creatures. Displacing all of them, possibly killing some of them in the process, and the small orchestra of bird sounds that I am sitting and listening to, will be gone. That truly breaks my heart. It breaks my heart that humans want to destroy more innocent creatures at a time in our history that is so full of destruction as is.

As for the humans that live in the neighborhood surrounding the proposed development, the trees act as a Wind and Rain Storm Barrier for so many people and their homes in the Fall and Winter, and as a Sun Shade and Extreme Heat Barrier in the Summer. In the spring, as I mentioned, they provide shelter for the wildlife here, but that is true in all seasons.

Assuming that all of the trees are to be cut down to make room for the 82, densely packed concrete slab homes, the development will be a direct cause of heightened heat in the spring and summer, as the concrete surfaces will act like a big heat sponge. In the fall and winter, unless fitted with extremely good drains, could cause a higher chance of flooding in our neighborhood, which we have been lucky to avoid so far because the field acts like a large overflow catcher.

Not to mention the impact of Carbon Emissions from Construction, while actively destroying what is currently acting as a carbon sink for the whole neighborhood. All to make space for the development of

heat absorbing, sun reflecting homes, that are not needed in this city, or wanted by the people already living in this area.

Lastly of course, assuming that the public comment period is just for show and has no actual impact on the prevention or lessening of this neighborhood shifting project, I would like to at least suggest some added sustainability features in the new development. Assuming again that the trees will be gone, maybe the developers would consider adding solar panels to the roofs of the new constructions. That will help with the City of Vancouver's sustainability goals for the future, and will be less expensive for those moving into those homes. Plus, Solar Energy is cheaper, and more readily available now than it was when the project was first proposed. You could use CO2 absorbing concrete and bricks to help offset the rise in emissions in the air caused by the cars from people moving in, they have a very similar price to regular concrete, and studies show they continue to store CO2 nearly indefinitely. That would be a very exciting selling point as well. You could also use light colored, natural paints on the homes in order to reduce the amount of heat the exteriors absorb. I do truly hope that the developers will try to leave the trees unharmed in order to provide the new homes with some shade, and protection from the elements, but if that is not the case, I sincerely hope that developers will at least plant some pollinator friendly greenery in the small spaces between homes in order to remain aligned with Vancouver's recent achievement of becoming a "Bee City" at a time when our pollinating friends could use some help.

I'm not sure how it was decided that this development wouldn't have "severe adverse impacts" in the area, but as someone who has lived next to this field for my entire life, it WILL severely, adversely impact those living here. There are people leaving flyers in hopes to organize the many, many human neighbors that Do Not Want this development. There is a Church on the opposite side of the field from me, that has a large sign outside begging people to help save the trees and field. There is currently streamers making a sign saying "Save the Trees" across the side of the fence facing the road.

I don't hate the idea of developing something in the field. Maybe a park, or playground, or community garden, or even a little food cart pod or something. Even using the "Radio Tower" as a theme! I, and many of my neighbors, DO hate the idea of developing something that can only be achieved by destroying the natural gifts that surround us. The trees in this field are so mature and have been standing like giant protectors for so long, they deserve to remain. The wildlife that thrives here deserves respect and safety, and as they cannot speak for themselves, I am writing this as a way to speak for them. I sincerely hope that the developers of this project can have some compassion for the neighbors around the development site, Human or Not.

Thank you. Torrey Hair, 3207 NE 151st Ave, Vancouver WA, 98682-8335.

Tortorici, Anthony

From: Travis Kessler <travis_kessler@hotmail.com>
Sent: Tuesday, May 5, 2026 3:14 PM
To: Tortorici, Anthony
Subject: Parkway East Subdivision Development

Importance: High

> You don't often get email from travis_kessler@hotmail.com. Learn why this is important

Hi Anthony,

It has been brought to my attention that a residential subdivision is proposed in Parkway East along NE 34th Street. I am a resident nearby and have some concerns about this development. NE 34th Street is already busy enough with car traffic as it is. Therefore, we'd prefer there be no increase in traffic with this proposed development. We frequently walk with our kids along that roadway, and an increase in traffic would make it much more dangerous for us as well as others nearby to walk across the streets and play outside. In addition, I have heard the mature Douglas fir trees on the NE and SW corners of the property would be removed to increase the number of houses that can fit on the 7.52-acre property. Although the City has a tree ordinance in place, there is no way to replace the lost functions of mature Douglas fir trees. Replanting a number of smaller trees wouldn't provide the habitat or thermal cover of the larger trees. Therefore, it would be preferred if the mature trees could be left intact and the area preserved as a pocket park to allow for a balance of green space within the neighborhood.

