



Anne McEnery-Ogle, Mayor
Bart Hansen · Ty Stober · Linda Glover
Laurie Lebowsky · Erik Paulsen · Sarah J. Fox

August 17, 2020 - Vancouver City Council Meeting Minutes

WORKSHOPS

Workshops were conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting 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, or listen via the GoToMeeting conference call.

4:00-5:00 p.m. Kirkland East: Orientation to Project and Draft Development Agreement

Chad Eiken, Community and Economic Development Director, 360-487-7882; Dean Kirkland, President, Kirkland Development; Brian Fleener, OTAK Architecture

Summary

City staff and members of the project team provided an overview of a proposed development along the Vancouver waterfront, as well as an outline of a potential development agreement between the City and Kirkland Development that would help facilitate the project.

5:00-6:00 p.m. Waterfront Gateway Project Update

Teresa Brum, Economic Development Division Manager, 360-487-7949; John Collum, Principal Planner, 360-487-7956; Richard Keller, City

Center Redevelopment Authority Board President

Summary

City Staff and board president for the City Center Redevelopment Authority provided Council with an update on the Waterfront Gateway project.

REGULAR COUNCIL MEETING

This meeting was conducted remotely over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting 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 and Public Hearing items was also facilitated via the GoToMeeting conference call.

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 remotely over video conference.

Present: Councilmembers Fox, Paulsen, Lebowsky, Glover, Stober, Hansen, Mayor McEnerny-Ogle

Absent: None

Also present on the call were the following: Eric Holmes, City Manager; Jonathan Young, City Attorney; Amanda Delapena, Assistant to the City Council; Hassan Abdalla, Engineering Manager; Brent Boger, Assistant City Attorney; Teresa Brum, Economic Development Division Manager; Brian Carlson, Interim Deputy City Manager; Chad Eiken, Community and Economic Development Director; Julie Hannon, Parks and Recreation Director and Incident Commander for the City's COVID-19 Response; Rebecca Kennedy, Long Range Planning Manager; Natasha Ramras, Chief Financial Officer; Peggy Sheehan, Community Development Programs Manager; Brian E. Wilson, Operations Superintendent; and members of the public.

Approval of Minutes

Minutes - July 27, 2020

Motion by Councilmember Lebowsky, seconded by Councilmember Paulsen, and carried unanimously to approve the meeting minutes of July 27, 2020. Councilmember Glover abstained.

Minutes - August 3, 2020

Motion by Councilmember Glover, seconded by Councilmember Stober, and carried unanimously to approve the meeting minutes of August 3, 2020.

Citizen Communications (Items 1-6) - see general protocol above

Mayor McEnerny-Ogle opened Citizen Communication and, receiving no testimony, closed Citizen Communication.

Consent Agenda (Items 1-6)

Motion by Councilmember Paulsen, seconded by Councilmember Glover, and carried unanimously to approve the Consent Agenda.

1. Water Meter Contract C-88770, Contract Increase

Staff Report 099-20

Summary

Contract ITB 17-17 Lead-Free Bronze Water Meters was awarded to Core and Main in November 2017 for \$300,000 for five years. The contract is almost in year three and the funds have been depleted. Public Works staff has been replacing roughly 3500 water meters per year, sizes 5/8 – 2”, according to the established life expectancy of the water meter. In order to maintain this type of production, staff is requesting \$430,000 be added through the life of the contract.

Request: Authorize the purchase of Lead Free Bronze Water Meters from Core & Main of Vancouver, Washington, through contract C-88770 at an amount not to exceed \$430,000 for the life of the contract.

Brian E. Wilson, Operations Superintendent - Water, 360-487-8275

Motion approved the request.

2. Bid Award for 2019 TIB Complete Streets Columbia Tech Center, per Bid # ITB 20-24 (Project #PRJ100337)

Staff Report 100-20

Summary

On July 21, 2020 the City received 2 bids for the subject project. The low

bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Halme Excavating, Battle Ground, Washington</i>	<i>\$ 355,946.00</i>
<i>Clark and Sons Excavating, Battle Ground, Washington</i>	<i>\$ 389,961.46</i>
<i>Engineer's Estimate</i>	<i>\$285,000 to \$315,000</i>

There are no City Apprenticeship goals because current City's apprenticeship guidelines apply to contracts over \$500,000.

