CITY OF Vancouver WASHINGTON

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

June 14, 2021 - 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.

Councilmember Lebowsky absent from workshops.

4:00-6:00 p.m. Transportation System Plan Update

Rebecca Kennedy, Deputy Director, Community and Economic Development, 360-487-7896; Jennifer Campos, Principal Transportation Planner, 360-487-7728; Tom Brennan, Principal, Nelson Nygaard

Summary
City and consultant staff provided Council with an update on the Transportation System Plan, reviewing the project scope and deliverables and confirming Council direction on approaches to various elements of the plan update.

COUNCIL CONSENT AGENDA 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 items and under the Community

Forum were also facilitated via the GoToMeeting conference call.

Call to Order and Roll Call

The Consent Agenda 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; Lisa Brandl, Deputy Finance Director; Chad Eiken, Community and Economic Development Director; James McElvain, Vancouver Police Chief; Natasha Ramras, Chief Financial Officer; Cara Rene, Communications Director; Bryan Snodgrass, Principal Planner; Shannon Williams, Associate Long Range Planner; and members of the public.

Proclamation: Juneteenth Celebration Day

Mayor McEnerny-Ogle read and presented a proclamation to Rev. Lenny Duncan, Second Vice President for the NAACP Vancouver Branch, proclaiming June 19, 2021, as Juneteenth Celebration Day

Community Communication (Items 1-3)

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

Consent Agenda (Items 1-3)

Council requested Item 2 be pulled for discussion, as summarized below.

Councilmember Glover asked whether the supplemental budget supports increased grounds maintenance of right-of-ways and freeway entrances.

City Manager Eric Holmes explained that the overall capacity for grounds, right-of-way, and median maintenance was reduced significantly during the recession. When the Street Funding Strategy was approved, some of that capacity was restored, and the City has added grounds maintenance crews with subsequent budget cycles since then. He stated that currently the grounds maintenance capacity is slightly less than pre-recession levels, but the City has achieved some efficiencies as well. He stated this supplemental budget does not change the capacity in grounds maintenance, but that can be looked at when staff is preparing the next biennial budget for 2023-2024.

Councilmember Hansen asked whether an extra street sweeper was purchased recently. He stated getting the crew out post-pandemic will have a significant impact on the city, and residents should start to see improvements in the next few months. Natasha Ramras, Chief Financial Officer, confirmed this supplemental budget includes a special street sweeping machine that will allow for better sweeping of bike lanes.

Councilmember Paulsen concurred with the need for broad maintenance of City grounds both for safety and aesthetic reasons.

Councilmember Glover asked whether the increased budget for the Community and Economic Development Department with this supplemental would restore an economic development outreach position. She stated that position had been very effective and the need is still there. Mr. Holmes explained that position was originally limited term, and the City has also converted several limited term positions, so he would need to do some research on whether that CED capacity would be restored.

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

1. **Professional Services Agreement with Salazar Architects Inc. for architectural and engineering services for the Fourth Plain Commons project**

   Staff Report 085-21

   Summary
   In 2015, the City of Vancouver worked with the community to develop the Fourth Plain Forward Action Plan, a framework for equitable development on the Fourth Plain corridor as new investment came into the community, including a significant bus rapid transit (BRT) investment called the Vine that is now complete. Broadly, the Action Plan focuses on supporting small businesses, building community capacity, addressing pedestrian safety issues, and increasing access to economic opportunity and affordable housing near transit.

   In alignment with the 2015 Action Plan, the City of Vancouver and Vancouver Housing Authority partnered to make a catalytic investment in the Fourth Plain community that will provide family-sized affordable housing, up-stream services for both businesses and residents, and much needed community spaces all near schools and other community services and on a high capacity transit line (The Vine BRT).

   The Vancouver Housing Authority will own and operate more than 100 affordable housing units, and the City of Vancouver will own the ground *floor commercial space that will include the following components:*

- *A commercial kitchen incubator to launch and support emerging food-based businesse*
- *A shared office space to co-locate upstream services to make it easier for residents and businesses to access resources on the corridor*
- *A community event space that can be rented for festivals, birthdays, trainings, and other events*
- *A public plaza with infrastructure to support a Vancouver Farmer's Market satellite market and other community-serving events*
- *A play area and activity lawn to provide outdoor recreation opportunities for the community*

In 2019, the City of Vancouver and Vancouver Housing Authority contracted with Salazar Architects Inc. after a competitive procurement process to lead design of the project. The first phase focused on design of the residential portion of the building, the warm shell for the City-owned commercial spaces and the public plaza, including leading community engagement to better understand community needs and desires for the space to be integrated into the design.