Thanks,

Travis Kessler

EXHIBIT N

We, the undersigned residents of Parkway East Neighborhood, hereby record our **opposition** to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or "low-scale neighborhood."

We further object to the construction of more than 80 dwellings on the site, as the increased density will bring significant additional traffic and traffic hazards to the residential streets and neighborhoods that completely surround the site.

We propose instead the construction of 40-50 new homes on the property to mirror the surrounding established neighborhoods. This will also allow retention of mature trees on the site which are invaluable to neighborhood residents and wildlife alike.

We support the addition of traffic calming devices and more posted speed limit signs (25 mph) to help ameliorate the increase in traffic.

Individual name	Address in Parkway East	Signature
Sharon Aiger	3708 NE 154th Ave	Sharon Aiger
Tatyana Vavilin	14316 NE 34TH St	[illegible]

Parkway East

We, the undersigned residents of ~~Parkside~~ Neighborhood, hereby record our **opposition** to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or "low-scale neighborhood."

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Individual name	Address in Parkside	Signature
Kaylie Jackson	3111 NE 151st Ave	[illegible]
Carolyn Bailey	3109 NE 151st Ave	Carolyn Bailey

(3)

We, the undersigned residents of Parkway East Neighborhood, hereby record our opposition to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or future "low-scale neighborhood."

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Individual name	Address in Parkway East	Signature
Elizabeth Hunziker	3516 NE 159th Ave	Elizabeth Hunziker
Denis Verba	15808 NE 159 Ave	[illegible]
George Carter	15908 NE 34st	George Carter

Dan

We, the undersigned residents of Parkside Neighborhood, hereby record our **opposition** to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or "low-scale neighborhood."

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Individual name	Address in Parkside	Signature
Lara Ferris	3514 NE 151st ct 98682	Lara F
Aaron Sander	3517 NE 151st ct 98682	[illegible]
Holly Torrey	3507 NE 151st Ct 98682	Holly Torrey
Vyacheslav Koltunov	3514 NE 151st Ct 98682	[illegible]
Charles Larson	3515 NE 150 AVE 98682	CHARLES LARSON
Sylvia Chavez	3304 NE 148th AVE 98682	Sylvia Chavez
Chris Cater	3300 NE 148th Ave	[illegible]
Chris Buckley	3124 NE 148th Ave	Chris Buckley
JOSH LIEB	3123 NE 148th AVE	[illegible]
Emilia Marcó	3211 NE 148th Ave	emilia Marcó
Kristi Mazurkiewicz	14510 NE 32nd Ave.	[illegible]

(19)

We, the undersigned residents of Parkway East Neighborhood, hereby record our opposition to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or future "low-scale neighborhood."

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Individual name	Address in Parkway East	SIGNATURE
Ykalo S. Abrha	15209 NE 35th Circle Vancouver, WA 98682	
Mark G Robbe	3704 NE 154th Ave Van WA 98682	Mark Robbe
James A. Hulett	15601 NE. 37th St	
John Stonelake	3507 NE 157th Ave	
James Park	3518 NE 152nd	
Mary Ulch	3416 NE 152nd Ave	Mary Ulch
Joel Petersen	15216 NE 36th St.	
Jimmy Perona	15215 NE 35th cir	
David Johnston	15918 NE 41st St	David Johnston
Diane Brockman	15309 NE 38th Circle	Diane Brockman
Douglas Allenby	15307 NE 37th ST	Douglas Allenby
Jesus Barajas	3410 NE 154th Av	
Sara Allenby	15307 NE 37th st	Sara Allenby
Barbara Green	3408 NE 152nd Ave	Barbara Green
Hai Van Nguyen	15217 NE 36th ST	
Michael Lakomecki	3504 N.E. 152nd	Michael Lakomecki
Toni Jefferson	3605 NE 152nd Ave	Toni Jefferson
Alex Green	3408 NE 152nd AVE	
Tracy L Rohr	3510 NE 152nd Ave	