Request: Award a construction contract for the 2019 TIB Complete Streets Columbia Tech Center to the lowest responsive and responsible bidder, Halme Excavating, of Battle Ground, Washington, at their bid price of \$355,946.00, which includes Washington State Sales Tax, and authorize the City Manager or designee to execute the same.

Hassan Abdalla, Engineering Manager, 360-487-7704

Motion approved the request.

3. Columbia Non-Profit Housing - Englund Manor Rehab (Affordable Housing Fund contract)

Staff Report 101-20

Summary

Columbia Non-Profit Housing, a nonprofit subsidiary of the Vancouver Housing Authority, is rehabilitating Englund Manor located at 3720 E 18th Street, Vancouver WA 98661. Englund Manor has 29 one-bedroom units constructed in 1993. All units are restricted to 50% AMI for households 55 years and older. There are significant needs for renovation including: heating and ventilation (common area and units), elevator upgrade, lighting upgrades (common area and units), laundry room upgrades, siding and windows, accessibility upgrades and kitchen and bathroom upgrades.

City Council approved an Affordable Housing Fund award for this project totaling

\$850,000. The award was approved in February 2019. These funds are from the 2019 levy.

Per the Affordable Housing Fund guidelines, 22 units will be restricted to households earning up to 50% AMI throughout the 20-year affordability period. Columbia Non-Profit Housing plans on all 29 units remaining affordable at 50% AMI or below.

Affordable Housing Funds will be used for development costs including construction hard costs. Construction is anticipated to begin in late summer 2020.

Request: Authorize the City Manager or his designee to execute the Affordable Housing Fund contract with Columbia Non-Profit Housing for Englund Manor rehabilitation and approve any subsequent legal action necessary to enforce the terms of the same.

Peggy Sheehan, Community Development Programs Manager, 360-487-7952

Motion approved the request.

4. Vancouver Housing Authority- Miles Terrace (Affordable Housing Fund)

Staff Report 102-20

Summary

The Housing Authority of the City of Vancouver is developing Miles Terrace (formerly called WXV Senior Housing) located at 400 W 15th Street in downtown Vancouver. The project consists of land acquisition and development of a 69-unit senior apartment complex located at 400 West 15th Street. The project will include a mix of studio, 1-bedroom and 2-bedroom units for low-income renters 62 years and older. Thirty-five (35) units will be targeted to households earning up to 50% of area median income (AMI) and 34 units will be targeted to households earning up to 60% AMI. Fifteen (15) units will carry an Affordable Housing Fund covenant.

City Council approved an Affordable Housing Fund award for this project totaling \$1,100,000 in June 2020. The \$1,100,000 is from 2019 levy funds.

Per the Affordable Housing Fund guidelines, 15 units will be restricted to households earning up to 50% AMI throughout the 20-year affordability period. The agency has also requested a partial impact fee waiver from the

City, which will require that all units in the project remain affordable in perpetuity to households at/below 80% AMI.

Affordable Housing Funds will be used for land acquisition. Construction is anticipated to begin in fall of 2020.

Request: Authorize the City Manager or his designee to execute the Affordable Housing Fund contract with Housing Authority of the City of Vancouver and approve any subsequent legal action necessary to enforce the terms of the same.

Peggy Sheehan, Community Development Programs Manager, 360-487-7952

Motion approved the request.

5. COVID-19 Business Assistance - CDBG Funding Awards

Staff Report 103-20

A RESOLUTION relating to the adoption of the City of Vancouver Community Development Block Grant funding awards for small business assistance programs; authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual 2019 and 2020 Action Plans, providing for severability and an effective date.

Summary

In June 2020, City Council allocated \$1,056,834 in 2020 CDBG and COVID-19 response funds ("CDBG-CV") for business assistance programs (\$666,257 in CDBG and \$390,577 in CDBG-CV funds). The funding is to be used for technical assistance and grants/loans to help businesses adapt to current economic conditions related to the pandemic. At Council's direction, up to \$200,000 of the business assistance funds is to be used by the Vancouver's Downtown Association.