A new contract with Salazar Architects is needed to complete the design of the tenant improvements for the City-owned commercial spaces that was included in the 2019 RFQ process, plus selection and installation of furniture, fixtures and equipment (FF&E) and cost estimating for the complete build out of the commercial spaces.

Request: Authorize the City Manager or his designee to execute a Professional Services Agreement with Salazar Architects Inc. to provide architectural and engineering services for the Fourth Plain Commons project in an amount not to exceed $400,000, and authorize the City Manager or his designee to amend the contract as needed and to amend the value up to 10% of the not-to-exceed value stated here-in.

Shannon Williams, Associate Long Range Planner, 360-487-7898

Motion approved the request.

2. **2021 First Supplemental Budget**

Staff Report 086-21

AN ORDINANCE relating to the 2021-22 Biennial Budget; making various appropriations in various funds which were not and could not reasonably have been foreseen at the time of budget adoption; declaring an emergency; and setting an immediate effective date.

Summary

The first supplemental of 2021 includes mostly administrative items, such as bond refinancing, carryforwards of projects from 2020, grants related to stimulus support and one-time support from an increase in revenues that was unexpected due to the coronavirus pandemic.

The recommended expenditure appropriation increases for the City's Operating and Capital funds included in the 2021 First Supplemental Budget totals $107.9 million. An increase of $50.7 million relates to recommended changes in the Operating budget, with the remaining appropriation increase of $57.2 million representing changes in capital projects and supporting funding transfers. The Supplemental will result in utilizing $41.6 million in City resources; of that amount, the General Fund's share is $3.5 million.

Appropriation increases to the General, Street and Fire funds total $19.8 million over the biennium. Major items are summarized below:

- *Reinstatement of budget appropriation for 20 full-time equivalent positions (FTEs) across the organization that were frozen during the Adopted budget;*
- *A set-aside for future funding of public infrastructure in Section 30;*
- *Professional Services in Community Planning to support the Critical Areas Code Update and Complete Streets Evaluation;*
- *Carry-forward items that were appropriated in 2020, but not fully expended due to timing delays, including Mark-43 system implementation that will replace the VPD RegJIN records system, remaining appropriation in the Pavement Management program, vehicle purchases delayed due to the pandemic and a number of other smaller items;*
- *Miscellaneous grants including Interstate Bridge Replacement memorandum of understanding (MOU) funding two FTEs, a grant for a mobile forensic vehicle, and multiple federal grants to fund equipment and personnel (training/overtime).*

The remaining appropriation increase relates to changes in other operating City funds. Major changes are summarized below:

- *Bond refinancing of two debt issues represents the single largest supplemental item in other funds. One of these was approved in 2020 with forward delivery in 2021 and one was approved in June of 2021. The total appropriation increase needed to complete the transaction is $17.4 million. Refinancing will result in significant savings over the remaining life of the bonds;*
- *Federal HOME Investment Partnerships Program (HOME) and*

Community Development Block Grant (CDBG) stimulus grants of $3.5 million;

- *Contribution to Vancouver Housing Authority (VHA) from the Affordable Housing Sales Tax Fund to support purchase of a facility to house the population experiencing homelessness;*
- *Human Resources and Risk Management support of professional services to support a market study, a citywide program to reduce injuries and a citywide training program.*

The total net Capital Budget appropriation of $57.2 million (including internal transfers) is included in the First Supplemental of 2021. Expenditures by project are outlined in Attachment C to the ordinance. Following are some of the changes to projects included in the Supplemental:

- *Parks capital projects totaling $7.3 million for:*
    - *Heights infrastructure design, including parks, streets and utilities infrastructure design and construction drawings;*
    - *Park Impact Fee (PIF)-funded contingency to fund acquisition of new land parcels in District C.*

- *General Capital/Asset Management projects totaling $17.2 million for:*
    - *Vancouver Fire Station 3 relocation/replacement, including land acquisition and station design;*
    - *Old library building major maintenance, including roof replacement and other items;*
    - *An increase in cost of the Tower Mall demolition project due to the timing delay and current bidding environment;*
    - *Vancouver Police Training Facility and Headquarters (Chkalov 521) building remodel;*
    - *Marshall Community Center pool resurfacing.*