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Individual name	Address in Parkway East	Signature
Stephen A Bailey	15306 NE 37th St	Stephen A Bailey
Norma N Bailey	15306 NE 37th St.	Norma N Bailey
Jennifer Keating	15816 NE 36th St	J Keating
Michael Mills	2804 NE 155th Ave	Michael Mills
Jack D Reeves	15113 NE 39th	
Jack R Reeves	3504 NE 149th	
Megan Lewis	15507 NE 34th	M. Lewis
Michael Lewis	15507 NE 34th	Michael D. Lewis
Lynn Rust	15216 NE 36th St	Lynn Rust
[illegible]	15924 NE 33rd Cir.	[illegible]
Bogdan Pidashev	15715 NE 34th st	[illegible]
Jim Wooten	15719 NE 34th St.	Jim Wooten
Linda Wooten	15719 NE 34th St	Linda Wooten
JEFF LEE	3705 NE 157th Ave	[illegible]
Melissa Joyner	3012 NE 154th ave	Melissa Joyner

(19)

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Individual name	Address in Parkway East	SIGNATURE
Robin Oldham	15616 NE 34th St.	
Jackson Oldham	15924 NE 33rd Cir.	
David Oldham	15616 NE 34th St	
Ashley Swain	15925 NE 33rd Cir	
Ashley Green	15925 NE 33rd Cir	
Kathryn Strom	16002 NE 36th St. 98682	Kathy Strom
Beatrice Smith	3404 NE 154th ave	
Mick Jones	3315 NE 157th Ave	
Patrick Muthenbrandt	3501 NE 157th Ave	
James Dubreuil	15602 NE 36th St	
Trish Thorp	15602 ne 36th St	
JOANNE FERGUSON	3715 NE 157th AVE	
[illegible]	3810 NE 157th AVE	
Carm Phillips	3714 NE 157th Ave	
Don Phillips	3714 NE 157th Ave	
BONNIE TOWNSELL	3710 NE 157 AVE.	Bonnie Townsell
Richard A. Egan	3508 NE 157 Ave	Richard A. Egan
Shelly Egan	3508 NE 157th Ave	Shelly Egan
REY DREASTRO	15601 NE 35TH ST	

(8)

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Individual name	Address in Parkway East	SIGNATURE
Jennifer DeCastro	15601 NE 35th St.	
Kymani White	11519 NE 32th	
James Ebert	3017 NE 157th Ct	
Keith Murphy	3719 NE 157th ave	
Joyce Jensen	3518 ne 157 Ave	
Brenda Rocha	3512 NE 157 Ave	B. Rocha
Irma Castro A.	3512 NE 157 Ave	I. C. A.
Katie Sanchez	3512 NE 157th Ave	

(19)

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Individual name	Address in Parkway East	SIGNATURE
Jan Kelley	15203 NE 35th Circle	Jan Kelley
Clem Kirkeke	15401 NE 37th St	[illegible]
Marsha Manyon x	15701 NE 37th S	[illegible]
Chelsea Siegel	3404 NE 152nd	[illegible]
Kathleen [illegible]	3704 NE 154th Ave	[illegible]
Mike Bell	15206 NE 34th St	[illegible]
Michelle Bell	15206 34th St	[illegible]
JOE BESTGEN	15220 NE 36th ST	[illegible]
Georgia BESTGEN	15220 NE 36th St	[illegible]
Elizabeth Campbell	3700 NE 152nd Ct.	[illegible]
Sara Campbell	3700 NE 152ND CT.	[illegible]
SUSAN OLSON	3704 NE 152nd Ct	[illegible]
Debbie Babbitt	3709 NE 152nd Ct	[illegible]
Jeff Rohlfes	3812 ne 152 ct	[illegible]
Karen Allenby	15307 NE 37th St	[illegible]
MARK McILOW	15218 NE 35th CIR.	[illegible]
Marlene Halett	15601 NE 37th St	[illegible]
JAMES HANNON	3402 NE 152ND AVE.	[illegible]
MELINDA Hannon	3402 NE 152nd	[illegible]

(9)

We, the undersigned residents of Parkway East Neighborhood, hereby record our opposition to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or future "low-scale neighborhood."