Awards made from small business allocation to date

The \$1,056,834 allocation for business assistance includes \$160,000 already awarded as follows:

- \$50,000 to MercyCorps NW for small business technical assistance to 25 businesses*
- \$75,000 to Hispanic Metropolitan Chamber for small business*

technical assistance to 35 businesses

- *\$35,000 to Vancouver's Downtown Association for technical assistance to 50 businesses to establish parklets and outdoor seating*

Current funding recommendations for remainder of small business allocation

City staff completed an RFI process in July 2020 to award the remaining \$896,834 in CDBG/CDBG-CV funds. The City received 10 proposals that were prioritized by a committee of City staff and community development stakeholders. The CDBG/CDBG-CV funding recommendations are as follows (please see attached award list for additional details). The City's CDBG funds will also leverage approximately \$700,000 in funding from other sources for loans to serve additional businesses in Vancouver. Please note that the contracted amounts are subject to change based on negotiations with the agencies and final HUD guidelines for business assistance.

- *\$165,000 to Vancouver's Downtown Association for technical assistance to 35 businesses, and a Downtown/Uptown marketing strategy benefiting approximately 250 businesses*
- *\$300,000 to MercyCorps NW for a **short-term business stabilization grant program**, providing grants of \$2,500 to approximately 86 businesses (limited to businesses with 1-5 employees with owner's income at/below 80% AMI). The City's funding will also leverage an estimated \$200,000 in SBA lending to serve additional businesses.*
- *\$431,834 to MESO (Microenterprise Services of Oregon) to provide technical assistance to an estimated 75 businesses and a **longer-term business stabilization loan program**. Loans of \$2,500 to \$10,000 will be provided to approximately 25-50 businesses (loans limited to businesses with 1-5 employees with owner's income up to 80% AMI). The City's funding will also leverage an estimated \$500,000 in SBA lending and other MESO loan products to serve additional businesses.*
 - *Includes \$25,000 to be subcontracted to Fourth Plain Forward for technical assistance targeted to Fourth Plain area*

Technical assistance overview

The focus of technical assistance is helping existing businesses adapt to pandemic-related conditions, including developing/updating a business plan; obtaining licensing/permits needed for business adaptation; marketing and social media strategy; and access to loans and other

sources of capital. Technical assistance may also include general business education related to finances and record keeping, taxes, labor regulations, legal requirements, etc. City staff will work with the providers to strategically deploy technical assistance resources, with the goal of serving small businesses throughout Vancouver and reaching underserved populations.

Contracting

HUD will be issuing further guidance of the use of the CDBG-CV and CDBG funds for business assistance; these guidelines will be added to the contracts. Contracting is expected to occur in August. City staff is developing the loan guidelines along with the application materials and will partner with the funded organizations on outreach efforts.

Request: *Adopt a resolution approving the additional 2020 CDBG and CDBG-CV awards totaling up to \$896,834 for small business assistance programs.*

Peggy Sheehan, Community Development Programs Manager, 360-487-7952

Motion adopted Resolution M-4086 to approve the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for August 17, 2020.

Motion approved claim vouchers for August 17, 2020, in the amount of \$6,056,740.93.

Public Hearings (Item 7) - see general protocol above

7. Adoption of the Heights District Plan and associated Comprehensive Plan amendments

Staff Report 098-20

AN ORDINANCE of the City of Vancouver, Washington relating to comprehensive planning under Chapter 37.70A, adopting the Heights District Subarea Plan; providing a vision and policies for the Heights District; providing for the future redevelopment of the Tower Mall Redevelopment Area in a manner which is consistent with the Comprehensive Plan and community vision; amending the Comprehensive Plan to incorporate the Heights District

Plan as a component of the Vancouver Comprehensive Plan as identified below; and providing for an effective date.