- *Water, Wastewater and Streets/Transportation totaling $11.1 million for:*
    - *Water Station 5 to Water Station 9 Transmission Piping to improve transmission capacity;*
    - *Water Station 1 Reservoirs replacement;*
    - *4th Plain Blvd. (36th to Lincoln Ave) Water Main replacement;*
    - *63rd Street Pump Station re-build/relocation;*
    - *Westside electrical design upgrade;*
    - *True-up of the SE 1st Street (177th Ave to 192nd Ave) transportation project due to an updated engineering estimate, and the related funding from the Transportation Benefit District.*

- *Capital Funding Transfers Supporting the City's Capital projects Budget total $21.5M*

Attachment B of the ordinance outlines changes to FTEs, with an overall new increase of 11.5 FTEs recommended in the 2021 First Supplemental. Of those, 4.0 new, unfunded FTEs were added in the General, Street and Fire funds. Major changes from Attachment B are listed below:

- *Administrative capacity due to reorganization by the following:*
  - *Add 1.5 FTEs, (Management Analyst & Support Specialist), in the newly created Economic Health & Housing Department;*
  - *Add 1.0 FTE (Administrative Assistant) in Parks, Recreation & Culture;*
  - *Align a Support Specialist from Affordable Housing Fund (-1.0 FTE) to City Manager's Office (+1.0 FTE) to support new Deputy City Manager.*

- *Positions to support grant and revenue-funded work:*
  - *Add 2.0 Limited-Term FTEs supported through the Interstate Bridge Replacement MOU, which includes 1.0 FTE (Associate Planner) in Economic Development and 1.0 FTE (Senior Traffic Engineer) in Public Works*
  - *Add 1.0 Limited-Term FTE (Associate Planner) in Economic Development working on Complete Street priorities and funded through the City's Street Funding Strategy*
  - *Extended 1.0 Limited-Term FTE (Associate Planner) working on the Commute Trip Reduction Program through the end of the biennium majority supported by the Commute Trip Reduction Grant and supplemented by General Fund for additional transportation planning efforts*
  - *Add 1.0 Limited-Term (Principal Planner) to support increased work from the American Rescue Plan HOME grant*

- *Other FTE changes to support the organization:*
  - *Reinstate 1.0 FTE (Program Coordinator) at Pearson Airport*
  - *Reinstate 0.5 FTE (Legal Secretary) for HART Diversion*
  - *Add 1.0 FTE (Capital Projects Manager) to support Citywide projects such as the Heights and Section 30*
  - *Add 1.0 FTE in Human Resources to support employee engagement, wellness, and recognition*
  - *Increase 0.75 FTE (Program Coordinator) in Parks and Recreation to 1.0 FTE*
  - *Increase 0.75 FTE (Program Coordinator - Law) in Legal to 1.0 FTE*

Request: On Monday, June 14, 2021, approve ordinance on first reading, setting date of second reading and public hearing for Monday, June 21, 2021.

Natasha Ramras, Chief Financial Officer, 360-487-8484

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

Motion approved the request.

3. **Approval of Claim Vouchers**

Request: Approve claim vouchers for June 14, 2021.

Motion approved claim vouchers for June 14, 2021, in the amount of $2,883,466.30.

Community Forum

Mayor McEnerny-Ogle opened the Community Forum and received the following testimony:

- Cathryn Chudy, Vancouver, urged the Council to be ambitious in its climate action goals, and stated the Council holding its ground related to sustainability measures for development projects shows Vancouver is a leader on sustainability.
- Mary Elkin, Vancouver, expressed concerns that nothing had been included in the first supplemental budget to help improve Vancouver Fire Department response times.
- Don Steinke, Vancouver, thanked the Council for pushing for higher sustainability standards for the Renaissance Boardwalk development, and stated recent state legislation regarding higher efficiency building standards should incentives builders to include such in their projects now.
- Alona Steinke, Vancouver, urged the City to continue its moratorium on large-scale fossil fuel facilities to ensure an increased number of trains transporting fossil fuels does not start traveling through Vancouver.