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Individual name	Address in Parkway East	SIGNATURE
Kevin Fackrell	3815 NE 152nd Ct	
Kylie Harris	3815 NE 152nd Ct	
Leah Brown	3709 NE 154th Ave	Leah Brown
[illegible]	3709 NE 154th Ave	[illegible]
Melanie Kingsbury	3507 NE 152nd Ave	Melanie Kingsbury
Tabor Snider	3604 NE 152 AVE	[illegible]
Alison Cochran	15500 NE 37th ST	[illegible]
[illegible]	15601 NE 34th St	[illegible]
John Kelley	15601 ne 34th ST	John Kelley

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Individual name	Address in Parkway East	SIGNATURE
Kathleen Farrey	3517 NE 158th Ave	
James Farrey	3517 NE 158th Ave	
Travis Garrison	3508 NE 159th Ave.	
Julia Garrison	3508 NE 159th Ave	
DANNY DWYER	3513 NE 159th Ave	
Kimmy Dwyer	3513 NE 159th Ave	
MARK CLARK	15819 NE 37th ST.	
Michael Dailey	3619 NE 159th	
Melinda Dailey	3619 NE 159th Ave	Melinda Dailey
Jessica Anderson	15814 NE 36th St.	
Makena Anderson	15814 NE 36th St.	Makena anderson
LARRY PORTER	15812 NE 36TH ST	
Julie Slais	15820 NE 36th St.	Julie Slais
Kate Castenson	15820 NE 36th St.	Kate Castenson
Joe Taylor	15908 NE 36th St	
Renée Rinkley	16010 NE 36th St	
VINCENT JACOBAN	16018 NE 36 St	
John Jablonski	3613 NE 161st Ave	
Craig Hamond	3411 NE 159th	Craig A Hamond

(12)

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Individual name	Address in Parkway East	Signature
Peggy Allen	15807 NE 36th St.	Peggy Allen
Quoc Ha	15918 · NE 36th St	
Susette Verzosa	15500 NE 36th st.	Susette Verzosa
Michael Molinari	3513 ne 16st ave	
SUCHADA Kwong	16011 NE 35th St.	SUCHADA Kwong.
JACQUI Frazee	16015 NE 35th St	
SCOTT FRAZEE	16015 NE 35th St	
Brian Starbuck	16107 NE 32nd St	
Samuel Wick	16127 NE 32nd St	Sam
Stephanie Wick	16127 NE 32nd St.	Stephanie Wick
Jason Griffin	3521 NE 159th Ave	
Casey Dill	16001 NE 37th St	

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Individual name	Address in Parkway East	Signature
Chris Bluhm	3011 NE 157th ct	
Megan Bluhm	3011 NE 157th ct	
Terry Loveland	3007 NE 157th Ct	T. Loveland
Diana Malone	3005 NE 157th ct	Diana Malone
Megan Hobbs	2905 NE 157th Ct	Megan Hobbs
MIKHAIL YASINSKIY	2903 NE 157TH CT	
Sang Phan	2908 NE 157th CT	
JONATHAN PERRY	3002 NE 157th CT	
CARLOS MARTINEZ	3010 NE 157th CT	
FABIOLA NEGADILLO	3010 NE 157 CT	
Charlie Brusseau	3012 NE 157 Ct	Brusseau
Deborah A. Dunn	3014 NE 157th ct	Deborah A. Dunn
Kristi Bjerkelund	3016 NE 157th Ct	
Jason Bjerkelund	3016 NE 157th Ct	
Taylor Seidel	3020 NE 157th ct	
Andrea Seidel	3020 NE 157th Ct	Andrea Seidel
Alex Castro	3100 NE 157th ct	
DW Brandon	15601 NE 32nd ST	DW Brandon
Ruth Taylor	3201 NE 157th Ave	Ruth Taylor
Cindy Demos	15708 NE 32nd St.	Cindy Demos