The general Heights area has been identified since 2011 by the Vancouver Comprehensive Plan as a future urban center that is envisioned to accommodate development as the City grows. Centers are areas where existing services and infrastructure support new development, and allow for the creation of 20-minute neighborhoods, where proximity to amenities and transportation options increase livability and convenience and promote community identity.

In June 2017 the City of Vancouver purchased the Tower Mall property with the intention of facilitating redevelopment and catalyzing private investment in an underserved area, now called the Heights District. The boundary of the Heights District generally follows Mill Plain Boulevard on the north, MacArthur Boulevard on the south and west, and Andresen Road on the east, but also includes some properties just outside these boundaries (See Exhibit A). The 205-acre District includes a mix of City-owned properties (a water facility, fire station, Park Hill Cemetery and former Tower Mall building), commercial/retail uses, social and healthcare service providers, three schools, churches, and a housing complex owned by Vancouver Housing Authority. Within the District, the 63-acre Tower Mall Redevelopment Area was identified as the area where most redevelopment will occur in the future. In order to ensure that any new development aligned with the vision being established by the Plan, a temporary development moratorium was enacted by City Council for the Tower Mall Redevelopment Area, and renewed at six-month intervals throughout the planning process.

The Heights District Plan establishes a vision and policy direction for the 205-acre Heights District, as well as a redevelopment plan and specific development program for the 63-acre Tower Mall Redevelopment Area. The Plan envisions a vibrant urban neighborhood center and provides a framework to leverage short- and long-term sustainable economic development initiatives; integrate income-based and market rate housing; catalyze private investment; include accessible public open spaces; utilize innovative urban design and sustainable development strategies; provide for the creative and functional integration of public transit; and optimize multimodal connections within the District and surrounding areas. The planning process occurred over the course of more than two years, and included a robust public outreach and engagement process that utilized a variety of methods designed to engage a diverse group of stakeholders and the broader community, including communities that are typically under-represented in planning processes.

To meet these objectives, the Plan identifies phased implementation strategies, including a new Heights-specific mixed-use zone and design

guidelines as part of the first phase of implementation. Adoption of the Plan would trigger text changes to the Comprehensive Plan, as it is adopted as a component, which can be viewed in Attachments to this staff report. No zoning code changes would be implemented as part of adoption

Request: Subject to second reading and public hearing, approve ordinance.

*Rebecca Kennedy, Long Range Planning Manager,
360-487-7896*

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

City Manager Eric Holmes provided a brief introduction and contextual information regarding the Heights District Plan.

Chad Eiken, Community and Economic Development Director, provided background information on the planning effort.

Rebecca Kennedy, Long Range Planning Manager, provided an overview of the details of the proposed plan and the features of the Heights District.

Mayor McEnerny-Ogle opened the public hearing, and received the following testimony:

- Jim Luce, Vancouver, asked whether the City would lose any grant funds if the adoption of the district plan was postponed, and stated that if no grant funds were at risk, the plan adoption should be postponed until the zoning code could be brought forward for concurrent adoption.
- Sandi McClary, Vancouver, stated the Heights District Community Advisory Committee was well planned but members were not asked to collect information from others, and as such robust participation from people living adjacent to the district did not start until the Environmental Impact Statement was released; she requested further engagement with the neighbors and concurrent adoption of the district plan and the zoning code.
- Barbara Stanley, Vancouver, requested the Council adopt the district plan concurrently with the zoning code.
- Janice Ritter, Vancouver, thanked the Mayor for her response to the Northcrest neighbors who had submitted a petition; she expressed concerns about further traffic congestions in the district, and requested the Council adopt the district plan concurrently with the zoning code.
- Kate Fernald, Vancouver, representing the Heights District Neighborhood Coalition, thanked the Mayor for her response to the Northcrest neighbors who had submitted a petition and requested the Council adopt the district plan concurrently with the zoning code.