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

Executive Session re: Labor Negotiation Strategy (30 minutes)

Mayor McEnerny-Ogle announced the Council would be entering executive session to discuss labor negotiations strategy for about 30 minutes and no action would be taken. The executive session was held virtually. Council re-entered public session at 7:17 p.m.

Adjournment

7:19 p.m.

DocuSigned by:

Anne McEnerny-Ogle

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

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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.

To: Vancouver City Council and Staff
Citizen Forum Public Comment/June 14, 2021/Cathryn Chudy

Back in 2020 the Vancouver community climate survey sought input on vision and priority setting, at the start of the Climate Strategy development process. The survey asked a specific question: *"When you think about taking action on sustainability or climate change, how ambitious do you want Vancouver to be?"* Not surprisingly, a majority of those surveyed responded that they want Vancouver to be ***"much more ambitious."***

Workshops have been held with both the City Council and the Planning Commission to review progress being made in taking the results of the community survey along with the updated greenhouse gas emissions inventory and input from community roundtable conversations with various groups in Vancouver, to move forward from strategy to action. Covid and budget constraints have slowed the timeline for adoption of a final Climate Action Plan from the end of 2021 to the second quarter of 2022. However, the intention and the forward momentum has been made clear: Vancouver is on a path to become "a City that Leads" with the priority being "emissions reductions first; minimizing offsets." This calls for Council decisions relative to long term development (formalized in Development Agreements) to reflect the community's desire for Vancouver to be "much more ambitious" on sustainability and climate action.

It should come as no surprise, then, to the developers involved in pursuing lucrative development agreements with the city, that our City Council is serious about setting higher sustainability expectations, very much in the public interest and in line with our community asking for Vancouver to be "much more ambitious" in taking action on sustainability and climate change. We cannot "Lead" and be "much more ambitious" in reducing emissions without ensuring new development does its share now, not off in the distant future.

I am thankful that you as a City Council joined Council Members Paulsen and Stober to vote unanimously to delay the decision on the Development Agreement for the Renaissance Boardwalk project, noting that more ambitious energy conservation measures are called for as the developer seeks the substantial tax breaks that the city can offer, provided the "public benefit" is strong enough to warrant those tax breaks. There is no stronger public benefit than taking action now to couple the benefits Kirkland seeks with the co-benefit of an ambitious energy conservation expectation for this signature project. Holding your ground can demonstrate that Vancouver is truly walking its talk in being a "City that Leads" on sustainability measures.

I have been at numerous City Council meetings in the past year in which young people have shown up to remind you that you hold their future well being in your hands with the decisions you make now. The only way to show that you take their voices seriously and that you are listening to what they are asking of you is to make wise decisions going forward as you negotiate Development Agreements such as the one facing you with Kirkland on July 12th. Catastrophic climate change is what is changing the rules of the game when it comes to the urgent need to reduce emissions as much as possible now, not later, and you, as our elected representatives, have the right to act accordingly with that urgency firmly in mind.

From: City of Vancouver - Office of the City Manager
To: Delapena, Amanda
Subject: FW: Don Steinke"s comments June 14, 2021
Date: Thursday, June 17, 2021 12:08:17 PM

From: Don Steinke <crvancouverusa@gmail.com>
Sent: Monday, June 14, 2021 8:44 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Cc: Cathryn Chudy <chudyca@gmail.com>
Subject: Don Steinke's comments June 14, 2021

Hello Everyone, my name is Don Steinke. I taught physics for 9 years in Camas and various other math and science classes for 27 years at Fort Vancouver High School. Thank you, Council, for pushing for higher Energy Efficiency Standards on the Waterfront East side. There are at least three new laws that are relevant.

First law: I called a technical advisor for the Building Code Council and he says that our 2018 code is the strongest in the nation and that it is just now being rolled out. He says that it is an unfunded mandate which means there is no budget for training your staff, and he is swamped fielding calls from businesses around the state including Clark County. I hope your staff is getting up to speed.

2nd law: In 2019 my friend, Representative Doglio was the prime sponsor of HB1257 which was signed into law. As best as I understand it, HB 1257 sets higher energy efficiency requirements for all non-residential buildings over 50,000 square feet that will exist in 2028. Larger buildings will need to make upgrades sooner.

Furthermore, the law provides an incentive for those that comply early. The County Assessor is charged with identifying the qualifying properties. No taxes were raised to provide for the incentive. The funding for the incentive will be from the taxes paid to the state by the utilities. It seems like builders could plan on getting the incentive before they start, and its cheaper to do so during planning than as an upgrade. I sent this information to you about 1 or 2 years ago, urging you to notify the planning dept.