7

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Individual name	Address in Parkway East	Signature
Jennifer White	15027 NE 31st St.	
David Tilgner	15021 NE 31 ST	
[illegible]	15025 NE 31 ST	
Jamie Brown	15025 NE 31st	Jamie Brown
Debbie Snook	3102 NE 151st Ave	
Sarah McHugh	3808 NE 155th Ct.	
Kathryn Mitchell	3716 NE 155th Ct	

(20)

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Individual name	Address in Parkway East	Signature
ROBERT SOLVASON	3503 NE 160th COURT	Robert Solvason
CAROL SOLVASON	3503 160th COURT	CAROL SOLVASON
JANICE HAGERTY	16001 NE 35th ST	Janice Hagerty
JESSE BAKER	3503 NE 161st AVE	
SANDRA Guyot	3503 NE 161st AVE	
ROD DUTTON	3508 NE 161ST AVE	
CARRIE J. DAVENPORT	16008 NE 35 THST	Carrie
(2) Susan Brooks	15101 NE 34th st	Susan Brooks
Jeff Kathy Ramey	3305 NE 151ST AVE	Kathy Ramey
Jessica Trevino	3305 NE 151st Ave	
Chrissie Giusto	3301 NE 151st Ave Vancouver	
Amber Jivey	3203 NE 151st Ave	
Angela Clifton	15200 NE 32nd St. 98682	
Iya Voveherko	15308 NE 32nd st	
Galina Vovchenko	15308 NE 32nd st, 98682	Galina Vovchenko
JONATHON STOESS	3204 NE 154TH AVE 98682	
Pat Christ	3205 NE 154th Ave 98682	Patrick Christ
ERIK WHITE	3111 NE 152 AVE 98682	E White
Alejandra Gonzalez	3105 NE 152nd Ave 98682	AJ Gonzalez

(20)

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Individual name	Address in Parkway East	Signature
David Mancinie	3514 NE 160th CT	
Jessie Dutton	3508 NE 161st Ave	
CHARLES R BARBER	3510 NE 161st AVE	
Kathtrina Kamlofske	3518 NE 161st Ave	
Cody Molinari	3513 NE 161ST ave	
JERRY KNEPPERS	16005 NE 35TH ST	
Alexandru Ursache	15807 34th St	
ED MORA	15511 N.E. 36TH ST.	
Cheryl Mora	15511 NE 36th ST	
Taylor Bierman	15511 NE 36th St	
Lucy Silva	15504 NE 36th St	
Ann Brownlee	15504 NE 36th St	
Petra Verzosa	15506 NE 36 St	
Terry Hyde	3511 NE 155TH AVE	
MARY Hyde	3511 NE 155th AVE	
THI NORMAN	3504 NE 155th AVE	
Terry Norman	3504 NE 155TH Ave	
Danielle Walling	3500 NE 155th Ave	
Jeff Walling	3500 NE 155th Ave	
Billy Buckner	15501 NE 35th St	

20

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Individual name	Address in Parkway East	Signature
Linda Karschney	15205 NE 31st	Linda Karschney
Jessica Hays	15313 NE 31st	Jessica Hays
Ryan Raby	15313 NE 31st	
Linda Kittner	15404 NE 31st St.	Linda Kittner
	15412 NE 31st St	Sergio Leon
Heidi Ann Freeman	3011 NE Delaney Ct	
JEFF Sunderland	3013 NE 154th Ave Vanc. WA 98682	
Susan M Sunderland	3013 NE 154th Ave	Susan M Sunderland
Melissa Joyner	3012 NE 154th ave	Melissa Joyner
Richard McHugh	3016 NE 154th Ave.	Richard E. McHugh
Jake Slowick	3100 NE 155th Ave	
Casey Peterson	3114 NE 155th AVE	
Katherine Doyal	15500 NE 32nd St.	Katherine Doyal
Nick Jones	3315 NE 157th Ave	
Paige Lindstrom	3315 NE 157th Ave	
Autumn Manderscheid	3306 NE 160th Ct	
Andrew Manderscheid	3306 NE 160th Ct	
Wyatt Fraley	3507 NE 160th CT	
Sharron Gookin	3515 NE 160th CT.	Sharron Gookin
Donna French	3514 NE 160th ct.	