- Glenn Miller, Vancouver, representing the Northcrest Neighborhood Association, thanked the Mayor for her response to the Northcrest neighbors who had submitted a petition and requested the Council adopt the district plan concurrently with the zoning code. He also thanked Ms. Kennedy for her work on this project.
- Rick Gales, Vancouver, stated that neighbors seem to now be participating in this process, and requested the Council adopt the district plan concurrently with the zoning code.
- Glen Yung, Vancouver, expressed concerns that neighbors are not being listened to by the City, which is causing them harm; he requested the Council adopt the district plan concurrently with the zoning code.
- Dave Schmoldt, Vancouver, stated there are still open questions that need to be answered about the details of the plan and how COVID-19 will impact future development. He asked how flexible the planning will be given these questions.
- Nancy Pettit, Vancouver, stated she loves the livability, walkability and support for business included in the plan, but she has concerns regarding parking in the area and potential changes to traffic flow. She stated 1.5 parking spaces per unit are not sufficient, and asked for a defined limit to building height. She requested the Council adopt the district plan concurrently with the zoning code.
- Terry Phillips, Vancouver, requested the Council adopt the district plan concurrently with the zoning code.

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

Councilmember Paulsen asked what the timeline for demolition of Tower Mall and construction of the infrastructure improvements and subsequent potential development would be. City Manager Eric Holmes stated demolition is projected for first quarter of 2021. He stated the pace at which the infrastructure is completed will depend ultimately upon the priority that the City Council places on completing that infrastructure in future budget cycles, and the more significant that commitment, the better the opportunity will be for the City to leverage additional state and federal partners to assist with completing that infrastructure. He explained there are some improvements in the adopted capital plan, including renovation of the water reservoirs on the north side of Mill Plain because they are seismically at risk, and there are some water transmission mains that are also on track to be constructed regardless of Council's decision on the land use policy.

Councilmember Paulsen asked for an example of what the private investment could be from development activity. Mr. Holmes stated the Waterfront development, for example, included public investment of about \$75 million

from numerous funding partners, with the City contributing about one-third of that. A similar approach could be applied to the Heights District development.

Councilmember Paulsen asked what concurrent adoption of the HX zone and the district plan would look like. Mr. Eiken stated it would require another public process with the Planning Commission reviewing the zoning code and making a recommendation to City Council. He stated there would be a lot of public involvement before getting to a public hearing.

Councilmember Stober asked if, in the event Council adopts the district plan and then directs staff to move forward with the development of the HX zone and during that process determines one of the policies in the plan is untenable, whether the plan could be amended. Mr. Eiken stated there will be revisions to the plan over time, as it is a long term plan and if something is off with the assumptions or if conditions change, staff can bring the plan back to Council as part of an annual update process. He stated subarea plans can be amended at any time. He stated that if Council were to hold off on adopting the plan before developing the zoning code, the question would then be whether this vision is really right.

Council discussed at length the impact of adopting the district plan in advance of or concurrently with the HX zoning code.

Councilmember Fox stated there is a desire from the community to move forward with that zoning piece before implementing the plan and it does not require a lot of confusion. She stated there would be much more community support and excitement if that was the approach, and there will be a development moratorium in place over the course of this work.

Councilmember Stober questioned what authority or vision staff would be working from to develop the zoning code if the district plan is not first adopted.

Motion by Councilmember Hansen, seconded by Councilmember Fox, to amend adoption of the Heights District Plan and associated Comprehensive Plan amendments to be adopted concurrently with and upon approval of the HX zone.

Councilmember Paulsen stated that based on the feedback from the community he has heard a perception that many in the neighborhoods were not aware of what was actually going to happen until recently, and as they became aware, it seemed to them that things were moving quickly. Based on their questions, the plan has been adapted to reflect many of their concerns, and that will continue to happen as the process moves forward. He noted staff has outlined a phased process, and adoption of the plan is the end of that first phase. He stated this plan has in it the vision for what the Council wants to happen in the Heights District, and that vision will guide the work of the zoning process, which is the next phase. He stated the public will continue to have an opportunity to be engaged moving forward and the Council has the opportunity to revisit anything in the plan if it is determined adjustments need to be made. He noted adoption of the plan does not set into place anything that cannot be

amended or reversed. He stated he believes the right way to go about moving forward is to articulate a vision as a legislative body and then move forward with a transparent and inclusive process.