3rd law: Last month, the Climate Commitment Act SB 5126 was signed into law. It's an improved version of California's Cap and Trade Program. Initially, the gas utilities will be given free allowances for pollution but they will be required to sell those allowances and give the money to low-income households to neutralize the cost increases for the other gas customers. New customers signed up after a certain date will benefit regardless of income.

In other words, it is in a developer's interest to invest in efficiency and all-electric heat pumps for space and water heating.

A heat pump is like a reversible refrigerator. The standard fridge extracts heat from warm foods and transfers the heat to another space using a compressor and refrigerant.

We've heated our home 99% of the time for nearly fifty years, with an air-source heat pump. It is far more efficient than electric resistance heat. Air source heat pumps loose efficiency during times of freezing rain and when very cold, but a ground source heat=pump would not have that problem.

A ground source heat-pump is ideal for commercial properties. The ground has a nearly constant temperature around 53 degrees and is ideal for a starting source of heat in the winter and as a heat sink in the summer. I believe the headquarters for the Banfield Pet Hospital uses a ground source heat pump.

Take a look at the new PAE building in downtown Portland. It is Leed Platinum plus certified as a Living Building which means it is net zero energy. It's on Pine between 1st and 2nd. I've included links to HB 1257 and SB 5126 in my written comments sent this morning to Amanda. Thanks for the opportunity to speak.

From HB 1257 (biennium 2019-2020)

http://lawfilesext.leg.wa.gov/biennium/2019-20/Pdf/Bills/House%20Passed%20Legislature/1257-S3.PL.pdf#page=1

Sec. 1. (1) The legislature finds that state policy encouraging energy efficiency has been extremely successful in reducing energy use, avoiding costly investment in new generating capacity, lowering customer energy bills, and reducing air pollution and greenhouse gas emissions. The state's 2019 biennial energy report indicates that utility conservation investments under the energy independence act, now save consumers more than seven hundred fifty million dollars annually, helping to keep Washington's electricity prices among the lowest in the nation.

"Covered commercial building" means a building where the sum of nonresidential, hotel, motel, and dormitory floor areas exceeds fifty thousand gross square feet, excluding the parking garage area.

From SB 5126 (biennium 2021-22)

http://lawfilesext.leg.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/Senate/5126-S2.SL.pdf#page=1

NEW SECTION. Sec. 15. ALLOCATION OF ALLOWANCES TO NATURAL GAS 5 UTILITIES.

(1) For the benefit of ratepayers, allowances must be allocated at no cost to covered entities that are natural gas utilities.

(a) By October 1, 2022, the department shall adopt rules, in consultation with the utilities and transportation commission, establishing the methods and procedures for allocating allowances to natural gas utilities.

Rules adopted under this subsection must allow for a natural gas utility to be provided allowances at no cost to cover their emissions and decline proportionally with the cap, consistent with section of this act. Allowances allocated at no cost to natural gas utilities must be consigned to auction for the benefit of ratepayers consistent with subsection (2) of this section, deposited for compliance, or a combination of both. The rules adopted by the department pursuant to this section must include provisions directing revenues generated under this subsection to the applicable utilities.

(b) By October 1, 2022, the department shall adopt an allocation schedule by rule, in consultation with the utilities and transportation commission, for the first two compliance periods for the provision of allowances for the benefit of ratepayers at no cost to natural gas utilities.

(c) By October 1, 2028, the department shall adopt an allocation schedule by rule, in consultation with the utilities and transportation commission, for the provision of allowances for the benefit of ratepayers at no cost to natural gas utilities for the compliance periods contained within calendar years 2031 through 2040.

(2)(a) Beginning in 2023, 65 percent of the no cost allowances must be consigned to auction for the benefit of customers, including at a minimum eliminating any additional cost burden to low-income customers from the implementation of this chapter. Rules adopted under this subsection must increase the percentage of allowances consigned to auction by five percent each year until a total of 100 percent is reached.

(b) Revenues from allowances sold at auction must be returned by providing nonvolumetric credits on ratepayer utility bills, prioritizing low-income customers, or used to minimize cost impacts on low-income, residential, and small business customers through actions that include, but are not limited to, weatherization, decarbonization, conservation and efficiency services, and bill 5 assistance. The customer benefits provided from allowances consigned to auction under this section must be in addition to existing requirements in statute, rule, or other legal requirements.