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We propose instead the construction of 40-50 new homes on the property to mirror the surrounding established neighborhoods. This will also allow retention of mature trees on the site which are invaluable to neighborhood residents and wildlife alike.

We support the addition of traffic calming devices and more posted speed limit signs (25 mph) to help ameliorate the increase in traffic.

Individual name	Address in Parkway East	Signature
Karen DeCastro	15601 NE 35th St	
Kaye Knox	3519 NE 158th PL	
Heather Knox	3519 NE 158th PL	
Cathy Godfrey	3208 NE 157th Ct	Catherine J. Godfrey
Dan J Godfrey	3208 NE 157th Ct	Dan J Godfrey
Gabriella Navarro	15705 NE 34st	
Erik [illegible]	15705 NE 34st	
Jonathan Blaine	15711 NE 34th St	
Pidashev Eugene	15715 NE 34th St.	
Jim Wooten	15719 NE 34th St.	
Kevin Ortiz	15915 NE 34th St	
Carol Crays	16123 NE 34th St	Carol Crays
Ken Crays	16123 NE 34th St.	Ken Crays
Gabby Postelnica	16101 NE 34th St.	
Rebecka Hurley	16115 NE 34th St	
Roman Zakharya	3415 NE 157th	
Lyu San	3421 NE 157th	
Mel Fomin	3421 NE 157th	
Yuliya Puzyr	3415 NE 157th	
Daniel Huey	3719 NE 157th	

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Individual name	Address in Parkway East	Signature
Bogdan Pidashev	15715 NE 34th st	
Pamela Hartman	15712 NE 32nd St	
Jenny L Fortson	3212 NE 157 Ave.	
Eugene Pidashev	15715 NE 34th Street	
Tara Richards	15711 NE 34th St.	
Joseph Corso	15711 NE 34th St	
Tai Luong	3119 NE 157 Ct.	
Michael Hutchison	3101 NE 157th CT	
Olan R Jones	3202 NE 158th Ct	
Damien Cano	3214 NE 158th Ct	
Tyler Lescenc	3216 NE 158th CT	
Belize Gray	3222 NE 158TH CT	
Lisa Morris	3219 NE 158th ct.	Lisa K. Morris
Zackary Morris	3219 NE 158th ct	Zackary Morris
Michael L Morris	3219 NE 158th CT	Michael L Morris
	15809 NE 35th St	
G G McKnight	15801 NE 32nd	
Travis Carroll	15711 NE 32nd St.	
Duge Steppan	NE 157th Ave	Duge Steppan
Nicole Williams	16005 NE 35th	

(1)

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Individual name	Address in Parkway East	Signature	
André Dickerson	15507 NE, 34th	André Dickerson	V.P.
The Church in Vancouver			

(B)

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Individual name	Address in Parkway East	Signature
Matt Bell	3510 NE 152nd	Matt Bell
JOH VANDERKIN	15702 NE 36TH ST.	[illegible]
Margaret VanderKin	15702 NE 36th ST.	Margaret VanderKin

(9)

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Individual name	Address in Parkway East	Signature
Lorraine TRASK	15506 NE 35th St	Lorraine D. Trask
Kerry Chilcott	3516 NE 155th Ave	[illegible]
Viri Gallegos	3501 NE 151st Ct	[illegible]
WILLIAM E ANDERSON	15022 NE 36th	[illegible]
LARI Piel	3514 NE 155th Ave.	Lari Piel
Scott Piel	3514 NE 155th Ave	[illegible]
Terry L Gardner	3200 NE 151 Ave	[illegible]
GARY SNOOK	3102 NE 151 AVE	[illegible]
Zachary Clifton	15200 NE 32nd St	[illegible]

(20)