Councilmember Glover commended Mr. Eiken and Ms. Kennedy for their work along this process and providing the Council with a very solid plan that incorporates hours of public engagement and subsequent adjustments in the plan. She stated she has complete confidence in staff that this is a good process and will continue to incorporate input from the community.

Councilmember Lebowsky echoed Councilmember Glover's comments. She stated the Heights District plan is a great example of smart growth.

Mayor McEnerny-Ogle stated the development moratorium helps the City and the community in many ways take the time necessary to not only develop the zoning code but also prepare conversations with potential funding partners for infrastructure development. She noted it also takes time for potential developers to put together funding for future projects, and having the confidence that this project will move forward will help them move forward. She stated the Council needs to set the policy that drives this project.

Councilmember Hansen stated it is more important for the neighbors to have confidence in the plan than developers.

Councilmember Fox clarified her motion is not against the plan or a lack of confidence in staff, but entirely about the process.

Councilmember Stober stated he believes Council needs to give staff a starting point on the zoning, and he looks forward to hearing feedback from the community if it becomes apparent any policies in the plan become untenable. He requested the HX zoning process begin and be completed as quickly as possible.

Motion failed 5-2; Councilmembers Fox and Hansen voted Yes.

Councilmember Paulsen stated this has been a two-year inclusive process that has been very transparent, and the Council and City staff have adapted and refined the proposed plan based on public feedback. He stated this will continue. He noted the Planning Commission unanimously has recommended adoption of the plan. He stated he takes very seriously the people who have reached out to Council, and noted there are many people how have not spoken out publicly who are supportive of the plan. He stated the community agrees about a vast majority of what is in the plan, and the concerns he's heard are regarding the finer details, which will be defined during the next phase of the process. He stated he is immensely grateful to the planning staff for their work on this project.

Councilmember Hansen thanked all of the neighborhood associations, coalitions and individuals who have spent time on this project. He stated he believes communication is really a problem, which leads to a lack of trust in the

City. He stated he hopes the HX zoning process and code reflects the concerns and input of the citizens because they will be closely watching.

Motion by Councilmember Paulsen, seconded by Councilmember Glover, and carried 5-2 to approve the ordinance adopting the Heights District Plan and associated Comprehensive Plan amendments. Councilmembers Fox and Hansen noted No.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Adjournment

9:16 p.m.

DocuSigned by:

58CB15C0632F403...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

BCF0734E40E94AE...
Natasha Ramras, City Clerk

Meetings of the Vancouver City Council are electronically recorded on audio and video. The audio files are kept on file in the office of the City Clerk for a period of six years.

From: [City of Vancouver - Office of the City Manager](#)
To: [Delapena, Amanda](#)
Subject: FW: Heights Plan Public Testimony for August 17, 2020
Date: Tuesday, August 18, 2020 8:24:57 AM

Jill Brown | Assistant to the Mayor and City Manager

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8641 | **F:** 360.487.8625

www.cityofvancouver.us

[LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE](#)

From: RICK GALES [REDACTED]
Sent: Monday, August 17, 2020 3:37 PM
To: City of Vancouver - Office of the City Manager
Cc: McEnerny-Ogle, Anne; Hansen, Bart; Fox, Sarah; ty.stober@cityofvancouver; Glover, Linda; erik.paulson@cityofvancouver.us; Lebowsky, Laurie (City Council)
Subject: Fw: Heights Plan Public Testimony for August 17, 2020

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Manager, Mayor and Council Members:

The Heights Plan has been a long journey and you have been involved in the planning longer than the neighborhoods. Thank you for inviting the neighborhoods to give input and for making public engagement a component of your planning. The citizens have witnessed you make important changes based on public testimony and petitions re: parking, reducing the number of housing units in the 63 acre Tower Mall area, and removing the churches from the re-zoning. As neighbors who have lived here for decades, we are grateful for the changes in the Heights Plan you have made so far.