(c) Except for low-income customers, the customer bill credits under this subsection are reserved exclusively for customers at locations connected to a natural gas utility's system on the effective date of this section. Bill credits may not be provided to customers of the gas utility at a location connected to the system after the effective date of this section.

(3) In order to qualify for no cost allowances, covered entities that are natural gas utilities must provide copies of their greenhouse gas emissions reports filed with the United States environmental protection agency under 40 C.F.R. Part 98 subpart NN - suppliers of natural gas and natural gas liquids for calendar years 2015 through 2021 to the department on or before March 31, 2022. The copies of the reports must be provided in electronic form to the department, in a manner prescribed by the department.

The reports must be complete and contain all information required by 40 C.F.R. 23 Sec. 98.406 including, but not limited to, information on large end users served by the natural gas utility. For any year where a natural gas utility was not required to file this report with the United States environmental protection agency, a report may be submitted in a manner prescribed by the department containing all of the information required in the subpart NN report.28 29

(4) To continue receiving no cost allowances, a natural gas utility must provide to the department the United States environmental protection agency subpart NN greenhouse gas emissions report for each reporting year in the manner and by the dates provided by RCW 70A.15.2200(5) as part of the greenhouse gas reporting requirements of this chapter.

Don s

From: City of Vancouver - Office of the City Manager
To: Delapena, Amanda
Subject: FW: Kirkland Renaissance Boardwalk
Date: Thursday, June 17, 2021 12:07:28 PM

From: Peter L. Fels <plfels@gmail.com>
Sent: Sunday, June 13, 2021 7:39 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Cc: Lande, Aaron <aaron.lande@cityofvancouver.us>; calley.hair@columbian.com; ACE <alliance.swwa@gmail.com>; Fox, Sarah <sarah.fox@cityofvancouver.us>; Glover, Linda <Linda.Glover@cityofvancouver.us>; Lebowsky, Laurie (City Council) <laurie.lebowsky@cityofvancouver.us>; Paulsen, Erik <erik.paulsen@cityofvancouver.us>; Hansen, Bart <Bart.Hansen@cityofvancouver.us>; McEnerny-Ogle, Anne <Anne.McEnerny-Ogle@cityofvancouver.us>; Stober, Ty <Ty.Stober@cityofvancouver.us>; Don Steinke <crvancouverusa@gmail.com>; Cathryn Chudy <chudyca@gmail.com>; Eiken, Chad <Chad.Eiken@cityofvancouver.us>
Subject: Kirkland Renaissance Boardwalk

Peter Fels
5121 NW Franklin Street
Vancouver WA 98663
telephone: (360) 737-3154 • plfels@gmail.com

RE: Renaissance Boardwalk by Kirkland

Dear Mayor and Councilors:

Thank you for sending the Renaissance Boardwalk project's proposed Development Agreement back to the drawing board.

Kirkland Development should not complain about having to meet higher sustainability standards for development approval. It has been known for years that energy conservation measures save money and the environment. However, developers like Kirkland prefer to reduce upfront costs and pass expenses to the users. That also passes the costs of climate change on to the rest of us.

While the City has taken time to develop a climate strategy, Kirkland should have known the direction the City is moving.

Kirkland is asking for substantial tax breaks from the City. It claims it is doing us a favor by removing the old pier, and this is a "public benefit" which allows it to get the tax break.

However, replacing the boardwalk is not entirely altruistic: keeping the old dilapidated walkway would create potential liability if a guest were hurt there. Replacing the pier also allows pedestrians easy access to Kirkland's proposed restaurants and other amenities, and the increased foot traffic obviously will be to their benefit. So that "public benefit" is a smokescreen.

Other developers such as Banfield Pet Hospital, the VIC and HP at Section 30 have recognized the benefits to themselves as well as for the community of using highly sustainable practices because they attract higher quality tenants.

Please stand your ground in requiring a higher certification standard than LEED Silver. This proposed development is at one of the major gateways to the City and should be a showplace which sets the standard for other developments to come. They should be required to meet the highest sustainability standards to provide a true public benefit.

As I will be unable to testify at the Community Forum Monday evening, I ask that you place this correspondence into the record.

Sincerely,

s/ Peter Fels