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Individual name	Address in Parkway East	Signature
Deborah Caton	3710 NE 160th AVE 98682	Debrah Caton
Glendella Potter	3701 NE 159 Ave 98682	Glendella B. Potter
DEAN R. POTTER	3701 NE 159 AV.	Dean R. Potter
DOUGLAS GLOVER	16011 N.E. 37th St. 98682	Douglas H. Glover
Mary Ann Glover	16011 NE 37th St. 98682	Mary Ann Glover
Leanne Harper	3706 NE 160th Ave 98682	Leanne Harper
Steve Nordlof	3713 NE 159th Ave. 98682	Steve Nordlof
Sharon Foster	3705 NE 159th AVE 98682	[illegible]
Jason Griffith	3521 NE 159th Ave Vancouver Wa 98682	[illegible]
Stacey Klein	3521 NE 159th Ave Vancouver WA 98682	[illegible]
David Kinkley	16010 NE 36th St Vancouver WA 98682	[illegible]
Tanya Hawes	3702 NE 160th Ave Vancouver, WA 98682	[illegible]
Greg Hawes	3702 NE 160th Ave Vancouver, WA 98682	Greg Hawes
Gale Hawes	3702 NE 160th Ave, Van, Wa 98682	Gale Hawes
Peter Beck	3715 NE 160th Ave Van, WA 98682	Peter Beck
Josh Band	3725 NE 160th Ave Van, WA 98682	
Jon Waleske	3719 NE 159th Ave VANC WA 98682	
Konnie Waleske	3719 NE 159th ave Vanc, WA 98682	
Heather Hagedorn	16016 NE 36th St. Vancouver WA 98682	[illegible]
MacKenzie Miller	3710 NE 160th AVE VAN Wa 98682	[illegible]

(20)

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Individual name	Address in Parkway East	Signature
Cathy Hales	3517 N.E. 159th Ave	Cathy Hales
Judy Wilcox	16001 NE 36th St	Judy Wilcox
Wanda D Dees	3401 NE 161 Ave	Wanda D Dees
[illegible]	3601 N.E. 161 Ave	[illegible]
[illegible]	15906 NE 32nd St	[illegible]
Isabel Kehoe	15906 NE 32nd St	[illegible]
DAVID BRITTON	16012 NE 37TH ST	[illegible]
Yvonne Taylor	3505 NE 159 AVE	Yvonne Taylor
BRENDA BOUNDS	3411 NE 159TH AVE	[illegible]
Nicole Goodman	16111 NE 32nd St	[illegible]
Nicole Raffaele	16111 NE 32nd St	[illegible]
Stephanie Sutton-Davis	16119 NE 32nd St	[illegible]
Chanzi Nang Hee	16123 NE 32nd St	[illegible]
Hpong Zi	16123 NE 32nd St	[illegible]
Aleasha Ammons	16005 NE 32nd St	[illegible]
Nina Barger	16001 NE 32nd St	Nina [illegible]
Daniel Wilson	16001 NE 32nd St	[illegible]
Gerald Joner	3518 NE 158th Place	Gerald Joner
Michelle Pereira	15812 NE 36th St	Michelle Pereira
Nicole Pereira	15812 NE 36th St	[illegible]

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Individual name	Address in Parkway East	SIGNATURE
~~Terrence & Tracy Cavil~~	~~15516 NE 37th ST~~	~~Trace~~
Terrence Cavil	15516 NE 37th ST	T. Cavil
Tracy Cavil	15516 NE 37th ST	Tracy Cavil
Sharon Aiger Trust	3708 NE 154th Ave	Sharon Aiger
Ryan Suhama	3808 NE 154th AVE	Ryan Suhama
TANA HART	3812 NE 154 AV	Tana Hart
Martin laurel	3804 NE 154 ave	Martin Laurel
Meril Beach	15304 NE 38th cir	Meril Beach
Tanner Barlow	15304 NE 38th cir	Tanner Barlow
Hannah Pageler	15305 NE 38th Cir	H Pageler
Cliff LaPointe	15310 NE 38th Cir	Cliff LaPointe
Darrell Somers	3519 NE 154	Darrell Somers
Steven Alverson	3514 NE 154th Ave	
Curtis Pofford	3500 NE 154th Ave	
Amanda Pofford	3501 NE 154th Ave	Amanda Pofford
JENNIFER REILLY	3502 NE 154th Ave	Jennifer Reilly
Randy Bunting	3416 NE 154th Ave	Randy Bunting
Jessica Barnes	3410 NE 154th AVE	Jessica Barnes
Bethany McElveny	3410 NE 154th Ave	B
Micky Hess	3405 NE 154th ave	