I am writing today to speak to the over-all scale and size of the project. I would challenge you to think about three key ideas:

Compatible vs. Similar/Harmonious

The Heights plan states its goal is to be compatible with the surrounding neighborhoods. The conflict here is that the definition of compatible to City planners in their lexicon is different than the definition of compatible to neighbors. The wide range of meaning and the differences in the minds of individuals creates misunderstanding. May I suggest that we

consider thinking of the word similar or harmonious? When I was first introduced to the project, I thought it meant the City would build so that the new development "fit in" or was harmonious with the existing neighborhoods. I learned later that was not the case. As Rebecca K said last week in the City Council meeting, this is a significant change for the area. What remains unclear to me is why the City wants to change the area into an urban center when the neighborhoods did not go asking for an urban center with building heights in excess of 40-50 feet. A "second downtown" as a Columbian article called the Heights Plan does not match or agree with the existing look and feel of the predominantly long term neighborhoods in the region composed of one and two story residences. Depending on your interpretation and opinion, it may or may not be compatible.

What the neighbors did ask for and see as compatible is what they told you in the surveys and open houses all along (see p. 93-96 Heights District Plan Appendices) : increased walkability and connectivity, amenities like restaurants and services, open green space, improved traffic safety, community gathering places, and sustainable development. Nearly all the neighbors appreciate the new investment and City interest in redeveloping the rundown Tower Mall area. It's the details in the scale and size of development where we remained concerned.

Less is More

When I asked in the FEIS about the need to build 4-6 story buildings in the center of 8 residential neighborhoods, I was told that the City Council would be the decision maker on the height of the buildings. I am curious to know why some areas of the City have 2-3 story buildings for housing that exist or are recently or currently being built, yet the Heights Plan calls for 3-6 story buildings. If you look at Evergreen Blvd and see the new Z Street Lofts and adjacent buildings, you observe 2-3 story buildings in a mixed use area of commercial and residential. This nearby neighborhood was originally built in the same era as the Heights. Driving through Cascade Park on the weekend, I took note of Village at Cascade Park on 5th and SE 123rd. This type of apartment living more similarly matches and fits in with the existing neighborhood feel. I see the newer Midtown 2 story apartment building on E. 16th near I-5 abutting residential homes, and I wonder why we can't have buildings like this one and the Z Street Lofts in the Heights Plan.

World Changing vs World Class Destination

I challenge City Council to think more deeply about making the Heights more of a world changing opportunity in a local way instead of a world class destination. You can do that by using your leverage to create many more opportunities for home ownership. Why not partner with Habitat with Humanity and other like-minded programs to help foster a higher rate of home ownership in the new development? Build homes like the ones on Middle Way in Father Blanchet. Build more townhomes and smaller homes that can be affordable and actually give

real equity to people. This creates opportunity for home ownership and the financial benefit of building equity in a home instead of just paying rent for a lifetime subsidized by tax money, which is not a good system in my view and needs change. Look for a balance in sustainability and green practices that we want, but maybe are not absolutely essential in every element so that the rents and the mortgages are more accessible for a greater range of income. YOU can make a big difference when you support home ownership. I would personally rather see tax dollars invested in home ownership programs than rent subsidies. Let's brag about real equity and not just how tall we can build our buildings or winning first place in the green award, which could happen anyway.

Seriously consider making senior housing a priority and give written assurances you will use your leverage to do so. Seniors are some of the most under-served and under-represented among our citizens. This is a population that needs equity. The Heights neighborhoods are full of seniors, some of whom want a safe and local option to downsize to be near family and friends where they have lived for decades. In reading the Heights Plan documents I learned that seniors account for the largest group of people moving to Vancouver so it is financially wise to consider their housing needs.

I, for one, would rather help meet the real needs of people, and I think that is hopefully your intent as well. However, it can give the impression to the public when you use words like "world class" development and give tax breaks to developers that the end result will line the pockets of developers and win accolades for the City, while the people with less than median incomes still struggle to pay their bills, including those who already live in the Heights.

In Conclusion...a mystery

Finally, I am still baffled to understand why we need more housing in Vancouver when we already have constructed so much housing the past 2 years and see tall buildings being developed all over downtown, such as between 6th and 7th street on Washington and again on 8th and Washington and the Angelo Tower, to name just a few. I am assuming that the City would give preference to affordable housing downtown knowing the need and require some of the units to qualify for affordable housing. I can see that adding more multi story buildings downtown in an area that is not comprised of single family residences is compatible, and even similar with the new development on the Waterfront.