(17)

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Individual name	Address in Parkway East	SIGNATURE
Rebekah Altig	3017 NE 157th Ct	
Daniel Castenson	15820 NE 36th ST	
~~Kate Castenson~~	~~15820 NE 36th ST~~	
~~Julie Sluis~~	~~15820 NE 36th ST~~	
Kamilah Johns	3005 NE 154th Ave	
Kody Gordon	3005 NE 154th Ave	
Nancy Martin	3708 NE 159th Ave	
Tommy MARTIN	3708 NE 159th Ave	
Ryan Hagadorn	16016 NE 36st	
Darlene Hogan	15011 NE 34th	
STEPHEN COLLINS	15909 NE 36TH ST	
KELSEY COLLINS	15909 NE 36TH ST	
Margaret L. Kain	15214 NE 35th Circle	
James Fackzell	15515 NE 37 STREET	
Katherine Benzel	15208 NE 35th Circle	
Richard BENZEL	15208 NE 35th CIRCLE	
Ted Moeller	16001 NE 34th St	
Lorraine Chure	16019 NE 35th ST	
DAN CHURE	16019 NE 35th ST	

14

We, the undersigned residents of Parkside Neighborhood, hereby record our **opposition** to the rezoning of the 7.3 acre parcel of land at 15301 NE 34th Street in Vancouver, also known as the Radio Tower Property, to any zone other than its current R9, or "low-scale neighborhood."

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We support the addition of traffic calming devices and more posted speed limit signs (25 mph) to help ameliorate the increase in traffic.

Individual name	Address in Parkside	Signature
Katie Mijares Thompson	14914 NE 31st St.	
Stephanie Kelley	3100 NE 150th	
VICENTE JAUQUE	3109 NE 150th	
Julie Davis	3101 NE 150th Ave	Julie Davis
Robin Casaw	14901 NE 32nd Cir	
Ed Winter	14901 NE 32nd cir	Ed
Kathy Winter	14901 NE 32nd cir	Kathleen Winter
Carole Walters	3201 NE 150th Ave	
Steve D Walters	3201 N.E 150 AVE	
PATRICIA A Jenson	14911 NE 32nd Cir	
Terase L. Snyder	14912 NE 34th St	
Mary Mcwilliam	3318 NE 148th Avenue	Mcwilliam
Enrique Gonzales	3318 NE 148th Avenue	
Kathleen Reid	14803 NE 34th St	

(20)

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Individual name	Address in Parkside	Signature
Ariel Merrill	14902 NE 32nd Circle	
Kevin Merrill	14902 NE 32nd Circle	
Bill Parsons	14902 NE 32nd Cir	
Duwayne Hinks	14906 NE 32nd Cir	Duwayne Hinks
Kennedy Torres	14906 NE 32nd Cir	
Maria Leticia Lomeli Cardenas	14906 NE 32nd Cir	
Tim greaves	3211 NE 150th ave	Tim greaves
Chris Weber	3211 NE 150th Ave	Chris Weber
Trevor McConnell	3211 NE 150th Ave	
Bethany Caray	2907 148th Ave	
Pete Riedel	2907 NE 148th Ave	
Catherine Hockman	360-771-4130 34th St	
Jared Briggs	360-791-1634 34th St	
Jacy Anderson	360-600-3142 148th St	
Jennifer Anderson	503-504-6033	
Irina Kozarchshy	3115 NE 148th Ave	
Bob Robati	14794 NE 31st Vancouver	
Cathy Youngs	14800 NE 31st St Van	cathy youngs
Jennifer Youngs	14800 NE 31st St. Vanc.	Jennifer Youngs
Roberto Mauricio Mijares Cruz	14914 NE 31st St Vanc	

EXHIBIT O

Stormwater Pollution Prevention Plan

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.

EXHIBIT P

Geotechnical Report

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.

EXHIBIT Q

Technical Information Report

**Because of the size of the exhibit, it is not included with this report. The documents are available for review via email. Please email the case manager for this project to receive electronic copies of the requested exhibits.