Furthermore, I counted the number of units in the pipe line in Jan/Feb 2020. At that time there were 6-8K housing units in the pipe line depending on your source of information. To meet the stated housing projected need in the DEIS of 40,095 new residents over 19 years from 2011-2030, you would require housing for 2,110 individuals on average per year. Not all would require a single housing unit. Doing the math, one can see we are already building 3-4 times the number of units the DEIS says are needed. A logical conclusion would be there will

not be a need for housing in the Heights by the time you get ready to build it due to all the other housing built in the meantime.

Thank you again for the opportunity to share my questions, concerns and suggestions. I hope to hear from some of you in response so I can understand your reasoning and what is guiding decisions related to the size of the project, building heights, and housing need. Please add this to the official record.

Regards,

Sandy Gales

From: [City of Vancouver - Office of the City Manager](#)
To: [Delapena, Amanda](#)
Subject: FW: Heights Plan
Date: Tuesday, August 18, 2020 8:24:32 AM

Jill Brown | Assistant to the Mayor and City Manager

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8641 | **F:** 360.487.8625

www.cityofvancouver.us

[LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE](#)

From: Andy Wright [mailto:andyw@go-summit.com]
Sent: Monday, August 17, 2020 11:11 PM
To: City of Vancouver - Office of the City Manager
Subject: Heights Plan

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

My name is Andy Wright and I was registered to speak tonight but could not get on it said my passcode would not work and I'm wanting to pass on my feedback.

I have lived in the Dubois Park neighborhood for a long while, and my wife grew up in this neighborhood with her sister and brother. They have many fond memories and lifelong friends from Dubois Park, and we're fortunate that our kids get this same opportunity. Additionally my kids go to St Joes Catholic school around the corner and I went there as a child as well, so we've been a part of the heights community for as long as I can remember.....we always loved attending the 4th of July parade. I wanted to call in tonight to formally request that the council move to adopt the Heights Plan 'concurrently' with the HX zoning. We as Heights residents are hoping you council members will support our neighborhoods with your vote to adopt the Plan and the HX zoning concurrently.

Thank you and please take this as a serious request.

Andy Wright



From: [City of Vancouver - Office of the City Manager](#)
To: [Delapena, Amanda](#)
Subject: FW: Heights project
Date: Tuesday, August 18, 2020 8:24:47 AM

Jill Brown | Assistant to the Mayor and City Manager
CITY OF VANCOUVER
P.O. Box 1995 • Vancouver, WA 98668-1995
P: 360.487.8641 | F: 360.487.8625
www.cityofvancouver.us

LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE

-----Original Message-----

From: Kim Lee [<mailto:kim.lee@comcast.net>]
Sent: Monday, August 17, 2020 6:01 PM
To: City of Vancouver - Office of the City Manager
Cc: McEnerny-Ogle, Anne; Hansen, Bart; Stober, Ty; Glover, Linda; Lebowsky, Laurie (City Council); Paulsen, Erik; Fox, Sarah
Subject: Heights project

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Kim Lee and my husband and I live in the Evergreen Highlands neighborhood. We request that you freeze any further activity on the Heights project until the Covid situation has calmed and Vancouver citizens can meet you face to-face in order to appropriately discuss the project. Now is not the time to make decisions that have far-reaching implications for our neighborhood livability when it is so difficult for many to attend virtually.

However, as it seems this Council has previously made decisions that are counter to what residents want and without full neighborhood participation and input (e.g., Columbia Street bicycle-only lanes and MacArthur bicycle lanes) my husband and I assume you will not agree to place a moratorium on this Project; assuming that is the case: WE FORMALLY REQUEST THIS COUNCIL MOVE TO ADOPT THE PLAN CONCURRENTLY WITH THE HX ZONING.

Thank you.

Kind regards,

Kim and Jim Lee

A black rectangular redaction box covering the signature of Kim and Jim Lee.